

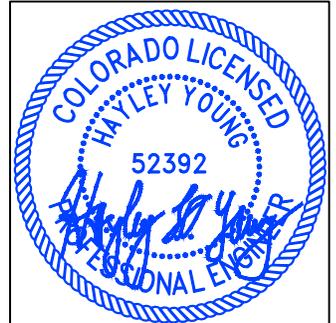


LOT 39

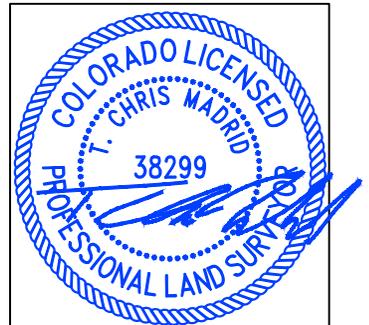
REVISIONS:
01.17.24 - CHANGE TO FULL BASEMENT. KP
02.06.24 - REVISED GRADING PER TRALON HOMES - MH

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.



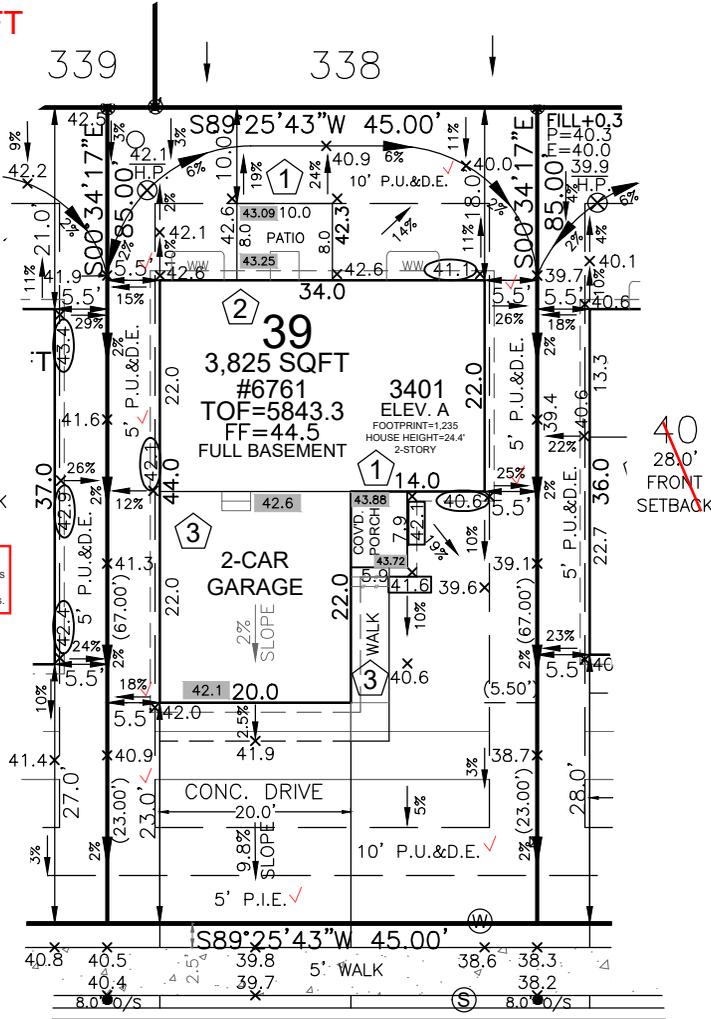
T. CHRIS MADRID, P.L.S.
 DATE: 02.08.24
 I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

APPROVED
Plan Review
 04/02/2024 3:27:44 PM
 dsdmas
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT WAIVE THE NEED TO COMPLY WITH FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION.
 Planning & Community Development Department approvals compare with all applicable rules on the recorded plat.
 All zoning special rules that apply to the Planning & Community Development Department shall be established in a separate rule book.
 Division of Building & Safety may be provided official approval of the Planning & Community Development Department.

APPROVED
BESQCP
 04/02/2024 3:28:03 PM
 dsdmas
 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

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 900 SF
DRIVE COVERAGE IN
FRONT SETBACK= 400 SF
COVERAGE=44.4 %

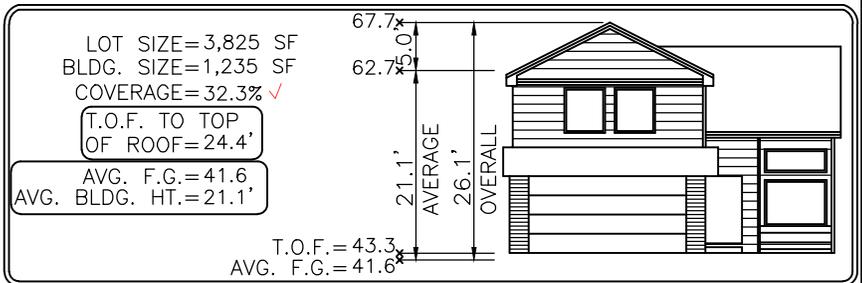
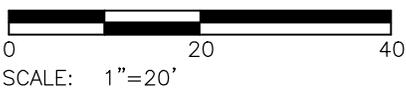
SITE SPECIFIC PLOT PLAN NOTES:

