

LOT 43



PLOT PLAN

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

SFD24360

APPROVED
BESQCP

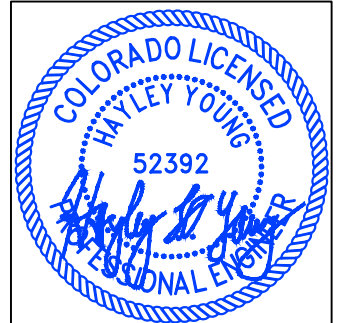
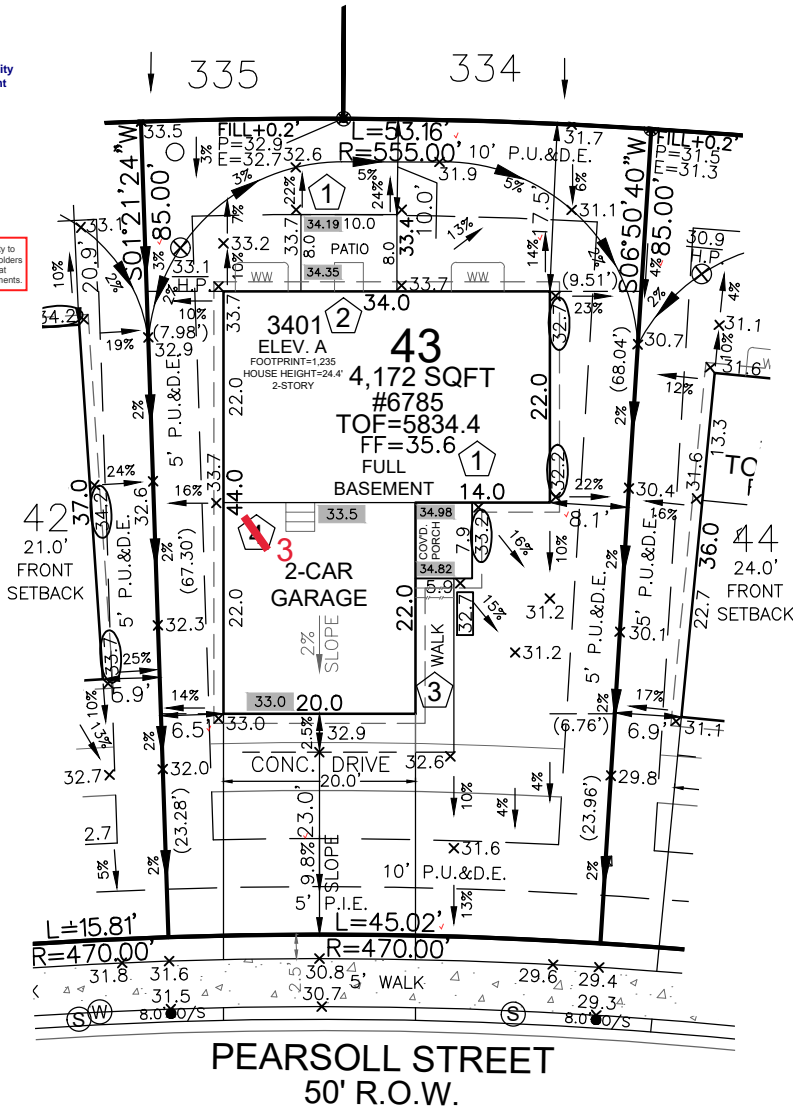
04/16/2024 4:15:57 PM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review

04/16/2024 4:16:03 PM
dsdyounger
EPC Planning & Community
Development Department

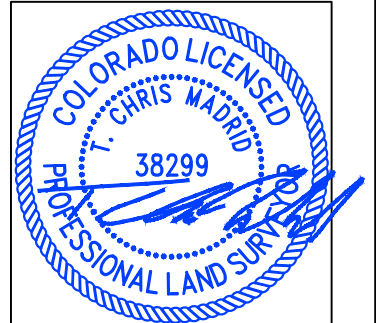
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT IMPLY 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 codes on the recorded date. 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 Stochastic of any drainage way is not permitted without approval of the Planning & Community Development Department.



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.

Master parcel: 55000-00-502

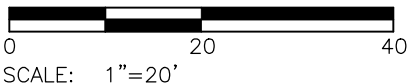
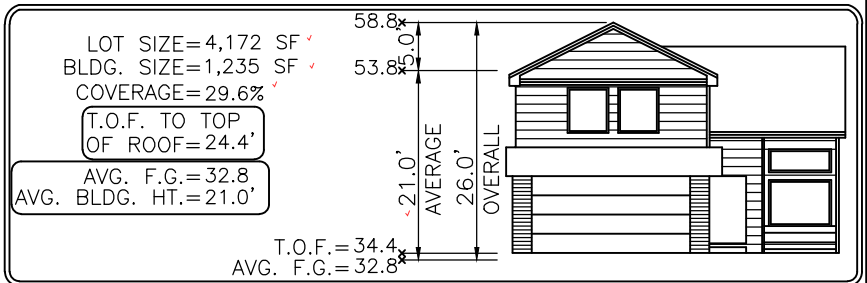
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 34.4
- GARAGE SLAB = 33.0
- GRADE BEAM = 21" (34.4 - 33.0 = 01.4 * 12 = 17" + 4" = 21")
- *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
04/16/2024 4:43 PM
Becky A
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 PUD PLAT 15216

ADDRESS: 6785 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@bjsurveying.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

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5500000502

Address: 6785 PEARSOLL ST, COLORADO SPRINGS

Plan Track #: 188576  Received: 16-Apr-2024 (BECKYA)

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 BECKYA 4/16/2024 2:44:17 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>04/16/2024 4:17:31 PM</i> <i>dsdyounger</i> 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.