



LOT 368

SCHEDULE NUMBER 5524208045

Released for Permit
08/27/2026 10:24:44 AM
Regional
brent
ENUMERATION

PLOT PLAN

REVISIONS:

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

SFD26764
PUD
PLAT - R14880

ASQ 2614



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: 08.12.26

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: 08.12.26

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 = 94.5

GARAGE SLAB = 92.8

GRADE BEAM = 24"
(94.5 - 92.8 = 01.7 * 12 = 20" + 4" = 24")
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

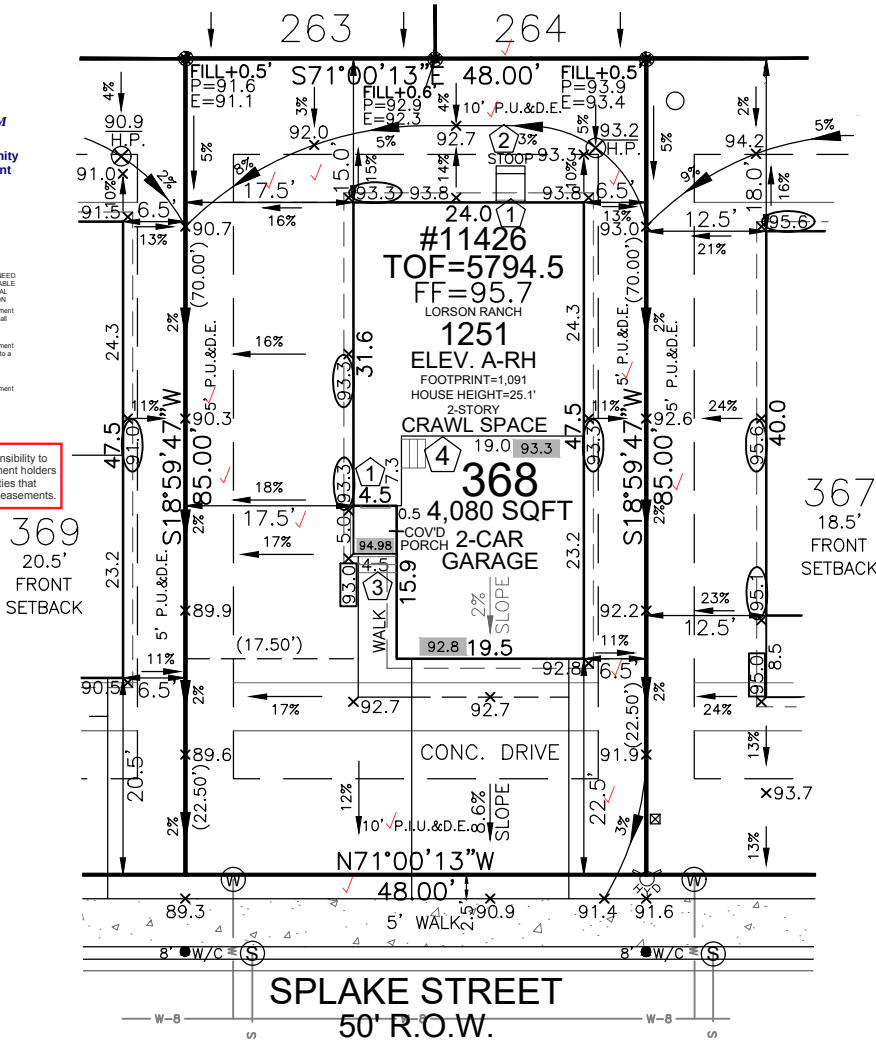
LOWERED FINISH GRADE AT PORCH 18"

CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

APPROVED
Plan Review
08/31/2026 10:20:39 AM
dsdmas
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 into a County road. Diversion of discharge 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.

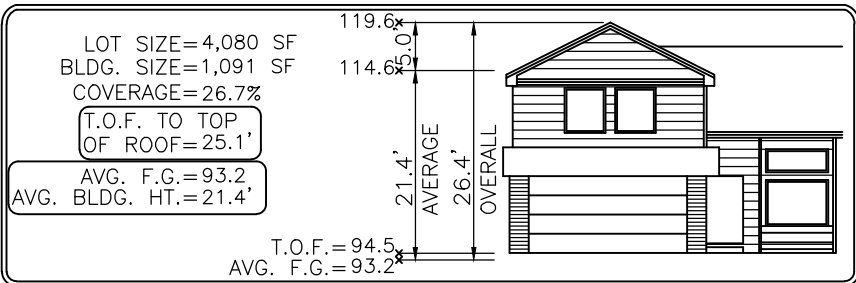


LEGEND

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-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

07.29.26 / RIGHT / NAIL TO NAIL=67.50'
Front 10': N=22086.7370 E=28983.4962
Rear 10': N=22150.5609 E=29005.4681

ADDRESS: 11426 SPLAKE STREET

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: 11426 SPLAKE ST, COLORADO SPRINGS

Parcel: 5524208045

Plan Track #: 216366

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 10:25:24 AM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

08/31/2026 10:22:31 AM

dsdmaes

**EPC Planning & Community
Development Department**

Security Fire

**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.**