



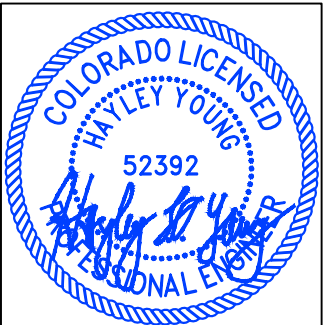
LOT 39

REVISIONS:

01.17.24 - CHANGE TO FULL BASEMENT. KP
02.06.24 - REVISED GRADING PER TRALON HOMES - MH

FILE - SFD24313
ZONING - PUD
PLAT - 0
AREA - 3825 SQ FT

PLOT PLAN



HAYLEY YOUNG, P.E.
DATE: 02.08.24
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



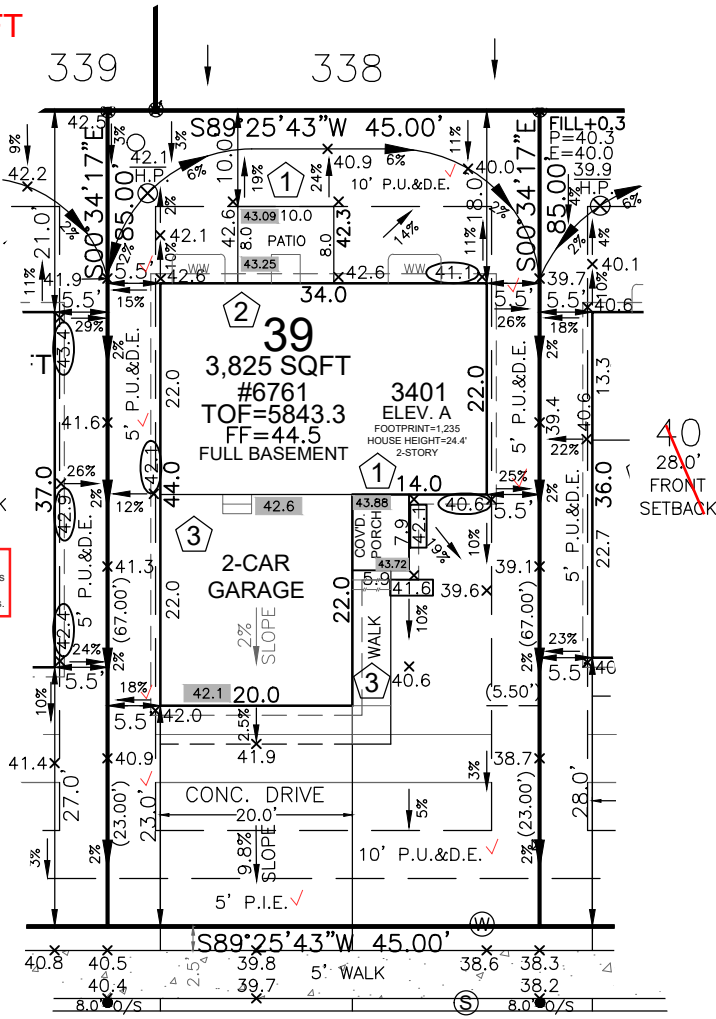
T. CHRIS MADRID, P.L.S.
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APPROVED
Plan Review
04/02/2024 3:37:44 PM
ddmaes
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT REMOVE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION.
Planning & Community Development Department
approvals are contingent upon compliance with all
applicable rules on the recorded plat.
Any action required must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway into a
county road.
Division of backlogs of any drainage way
is not provided without approval of the
Planning & Community Development Department

APPROVED
BESQCP
04/02/2024 3:38:03 PM
ddmaes
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.



PEARSOLL STREET
50' R.O.W.

Master parcel: 55000-00-502

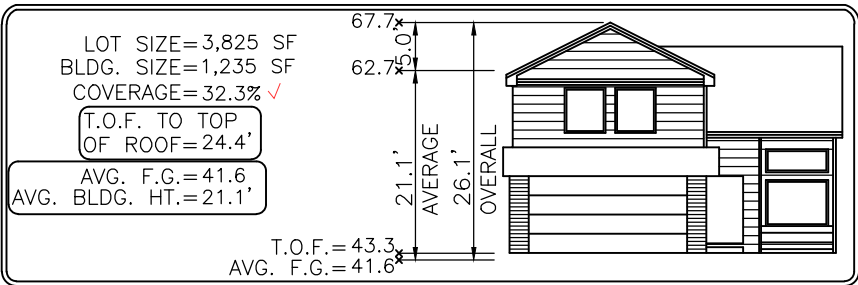
SITE SPECIFIC PLOT PLAN NOTES:

TOF = 43.3
GARAGE SLAB = 42.1
GRADE BEAM = 18"
(43.3 - 42.1 = 01.2 * 12 = 14" + 4" = 18")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
LOWERED FINISH GRADE AT PORCH 20"
LOWERED FINISH GRADE AT PATIO
CUT/FILL AT LOCATIONS SHOWN FOR
ADEQUATE DRAINAGE

LEGEND

LOWERED FINISH GRADE:

- XX.X HOUSE
- XX.X PORCH
- XX.X GARAGE/CRAWL SPACE
- XX.X FOUNDATION STEP
- XX.X CONCRETE
- XX.X RISER COUNT
- XX.XX CONCRETE ELEVATION



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

Released for Permit
04/02/2024 6:17:16 AM
REGIONAL
ENUMERATION

0 20 40
SCALE: 1"=20'

MODEL OPTIONS: 3401-A/2-CAR/FULL BSMT/8' WALLS/PATIO

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 6761 PEARSOLL STREET

MINIMUM SETBACKS:

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

DRAWN BY: KP

DATE: 01.15.24



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: 01.09.24



March 14, 2024

Tralon Homes
Nichole McGraw
212 N Wahsatch Ave, # 201
Colorado Springs, CO 80903

RE: Utility Encroachment

To Whom It May Concern:

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Location: Ridge at Lorson Ranch, Filing 1, Lots 28-34 and Lots 36-42

Description: Tralon Homes is requesting permission from MVEA for the encroachment of home designs where the roof eaves will encroach on the platted side lot line utility easements.

