

SFD26517
PLAT-15216
PUD



LOT 95 ✓

SCHEDULE NUMBER 5524117017 ✓

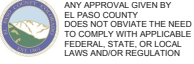
APPROVED
Plan Review

06/09/2026 10:41:03 AM
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 OBLVIATE 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.

Diversion of backage of any drainage way is not permitted without approval of the Planning & Community Development Department



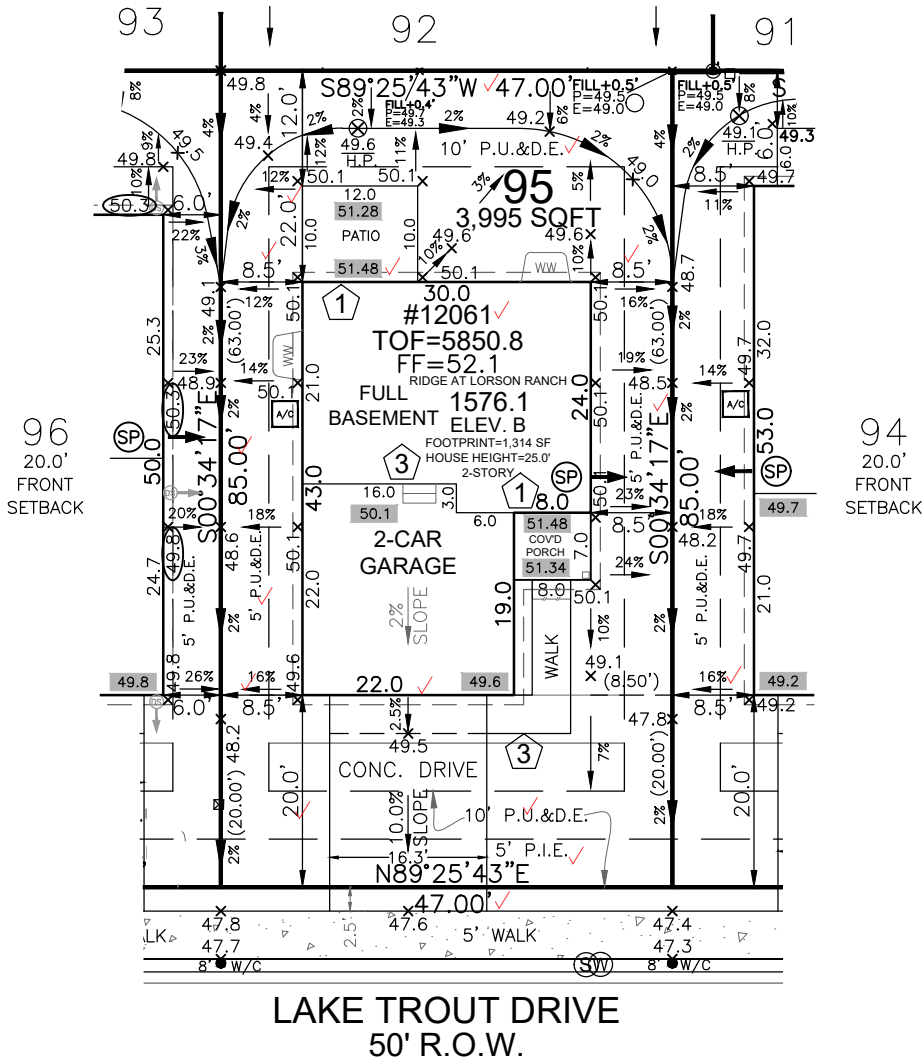
HAYLEY YOUNG, P.E.
DATE: 06.03.26

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.



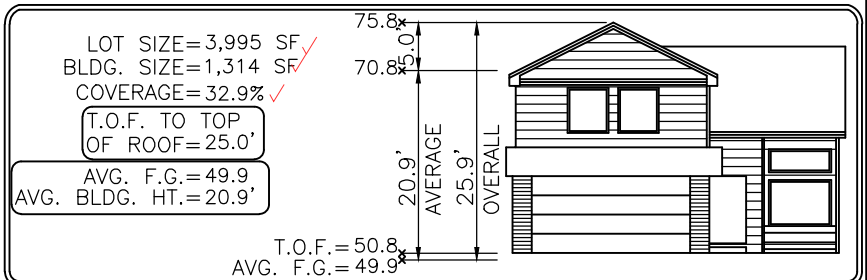
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 50.8
- GARAGE SLAB = 49.6
- GRADE BEAM = 18"
- (50.8 - 49.6 = 01.2 * 12 = 14" + 4" = 18")
- *FROST DEPTH MUST BE MAINTAINED
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

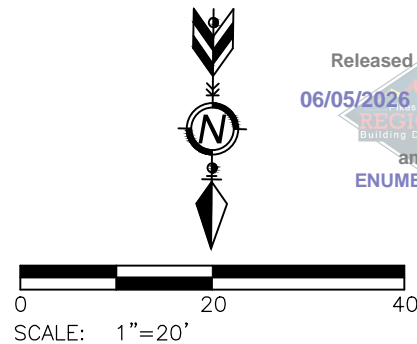
LEGEND

| 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= 326 SF
COVERAGE=34.6 %



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



Released for Permit
06/05/2026 11:53:47 AM
REGIONAL Building Department
amy
ENUMERATION

MODEL OPTIONS: 1576.1-B/FARMHOUSE/2-CAR/FULL BASEMENT/8' WALLS

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

COUNTY: EL PASO ✓

06.03.26 / LEFT / NAIL TO NAIL=73.00'
Front 15': N=22069.2169 E=31234.9873
Rear 15': N=21996.2206 E=31235.7147

ADDRESS: 12061 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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Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurveying.net

SITE



2023 PPRBC
2021 IECC Amended

Address: 12061 LAKE TROUT DR, COLORADO SPRINGS

Parcel: 5524117017

Plan Track #: 213955 

Received: 05-Jun-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

| | | |
|---------------|------|-------------------|
| Garage | 466 | |
| Lower Level 2 | 1155 | |
| Main Level | 672 | |
| Upper Level 1 | 904 | |
| | 3197 | Total Square Feet |

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

6/5/2026 11:54:02 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

06/05/2026 12:08:57 PM

REGIONAL Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/09/2026 10:43:01 AM

dsdhills

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.