



LOT 37

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

FILE - SFD24311
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 10:20:43 AM
 dsdmas
 EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLATE THE NEED TO OBLAIN WRITING FROM THE FEDERAL, STATE OR LOCAL LAND-REGULATORY AGENCIES. 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.

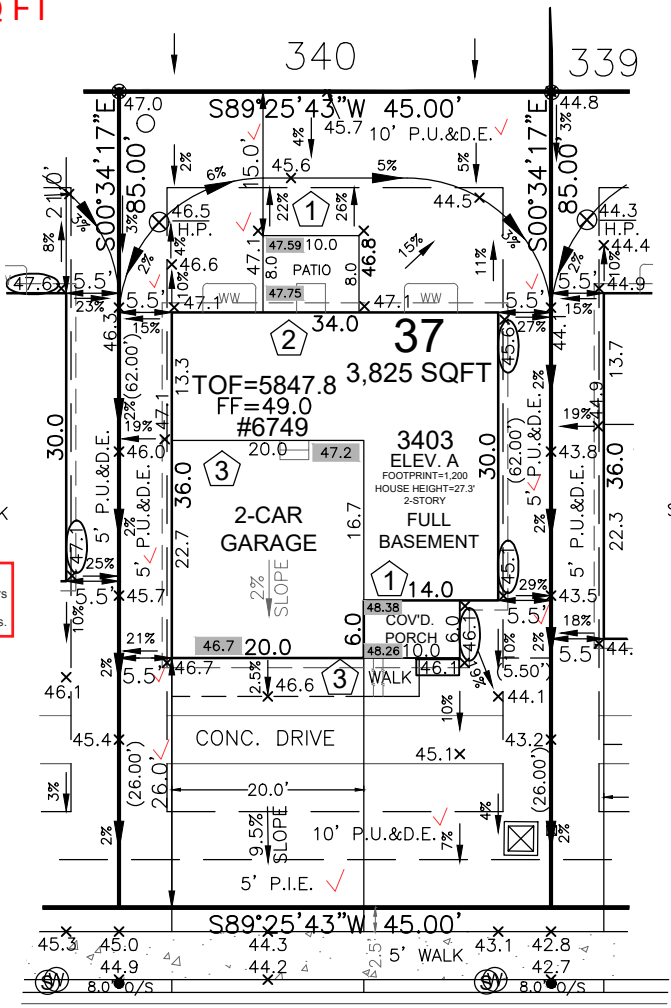
APPROVED BESQCP

04/02/2024 10:21:30 AM
 dsdmas
 EPC Planning & Community Development Department

~~38~~
 28.0'
 FRONT SETBACK

~~38~~
 21.0'
 FRONT SETBACK

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.

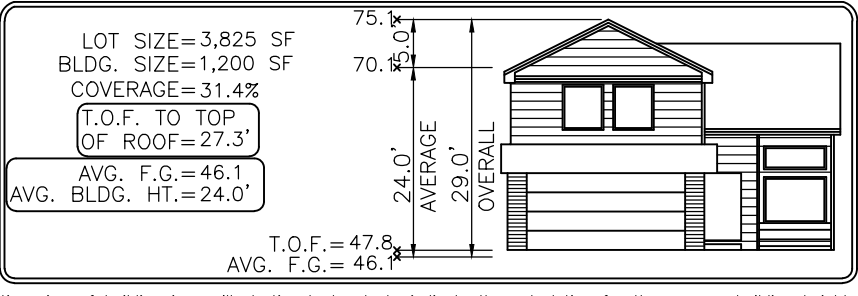
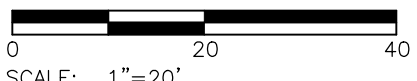
Master parcel: 55000-00-502

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

LEGEND

- SITE SPECIFIC PLOT PLAN NOTES:**
- TOF = 47.8
 - GARAGE SLAB = 46.7
 - GRADE BEAM = 17" (47.8 - 46.7 = 01.1 * 12 = 13" + 4" = 17")
 - *FROST DEPTH MUST BE MAINTAINED
 - LOWERED FINISH GRADE ALONG HOUSE
 - LOWERED FINISH GRADE AT PORCH 20"
 - LOWERED FINISH GRADE AT PATIO
- 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 09:08 AM
 REGIONAL
 ENUMERATION



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

MODEL OPTIONS: 3403-A/2-CAR/FULL BSMT/8' WALLS/PATIO	
SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1	
COUNTY: EL PASO	
ADDRESS: 6749 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: <ul style="list-style-type: none"> 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 	



Your Touchstone Energy® Cooperative 

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

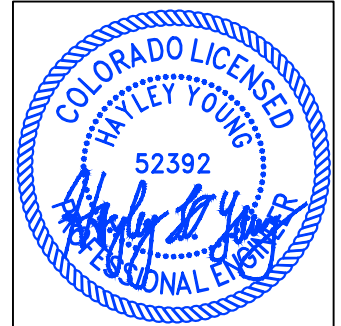
This Association is an equal opportunity provider and employer.



