

SFD26755  
PUD  
PLAT- 14880

ASQ 2614



LOT 265

SCHEDULE NUMBER 5524208041

PLOT PLAN

REVISIONS:

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

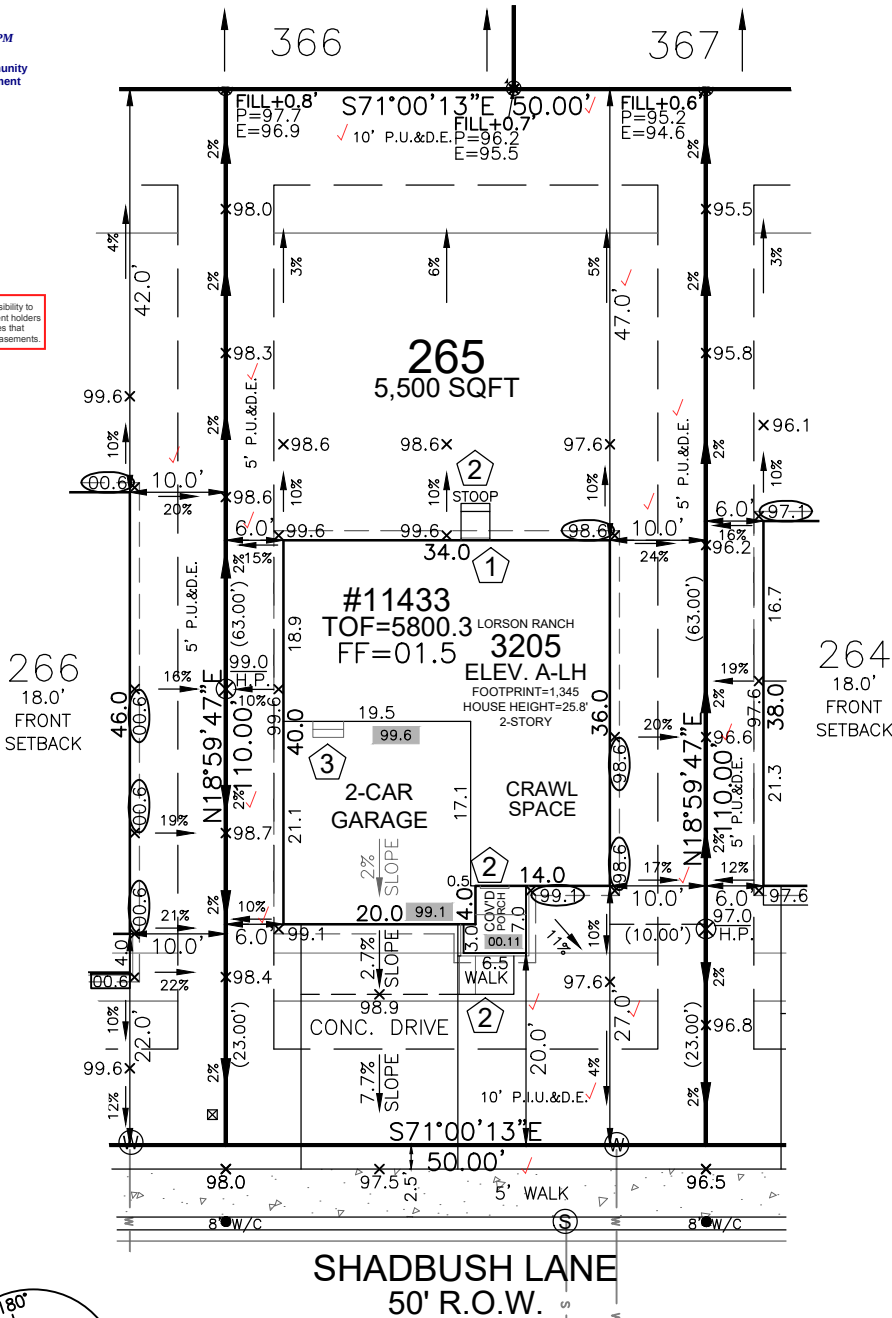


This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

APPROVED  
Plan Review  
08/26/2026 2:26:35 PM  
dsdmaes  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT CONSTITUTE THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAW AND/OR REGULATION.  
No warranty or endorsement is made  
by the Planning & Community Development  
Department for the use of any design or  
information contained herein. The user  
assumes all liability for any damage or  
loss resulting from the use of this  
information.

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: 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.

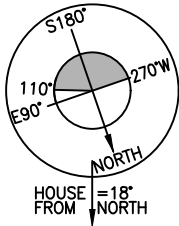
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 00.3
- GARAGE SLAB = 99.1
- GRADE BEAM = 18"  
(00.3 - 99.1 = 0.12 \* 12 = 14" + 4" = 18")
- \*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

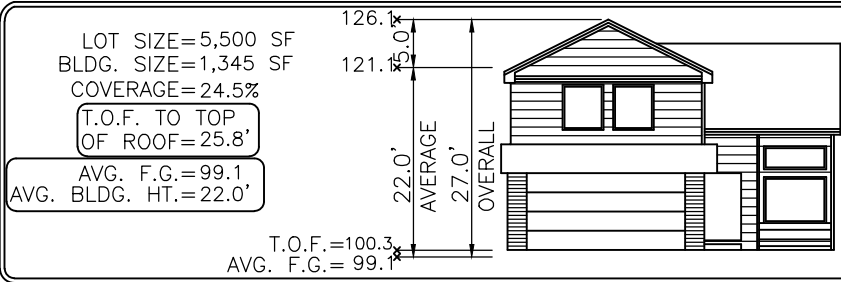
08/25/2026 2:01:44 PM

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 %



0 20 40  
SCALE: 1"=20'

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

MODEL OPTIONS: 3205-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 11433 SHADBUSH LANE

07.22.26 / LEFT / NAIL TO NAIL=60.00'  
Front 10': N=22221.4534 E=29112.8947  
Rear 10': N=22164.7211 E=29093.3642

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@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: 11433 SHADBUSH LN, COLORADO SPRINGS**

**Parcel: 5524208041**

**Plan Track #: 216280**

**Received: 25-Aug-2026 (BECKYA)**

## Description:

### RESIDENCE

Type of Unit:

|               |      |                   |
|---------------|------|-------------------|
| Garage        | 419  |                   |
| Lower Level 2 | 886  |                   |
| Main Level    | 909  |                   |
| Upper Level 1 | 1172 |                   |
|               | 3386 | Total Square Feet |

## Required PPRBD Departments (3)

### Enumeration

**APPROVED**

**BECKYA**

**8/25/2026 2:01:57 PM**

### Floodplain

**(N/A) RBD GIS**

### Construction

Released for Permit

**08/25/2026 3:14:47 PM**



## Required Outside Departments (2)

### County Zoning

**APPROVED**

**Plan Review**

**08/26/2026 2:27:52 PM**



### 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.**