

SFD26476

LOT 265

PLOT PLAN

SCHEDULE # 5524114001

APPROVED Plan Review

05/29/2026 2:38:07 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 notes on the recorded plat.

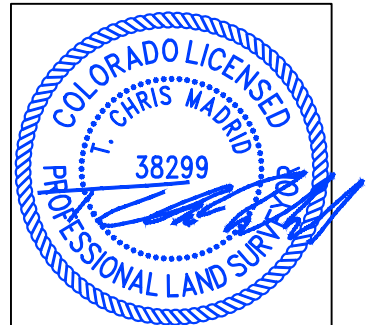
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



HAYLEY YOUNG, P.E. DATE: 04.30.26

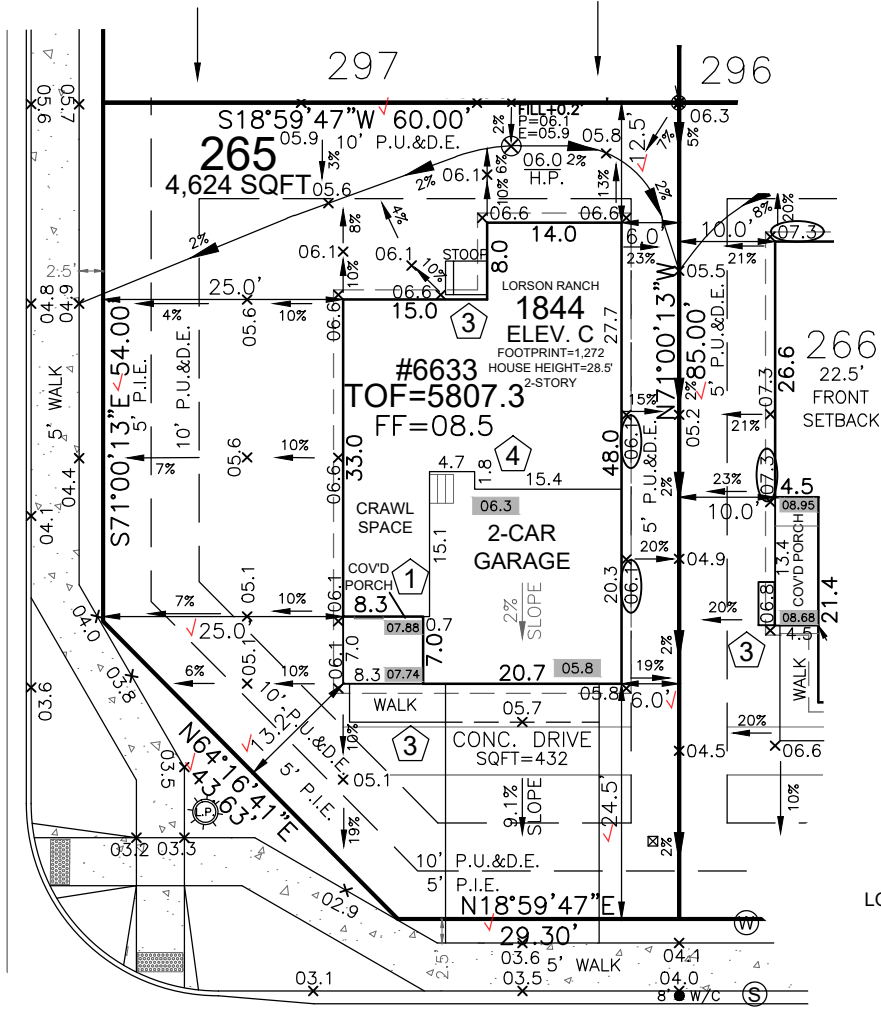
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S. DATE: 04.30.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

LAKE TROUT DRIVE 50' R.O.W.



RAVEN RIDGE TERRACE 50' R.O.W.

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 07.3
GARAGE SLAB = 05.8
GRADE BEAM = 22"
(07.3 - 05.8 = 01.5 * 12 = 18" + 4" = 22")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LEGEND

Legend box containing symbols for lowered finish grade, house, porch, garage/crawl space, foundation step, concrete, riser count, and concrete elevation.

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 784 SF
DRIVE COVERAGE IN
FRONT SETBACK= 320 SF
COVERAGE=40%

Elevation view of building showing lot size (4,624 SF), bldg size (1,272 SF), coverage (27.5%), TOF (7.3), and average building height (6.4).

Released for Permit

05/29/2026 10:57:43 AM



Becky A ENUMERATION



0 20 40 SCALE: 1"=20'

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

MODEL OPTIONS: 1844-C/2-CAR/CRAWL SPACE

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO PUD PLAT 15216
ADDRESS: 6633 RAVEN RIDGE TERRACE

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

DRAWN BY: BL DATE: 04.29.26



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: 10.16.23

SITE



2023 PPRBC
2021 IECC Amended

Address: 6633 RAVEN RIDGE TER, COLORADO SPRINGS

Parcel: 5524114001

Plan Track #: 213707 

Received: 29-May-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	541	
Lower Level 2	702	
Main Level	782	
Upper Level 1	1062	
	3087	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

5/29/2026 10:38:10 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

05/29/2026 1:41:59 PM

REGIONAL
Building Department
shelley
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

05/29/2026 2:31:51 PM
dsdyounger
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.