

**SFD26516**  
**PLAT-15216**  
**PUD**



LOT 94 ✓

SCHEDULE NUMBER 5524117016 ✓

**APPROVED**  
**Plan Review**  
06/09/2026 11:36:35 AM  
dsd/hills  
EPC Planning & Community  
Development Department



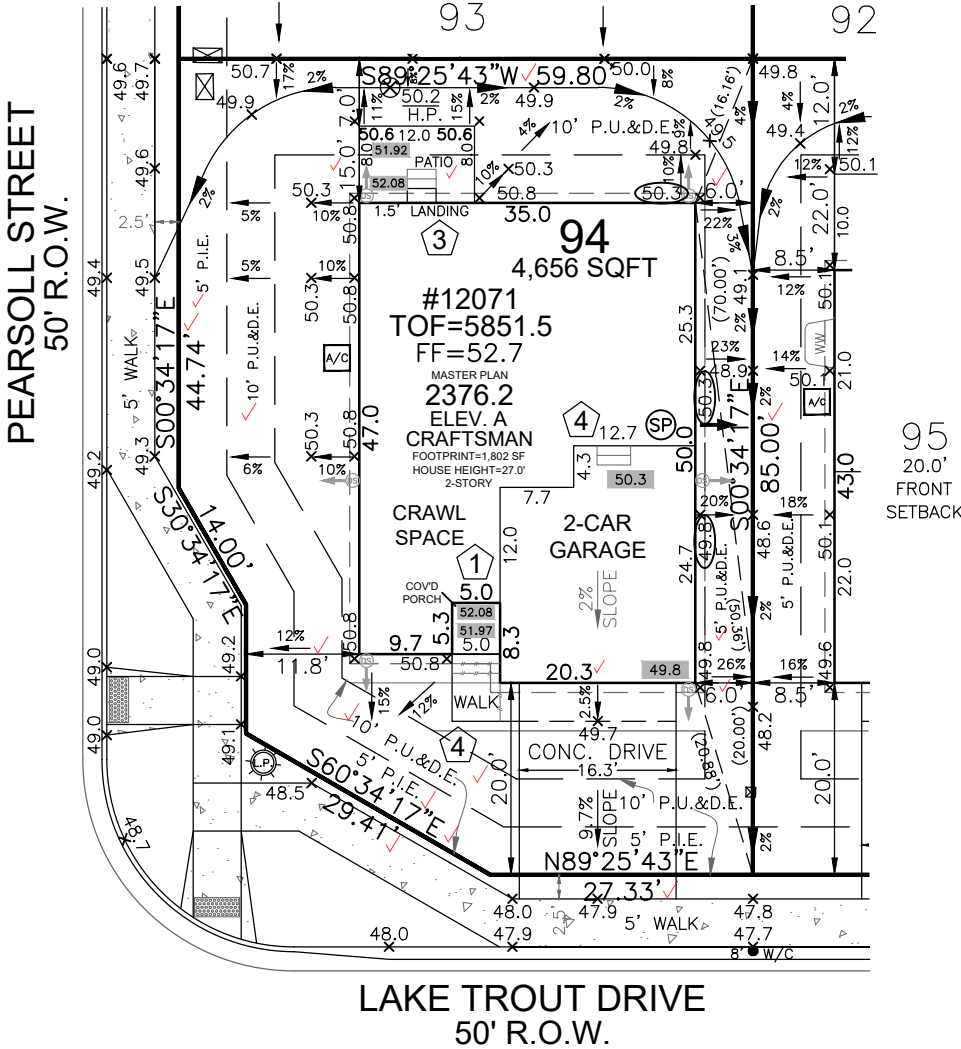
PLOT PLAN



HAYLEY YOUNG, P.E.  
DATE: 06.04.26  
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: 06.04.26  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



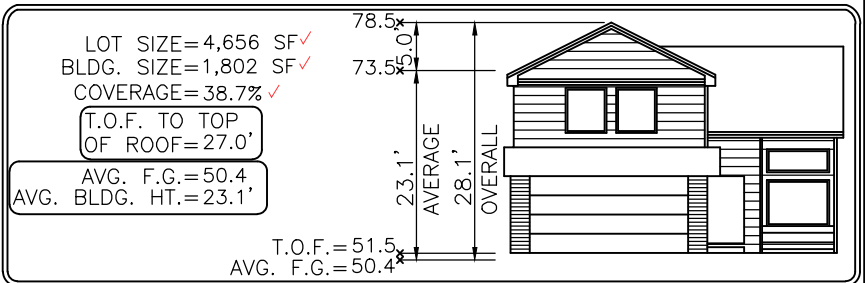
**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 51.5
- GARAGE SLAB = 49.8
- GRADE BEAM = 24"
- (51.5 - 49.8 = 01.7 \* 12 = 20" + 4" = 24")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PATIO

**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= 867 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 326 SF  
COVERAGE=37.6 %



Released for Permit  
06/05/2026 11:32:10 AM  
Regional Building Department  
amy  
ENUMERATION

0 20 40  
SCALE: 1"=20'

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

MODEL OPTIONS: 2376.2-A/CRAFTSMAN/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO ✓

06.04.26 / RIGHT / NAIL TO NAIL=80.00'  
Front 15': N=22069.3616 E=31249.4864  
Rear 15': N=21989.3656 E=31250.2841

ADDRESS: 12071 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: 01.10.24

**MINIMUM SETBACKS:**

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

DRAWN BY: DEV

DATE: 06.04.26



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: 12071 LAKE TROUT DR, COLORADO SPRINGS

Parcel: 5524117016

Plan Track #: 213954 

Received: 05-Jun-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	463	
Lower Level 2	1596	
Main Level	1222	
Upper Level 1	1154	
	4435	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**6/5/2026 11:52:24 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**06/05/2026 12:06:45 PM**

**REGIONAL Building Department**

**brianb**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/09/2026 10:18:57 AM**

**dsdhill**

**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.