



LOT 260 ✓

SCHEDULE NUMBER 5524208036 ✓

Released for Permit

06/19/2026 10:59:00 AM



SFD26580  
PUD ASQ 2614  
PLAT - 14880

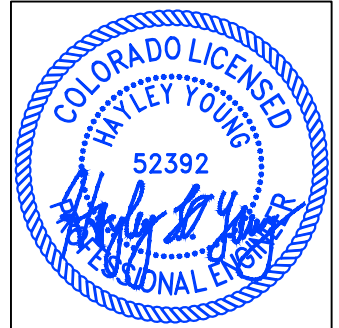
PLOT PLAN

APPROVED  
Plan Review  
06/23/2026 10:39:59 AM  
dsdmas

EPC Planning & Community  
Development Department

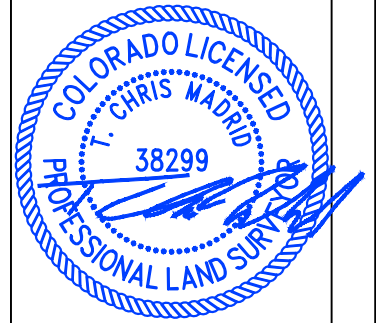
ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT WAIVE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE OR LOCAL  
LAWS AND/OR REGULATIONS.  
Planning & Community Development Department  
approval is contingent upon compliance with all  
applicable rules on the recorded plat.  
An access permit must be granted by the  
Planning & Community Development Department  
prior to the establishment of any driveway or  
County road.  
Division of discharge of any drainage way  
is not permitted without approval of the  
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.



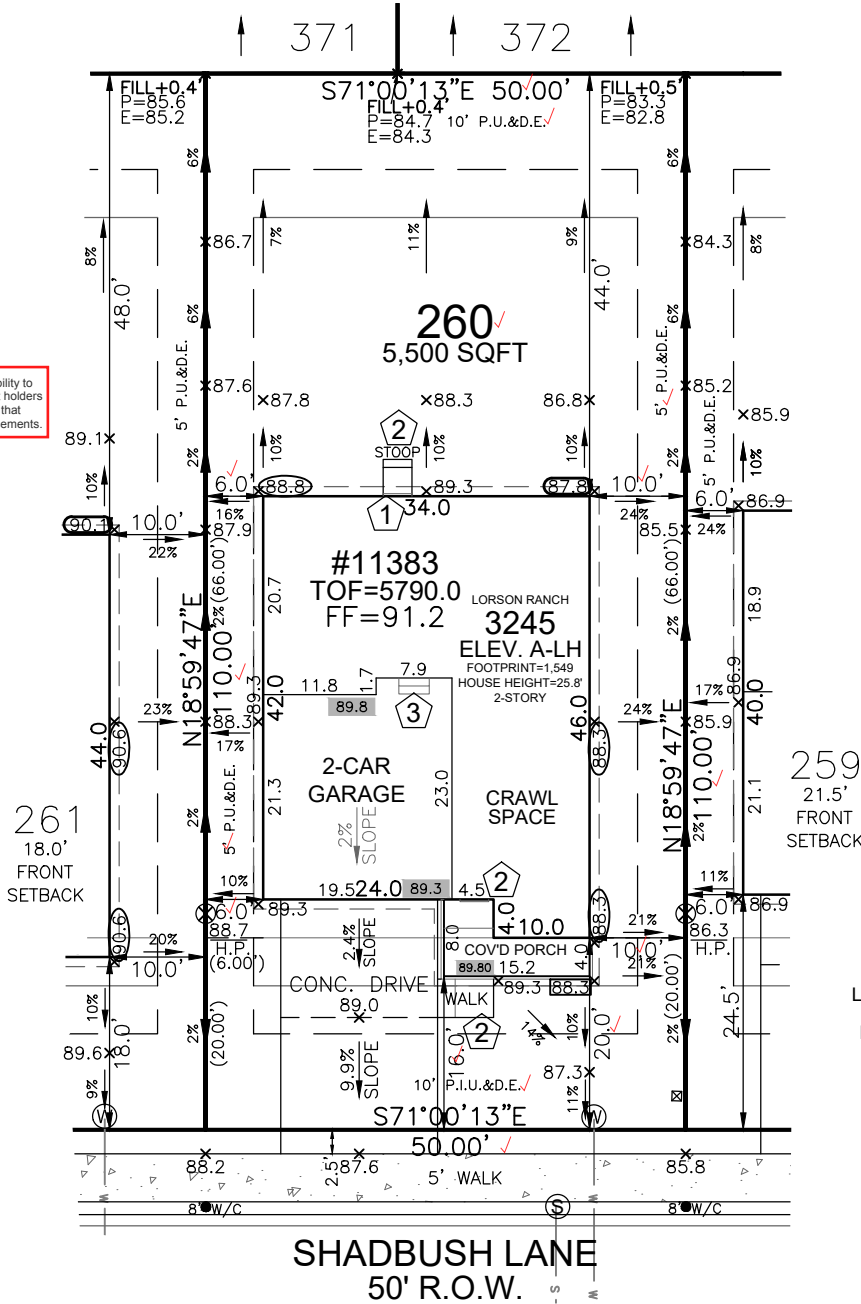
HAYLEY YOUNG, P.E.  
DATE: 06.15.26

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: 06.15.26

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



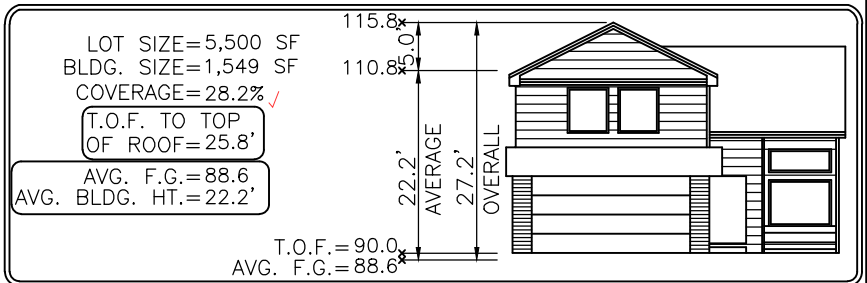
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 90.0
- GARAGE SLAB = 89.3
- GRADE BEAM = 12"  
(90.0 - 89.3 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- POUR TALLER WALL IN CRAWL SPACE  
TO MAINTAIN FROST PROTECTION
- CUT/FILL AT LOCATIONS SHOWN FOR  
ADEQUATE DRAINAGE

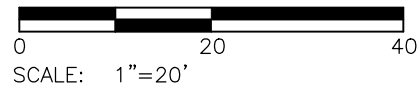
LEGEND

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= 1,000 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 327 SF  
COVERAGE=32.7 %



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



MODEL OPTIONS: 3245-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

06.15.26 / LEFT / NAIL TO NAIL=66.00'  
Front 10': N=22305.6671 E=28877.4865  
Rear 10': N=22243.2616 E=28856.0029

ADDRESS: 11383 SHADBUSH LANE

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: 04.02.24

MINIMUM SETBACKS:

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

DRAWN BY: MM

DATE: 06.15.26



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

Address: 11383 SHADBUSH LN, COLORADO SPRINGS

Parcel: 5524208036

Plan Track #: 214431 

Received: 19-Jun-2026 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	417	
Lower Level 2	1052	
Main Level	1086	
Upper Level 1	1403	
	3958	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**BRENT**

**6/19/2026 10:59:15 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

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brianb  
**CONSTRUCTION**

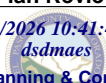
## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/23/2026 10:41:41 AM**

  
dsdmaes  
**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.