

SFD26515
PUD
PLAT - 14880



LOT 258

SCHEDULE NUMBER 5524208034

ASQ 2614

PLOT PLAN

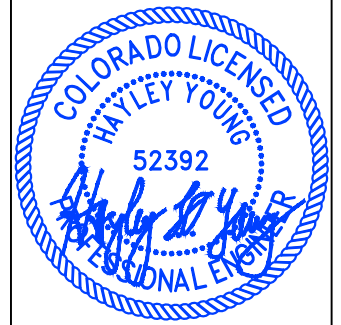
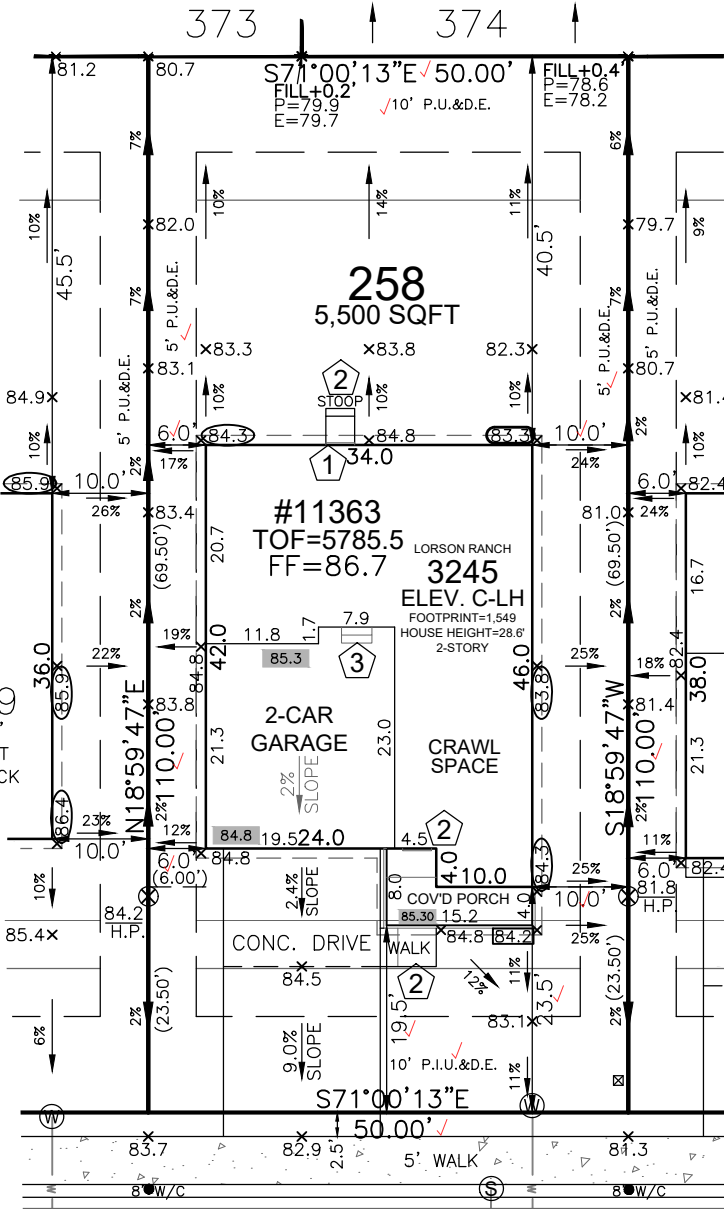
APPROVED
Plan Review

06/05/2026 9:28:45 AM
dsmaes

EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVATE 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

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



HAYLEY YOUNG, P.E.
DATE: 05.22.26

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: 05.22.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

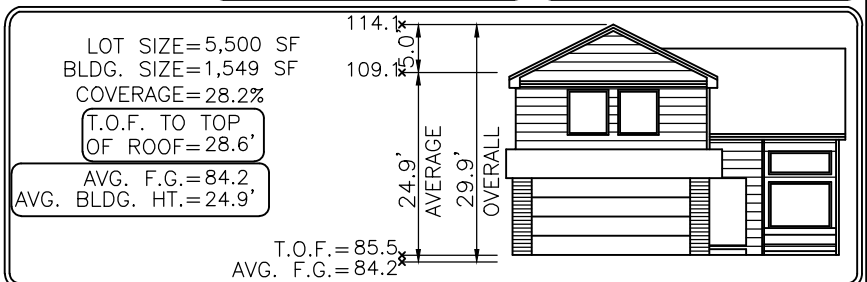
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 85.5
- GARAGE SLAB = 84.8
- GRADE BEAM = 12" (85.5 - 84.8 = 0.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 16"
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

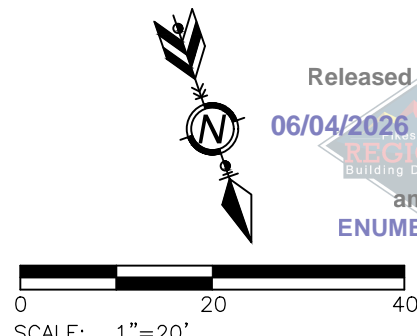
LEGEND

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
06/04/2026 12:53:25 PM
REGIONAL Building Department
amy
ENUMERATION

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

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

05.22.26 / LEFT / NAIL TO NAIL=66.00'
Front 10': N=22334.9086 E=28781.7933
Rear 10': N=22272.5030 E=28760.3097

ADDRESS: 11363 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: 05.22.26



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: 11363 SHADBUSH LN, COLORADO SPRINGS

Parcel: 5524208034

Plan Track #: 213915 

Received: 04-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

6/4/2026 12:53:44 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

06/04/2026 1:25:18 PM

REGIONAL Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/05/2026 9:29:52 AM

dsdmas

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.