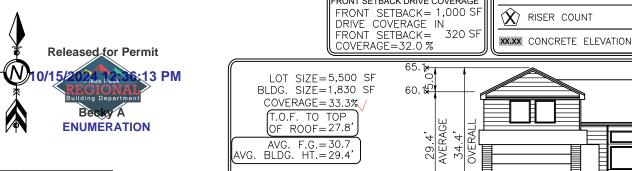
(XX") CONCRETE RONT SETBACK DRIVE COVERAGE XX RISER COUNT



MODEL OPTIONS: 1981-A/CRAFTSMAN/2-CAR/GARDEN BSMT/8' BSMT

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 6784 PEARSOLL STREET

MINIMUM SETBACKS: SIDE: 5

FRONT: 15' GARAGE: 20' REAR: 10' CORNER: 10 DRAWN BY: MH

Surveyin**g**, Inc.

DATE: 09.19.24

T.O.F. = 37.3 AVG. F.G. = 30.7

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

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

6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net

EASEMENTS OF RECORD.
PLOT PLAN MUST BE APPROVED BY BUILDER
PRIOR TO ORDERING STAKEOUT.
LOT CORNER ELEVATION CHECK: 11.29.23

SITE



2023 PPRBC 2021 IECC Amended

Parcel: 5524118003

Address: 6784 PEARSOLL ST, COLORADO SPRINGS

Description:

RESIDENCE

Type of Unit:

Garage	462	
Lower Level 2	1817	
Main Level	1200	
Upper Level 1	781	
	4260	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

10/15/2024 12:36:25 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

10/16/2024 2:10:32 PM dsdmaes

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.