



LOT 49

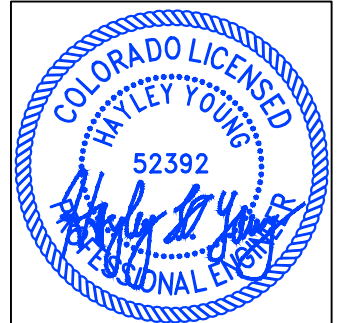
SCHEDULE NUMBER 5524118004

REVISIONS:

10.15.24 - PER VIEW HOMES ADDED TAX SCHEDULE NUMBER - MH

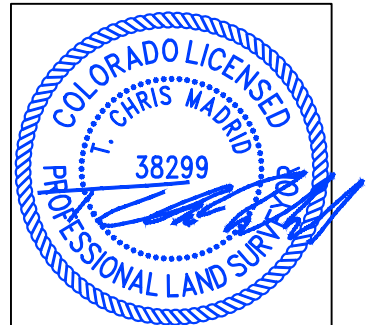
FILE - SFD24982  
ZONING - PUD  
PLAT - 15216  
AREA - 6600 SQ FT

PLOT PLAN



HAYLEY YOUNG, P.E.  
DATE: 10.15.24

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



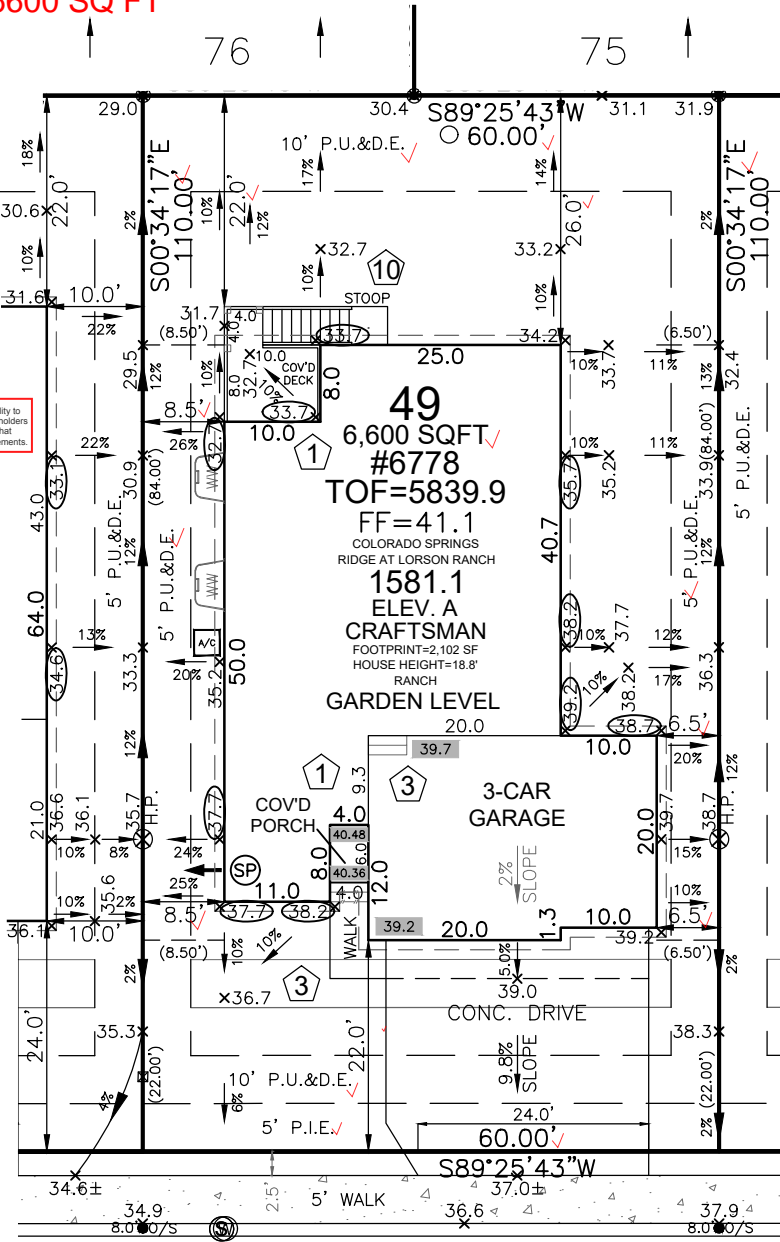
T. CHRIS MADRID, P.L.S.  
DATE: 10.15.24

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

APPROVED Plan Review  
10/17/2024 11:33:43 AM  
(4/minutes)  
EPC Planning & Community Development Department

APPROVED BECCP  
10/17/2024 11:33:45 AM  
(4/minutes)  
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.



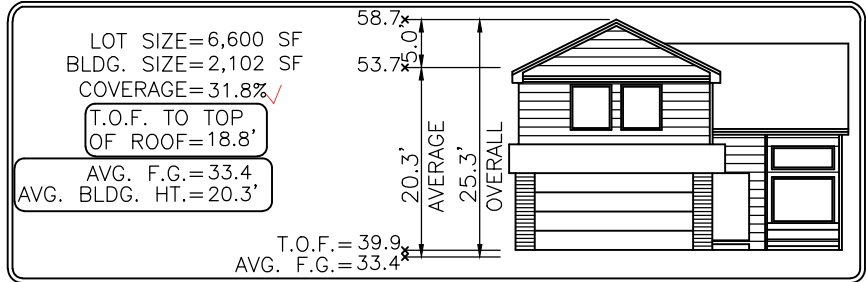
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 39.9
- GARAGE SLAB = 39.2
- GRADE BEAM = 12"  
(39.9 - 39.2 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE

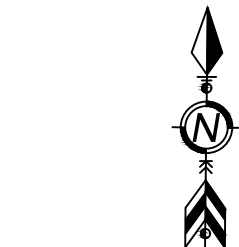
LEGEND

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

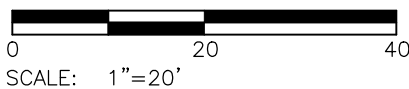
FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,200 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 544 SF  
COVERAGE=45.3 %



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



Released for Permit  
10/15/2024 12:37:07 PM  
Becky A  
ENUMERATION



MODEL OPTIONS: 1581.1-A/CRAFTSMAN/3-CAR/GARDEN BSMT/8' BSMT

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 6778 PEARSOLL STREET

MINIMUM SETBACKS:

FRONT: 15' SIDE: 5'  
GARAGE: 20'  
REAR: 10'  
CORNER: 10'

DRAWN BY: MH

DATE: 09.19.24



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Centennial, CO 80112 USA  
Phone: (303) 850-0559  
Fax: (303) 850-0711  
E-mail: info@bjsurveying.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: 11.29.23

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5524118004

Address: 6778 PEARSOLL ST, COLORADO SPRINGS

Plan Track #: 195180 

Received: 15-Oct-2024 (BECKYA)

## Description:

### RESIDENCE


Type of Unit:

Garage	615	
Lower Level 2	2545	
Main Level	1581	
	4741	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BECKYA</b>  <b>10/15/2024 12:37:20 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u> <i>10/17/2024 10:24:25 AM</i>  <b>EPC Planning &amp; Community Development Department</b>
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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.