SFD26849

LOT 288

SCHEDULE NUMBER 5524212012 √

APPROVED
Plan Review
11/10/2026 2:41:39 PM
dsdyounger
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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 blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

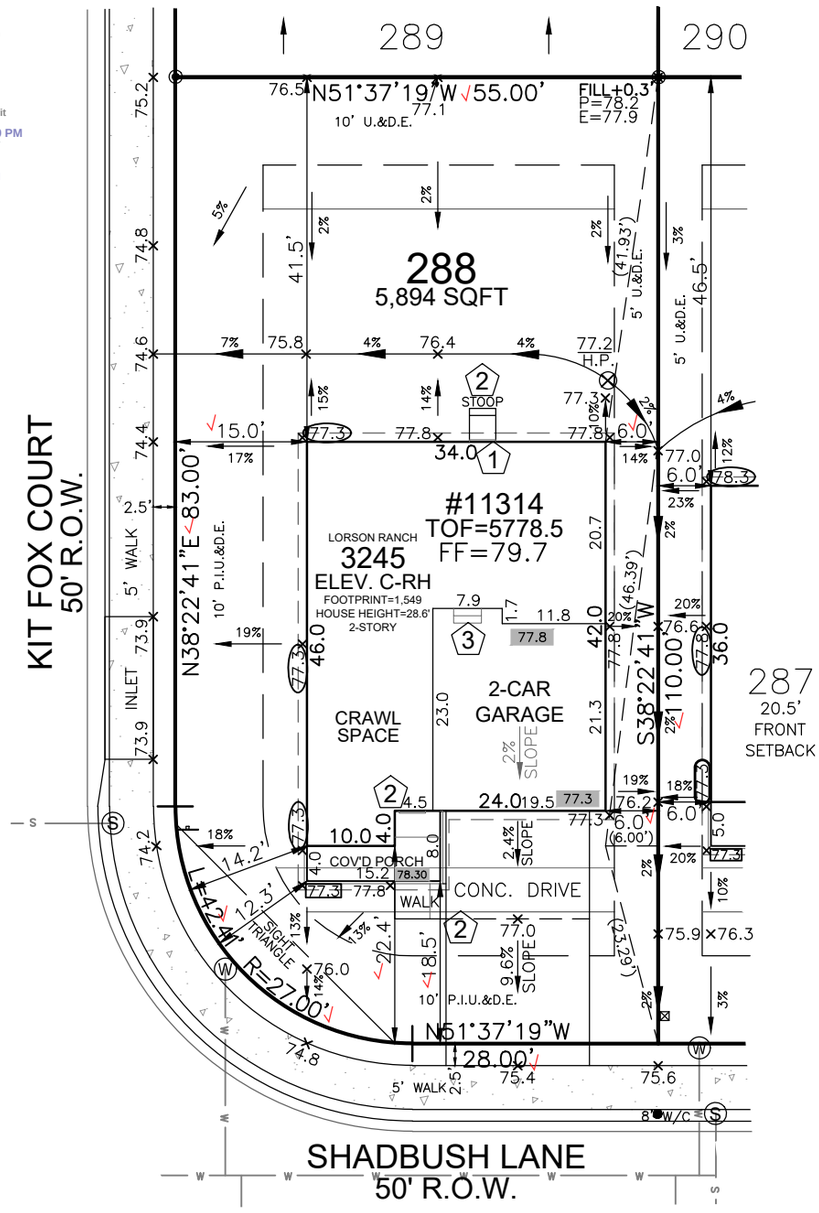
Released for Permit
11/06/2026 3:07:10 PM
brent
ENUMERATION

This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

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

MeritageHomes®

PLOT PLAN



HAYLEY YOUNG, P.E.
DATE: 08.25.26

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: 08.25.26

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 = 78.5

GARAGE SLAB = 77.3

GRADE BEAM = 18"
(78.5 - 77.3 = 01.2 * 12 = 14" + 4" = 18")
*FROST DEPTH MUST BE MAINTAINED

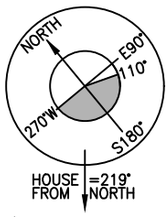
LOWERED FINISH GRADE ALONG HOUSE

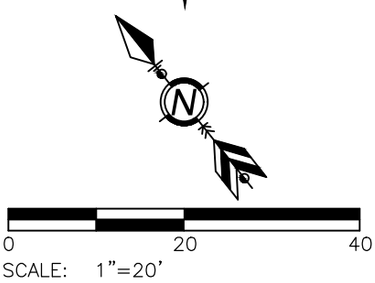
LOWERED FINISH GRADE AT PORCH 14"

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= 946 SF
DRIVE COVERAGE IN FRONT SETBACK= 327 SF
COVERAGE=34.6 %

LOT SIZE=5,894 SF √
BLDG. SIZE=1,549 SF √
COVERAGE=26.3% √
T.O.F. TO TOP OF ROOF=28.6'
AVG. F.G.=77.4
AVG. BLDG. HT.=24.7'



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

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

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1 √ PUD PLAT 14880

COUNTY: EL PASO

ADDRESS: 11314 SHADBUSH LANE √

08.25.26 / RIGHT / NAIL TO NAIL=66.00'
Front 10': N=22511.2802 E=28612.2720
Rear 10': N=22563.0197 E=28653.2478

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

DRAWN BY: MM DATE: 08.25.26

B&J Surveying, Inc.
Specializing in Home Builder Services Since 1985.
6841 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: 04.02.24

SITE

2023 PPRBC
2024 IECC and CO MERSRC

Address: 11314 SHADBUSH LN, COLORADO SPRINGS

Parcel: 5524212012

Plan Track #: 218375

Received: 06-Nov-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

11/6/2026 3:07:24 PM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review
11/10/2026 2:43:35 PM
dsdyounger
EPC Planning & Community Development Department

Security Fire

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.