

REVISIONS:

03.25.26 - FROM PLAN 3225 TO PLAN 3185 WITH UPDATED GRADING. MM



LOT 296

SCHEDULE NUMBER 5524212020

SFD26386

PLOT PLAN

APPROVED
BESQCP

04/28/2026 3:22:15 PM
dsdyounger

EPC Planning & Community
Development Department

APPROVED
Plan Review

04/28/2026 3:22:20 PM
dsdyounger

EPC Planning & Community
Development Department



HAYLEY YOUNG, P.E.
DATE: 03.25.26

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: 03.25.26

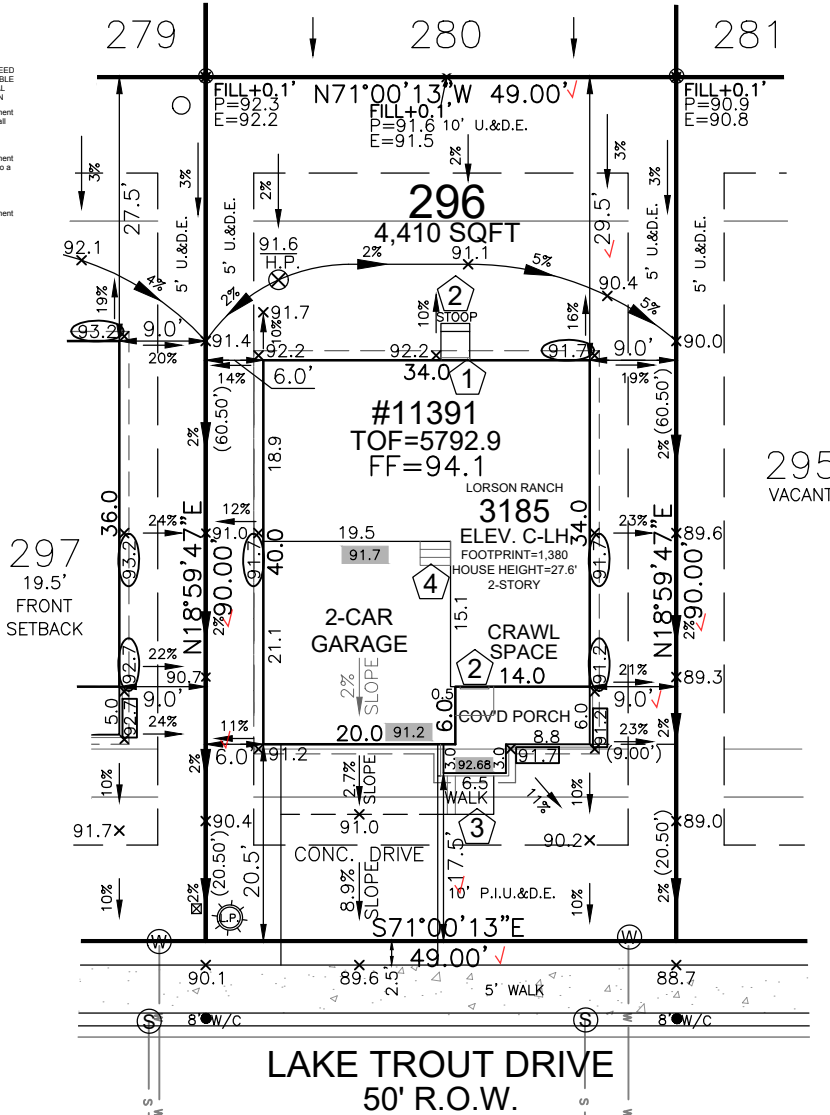
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

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 OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION 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



SITE SPECIFIC PLOT PLAN NOTES:

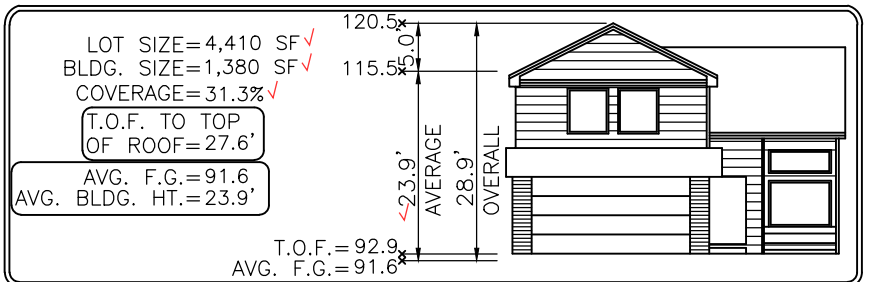
- TOF = 92.9
- GARAGE SLAB = 91.2
- GRADE BEAM = 24" (92.9 - 91.2 = 01.7 * 12 = 20" + 4" = 24")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LEGEND

LOWERED FINISH GRADE:

- XX.X HOUSE
- XX.X PORCH
- XX.X GARAGE/CRAWL SPACE
- XX.X FOUNDATION STEP
- XX.X CONCRETE
- XX.X 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.

SCALE: 1"=20'

MODEL OPTIONS: 3185-C/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO PUD PLAT 14880

03.25.26 / LEFT / NAIL TO NAIL=60.00'
Front 10': N=22507.2302 E=29043.1173
Rear 10': N=22450.4979 E=29023.5868

ADDRESS: 11391 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

Released for Permit
04/28/2026 2:46:36 PM
REGIONAL Building Department
Becky A
ENUMERATION



SITE



2023 PPRBC
2021 IECC

Address: 11391 LAKE TROUT DR, COLORADO SPRINGS

Parcel: 5524212020

Plan Track #: 212608 

Received: 28-Apr-2026 (BECKYA)

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

BECKYA

4/28/2026 2:46:52 PM


Floodplain

(N/A) RBD GIS

Construction

N/A

04/28/2026 3:03:16 PM

 REGIONAL Building Department

brianb

CONSTRUCTION

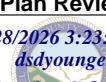
Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/28/2026 3:23:57 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.