MVEA has no objection to this encroachment for a portion of side lot line utility easement.

This area is within MVEA's certificated service area. MVEA will serve this area according to our Line Extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under MVEA's Line Extension Policy. Information concerning these requirements can be obtained by contacting the Engineering Department.

MVEA has existing facilities near and within this parcel of land. If there is any damage, removal, or relocation of facilities it will be at the expense of the applicant.

If additional information is required, please contact me at (719) 494-2636. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

Gina Perry

Gina Perry
Right-of-Way Specialist

This Association is an equal opportunity provider and employer.



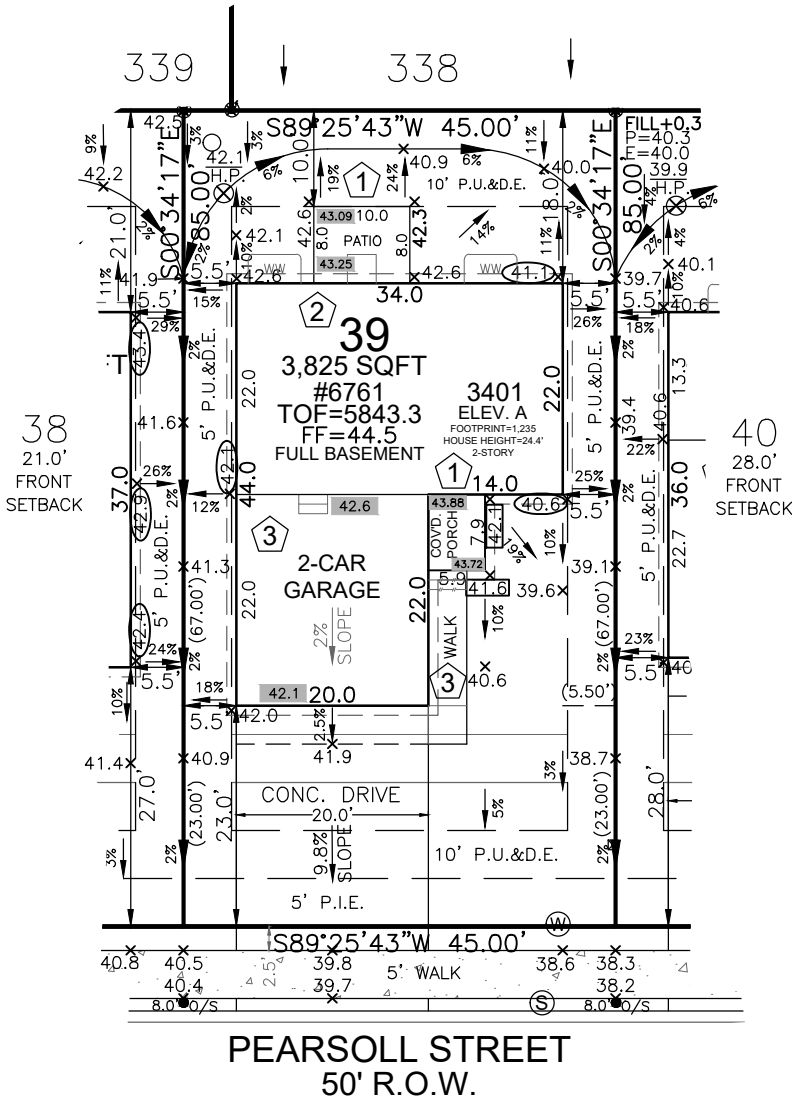
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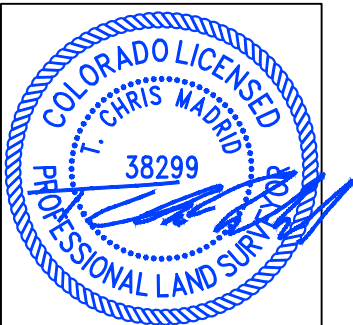
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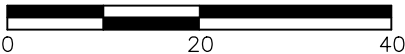
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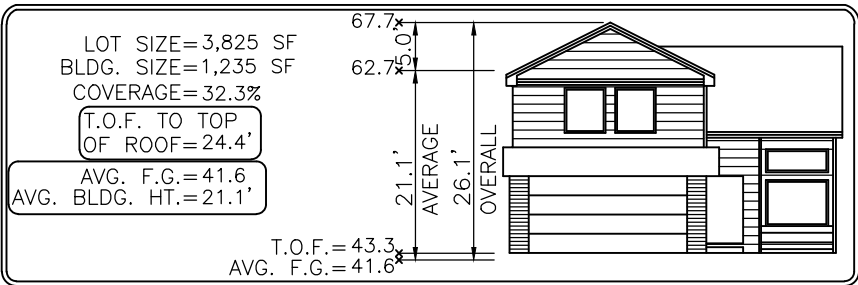
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SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5500000502

Address: 6761 PEARSOLL ST, COLORADO SPRINGS

Plan Track #: 187990  **Received: 02-Apr-2024 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	621	
Lower Level 2	748	
Main Level	748	
Upper Level 1	695	
	2812	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED AMY 4/2/2024 6:18:10 AM	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED Plan Review <i>04/02/2024 3:30:26 PM</i> <i>dsdmaes</i> 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.