

SFD241109
 PLAT 14880
 PUD



LOT 394

SCHEDULE NUMBER 5524213014

APPROVED
 Plan Review

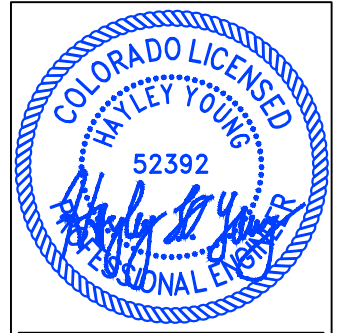
12/04/2024 2:21:34 PM

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.

PLOT PLAN



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.



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.

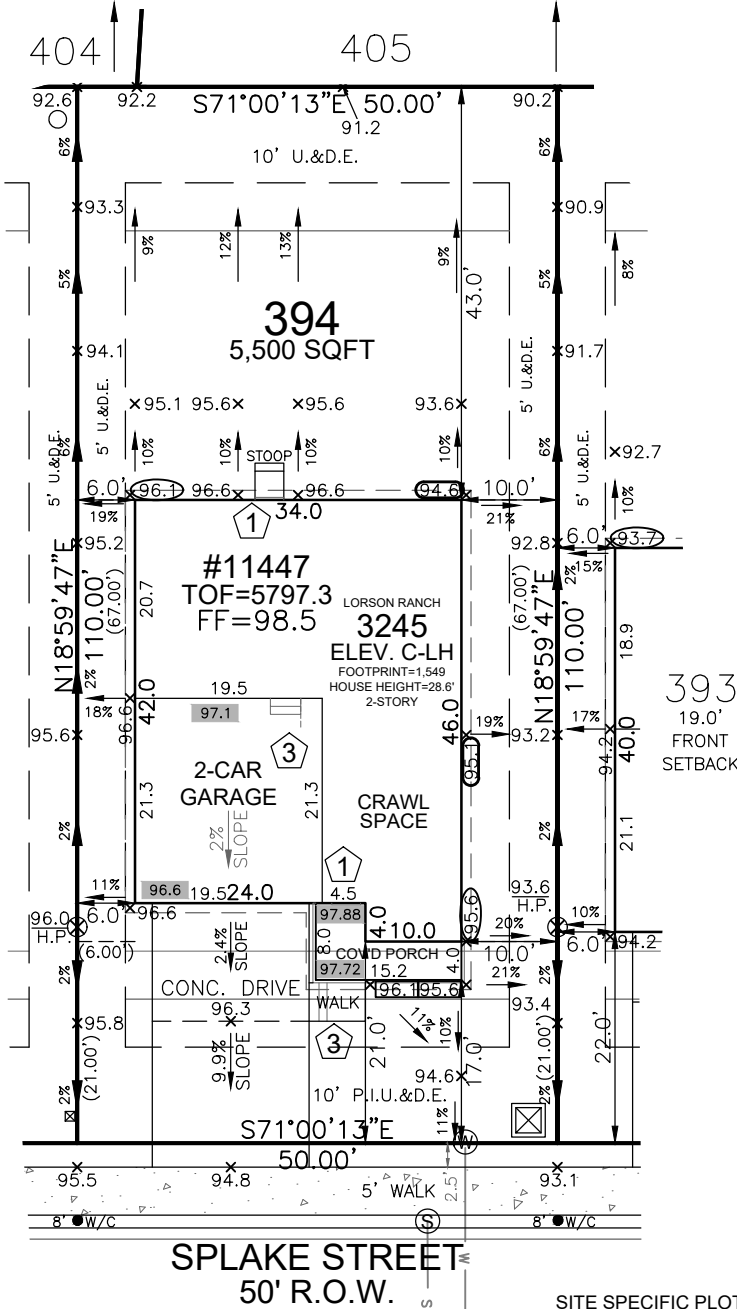
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.
 Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
 An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a locality road.
 Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

APPROVED
 BESQCP

12/04/2024 2:21:42 PM

dsdrangel

EPC Planning & Community
 Development Department



395
 VACANT

393
 19.0'
 FRONT
 SETBACK

Released for Permit

12/04/2024 11:03:12 AM

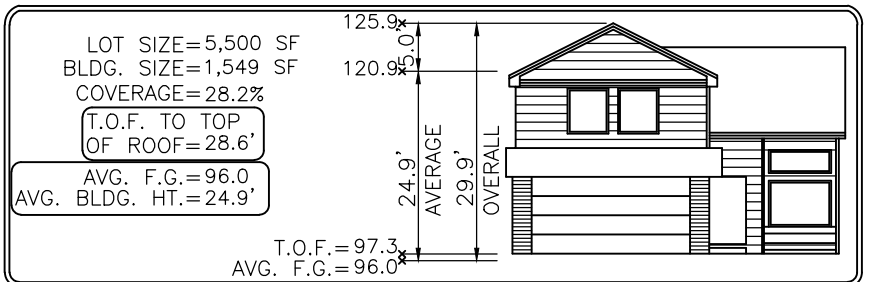
EL PASO COUNTY
 Building Department
 Brent
 ENUMERATION

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

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 97.3
- GARAGE SLAB = 96.6
- GRADE BEAM = 12"
 (97.3 - 96.6 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- 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 %



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

SCALE: 1"=20'

MODEL OPTIONS: 3245-C/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 11447 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@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: 04.02.24

SITE



2023 PPRBC
2021 IECC

Address: 11447 SPLAKE ST, COLORADO SPRINGS

Parcel: 5524213014

Plan Track #: 196675 

Received: 04-Dec-2024 (BRENT)

Description:

RESIDENCE


Type of Unit:

Garage	417	
Lower Level 2	1052	
Main Level	1086	
Upper Level 1	1403	
	3958	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 12/4/2024 11:03:24 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>12/04/2024 2:21:58 PM</i>  EPC Planning & Community Development Department
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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.