

SFD26514
 PLAT-14880
 PUD



LOT 259 ✓

SCHEDULE NUMBER 5524208035 ✓

PLOT PLAN

APPROVED
 Plan Review

06/05/2026 9:14:53 AM
 dsd hills

EPC Planning & Community
 Development Department

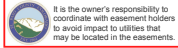


ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OBLIVATE THE NEED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE, OR LOCAL
 LAWS AND/OR REGULATION

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



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



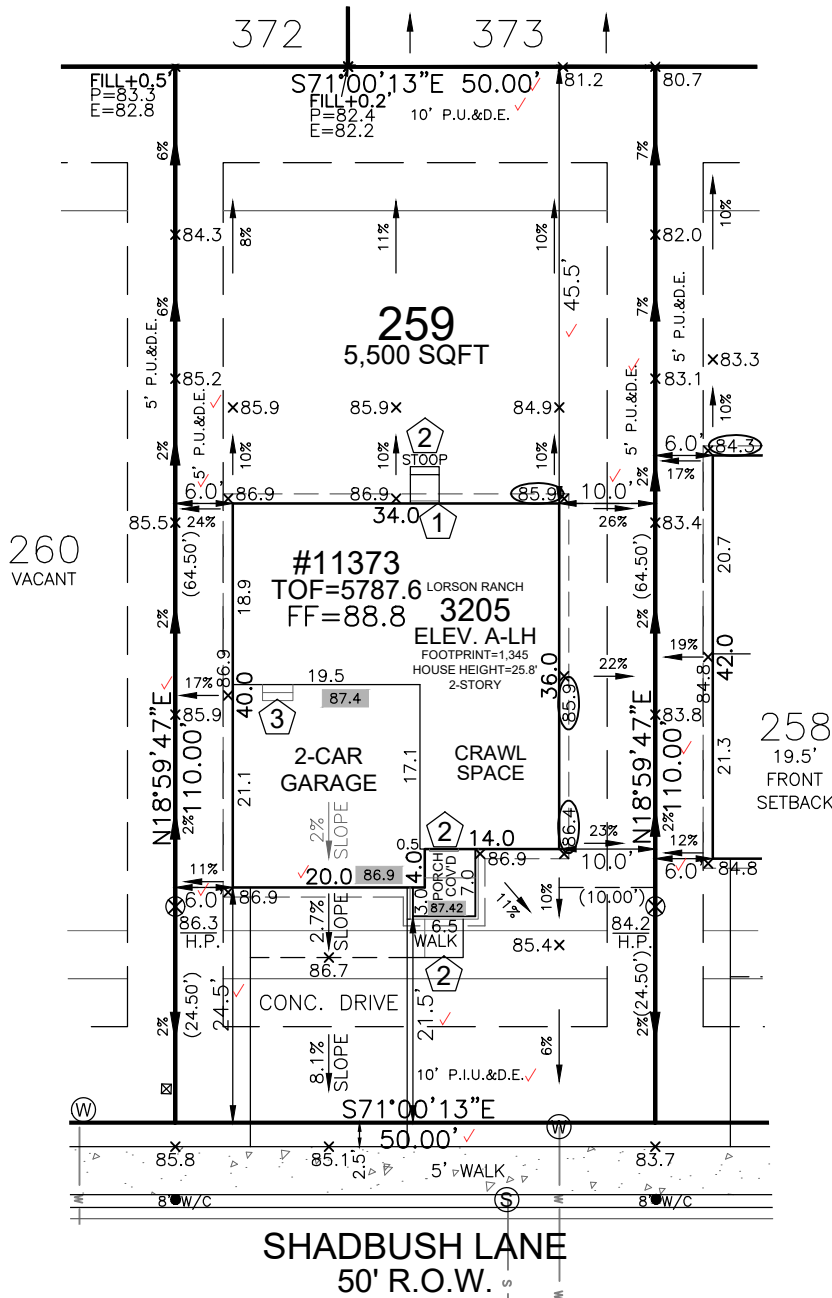
HAYLEY YOUNG, P.E.
 DATE: 05.22.26

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 = 87.6
- GARAGE SLAB = 86.9
- GRADE BEAM = 12"
- (87.6 - 86.9 = 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

FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 1,000 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 327 SF
 COVERAGE=32.7 %

Released for Permit
 06/04/2026 12:55:40 PM
 REGIONAL Building Department
 amy
 ENUMERATION

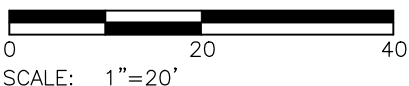
LOT SIZE=5,500 SF ✓
 BLDG. SIZE=1,345 SF ✓
 COVERAGE=24.5% ✓

T.O.F. TO TOP OF ROOF=25.8'
 AVG. F.G.=86.5
 AVG. BLDG. HT.=21.9' ✓

T.O.F.=87.6
 AVG. F.G.=86.5

113.4x
 108.4x
 21.9'
 AVERAGE
 26.9'
 OVERALL

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 ✓

05.22.26 / LEFT / NAIL TO NAIL=60.00'
 Front 10': N=22317.6876 E=28828.7447
 Rear 10': N=22260.9553 E=28809.2142

ADDRESS: 11373 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@bjsurveying.net

SITE



2023 PPRBC
2021 IECC Amended

Address: 11373 SHADBUSH LN, COLORADO SPRINGS

Parcel: 5524208035

Plan Track #: 213916 

Received: 04-Jun-2026 (AMY)

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

AMY

6/4/2026 12:56:33 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

06/04/2026 1:26:15 PM

REGIONAL Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/05/2026 9:16:27 AM

dshills

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.