

SFD26388



LOT 374

SCHEDULE NUMBER 5524208051

APPROVED
BESQCP
04/29/2026 9:28:33 AM
B. Younger
EPC Planning & Community
Development Department

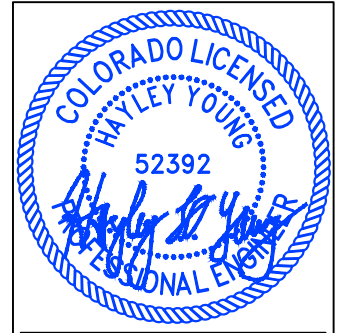
APPROVED
Plan Review
04/29/2026 9:28:38 AM
B. Younger
EPC Planning & Community
Development Department

ANY APPROVAL, CHECK OR
BY THE COUNTY OF
DOES NOT CONSTITUTE THE NEED
TO OBTAIN FROM ANY OTHER
AGENCY, STATE, FEDERAL, LOCAL
OR PRIVATE ENTITY, ANY OTHER
APPROVALS OR PERMITS. APPROVAL
APPROVALS OR PERMITS ARE THE
RESPONSIBILITY OF THE APPLICANT.

An Assessor permit must be granted by the
Colorado State Department of Revenue
before a Certificate of Occupancy is issued.
The Assessor's Office will provide the
necessary information to the Assessor's
Office.

It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.

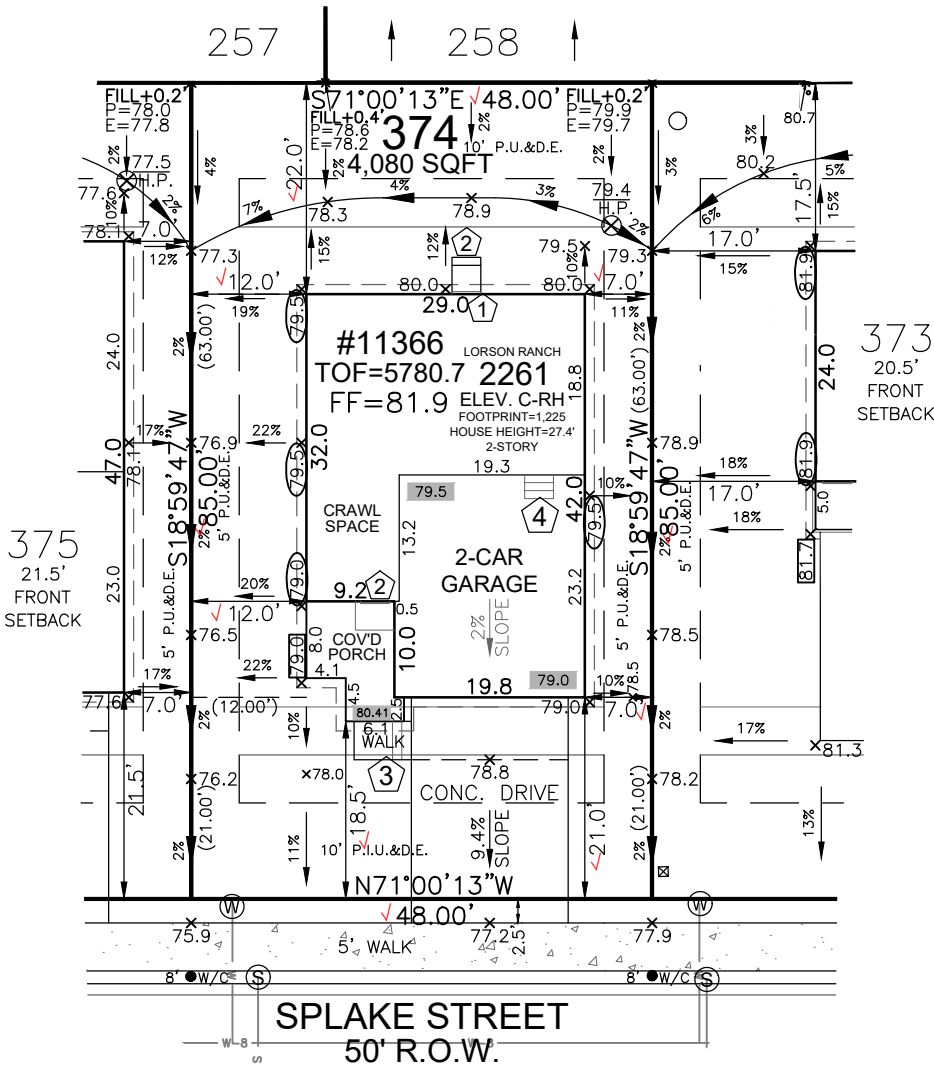
PLOT PLAN



HAYLEY YOUNG, P.E.
DATE: 02.27.26
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: 02.27.26
I HEREBY CERTIFY ONLY THE ELEMENTS
OF THIS DOCUMENT THAT FALL WITHIN
THE SCOPE OF MY DUTIES AS A P.L.S.



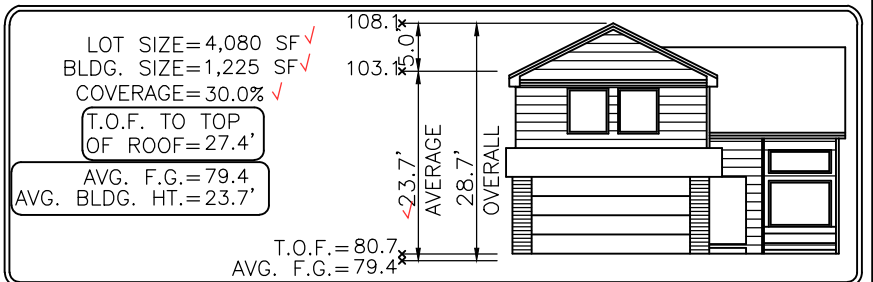
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 80.7
- GARAGE SLAB = 79.0
- GRADE BEAM = 24"
(80.7 - 79.0 = 01.7 * 12 = 20" + 4" = 24")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- 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 %



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

SCALE: 1"=20'

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

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO PUD PLAT 14880
ADDRESS: 11366 SPLAKE STREET

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

DRAWN BY: MM DATE: 02.27.26



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

Released for Permit
04/27/2026 3:48:03 PM
REGIONAL Building Department
Becky A
ENUMERATION

SITE



2023 PPRBC
2021 IECC

Address: 11366 SPLAKE ST, COLORADO SPRINGS

Parcel: 5524208051

Plan Track #: 212556 

Received: 27-Apr-2026 (BECKYA)

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

BECKYA

4/27/2026 3:48:19 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

04/28/2026 12:17:41 PM

REGIONAL Building Department

shelley

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/29/2026 9:29:28 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.