

SFD26563

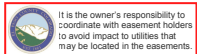


LOT 371 ✓

SCHEDULE NUMBER 5524208048 ✓

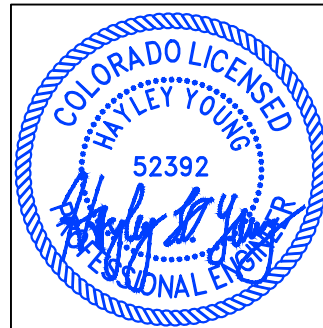
PLOT PLAN

**APPROVED**  
**Plan Review**  
06/19/2026 11:31:39 AM  
dsdyounger  
EPC Planning & Community  
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CREATE THE NEED TO COMPLY WITH ANY STATE, FEDERAL, STATE OR LOCAL LAWS OR RESOLUTIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable codes on the recorded plan. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Direction of discharge of any drainage way is not permitted without approval of the Planning & Community Development Department.

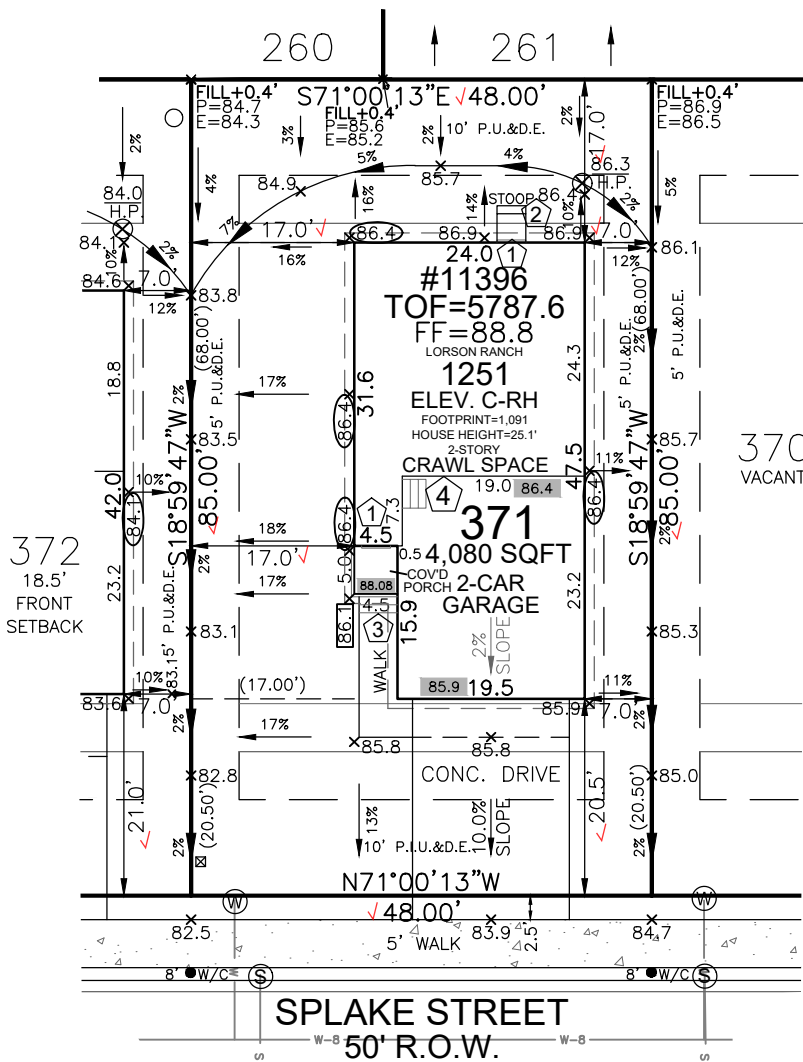
Released for Permit  
06/19/2026 11:03:04 AM  
brent  
ENUMERATION



HAYLEY YOUNG, P.E.  
DATE: 06.15.26  
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: 06.15.26  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



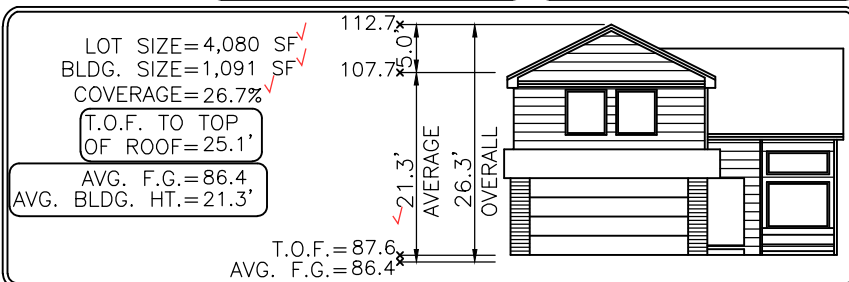
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 87.6
- GARAGE SLAB = 85.9
- GRADE BEAM = 24"
- (87.6 - 85.9 = 01.7 \* 12 = 20" + 4" = 24")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"
- 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 PUD PLAT 14880 06.15.26 / RIGHT / NAIL TO NAIL=67.50'  
Front 10': N=22131.8818 E=28846.2148  
Rear 10': N=22195.7057 E=28868.1866

ADDRESS: 11396 SPLAKE STREET ✓

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

DRAWN BY: MM DATE: 06.15.26



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: 04.02.24

# SITE



2023 PPRBC  
2021 IECC

Address: 11396 SPLAKE ST, COLORADO SPRINGS

Parcel: 5524208048

Plan Track #: 214433 

Received: 19-Jun-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**

**6/19/2026 11:03:22 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**06/19/2026 11:14:39 AM**

**REGIONAL Building Department**

**brianb**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/19/2026 11:32:02 AM**

**dsdyounger**

**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.