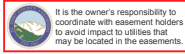


SFD26564



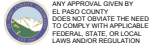
LOT 372 ✓

APPROVED  
Plan Review



06/19/2026 11:40:19 AM  
dsdyounger

EPC Planning & Community  
Development Department



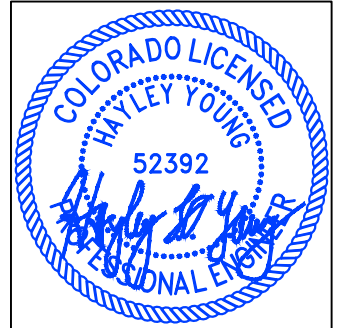
Planning & Community Development Department approval is contingent upon compliance with all applicable notices on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

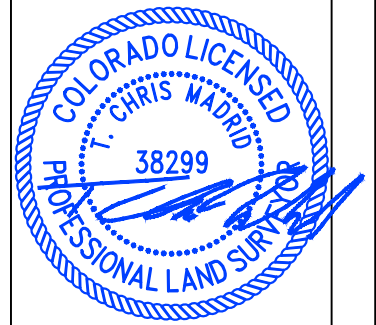
PLOT PLAN

SCHEDULE NUMBER 5524208049 ✓



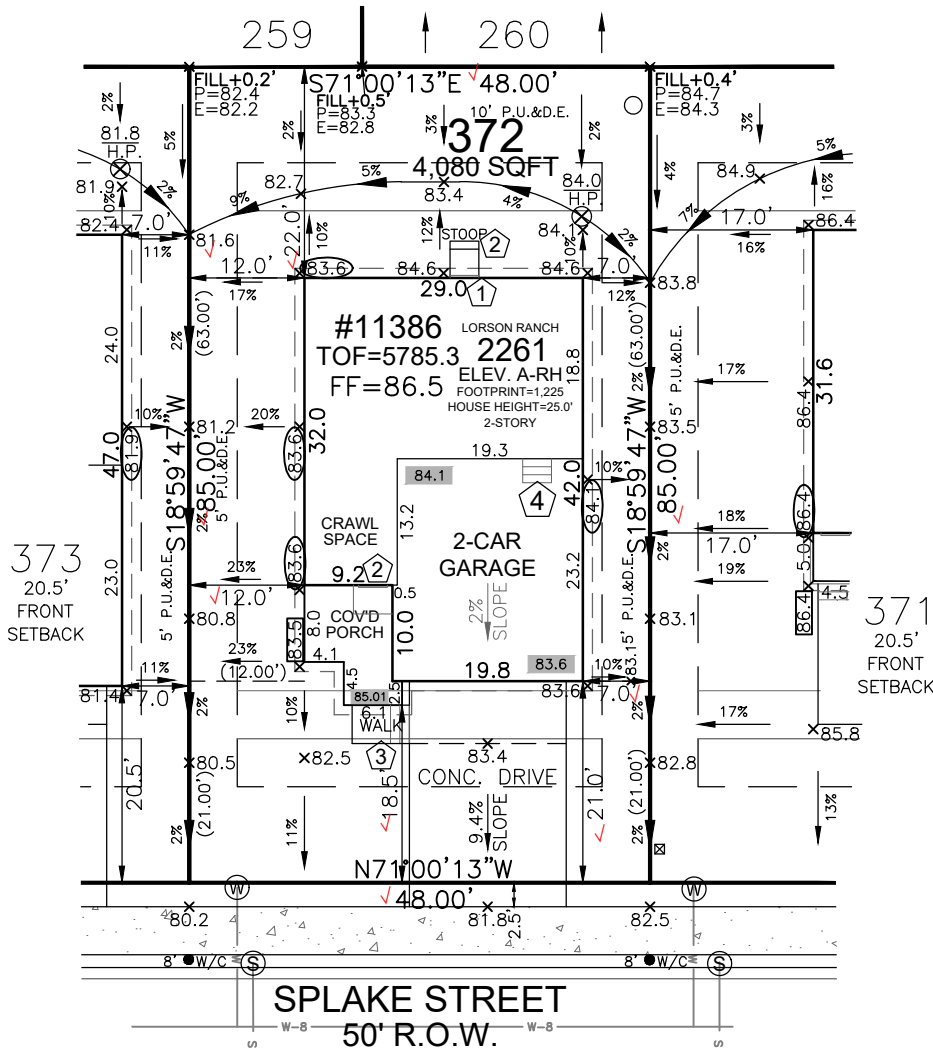
HAYLEY YOUNG, P.E.  
DATE: 06.15.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.  
DATE: 06.15.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



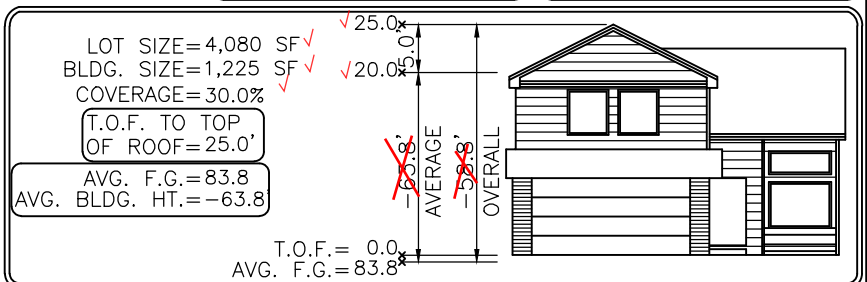
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 85.3
- GARAGE SLAB = 83.6
- GRADE BEAM = 24"
- (85.3 - 83.6 = 01.7 \* 12 = 20" + 4" = 24")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 22"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LEGEND

LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 960 SF  
DRIVE COVERAGE IN FRONT SETBACK= 327 SF  
COVERAGE=34.1 %



0 20 40  
SCALE: 1"=20'

Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: 2261-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1 ✓

COUNTY: EL PASO PUD PLAT 14880 06.15.26 / RIGHT / NAIL TO NAIL=62.00'  
Front 10': N=22147.9790 E=28800.9917  
Rear 10': N=22206.6024 E=28821.1732

MINIMUM SETBACKS: DRAWN BY: MM DATE: 06.15.26

FRONT: 15' SIDE: 5'  
GARAGE: 20'  
REAR: 15'  
CORNER: 10'



6841 South Yosemite Street #100  
Centennial, CO 80112 USA  
Phone: (303) 850-0559  
Fax: (303) 850-0711  
E-mail: info@bjsurveying.net

- GENERAL NOTES:
- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
  - PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
  - EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
  - PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
  - LOT CORNER ELEVATION CHECK: 04.02.24

# SITE



2023 PPRBC  
2021 IECC

Address: 11386 SPLAKE ST, COLORADO SPRINGS

Parcel: 5524208049

Plan Track #: 214432 

Received: 19-Jun-2026 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	461	
Lower Level 2	673	
Main Level	689	
Upper Level 1	951	
	2774	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**BRENT**

**6/19/2026 11:01:26 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**06/19/2026 11:13:59 AM**

**REGIONAL Building Department**

**brianb**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/19/2026 11:37:08 AM**

**dsdyounger**

**EPC Planning & Community Development Department**

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.