

SFD26394



LOT 299

SCHEDULE NUMBER 5524103007

PLOT PLAN

APPROVED  
BESQCP  
04/29/2026 3:16:59 PM  
dadyounger  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
04/29/2026 3:18:05 PM  
dadyounger  
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 EL PASO COUNTY DOES NOT OBVIATE THE NEED FOR COUNTY, CITY, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

Any action deemed illegal by the Planning & Community Development Department is null and void. The Planning & Community Development Department does not guarantee the accuracy of any information on a County record.

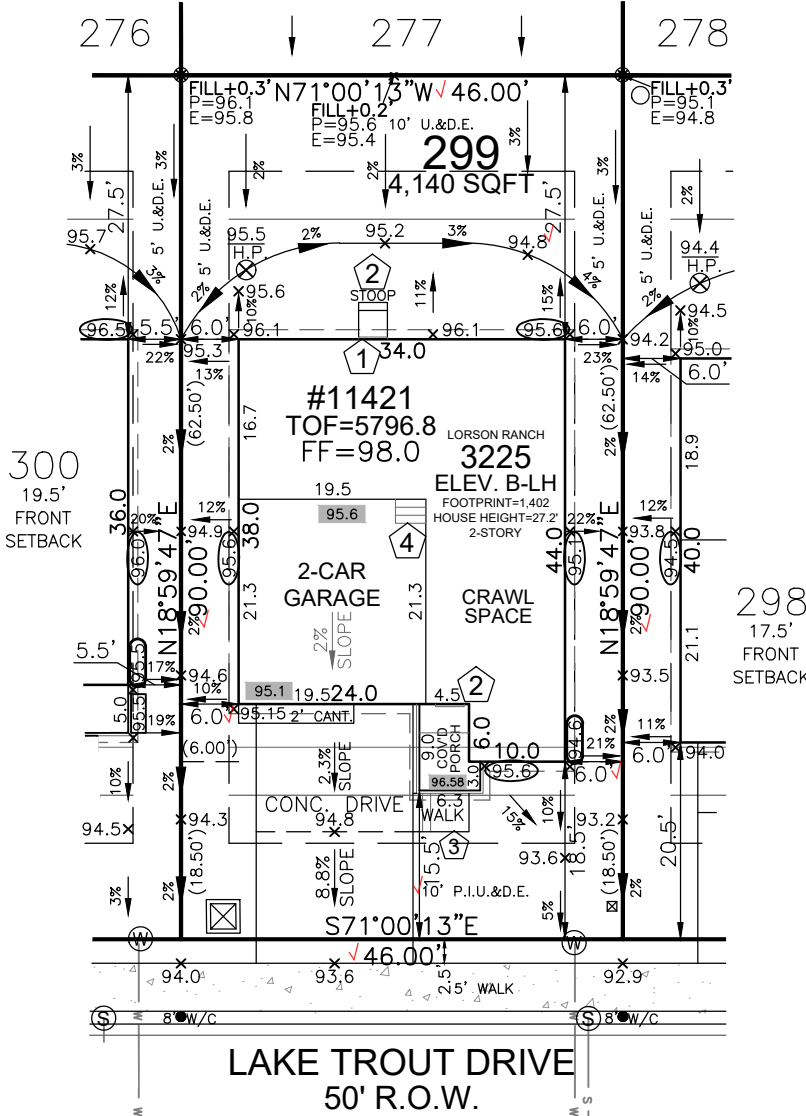
Division of Elevation of any structure is not permitted without approval of the Planning & Community Development Department.



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.



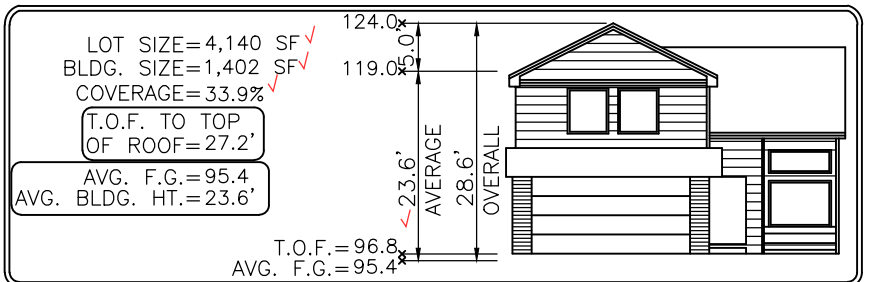
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 96.8
- GARAGE SLAB = 95.1
- GRADE BEAM = 24"
- (96.8 - 95.1 = 01.7 \* 12 = 20" + 4" = 24")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION
- 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= 920 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 327 SF  
COVERAGE=35.5 %



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

Released for Permit

04/28/2026 3:17:35 PM



ENUMERATION



SCALE: 1"=20'

MODEL OPTIONS: 3225-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO PUD PLAT 14880

03.19.26 / LEFT / NAIL TO NAIL=64.00'  
Front 10': N=22462.2481 E=29179.9260  
Rear 10': N=22401.7336 E=29159.0934

ADDRESS: 11421 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@bjsurvey.net

# SITE

2023 PPRBC  
2021 IECC Amended

Address: 11421 LAKE TROUT DR, COLORADO SPRINGS

Parcel: 5524103007

Plan Track #: 212612

Received: 28-Apr-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	417	
Lower Level 2	936	
Main Level	970	
Upper Level 1	1341	
	3664	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**4/28/2026 3:17:48 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**04/29/2026 2:56:26 PM**

**justin!**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**04/29/2026 3:18:00 PM**

**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.