



LOT 277

PLOT PLAN

SFD24739

5524114013

REVISIONS:
05.02.23 - REVISE ELEVATION D FORM C - BCL
07.23.24 - CHANGE TO ELEVATION B FROM D - ADD FULL BASEMENT - BCL

APPROVED
BESQCP
 07/29/2024 4:13:28 PM
 dsyounger
 EPC Planning & Community
 Development Department

APPROVED
Plan Review
 07/29/2024 4:13:33 PM
 dsyounger
 EPC Planning & Community
 Development Department

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

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVERSEE THE NEED TO COMPLY WITH ANY LOCAL, FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plat.

An easement permit shall be granted by the Planning & Community Development Department prior to the construction of any driveway into a County road.

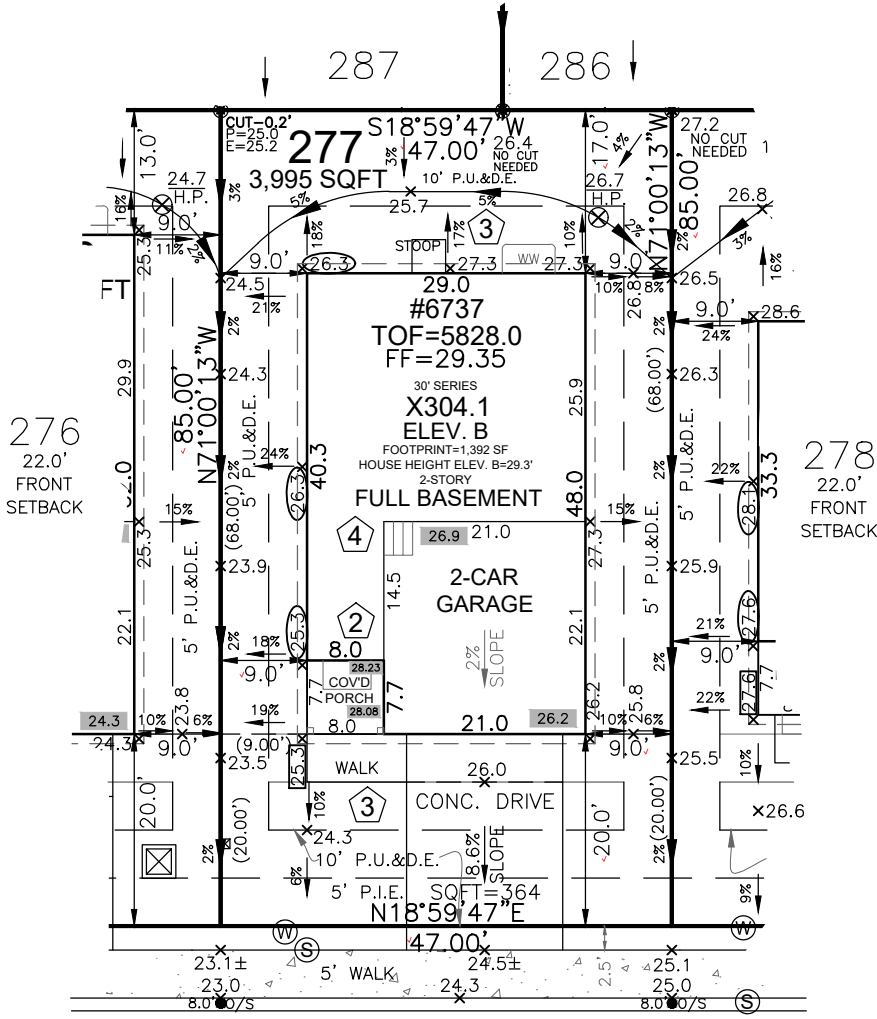
Discussion/alteration of any drawings may be initiated without approval of the Planning & Community Development Department.

HAYLEY YOUNG, P.E.
 DATE: 07.23.24

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: 07.23.24

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



RAVEN RIDGE TERRACE
 50' R.O.W.

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 28.0
- GARAGE SLAB = 26.2
- GRADE BEAM = 26" (28.0 - 26.2 = 01.8 * 12 = 22" + 4" = 26")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 32"
- 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
- [XX.X] GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 705 SF
 DRIVE COVERAGE IN FRONT SETBACK= 248 SF
 COVERAGE=35%

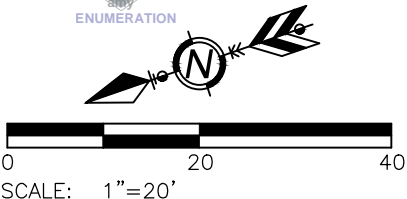
LOT SIZE=3,995 SF ✓
 BLDG. SIZE=1,392 SF ✓
 COVERAGE= 34.8% ✓

T.O.F. TO TOP OF ROOF= 29.3' ✓
 AVG. F.G.= 26.2 ✓
 AVG. BLDG. HT.= 26.1' ✓

T.O.F.= 28.0 ✓
 AVG. F.G.= 26.2 ✓

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

Released for Permit
 07/29/2024 3:48:37 PM
 Building Department
 SUBMITTAL
 ENUMERATION



MODEL OPTIONS: X304-B/2-CAR/FULL BSMT

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1 ✓

COUNTY: EL PASO **PUD PLAT 15216**

ADDRESS: 6737 RAVEN RIDGE TERRACE ✓

MINIMUM SETBACKS:

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

DRAWN BY: BL

DATE: 03.02.23



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: 01.31.23

SITE

2023 PPRBC
2021 IECC Amended

Address: 6737 RAVEN RIDGE TER, COLORADO SPRINGS

Parcel: 5524114013

Plan Track #: 192526

Received: 29-Jul-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	755	
Main Level	866	
Upper Level 1	1290	
	2911	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED AMY 7/29/2024 3:45:13 PM	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning APPROVED Plan Review 07/29/2024 4:14:18 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.