

SFD26396
 PLAT-14880
 PUD



LOT 297 ✓

SCHEDULE NUMBER 5524212021 ✓

PLOT PLAN

APPROVED
 Plan Review
 04/30/2026 8:44:42 AM
 dsdhills
 EPC Planning & Community
 Development Department

APPROVED
 BESQCP
 04/30/2026 8:44:47 AM
 dsdhills
 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.

ANY APPROVAL GIVEN BY THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT IS CONTINGENT UPON COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR LIABILITY FOR THE INFORMATION OR DATA PROVIDED HEREIN. THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR FOR THE MAINTENANCE OF ANY UTILITY UNDER A COUNTY ROAD. CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.



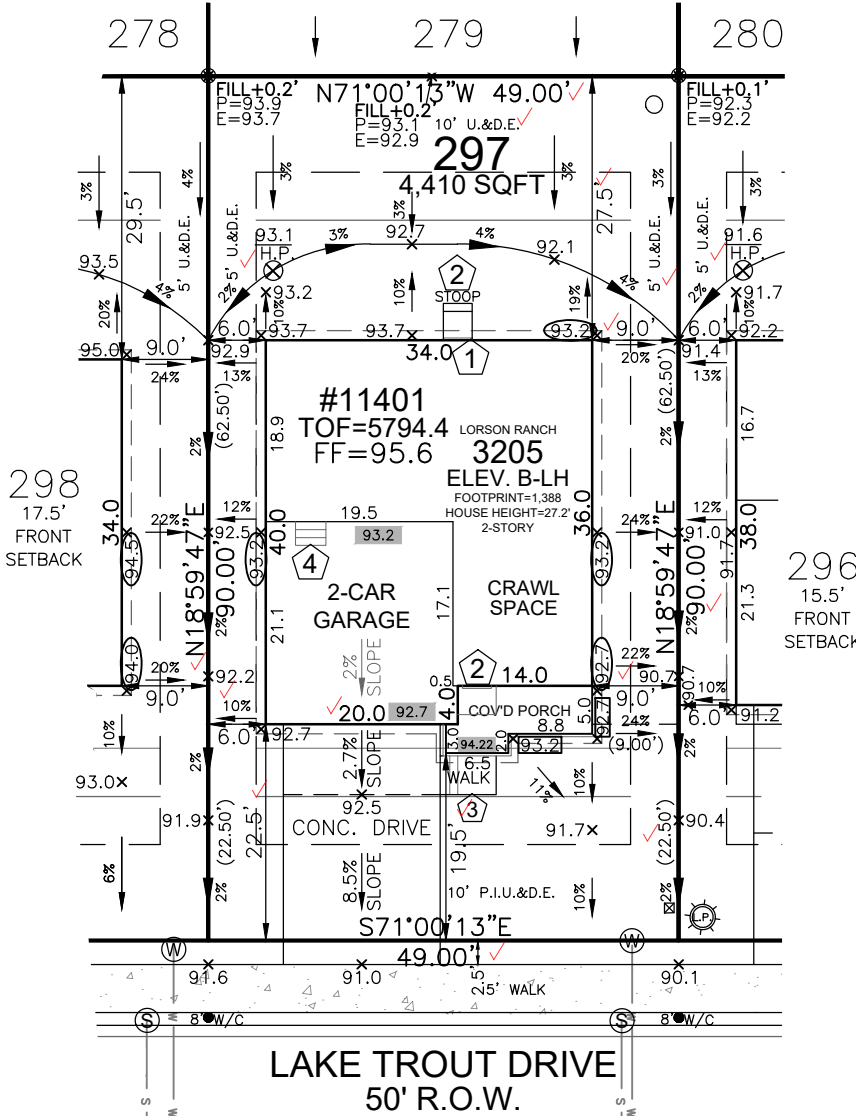
HAYLEY YOUNG, P.E.
 DATE: 03.19.26

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: 03.19.26

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:

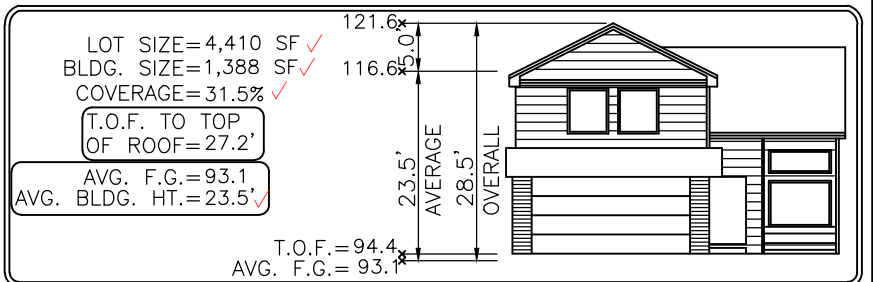
- TOF = 94.4
- GARAGE SLAB = 92.7
- GRADE BEAM = 24"
 (94.4 - 92.7 = 01.7 * 12 = 20" + 4" = 24")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

N/A
 04/23/2026 2:54:47 PM
 CONSTRUCTION

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= 980 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 327 SF
 COVERAGE=33.4 %



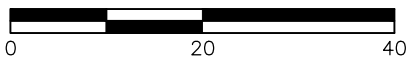
Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

Released for Permit

04/28/2026 3:12:04 PM



ENUMERATION



SCALE: 1"=20'

MODEL OPTIONS: 3205-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1 ✓

COUNTY: EL PASO

03.19.26 / LEFT / NAIL TO NAIL=60.00'
 Front 10': N=22489.3892 E=29088.7977
 Rear 10': N=22432.6569 E=29069.2672

ADDRESS: 11401 LAKE TROUT 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: 10.30.24

MINIMUM SETBACKS:

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

DRAWN BY: MM

DATE: 03.19.26



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

SITE

2023 PPRBC
2021 IECC Amended

Address: 11401 LAKE TROUT DR, COLORADO SPRINGS

Parcel: 5524212021

Plan Track #: 212610

Received: 28-Apr-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	419	
Lower Level 2	886	
Main Level	909	
Upper Level 1	1172	
	3386	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

4/28/2026 3:12:52 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

04/29/2026 2:54:50 PM

REGIONAL Building Department

justinl

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/30/2026 8:46:28 AM

dsdhills

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.