

SFD26634
PUD
PLAT - 15216



LOT 56

SCHEDULE NUMBER 5524118011

ASQ 262

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

PLOT PLAN

APPROVED
Plan Review

07/02/2026 8:48:57 AM
dsdmas

EPC Planning & Community
Development Department

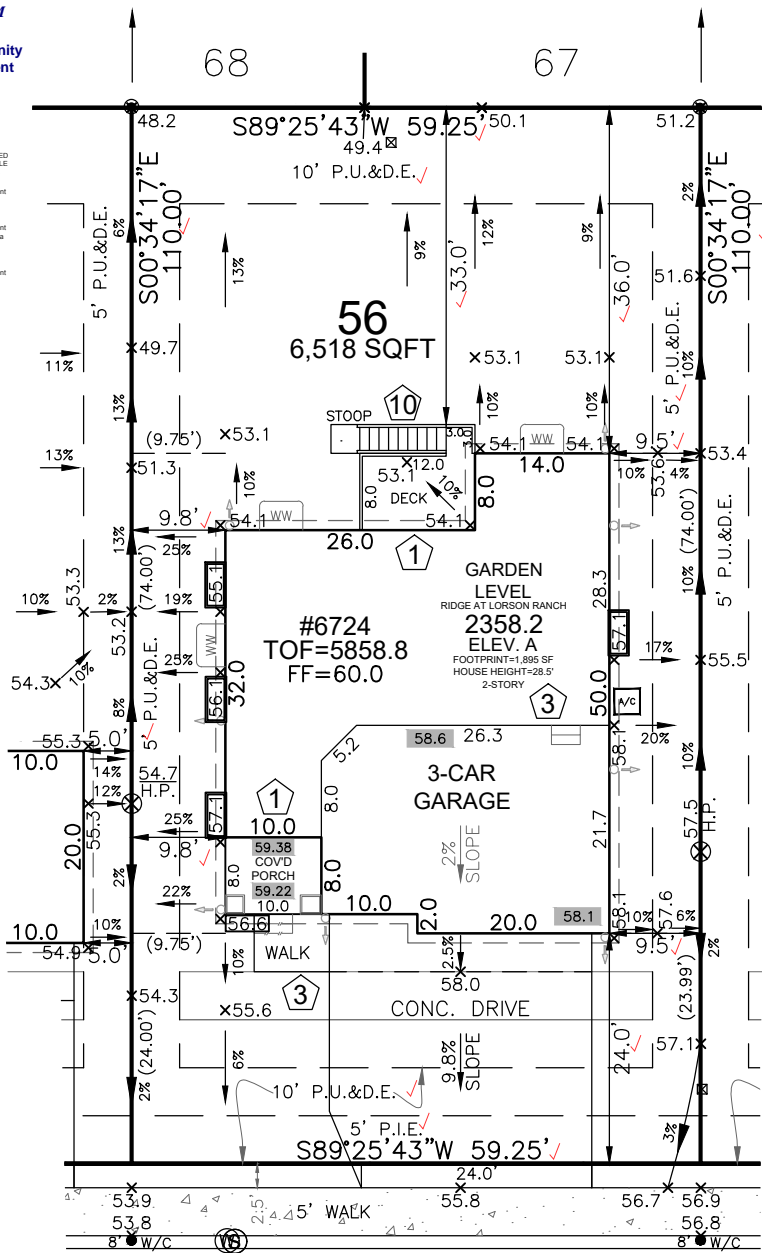
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT IMPLICATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plat. An access permit must be granted 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.



HAYLEY YOUNG, P.E.
DATE: 06.23.26
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: 06.23.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



PEARSOLL STREET
50' R.O.W.

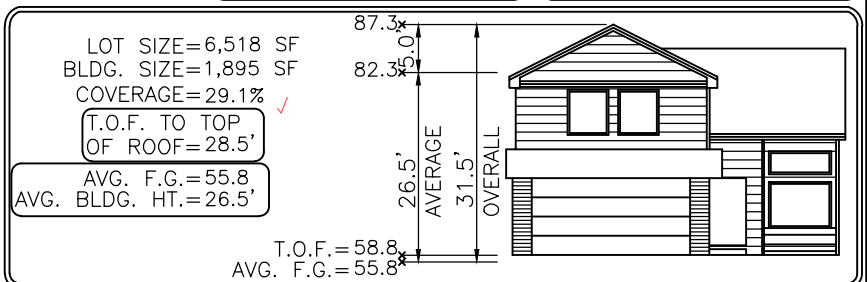
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 58.8
- GARAGE SLAB = 58.1
- GRADE BEAM = 12" (58.8 - 58.1 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE AT PORCH 26"
- STEP FOUNDATION AT LOCATIONS INDICATED

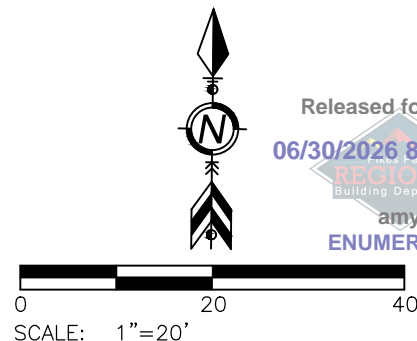
LEGEND

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= 1,185 SF
DRIVE COVERAGE IN FRONT SETBACK= 541 SF
COVERAGE=45.6 %



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



MODEL OPTIONS: 2358.2-A/CRAFTSMAN/3-CAR/GARDEN LEVEL/8' WALLS

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

06.23.26 / RIGHT / NAIL TO NAIL=80.00'
Front 15': N=21641.2339 E=31038.2447
Rear 15': N=21721.2300 E=31037.4470

ADDRESS: 6724 PEARSOLL STREET

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

MINIMUM SETBACKS:

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

DRAWN BY: DEV

DATE: 06.23.26



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: 6724 PEARSOLL ST, COLORADO SPRINGS

Parcel: 5524118011

Plan Track #: 214786 

Received: 30-Jun-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	837	
Lower Level 2	950	
Main Level	1040	
Upper Level 1	1318	
	4145	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

6/30/2026 8:38:01 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

06/30/2026 1:42:06 PM

justin!

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/02/2026 8:52:06 AM

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.