

SFD26387



LOT 373

SCHEDULE NUMBER 5524208050

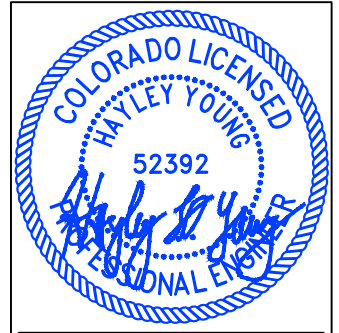
APPROVED BESQCP
04/29/2026 9:11 AM
dbyounger
EPC Planning & Community Development Department

APPROVED Plan Review
04/29/2026 9:14 AM
dbyounger
EPC Planning & Community Development Department

PLOT PLAN

It is the owner's responsibility to coordinate with assessment bodies to avoid impact by utilities that may be located in the easements.

Any approval given by the Planning & Community Development Department is conditional upon the applicant providing all necessary information and documents to the Department. The Department is not responsible for the accuracy of any information provided by the applicant.



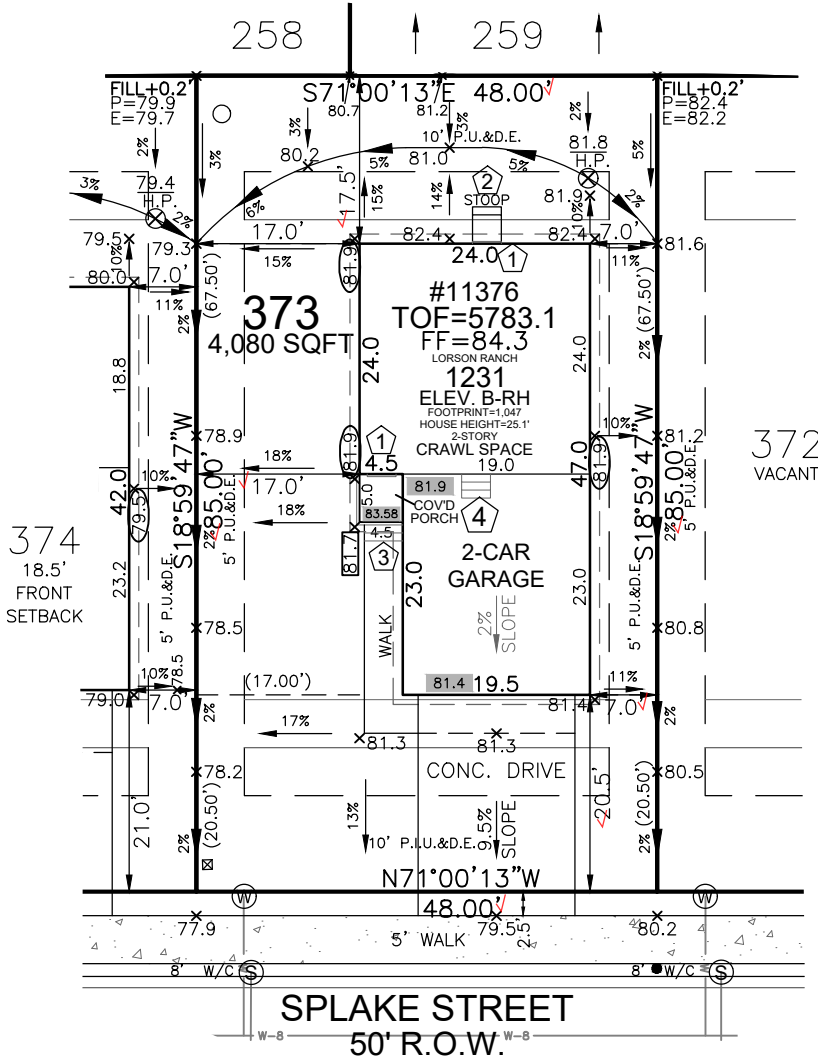
HAYLEY YOUNG, P.E.
DATE: 02.27.26

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: 02.27.26

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

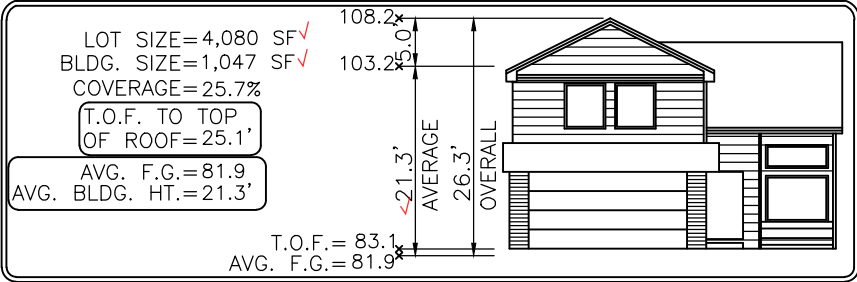


- SITE SPECIFIC PLOT PLAN NOTES:**
- TOF = 83.1
 - GARAGE SLAB = 81.4
 - GRADE BEAM = 24"
(83.1 - 81.4 = 01.7 * 12 = 20" + 4" = 24")
 - *FROST DEPTH MUST BE MAINTAINED
 - LOWERED FINISH GRADE ALONG HOUSE
 - LOWERED FINISH GRADE AT PORCH 17"
 - CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

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

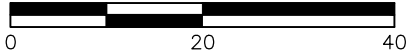
FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 960 SF
DRIVE COVERAGE IN
FRONT SETBACK= 327 SF
COVERAGE=34.1 %



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



Released for Permit
04/27/2026 3:21 PM
REGIONAL Building Department
Backy A
ENUMERATION



SCALE: 1"=20'

MODEL OPTIONS: 1231-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO PUD PLAT 14880
ADDRESS: 11376 SPLAKE STREET

02.27.26 / RIGHT / NAIL TO NAIL=67.00'
Front 10': N=22163.1306 E=28755.4431
Rear 10': N=22226.4818 E=28777.2521

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

DRAWN BY: MM DATE: 02.27.26



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: 11376 SPLAKE ST, COLORADO SPRINGS

Parcel: 5524208050

Plan Track #: 212555 

Received: 27-Apr-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	449	
Lower Level 2	261	
Main Level	576	
Upper Level 1	793	
	2079	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

4/27/2026 3:43:32 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

04/28/2026 12:14:21 PM

REGIONAL Building Department
shelley
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/29/2026 9:07:06 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.