

SFD25596
PLAT 15216
PUD

APPROVED
Plan Review

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

EPC Planning & Community
Development Department

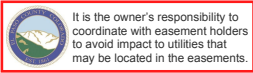


ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OVIATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION
Planning & Community Development Department
approval is contingent upon compliance with all
applicable rules on the recorded plat.
An access permit must be granted by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

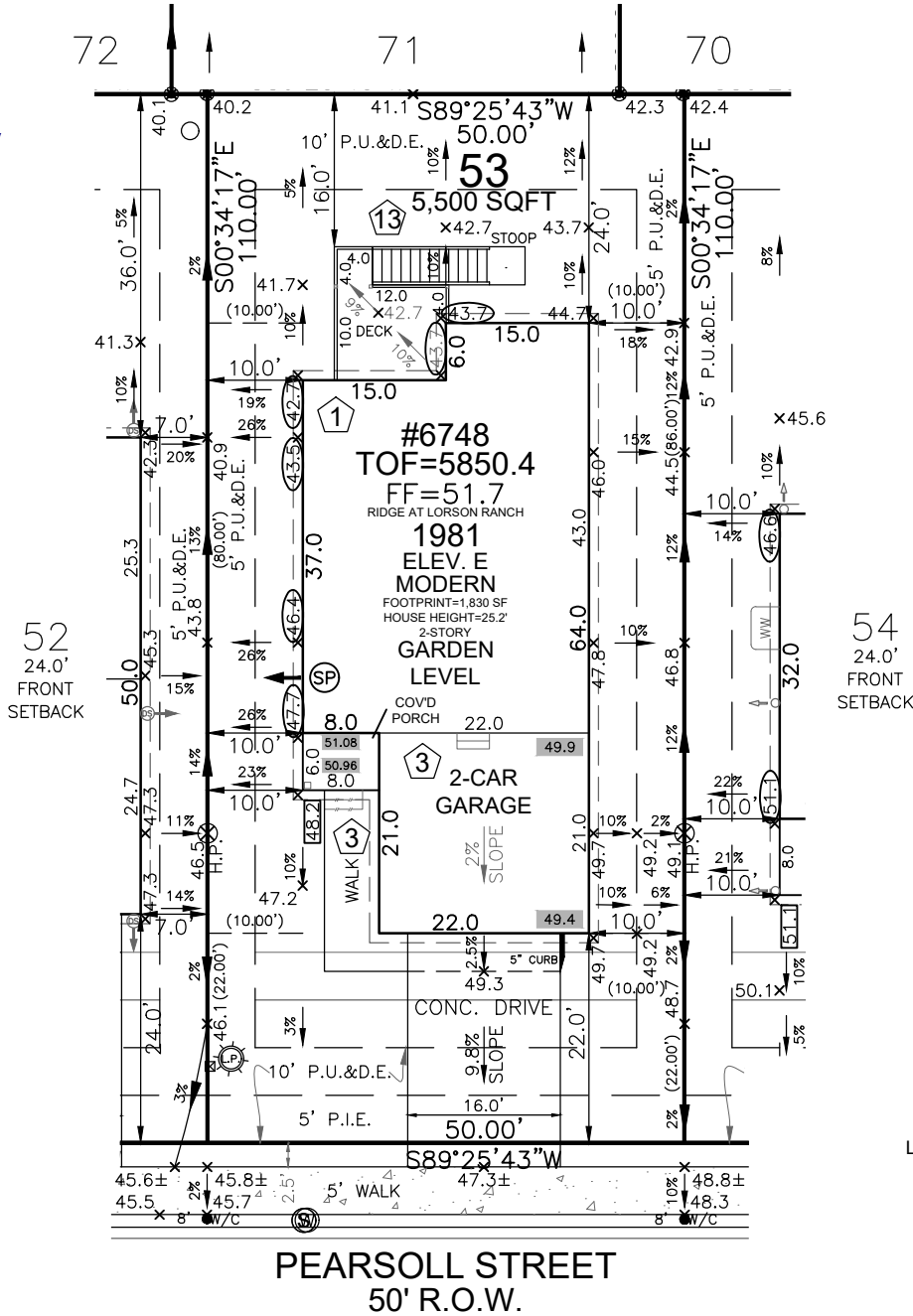
APPROVED
BESQCP

06/17/2025 4:09:54 PM
dsdrangel

EPC Planning & Community
Development Department

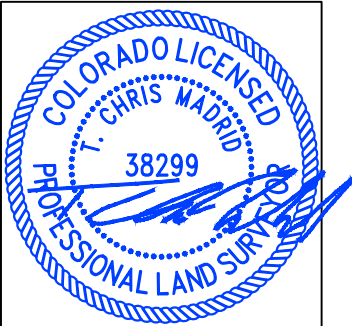


PLOT PLAN



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:

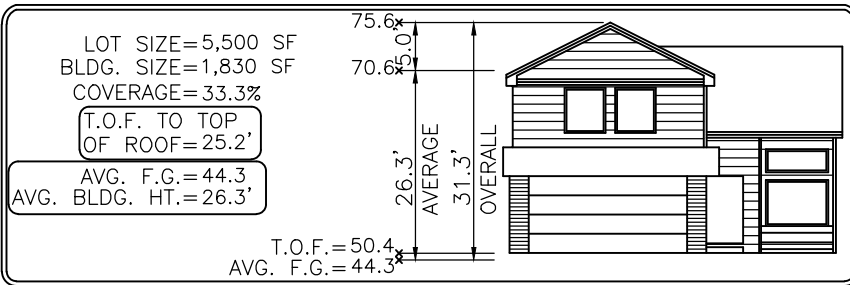
- TOF = 50.4
- GARAGE SLAB = 49.4
- GRADE BEAM = 16"
(50.4 - 49.4 = 01.0 * 12 = 12" + 4" = 16")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 26"
- POUR 5" CURB ALONG SIDE OF DRIVE
TO PROVIDE POSITIVE DRAINAGE

LEGEND

LOWERED FINISH GRADE:

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX.X) 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 PEARSON STREET

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@bjsurvey.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

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	Floodplain
APPROVED BRENT 6/17/2025 2:06:51 PM	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning APPROVED Plan Review 06/17/2025 4:10:44 PM dsdrangel EPC Planning & Community Development Department
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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.