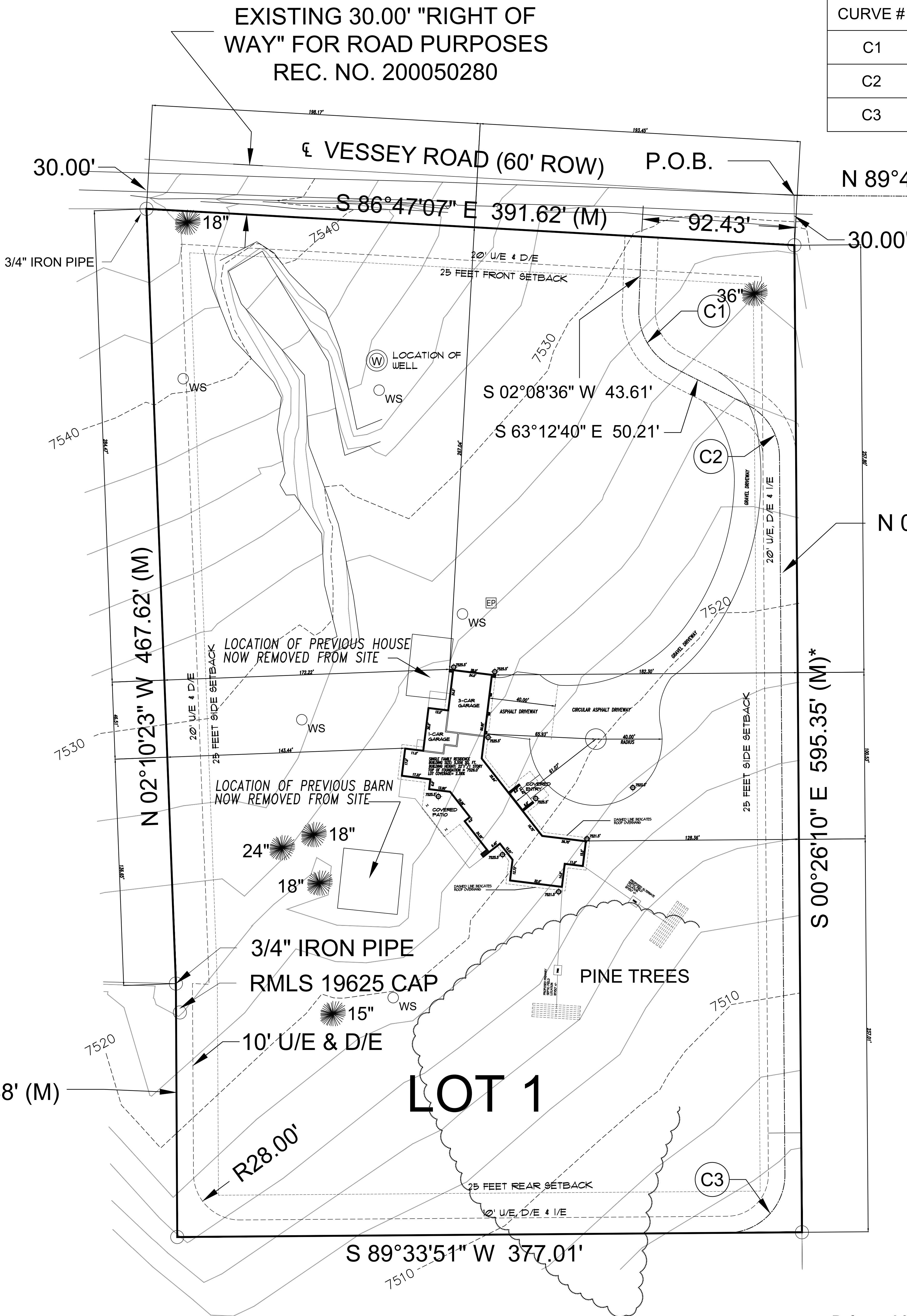


VICINITY MAP
(NOT TO SCALE)



