

SFD26767
PUD
PLAT - 14880

ASQ 2614



LOT 369

SCHEDULE NUMBER 5524208046

PLOT PLAN

REVISIONS:

08.11.26 - ADDED NORTH ORIENTATION ARROW/DEGREES
PER BUILDER REQUEST. MM

Released for Permit
08/27/2026 10:27:25 AM
Brent
ENUMERATION

APPROVED
Plan Review

08/31/2026 10:43:38 AM

dsdmees
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT ORVATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION

Planning & Community Development Department
approval is contingent upon compliance with all
applicable rules 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

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



This parcel is in a low/moderate/high intensity fire
risk area. Please reach out to the local fire district
regarding recommendations for compliance with the
WRC code.



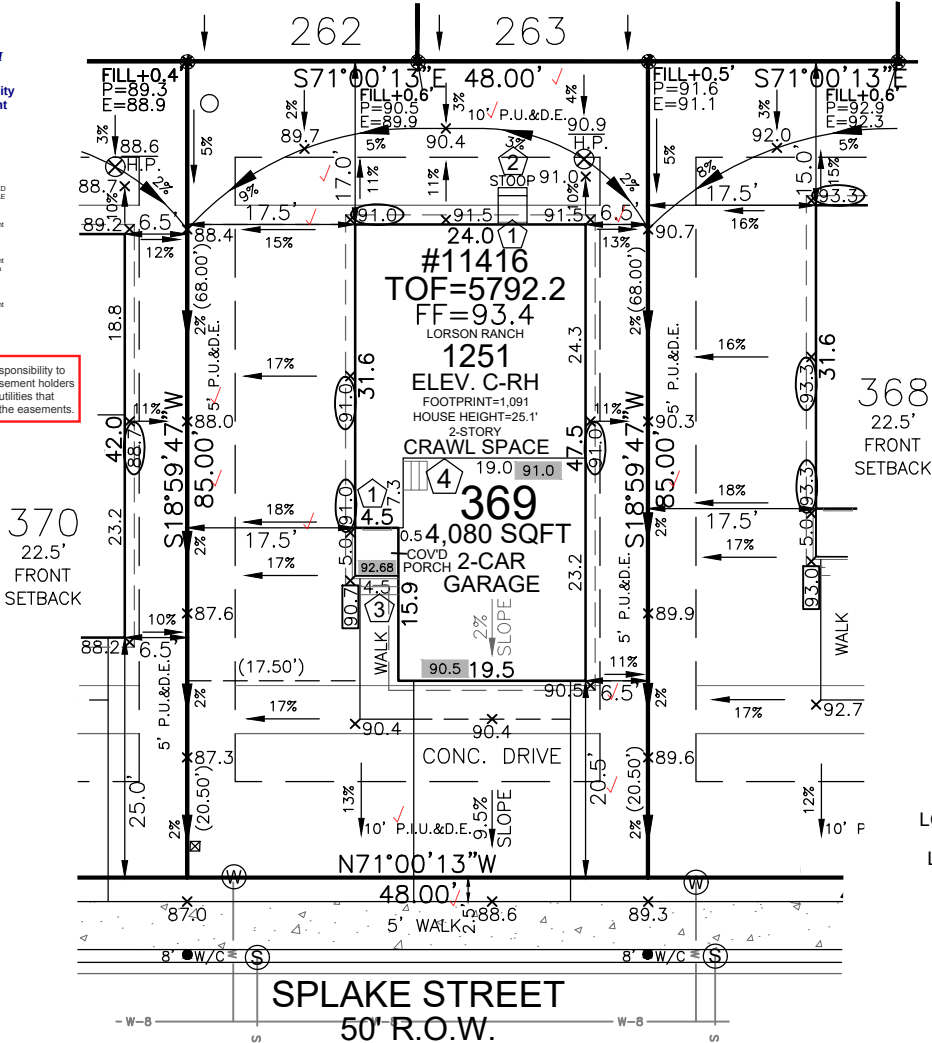
HAYLEY YOUNG, P.E.
DATE: 08.11.26

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: 08.11.26

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 = 92.2

GARAGE SLAB = 90.5

GRADE BEAM = 24"

(92.2 - 90.5 = 01.7 * 12 = 20" + 4" = 24")

*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

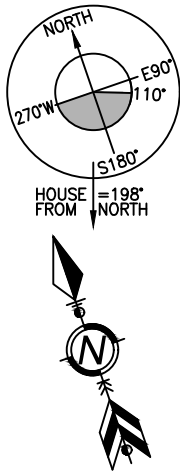
LOWERED FINISH GRADE AT PORCH 18"

CUT/FILL AT LOCATIONS SHOWN FOR
ADEQUATE DRAINAGE

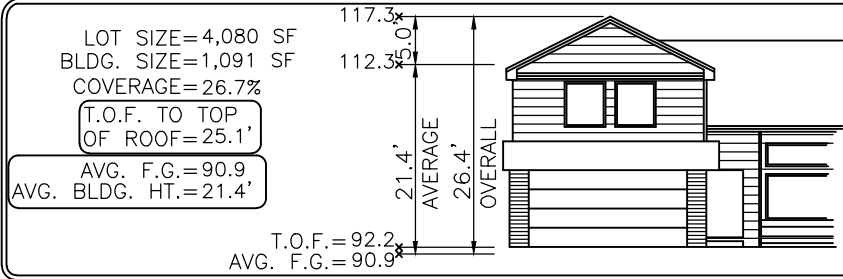
LEGEND

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.

MODEL OPTIONS: 1251-C/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 11416 SPLAKE STREET

07.29.26 / RIGHT / NAIL TO NAIL=67.50'
Front 10': N=22100.4703 E=28937.4593
Rear 10': N=22164.2942 E=28959.4312

MINIMUM SETBACKS:

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

DRAWN BY: MM

DATE: 07.29.26



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.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: 10.16.24

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 11416 SPLAKE ST, COLORADO SPRINGS

Parcel: 5524208046

Plan Track #: 216367  **Received: 27-Aug-2026 (BRENT)**

Description:

RESIDENCE

Type of Unit:

Garage	449	
Lower Level 2	282	
Main Level	619	
Upper Level 1	901	
	2251	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

8/27/2026 10:27:36 AM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

08/31/2026 10:47:50 AM

dsdmaes

**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.**