

LOT 255

SFD26390

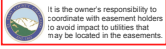
SCHEDULE NUMBER 5524208031



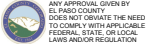
PLOT PLAN

APPROVED BESQCP
04/29/2026 9:44:52 AM
dsdyounger
EPC Planning & Community Development Department

APPROVED Plan Review
04/29/2026 9:44:56 AM
dsdyounger
EPC Planning & Community Development Department

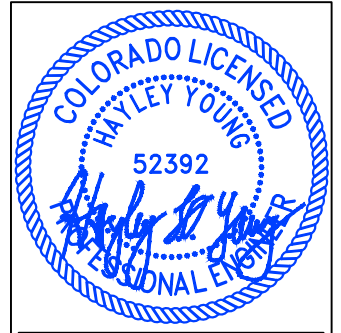


It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



ANY APPROVAL GIVEN BY EPC PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR RESOLUTION.

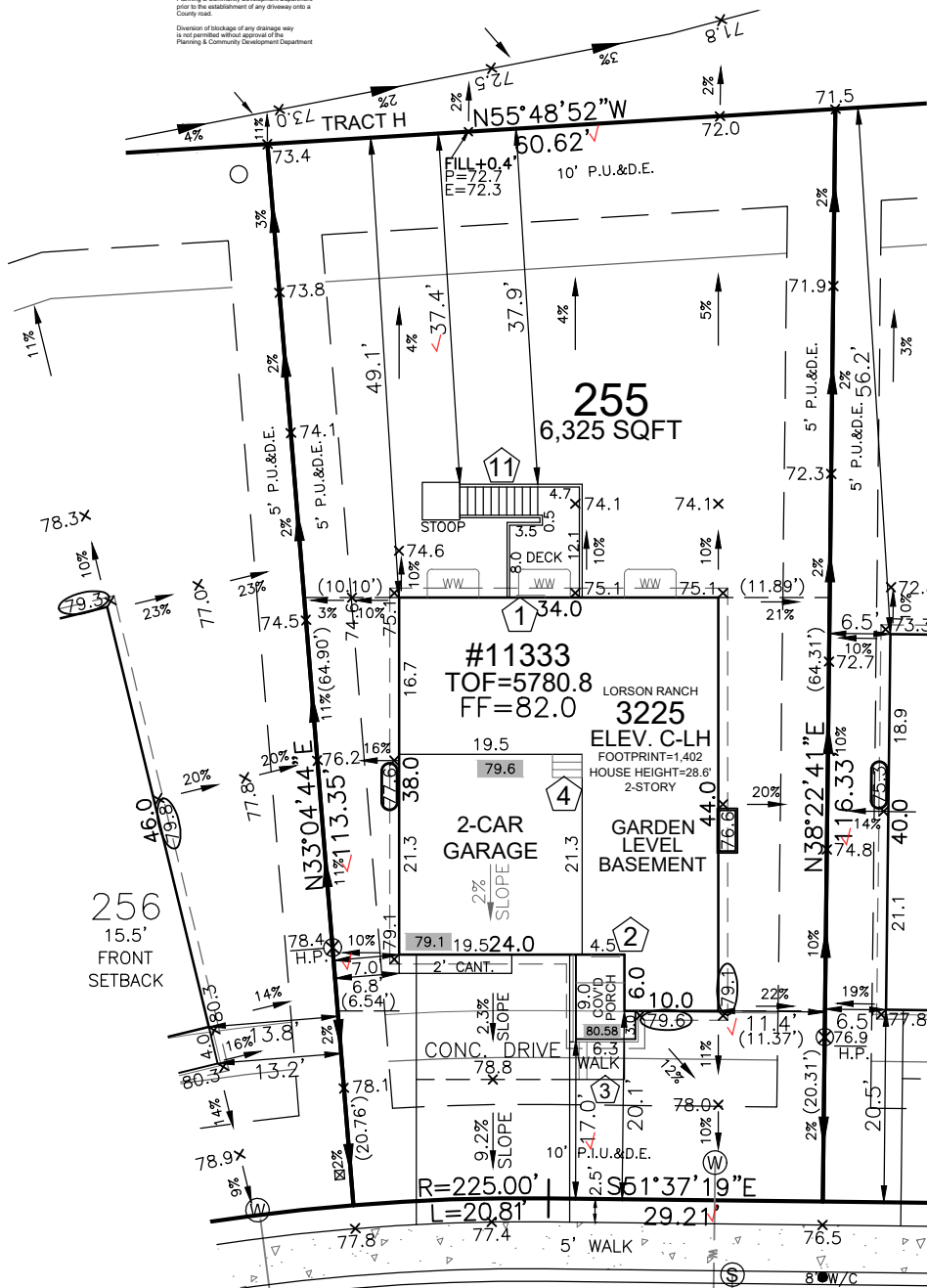
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.



HAYLEY YOUNG, P.E.
DATE: 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.



254
17.5'
FRONT
SETBACK

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 80.8
- GARAGE SLAB = 79.1
- GRADE BEAM = 24"
(80.8 - 79.1 = 01.7 * 12 = 20" + 4" = 24")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- STEP FOUNDATION AT LOCATIONS INDICATED
- POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

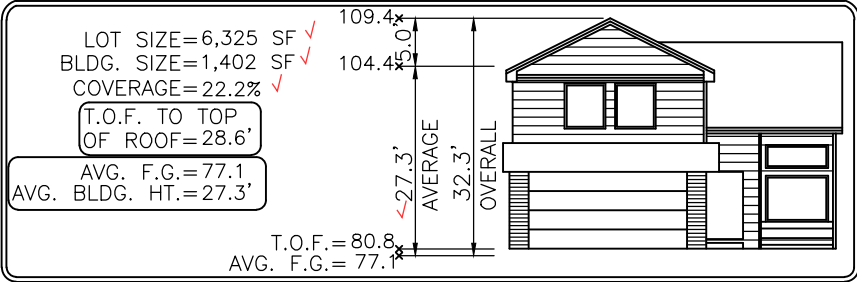
LEGEND

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= 1,020 SF
DRIVE COVERAGE IN
FRONT SETBACK= 327 SF
COVERAGE=32.1 %



Released for Permit
04/27/2026 3:39:12 PM
Becky A
ENUMERATION



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

MODEL OPTIONS: 3225-C/2-CAR/GARDEN LEVEL BSMT/9' WALLS

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

COUNTY: EL PASO PUD PLAT 14880
ADDRESS: 11333 SHADBUSH LANE ✓

02.24.26 / LEFT / NAIL TO NAIL=64.00'
Front 10': N=22395.3079 E=28642.2811
Rear 10': N=22344.6785 E=28603.1318

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



8641 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

- 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: 03.21.24


SITE



2023 PPRBC
2021 IECC Amended

Address: 11333 SHADBUSH LN, COLORADO SPRINGS

Parcel: 5524208031

Plan Track #: 212553 

Received: 27-Apr-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	417	
Lower Level 2	936	
Main Level	970	
Upper Level 1	1341	
	3664	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

4/27/2026 3:32:52 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

04/28/2026 12:13:03 PM



REGIONAL Building Department shelley CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/29/2026 9:45:43 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.