CENTERLINE CURVE DATA						
CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT	BEARING
C1	38.00	43.34	41.03	65°21'17"	24.37	S 30°32'02" E
C2	35.00	38.35	36.46	62°46'31"	21.35	N 31°49'25" W
C3	35.00	54.98	49.50	90°00'00"	35.00	N 44°33'51" E

SFD25132

APPROVED
BESQCP
02/11/2025 10:27:28 AM
duyoung
EPC Planning & Community
Development Department

APPROVED
Plan Review
02/11/2025 10:27:38 AM
duyoung
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.
Division of Muckage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

AREA CALCULATIONS

MAIN LEVEL LIVING SPACE= 3,660 SF
GARAGE AND STORAGE= 1,263 SF
TOTAL HOUSE AREA= 4,923 SF
COVERED BACK PATIO= 633 SF
COVERED PORCH= 113 SF
UNCOVERED PATIO= 422 SF

LOT COVERAGE

HOUSE FOOTPRINT INCL COVERED PATIO: 5,556 SF
LOT AREA: - 232,098 SF

ZERO ENTRY FOUNDATION (SLAB ON GRADE)
T.O.F.=7526'
ZONE: RR-5
SCHEDULE # 5206-00-8001

PLAT 15220

TOTAL STRUCTURE SIZE: 9,365 SQ. FT.
LOT SIZE: 109,336 SQ. FT. (5.33 ACRES)
LOT COVERAGE: 8.5%

--- EXISTING 10' CONTOUR
--- EXISTING 2' CONTOUR

Released for Permit
02/11/2025 03:55 AM
REGIONAL
Building Department
Becky A
ENUMERATION



SITE PLAN
SCALE 1"=30'

NOTES:

- Building materials will be stored on the driveway during construction.
- The site will be fenced during construction to protect the existing vegetation with 4 foot tall fencing and appropriate fencing or hay bales will be provided for erosion control.
- Existing contours will not be disturbed except within the construction area.

ADDRESS:
6385 VESSEY ROAD, 80908

LEGAL DISCRIPTION:
LOT 1 IVILO SUBDIVISION,
COUNTY OF EL PASO, STATE OF COLORADO

OWNER: EWA AND PAWEL POSORSKI
6385 VESSEY ROAD
COLORADO SPRINGS, CO 80908

APPLICANT: ALLIANCE BUILDERS
P.O. Box 25217
Colorado Springs, CO, 80936
(719) 203-4431

P.O. Box 25217
Colorado Springs, CO, 80936

Alliance
BUILDERS INC

SITE PLAN

POSORSKI
RESIDENCE

REVISION:

DATE:

02-10-2025

SHEET

1

OF

1

6385 VESSEY ROAD

RESIDENTIAL



2023 PPRBC
2021 IECC

Address: 6385 VESSEY RD, COLORADO SPRINGS

Parcel: 5206008001

Plan Track #: 197893

Received: 21-Jan-2025 (BRIANNAM)

Description:

RESIDENCE

Contractor: ALLIANCE HOMES, LLC

Type of Unit:

Garage	1266	
Main Level	3652	
	4918	Total Square Feet

Required PPRBD Departments (6)

Enumeration

Released for Permit

02/11/2025 8:04:53 AM



Floodplain

(N/A) RBD GIS

Construction

Released for Permit

01/23/2025 1:36:00 AM



Electrical

Released for Permit

01/24/2025 2:24:35 PM



Mechanical

Released for Permit

01/27/2025 11:17:34 AM



Plumbing

Released for Permit

01/23/2025 1:12:38 PM



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.

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review

02/11/2025 10:55:04 AM
dsdyounger

EPC Planning & Community
Development Department

EPC Health Dept

N/A

02/10/2025 8:15:03 AM

El Paso County, CO
heatemple

Public Health
Health Department