

**SFD26518**  
**PLAT-15216**  
**PUD**

DESERT ASPEN HORIZON  
**VIEW HOMES**

LOT 96 ✓

SCHEDULE NUMBER 5524117018 ✓

**APPROVED**  
**Plan Review**

06/09/2026 12:08:40 PM  
 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.

PLOT PLAN

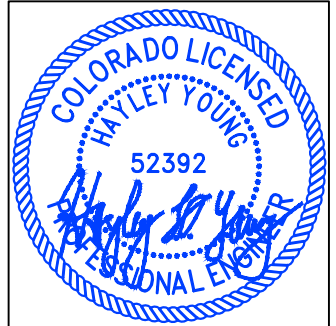


ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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.

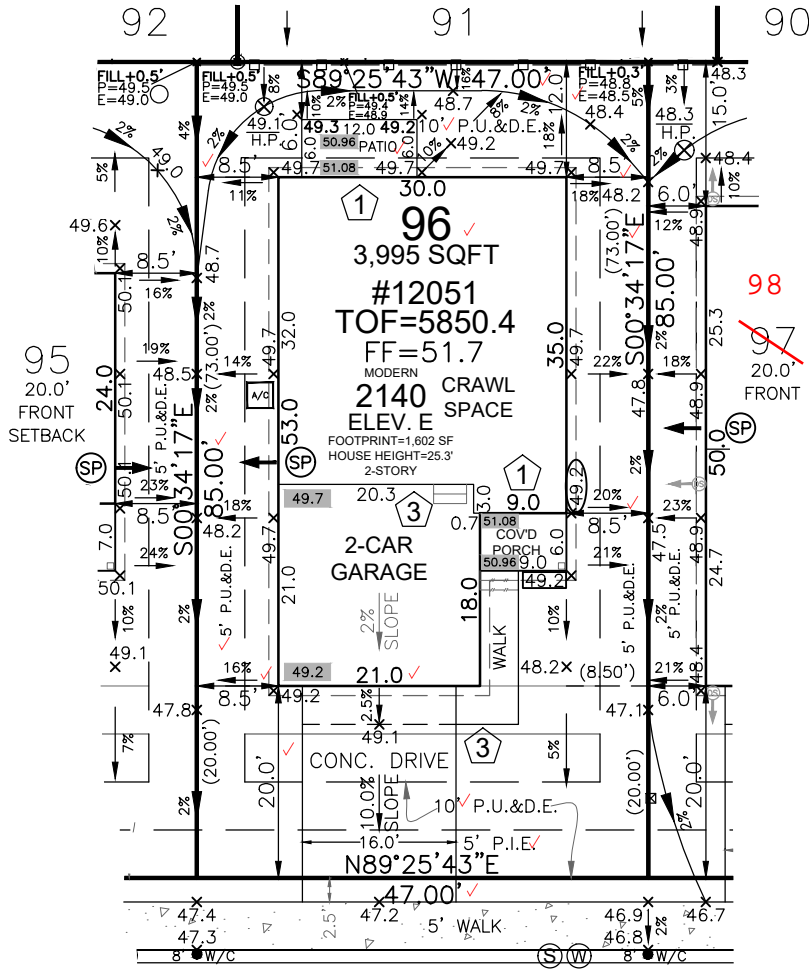
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



HAYLEY YOUNG, P.E.  
 DATE: 06.03.26  
 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: 06.03.26  
 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 = 50.4
- GARAGE SLAB = 49.2
- GRADE BEAM = 18" (50.4 - 49.2 = 01.2 \* 12 = 14" + 4" = 18")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"
- LOWERED FINISH GRADE AT PATIO
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

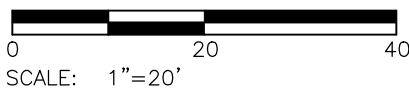
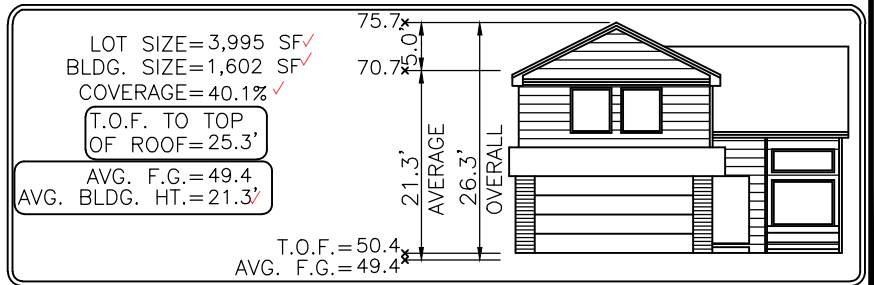
**LEGEND**

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= 940 SF  
 DRIVE COVERAGE IN FRONT SETBACK= 320 SF  
 COVERAGE=34.0 %



Released for Permit  
 06/05/2026 11:55:56 AM  
 REGIONAL Building Department  
 amy  
 ENUMERATION



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

MODEL OPTIONS: 2140-E/MODERN/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO ✓

06.03.26 / LEFT / NAIL TO NAIL=83.00'  
 Front 15': N=22068.7483 E=31187.9894  
 Rear 15': N=21985.7524 E=31188.8170

ADDRESS: 12051 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: 11.29.23

**MINIMUM SETBACKS:**

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

DRAWN BY: DEV

DATE: 06.03.26



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 Fax: (303) 850-0711  
 E-mail: info@bjsurveying.net

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 12051 LAKE TROUT DR, COLORADO SPRINGS

Parcel: 5524117018

Plan Track #: 213957 

Received: 05-Jun-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	440	
Lower Level 2	1744	
Main Level	988	
Upper Level 1	1152	
	4324	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**6/5/2026 11:56:15 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**06/05/2026 12:07:54 PM**

**REGIONAL Building Department**

**brianb**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/09/2026 12:11:04 PM**

**dsd hills**

**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.