

Released for Permit

06/17/2025 2:06:38 PM



DESERT ASPEN HORIZON VIEW HOMES

LOT 53

SCHEDULE NUMBER 5524118008

SFD25596
PLAT 15216
PUD

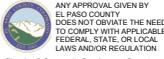
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

PLOT PLAN

APPROVED
Plan Review

06/17/2025 4:09:15 PM
dsdrangel

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN 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.

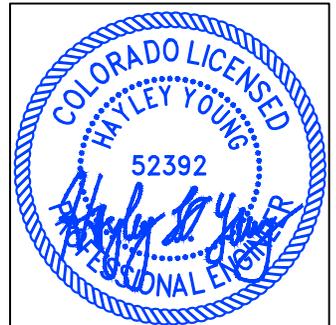
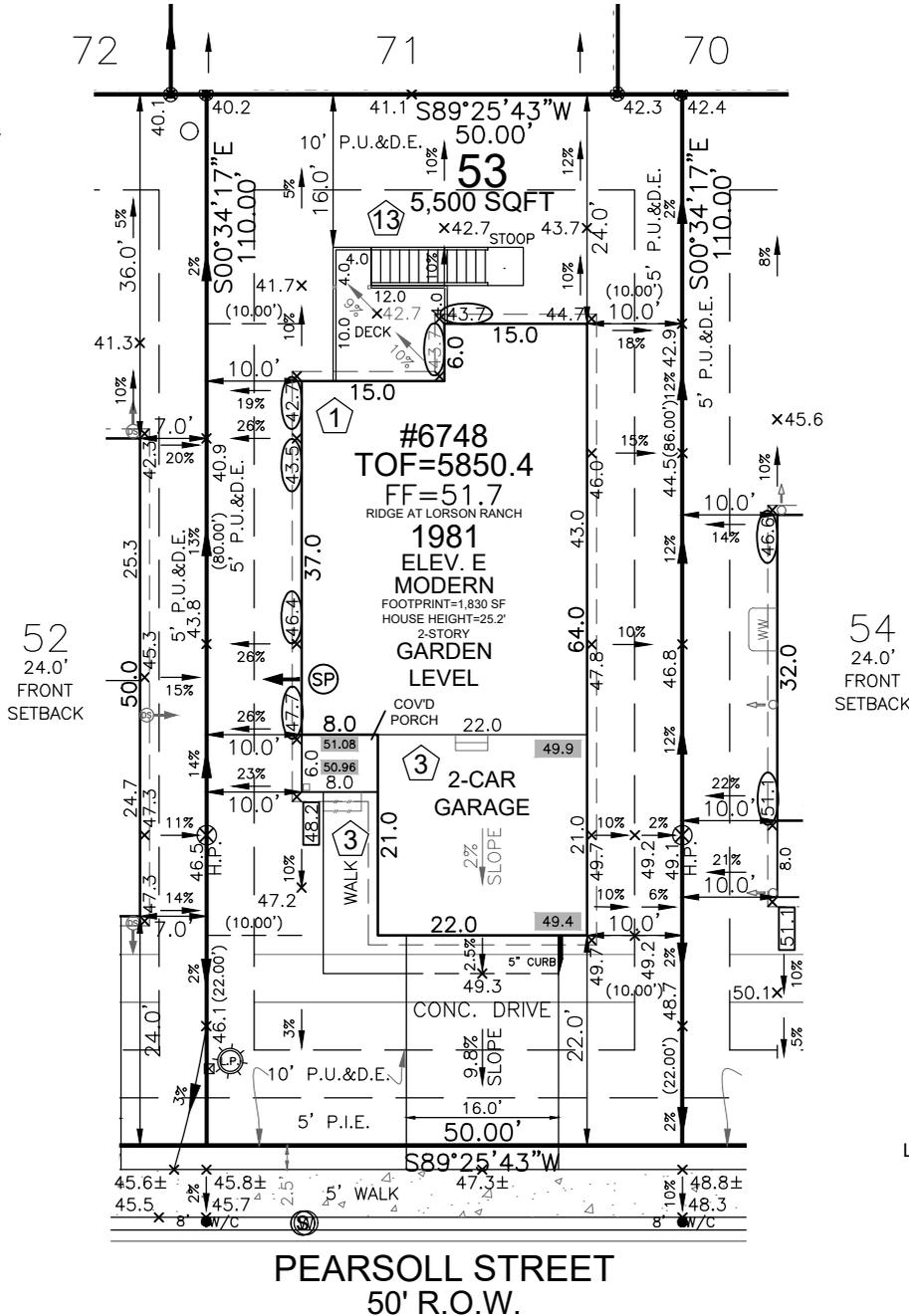
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

APPROVED
BESQCP

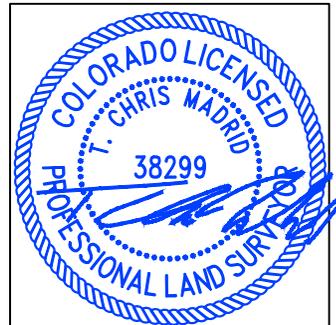
06/17/2025 4:09:54 PM
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EPC Planning & Community
Development Department



HAYLEY YOUNG, P.E.
DATE: 06.12.25

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: 06.12.25

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:

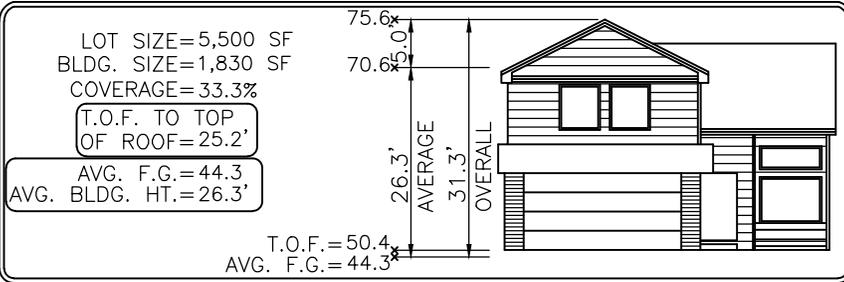
- TOF = 50.4
- GARAGE SLAB = 49.4
- GRADE BEAM = 16"
(50.4 - 49.4 = 01.0 * 12 = 12" + 4" = 16")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 26"
- POUR 5" CURB ALONG SIDE OF DRIVE TO PROVIDE POSITIVE DRAINAGE

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

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,000 SF
DRIVE COVERAGE IN
FRONT SETBACK= 320 SF
COVERAGE=32.0 %



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

MODEL OPTIONS: 1981-E/MODERN/2-CAR/GARDEN LEVEL/8' BSMT

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

06.12.25 / RIGHT / NAIL TO NAIL=94.00'
Front 15': N=21637.5415 E=30868.5197
Rear 15': N=21731.5368 E=30867.5825

ADDRESS: 6748 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: MH

DATE: 06.12.25



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: 6748 PEARSOLL ST, COLORADO SPRINGS

Parcel: 5524118008

Plan Track #: 202807 

Received: 17-Jun-2025 (BRENT)

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

BRENT

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Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/17/2025 4:10:44 PM

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**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.