

SFD26513  
 PLAT-14880  
 PUD



LOT 257 ✓

SCHEDULE NUMBER 5524208033 ✓

PLOT PLAN

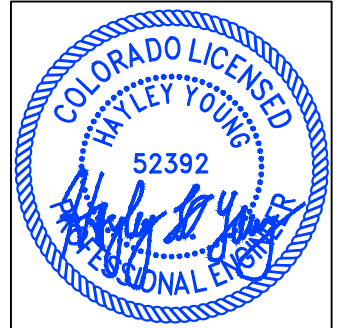
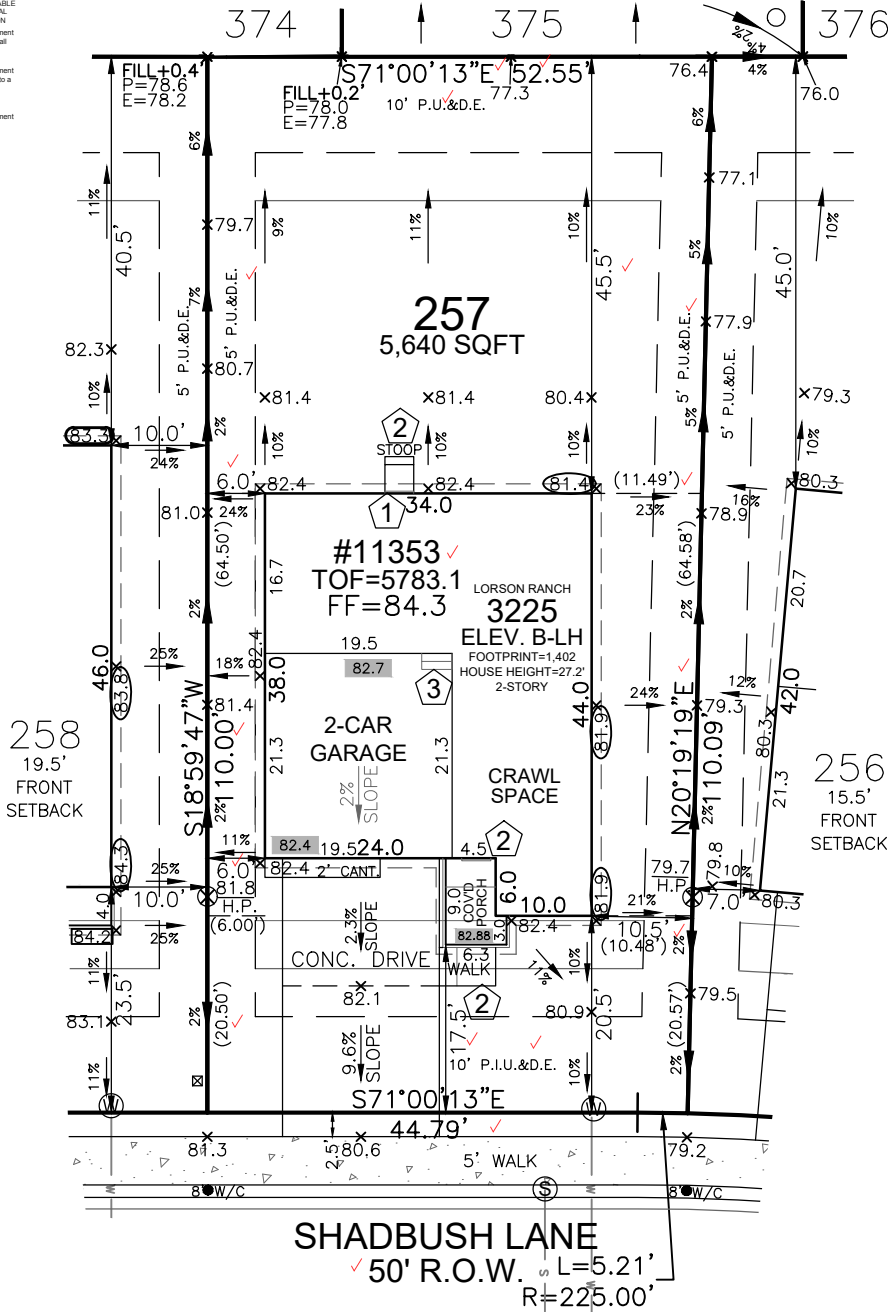
APPROVED  
 Plan Review

06/04/2026 3:34:11 PM  
 dsdhill

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 OBVIATE 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: 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.

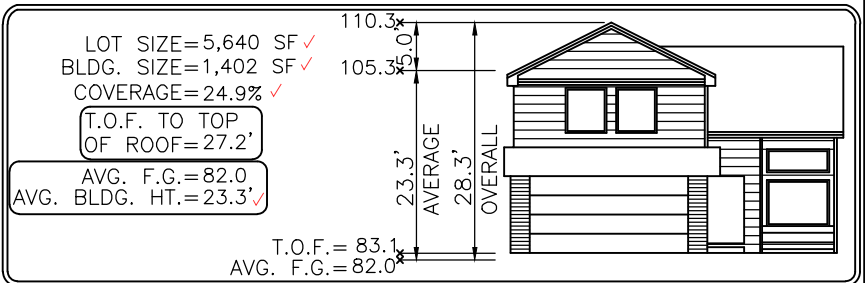
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 83.1
- GARAGE SLAB = 82.4
- GRADE BEAM = 12" (83.1 - 82.4 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

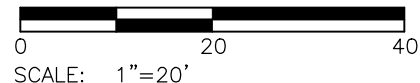
LEGEND

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= 1,006 SF  
 DRIVE COVERAGE IN FRONT SETBACK= 327 SF  
 COVERAGE=32.5 %



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



Released for Permit  
 06/04/2026 12:51:27 PM  
 REGIONAL Building Department  
 amy  
 ENUMERATION

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

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1 ✓

COUNTY: EL PASO

05.22.26 / LEFT / NAIL TO NAIL=64.00'  
 Front 10': N=22354.0206 E=28735.4928  
 Rear 10': N=22293.5061 E=28714.6603

ADDRESS: 11353 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



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 Centennial, CO 80112 USA  
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 Fax: (303) 850-0711  
 E-mail: info@bjsurveying.net

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 11353 SHADBUSH LN, COLORADO SPRINGS

Parcel: 5524208033

Plan Track #: 213914 

Received: 04-Jun-2026 (AMY)

## 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**

**AMY**

**6/4/2026 12:51:48 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**06/04/2026 1:24:34 PM**

**REGIONAL Building Department**

**brianb**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/04/2026 3:47:38 PM**

**dsdhills**

**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.