

SFD26556  
 PLAT-14880  
 PUD



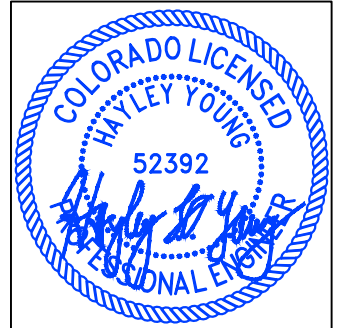
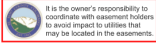
LOT 263 ✓

SCHEDULE NUMBER 5524208039 ✓

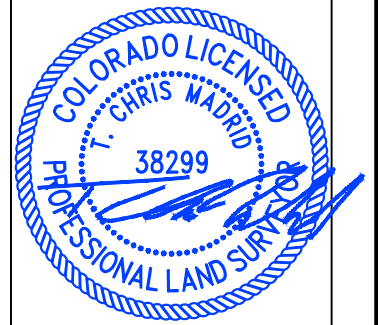
PLOT PLAN

**APPROVED**  
 Plan Review  
 06/18/2026 3:29:56 PM  
 (4/4/26)  
 EPC Planning & Community  
 Development Department

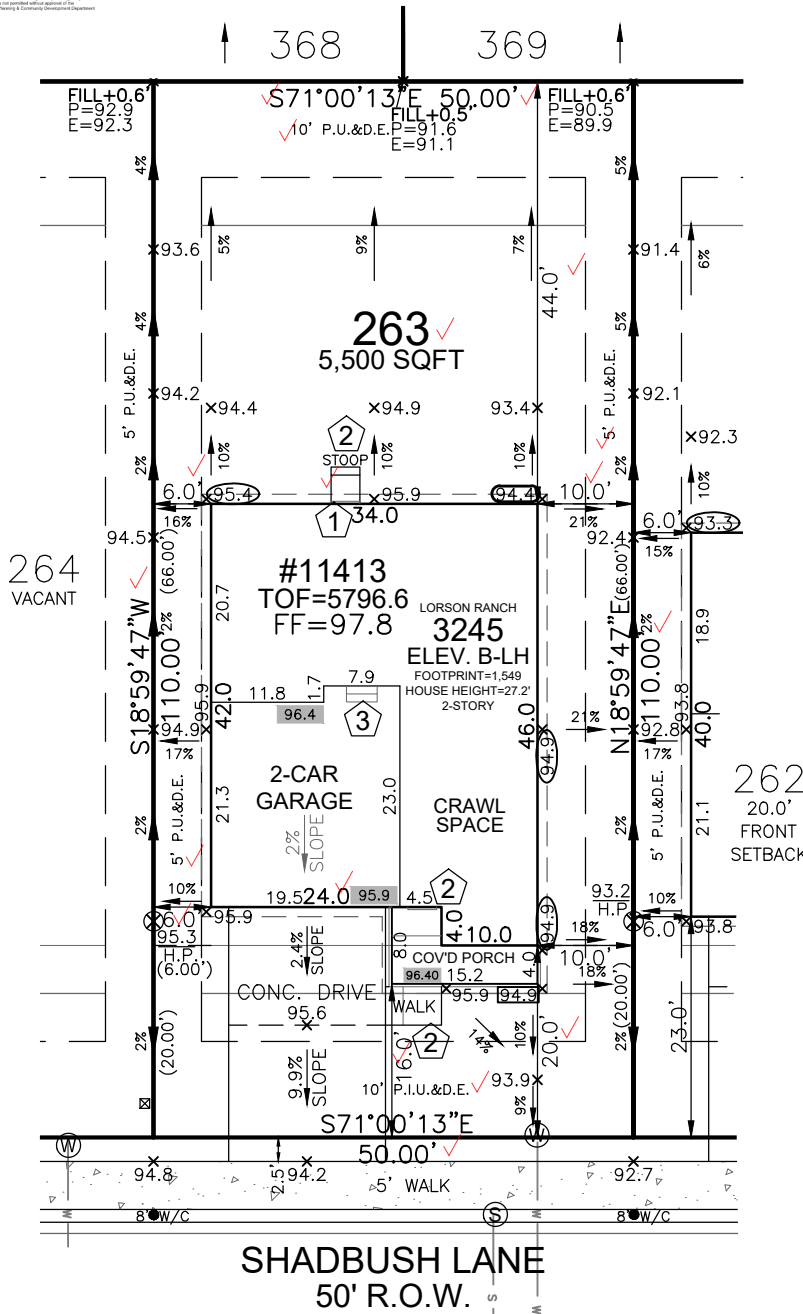
**Not Required**  
 BESQCP  
 06/18/2026 3:29:10 PM  
 (4/4/26)  
 EPC Planning & Community  
 Development Department



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.



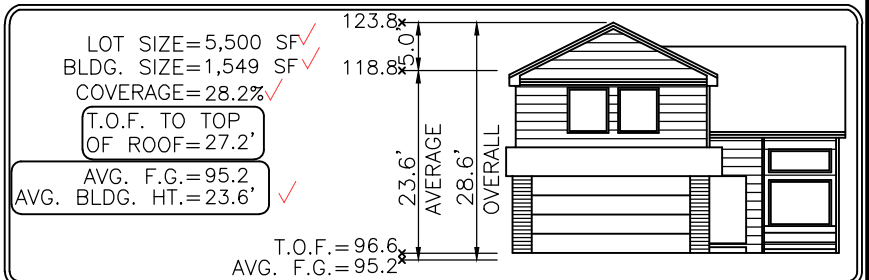
**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 96.6
- GARAGE SLAB = 95.9
- GRADE BEAM = 12" (96.6 - 95.9 = 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 %



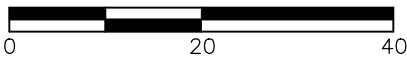
Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

Released for Permit

06/18/2026 1:42:54 PM



ENUMERATION



SCALE: 1"=20'

MODEL OPTIONS: 3245-B/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=22256.8409 E=29019.3173  
 Rear 10': N=22194.4353 E=28997.8338

ADDRESS: 11413 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



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 E-mail: info@bjsurveying.net

# SITE



2023 PPRBC  
2021 IECC

Address: 11413 SHADBUSH LN, COLORADO SPRINGS

Parcel: 5524208039

Plan Track #: 214406 

Received: 18-Jun-2026 (AMY)

## 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**

**AMY**

**6/18/2026 1:43:22 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**06/18/2026 2:46:50 PM**

**REGIONAL**  
Pikes Peak Building Department

**matthewa**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/18/2026 3:25:08 PM**

**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.