

SFD26610  
PUD  
PLAT - 15216



LOT 328

SCHEDULE NUMBER 5524115031

PLOT PLAN

ASQ 263

APPROVED  
Plan Review

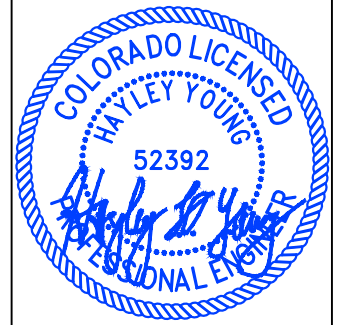
06/29/2026 10:17:38 AM  
dsdmas

EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OVIATE THE NEED  
TO OBTAIN WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATION.  
Planning & Community Development  
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.  
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.



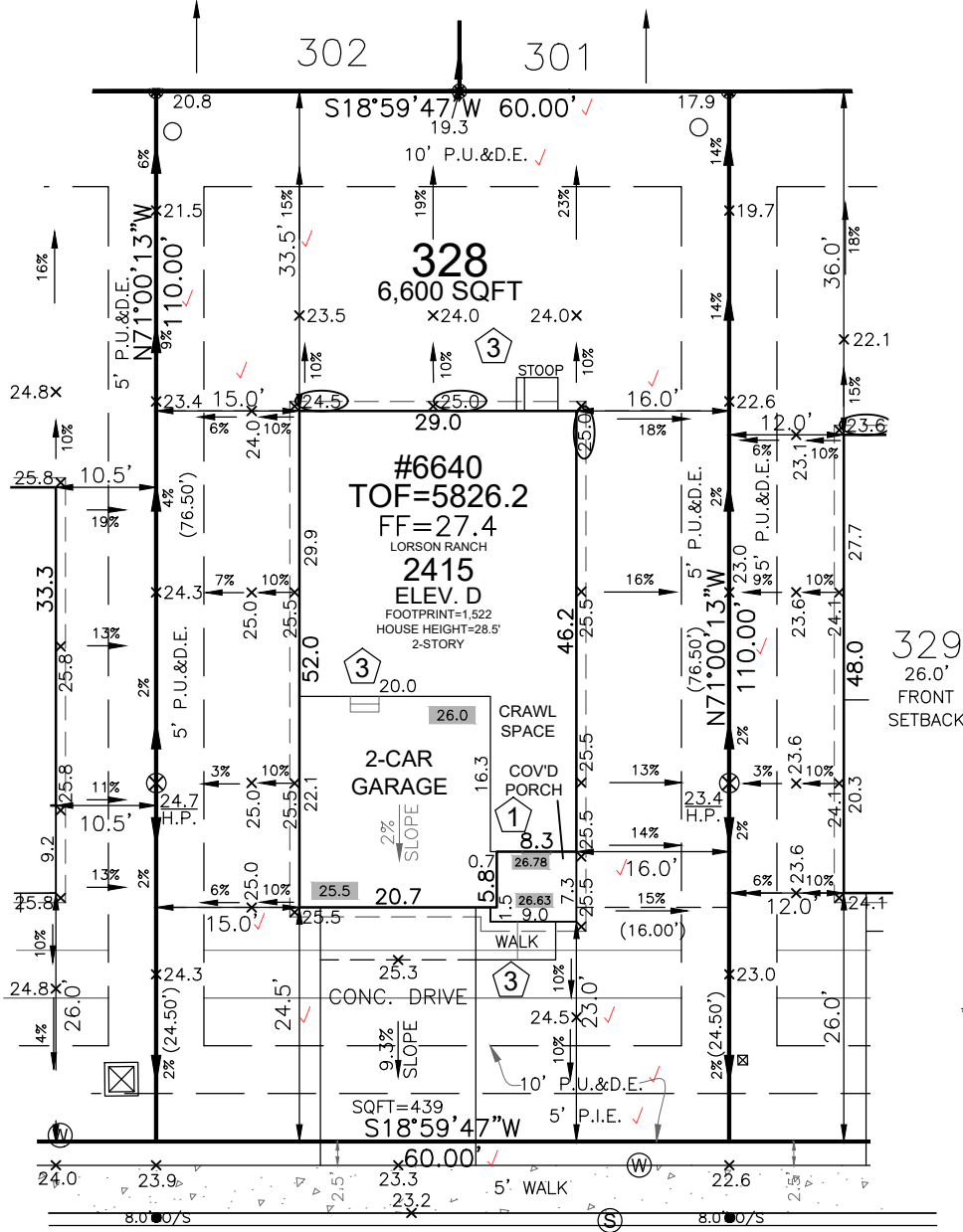
HAYLEY YOUNG, P.E.  
DATE: 06.09.26

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: 06.09.26

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



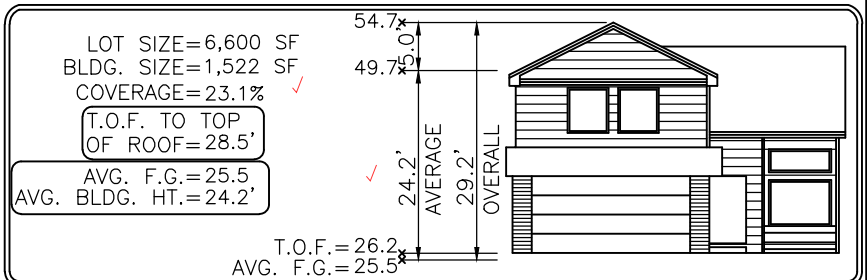
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 26.2
- GARAGE SLAB = 25.5
- GRADE BEAM = 12"
- (26.2 - 25.5 = 0.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- 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
(X)	CONCRETE
(X)	RISER COUNT
(XX.X)	CONCRETE ELEVATION
(XX.X)	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,456 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 398 SF  
COVERAGE=27%

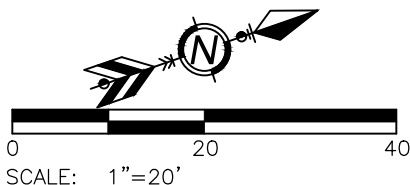


Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

Released for Permit  
06/26/2026 1:09:22 PM



ENUMERATION



MODEL OPTIONS: 2415-D/2-CAR/CRAWL SPACE

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

06.09.26 / LEFT / NAIL TO NAIL=72.00'  
Front 10': N=21824.7202 E=30399.3142  
Rear 10': N=21848.1568 E=30331.2354

ADDRESS: 6640 SPLIT MOUNTAIN DRIVE

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: 05.30.23

MINIMUM SETBACKS:

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

DRAWN BY: BL

DATE: 06.09.26



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

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 6640 SPLIT MOUNTAIN DR, COLORADO SPRINGS

Parcel: 5524115031

Plan Track #: 214663

Received: 26-Jun-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	567	
Lower Level 2	918	
Main Level	1003	
Upper Level 1	1412	
	3900	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**6/26/2026 1:09:36 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**06/26/2026 4:10:03 PM**

**REGIONAL Building Department**

**matthewa**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/29/2026 10:26:50 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.