

SFD241108
 PLAT 14880
 PUD



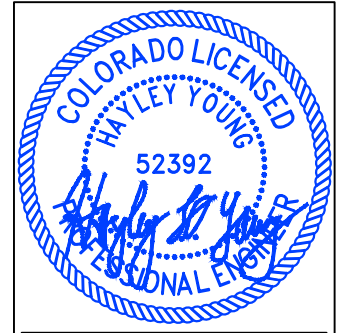
LOT 393

SCHEDULE NUMBER 5524213013

PLOT PLAN

APPROVED
Plan Review
 12/04/2024 1:20:45 PM
 dsdrangel
 EPC 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.



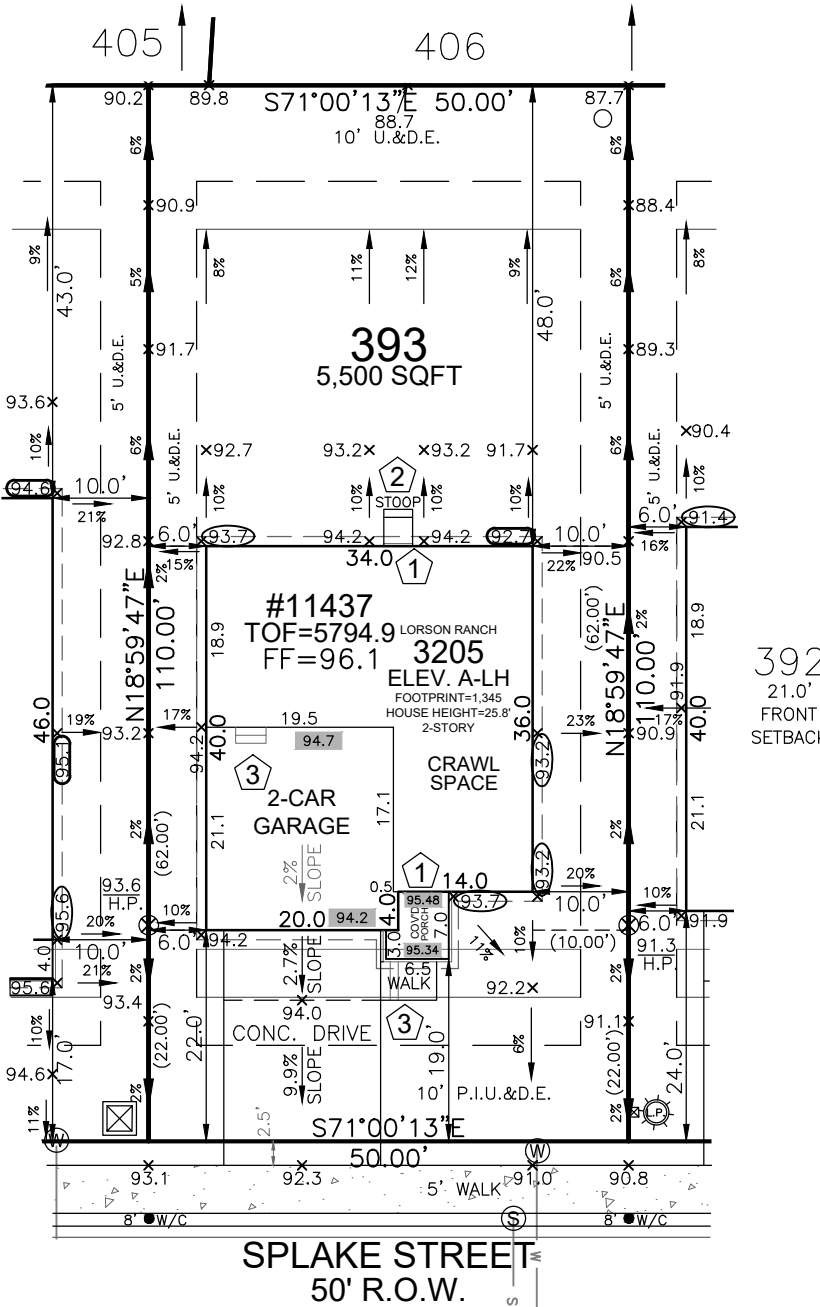
HAYLEY YOUNG, P.E.
 DATE: 10.07.24
 I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE 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 notes 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.
 Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

APPROVED
BESQCP
 12/04/2024 1:20:52 PM
 dsdrangel
 EPC Planning & Community
 Development Department



T. CHRIS MADRID, P.L.S.
 DATE: 10.07.24
 I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



394
 17.0'
 FRONT
 SETBACK

392
 21.0'
 FRONT
 SETBACK

SPLAKE STREET
 50' R.O.W.

LEGEND

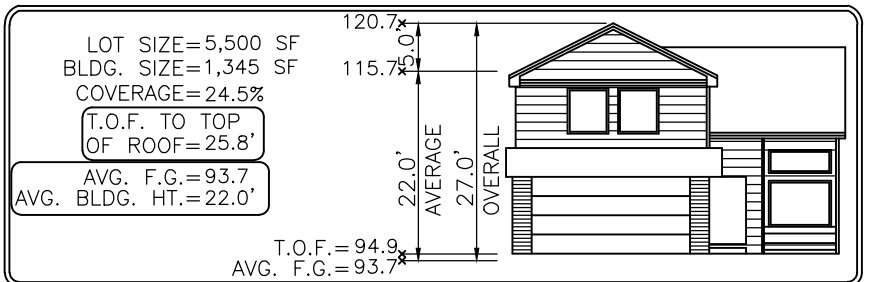
XX.X	LOWERED FINISH GRADE:
XX.X	HOUSE
XX.X	PORCH
XX.X	GARAGE/CRAWL SPACE
XX.X	FOUNDATION STEP
XX	CONCRETE
X	RISER COUNT
XX.XX	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 94.9
- GARAGE SLAB = 94.2
- GRADE BEAM = 12" (94.9 - 94.2 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION

FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 1,000 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 327 SF
 COVERAGE=32.7 %

Released for Permit
 12/04/2024 10:52:42 AM
 brent
 ENUMERATION



SCALE: 1"=20'

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

MODEL OPTIONS: 3205-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 11437 SPLAKE STREET

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

DRAWN BY: KM

DATE: 10.07.24



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: 04.10.24

SITE



2023 PPRBC
2021 IECC

Address: 11437 SPLAKE ST, COLORADO SPRINGS

Parcel: 5524213013

Plan Track #: 196674  Received: 04-Dec-2024 (BRENT)

Description:

RESIDENCE


Type of Unit:

Garage	419	
Lower Level 2	886	
Main Level	909	
Upper Level 1	1172	
	3386	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 12/4/2024 10:52:56 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>12/04/2024 1:21:08 PM</i>  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.