

SFD26389



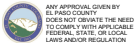
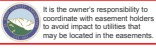
LOT 256

SCHEDULE NUMBER 5524208032 ✓

PLOT PLAN

APPROVED BESQCP
04/29/2026 9:37:17 AM
dsyounger
EPC Planning & Community Development Department

APPROVED Plan Review
04/29/2026 9:37:23 AM
dsyounger
EPC Planning & Community Development Department



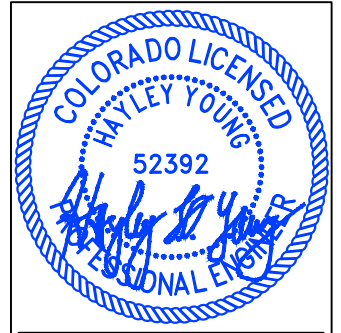
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY THE PROFESSIONAL ENGINEER OR SURVEYOR IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY OR AS A WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE. THE PROFESSIONAL ENGINEER OR SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS INFORMATION.

Planning & Community Development Department approval is contingent upon compliance with all applicable codes 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.

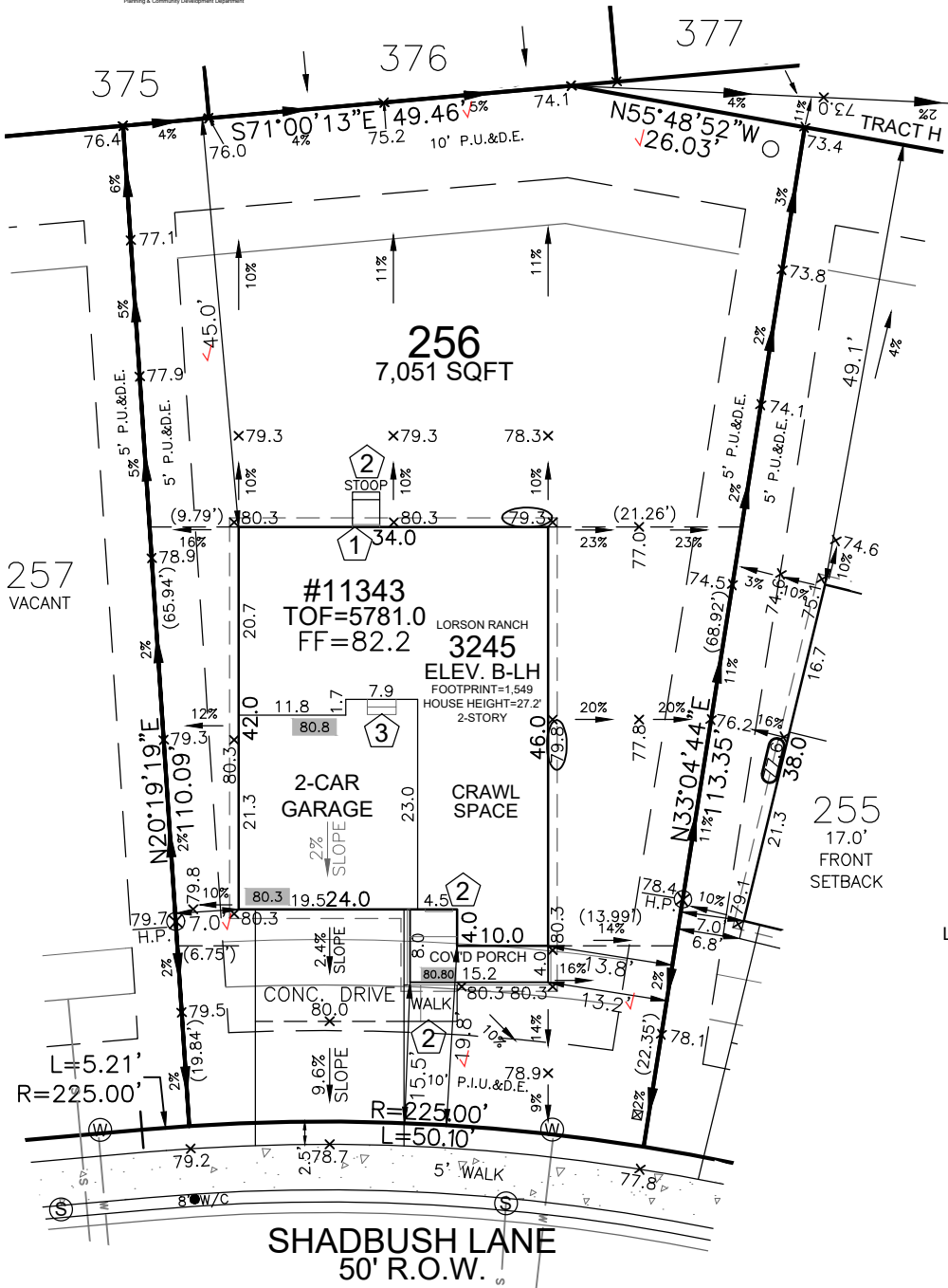
Division of Backlogs of any damage may be not permitted without approval of the Planning & Community Development Department.



HAYLEY YOUNG, P.E.
DATE: 02.24.26
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: 02.24.26
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 = 81.0
- GARAGE SLAB = 80.3
- GRADE BEAM = 12"
(81.0 - 80.3 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE

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= 1,046 SF
DRIVE COVERAGE IN
FRONT SETBACK= 327 SF
COVERAGE=31.3 %

Released for Permit
04/27/2026 3:24:58 PM
Becky A
ENUMERATION

LOT SIZE=7,051 SF ✓
BLDG. SIZE=1,549 SF ✓
COVERAGE=22.0% ✓

T.O.F. TO TOP OF ROOF=27.2'
AVG. F.G.=80.1
AVG. BLDG. HT.=23.1'

T.O.F.=81.0
AVG. F.G.=80.1

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

SCALE: 1"=20'
MODEL OPTIONS: 3245-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1 ✓		GENERAL NOTES:	
COUNTY: EL PASO PUD	PLAT 14880	02.24.26 / LEFT / NAIL TO NAIL=66.00' Front 10': N=22371.6037 E=28688.3543 Rear 10': N=22311.3547 E=28661.4088	<ul style="list-style-type: none"> 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
ADDRESS: 11343 SHADBUSH LANE ✓	MINIMUM SETBACKS: FRONT: 15' SIDE: 5' GARAGE: 20' REAR: 15' CORNER: 10'	DRAWN BY: MM DATE: 02.24.26 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: 11343 SHADBUSH LN, COLORADO SPRINGS

Parcel: 5524208032

Plan Track #: 212554 

Received: 27-Apr-2026 (BECKYA)

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

BECKYA

4/27/2026 3:35:09 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

04/28/2026 12:13:45 PM

REGIONAL Building Department

shelley

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/29/2026 9:38:13 AM

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.