- 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)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION

Released for Permit
 04/02/2024 6:17:16 AM
 REGIONAL
 Survey Professional
 2897
 ENUMERATION



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

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

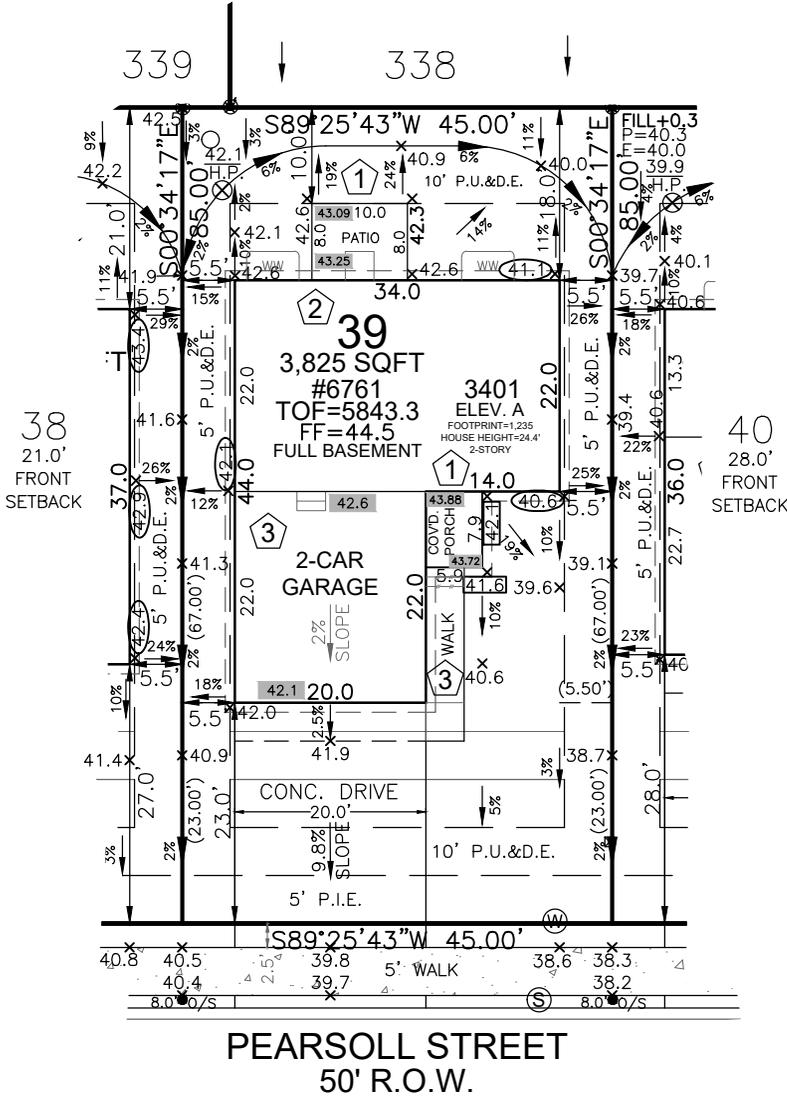
This Association is an equal opportunity provider and employer.



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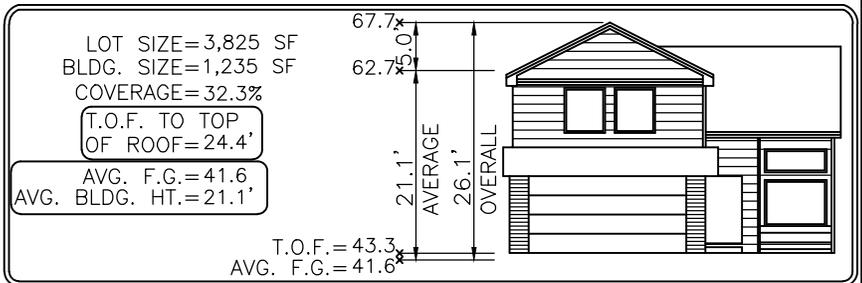
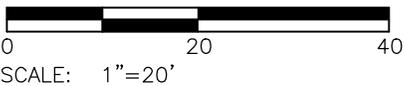
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SITE



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

Required Outside Departments (1)

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