

SFD26752
PLAT-14880
PUD

MeritageHomes

LOT 264✓

SCHEDULE NUMBER 5524208040✓

**APPROVED
Plan Review**

08/26/2026 10:40:44 AM
dsd hills

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.

PLOT PLAN

REVISIONS:

08.12.26 - ADDED NORTH ORIENTATION ARROW/DEGREES
PER BUILDER REQUEST. MM



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE 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.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



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.



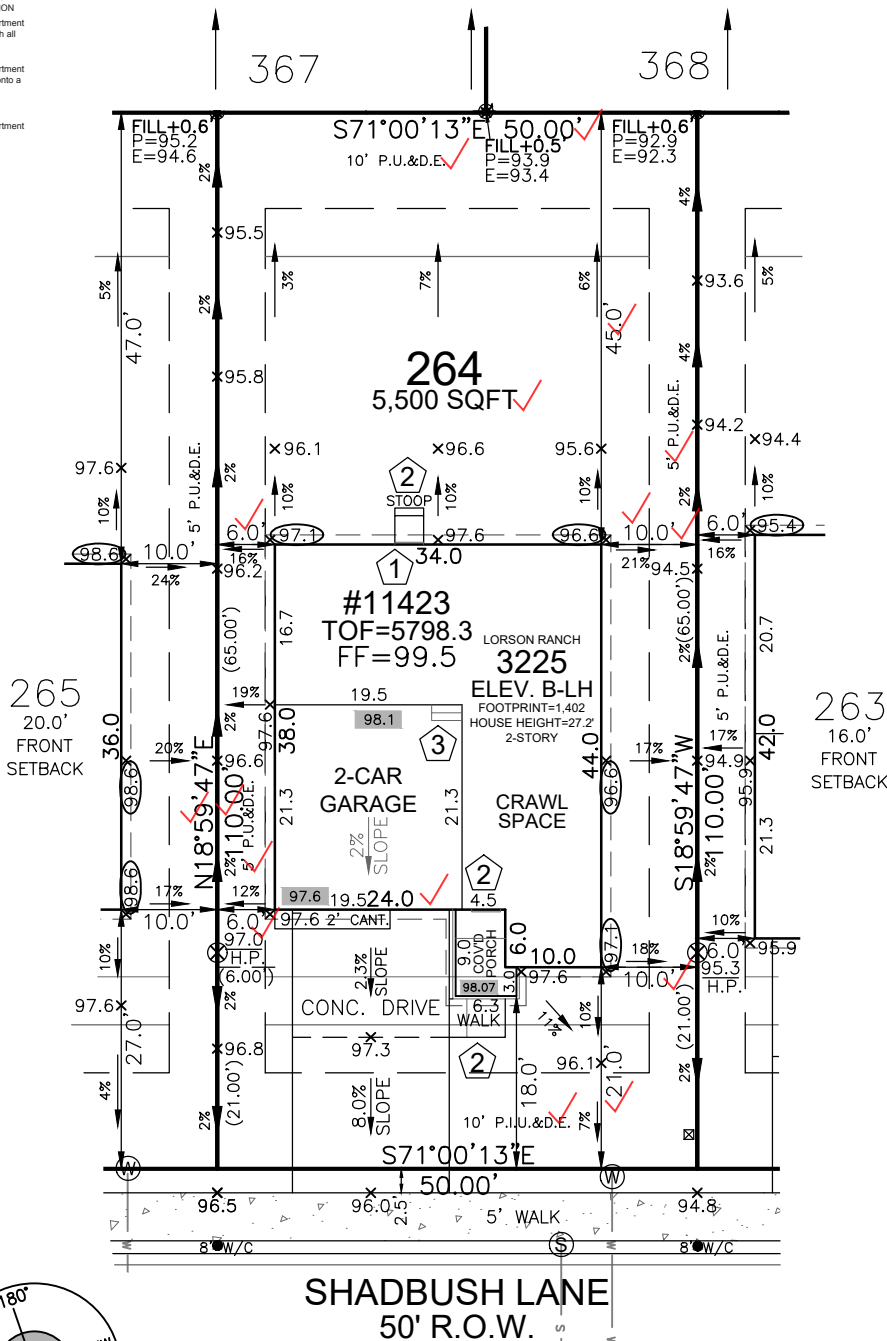
HAYLEY YOUNG, P.E.
DATE: 08.12.26

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: 08.12.26

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 = 98.3

GARAGE SLAB = 97.6

GRADE BEAM = 12"

(98.3 - 97.6 = 00.7 * 12 = 8" + 4" = 12")

*FROST DEPTH MUST BE MAINTAINED

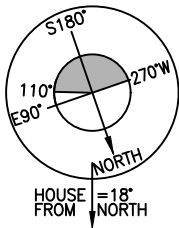
LOWERED FINISH GRADE ALONG HOUSE

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

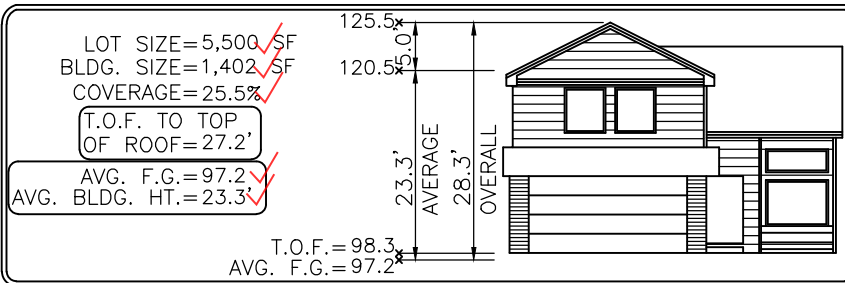


Released for Permit

08/25/2026 2:00:01 PM

REGIONAL
Building Department
Becky A
ENUMERATION

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: 3225-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 11423 SHADBUSH LANE ✓

07.22.26 / LEFT / NAIL TO NAIL=64.00'
Front 10': N=22239.6199 E=29066.2688
Rear 10': N=22179.1054 E=29045.4362

MINIMUM SETBACKS:

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

DRAWN BY: KM

DATE: 07.22.26



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurveying.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: 11423 SHADBUSH LN, COLORADO SPRINGS

Parcel: 5524208040

Plan Track #: 216279

Received: 25-Aug-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

8/25/2026 2:00:13 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

08/25/2026 3:12:59 PM



Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

08/26/2026 10:45:24 AM



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.