

SFD26395
 PLAT: 14880
 ZONE: PUD

APPROVED
 Plan Review

04/30/2026 8:47:53 AM
 dsdchambers

EPC Planning & Community
 Development Department



LOT 298

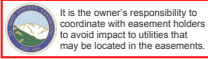
SCHEDULE NUMBER 5524212022

PLOT PLAN

APPROVED
 BESQCP

04/30/2026 8:48:00 AM
 dsdchambers

EPC Planning & Community
 Development Department



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 County road.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



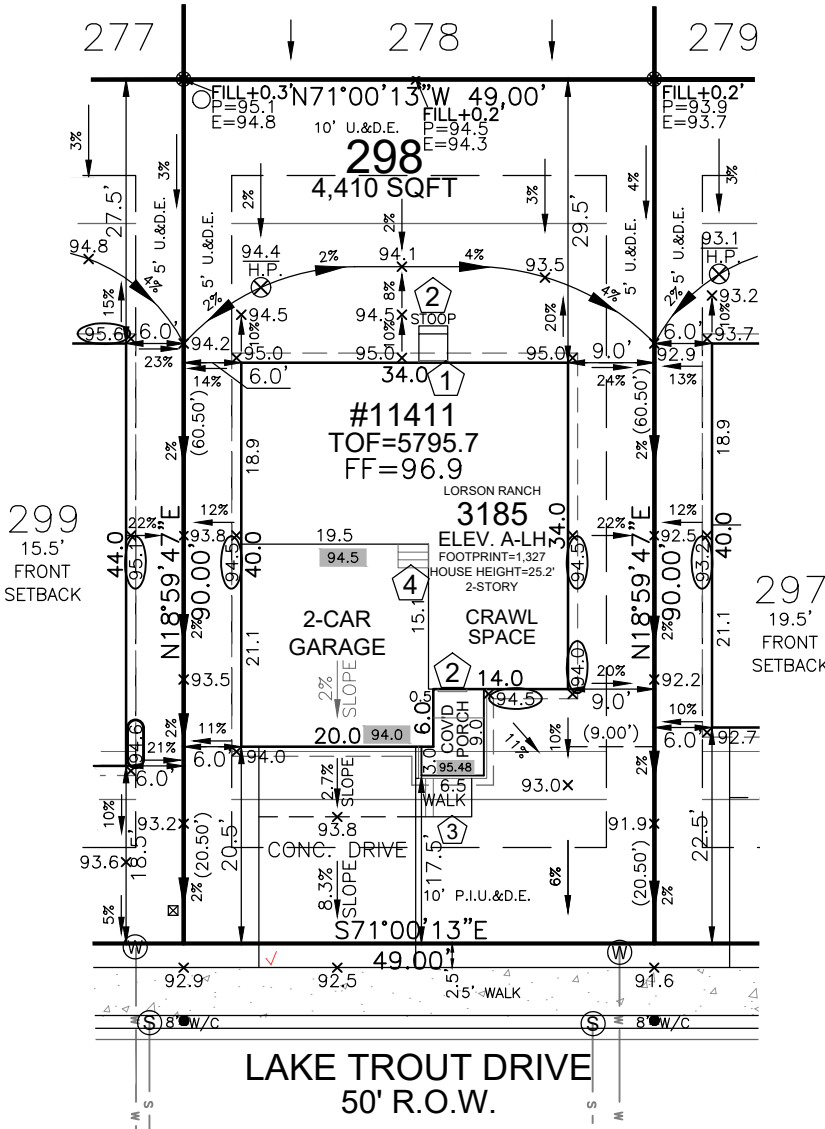
HAYLEY YOUNG, P.E.
 DATE: 03.19.26

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.



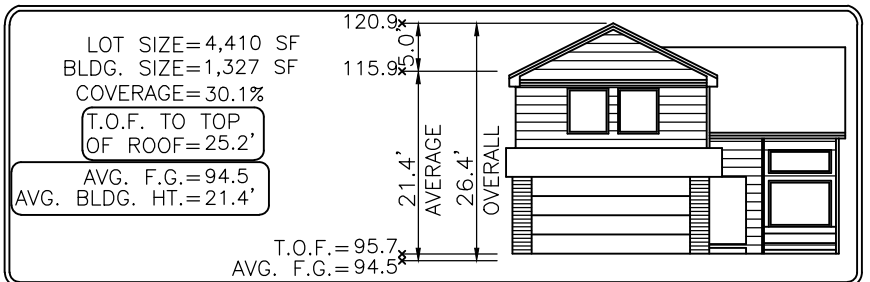
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 95.7
- GARAGE SLAB = 94.0
- GRADE BEAM = 24" (95.7 - 94.0 = 01.7 * 12 = 20" + 4" = 24")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- 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= 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 3:15:07

REGIONAL
 Building Department
 amy
 ENUMERATION



SCALE: 1"=20'

MODEL OPTIONS: 3185-A/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=22475.3304 E=29135.7802
 Rear 10': N=22418.5980 E=29116.2497

ADDRESS: 11411 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

Address: 11411 LAKE TROUT DR, COLORADO SPRINGS

Parcel: 5524212022

Plan Track #: 212611

Received: 28-Apr-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	420	
Lower Level 2	857	
Main Level	890	
Upper Level 1	1044	
	3211	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

4/28/2026 3:15:22 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

04/29/2026 2:55:36 PM

REGIONAL Building Department

justinl

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/30/2026 8:50:20 AM

dsdchambers

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.