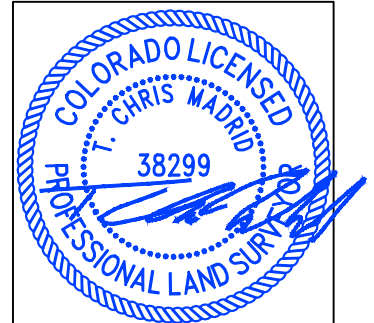
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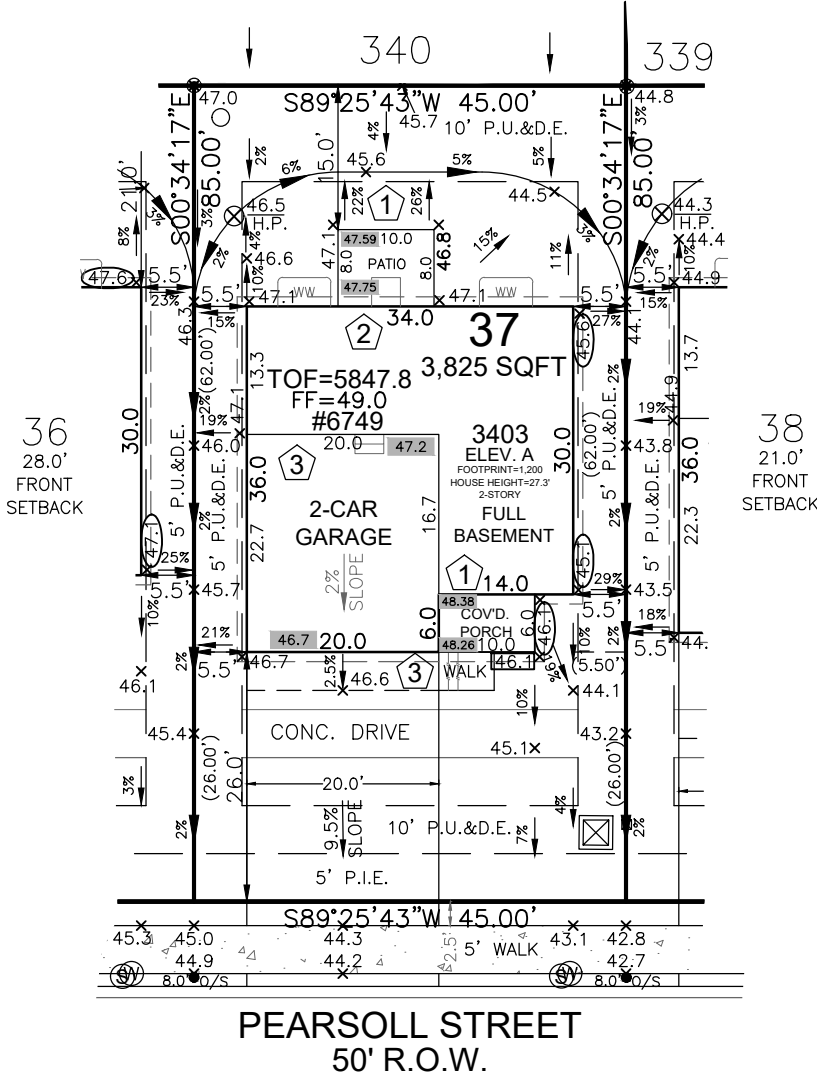
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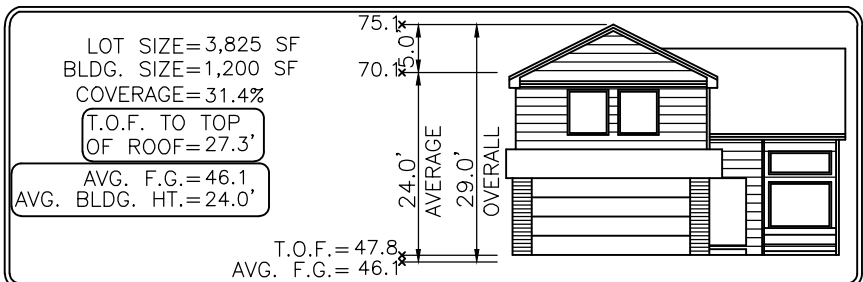
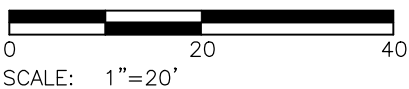


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DRAWN BY: KP

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

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- LOT CORNER ELEVATION CHECK: 01.09.24

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5500000502

Address: 6749 PEARSOLL ST, COLORADO SPRINGS

Plan Track #: 187988 

Received: 02-Apr-2024 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	400	
Lower Level 2	711	
Main Level	705	
Upper Level 1	1050	
	2866	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 4/2/2024 6:10:07 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>04/02/2024 10:23:10 AM</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.