



LOT 261

SCHEDULE NUMBER 5524208037

PLOT PLAN

Released for Permit

06/19/2026 10:57:18 AM



SFD26578  
PLAT 14880  
PUD

APPROVED  
Plan Review

06/22/2026 1:07:23 PM



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.

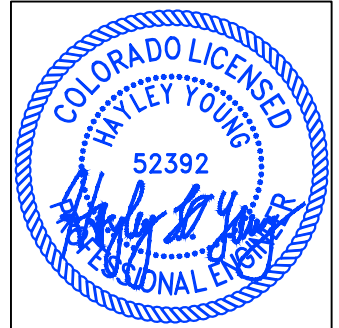


ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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



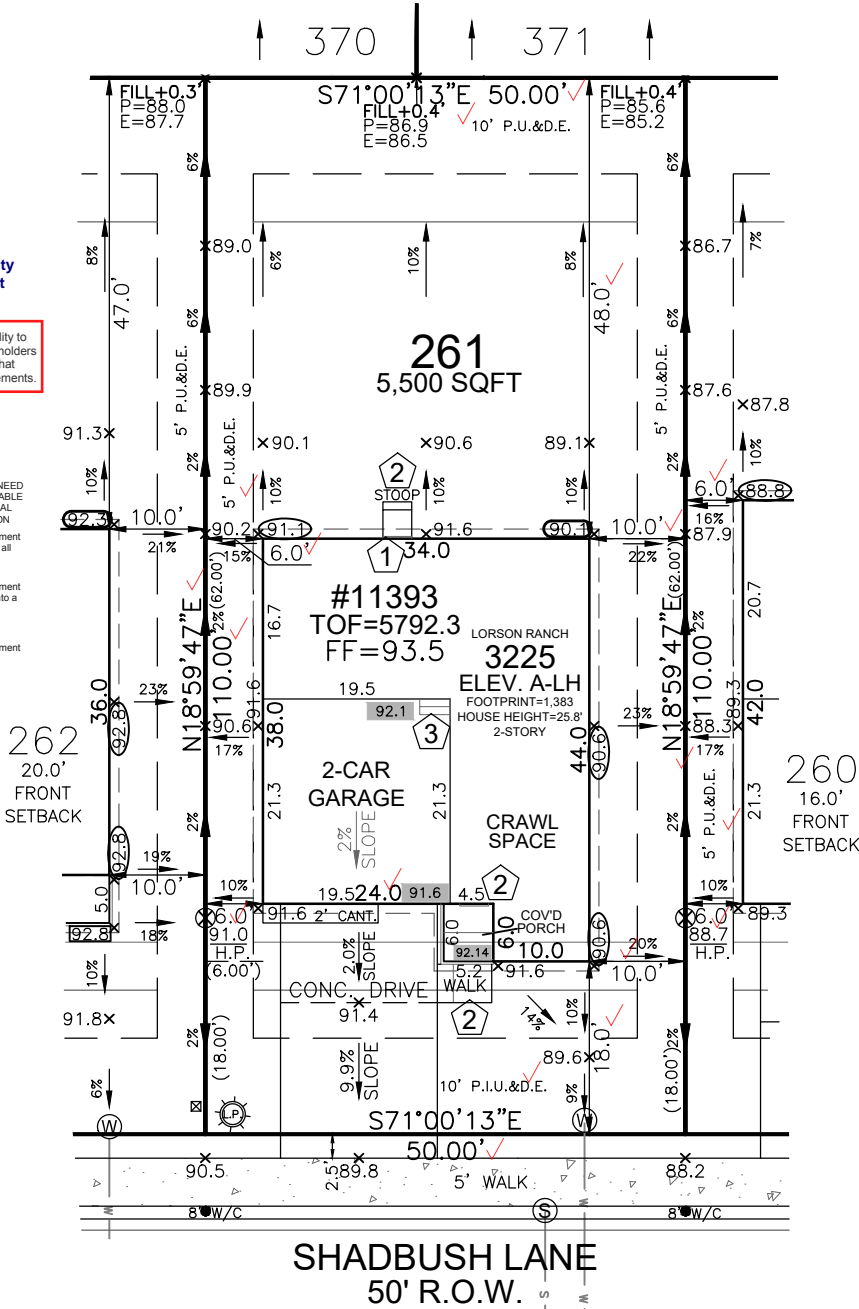
HAYLEY YOUNG, P.E.  
DATE: 06.15.26

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.



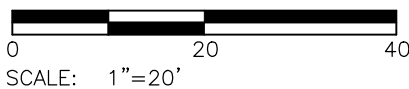
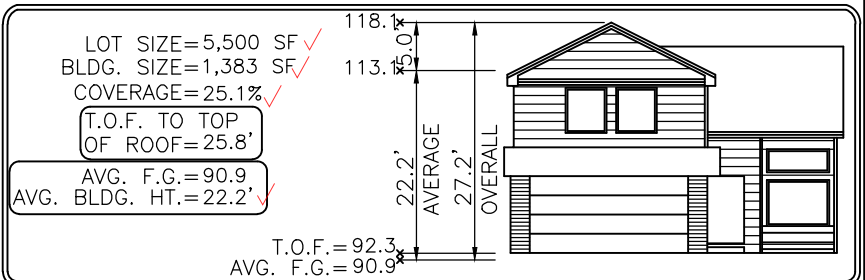
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 92.3
- GARAGE SLAB = 91.6
- GRADE BEAM = 12" (92.3 - 91.6 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- 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.

MODEL OPTIONS: 3225-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

06.15.26 / LEFT / NAIL TO NAIL=64.00'  
Front 10': N=22291.2828 E=28925.4144  
Rear 10': N=22230.7683 E=28904.5819

ADDRESS: 11393 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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Centennial, CO 80112 USA  
Phone: (303) 850-0559  
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E-mail: info@bjsurvey.net

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 11393 SHADBUSH LN, COLORADO SPRINGS

Parcel: 5524208037

Plan Track #: 214430 

Received: 19-Jun-2026 (BRENT)

## 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**

**BRENT**

**6/19/2026 10:57:31 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**06/19/2026 11:11:23 AM**



**CONSTRUCTION**

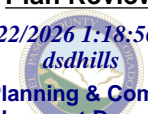
## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/22/2026 1:18:56 PM**



**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.