

W RAMAH RD
N 87° 07' 39" E 1264.50'

N 01° 23' 04" E 2653.92'



33433 RAMAH ROAD,
WEST RAMAH,
EL PASO COUNTY, CO
LEGAL DESCRIPTION:
W/NE4 SEC 10-11-61

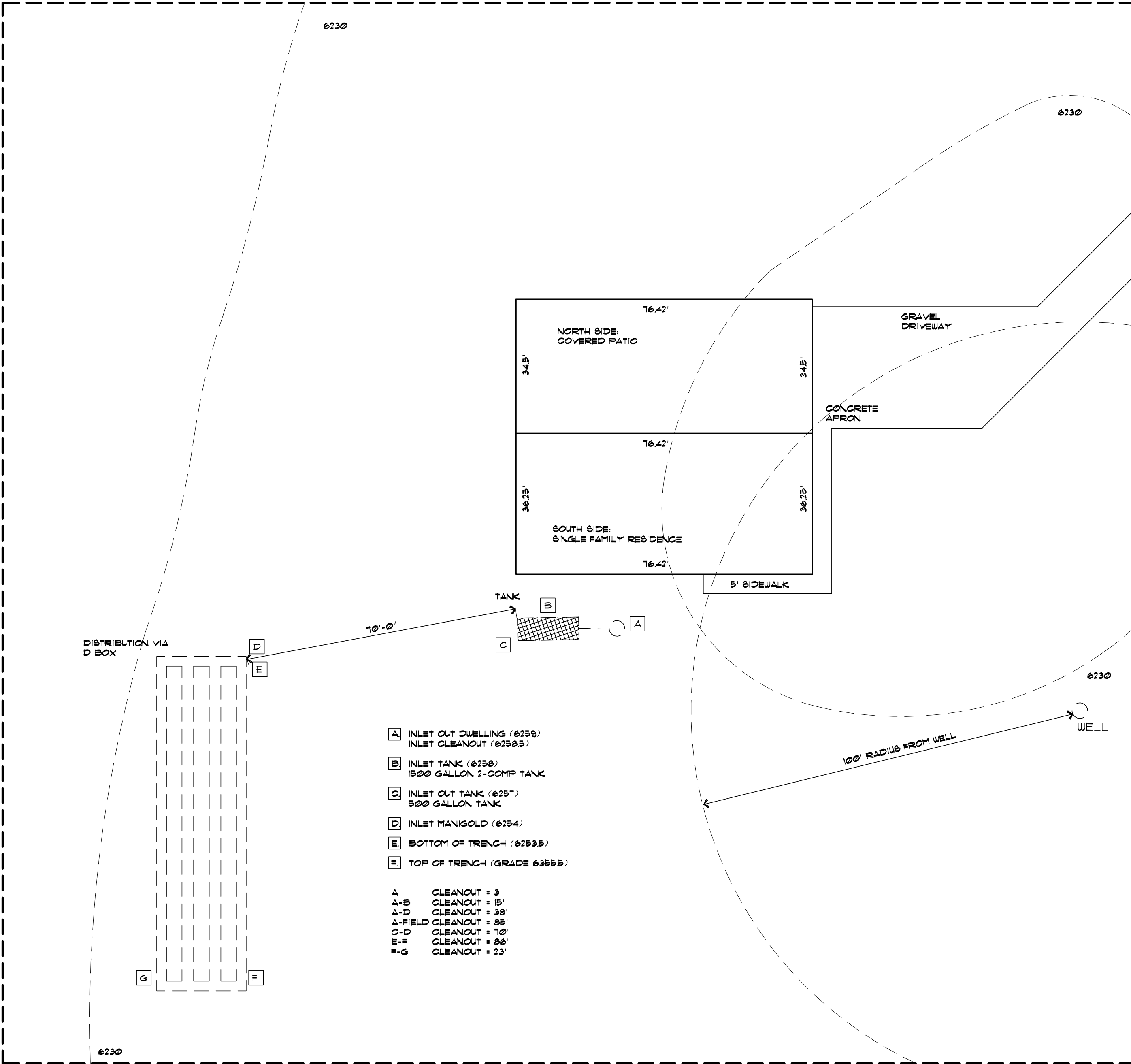
S 01° 74' 05" W 1319.63'

S 01° 24' 49" W 1333.86'

N 87° 13' 58" W 1271.28'

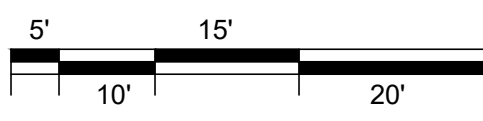
A
SP1
Site Plan
SCALE: 1" = 120'-0"

Released for Permit
03/18/2025 3:14:40 PM
REGIONAL
Brock A
ENUMERATION



- A** INLET OUT DWELLING (6259)
INLET CLEANOUT (6259B)
- B** INLET TANK (6258)
500 GALLON 2-COMP TANK
- C** INLET OUT TANK (6251)
500 GALLON TANK
- D** INLET MANGOLD (6254)
- E** BOTTOM OF TRENCH (6253.5)
- F** TOP OF TRENCH (GRADE 6255.5)

- A** CLEANOUT = 3'
- A-B** CLEANOUT = 15'
- A-D** CLEANOUT = 38'
- A-FIELD** CLEANOUT = 85'
- C-D** CLEANOUT = 10'
- E-F** CLEANOUT = 84'
- F-G** CLEANOUT = 23'



SITE NOTES:

OWNERS:
CLIENT/OWNER INFORMATION
Joan Johnston
33433 Ramah Rd, Ramah, CO 80832
Phone: 719-451-4144
eMail: joan.e.johnston@gmail.com

- 1) TOPOGRAPHIC INFORMATION IS SUPPLIED BY OTHERS.
- 2) CONTRACTOR TO VERIFY EASEMENTS AND SETBACK AREAS.
- 3) CONTRACTOR TO LIMIT CUT AND FILL AREA AND LIMIT MATERIAL AND VEHICLE STORAGE TO THE BUILDING AREAS IN ORDER TO MINIMIZE VEGETATION AND SITE DISTURBANCE.
- 4) CONTRACTOR IS REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM AND AROUND STRUCTURE IN ALL DIRECTIONS PER SOILS ENGINEERS REQUIREMENTS. TYPICALLY 1 FEET IN 10 FEET.
- 5) DISTURBED AREAS TO BE RE-SEEDED OR MULCHED WITH LOCAL MIX SEED ON SLOPES LESS THAN 2:1. SLOPES OF 2:1 OR GREATER WILL RECEIVE BANK STABILIZATION AS ADVISED BY ENGAGED PROFESSIONALS.
- 6) SITE AND BUILDING SHALL CONFORM TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD.
- 7) NO TREES WITHIN 15' OF ROOF OVERHANG OR DECK AND TREES WITHIN THE CONSTRUCTION AREA SHALL BE PROTECTED BY CONSTRUCTION FENCING.
- 8) DRIVEWAY TO BE 4" GRAVEL OVER 4" MINIMUM SITE BASE.

LOT COVERAGE:

PROPOSED SINGLE FAMILY RESIDENCE = 5,408 SF (ROOF AREA)
LOT AREA = 77.07 ACRES.

SITE DATA:

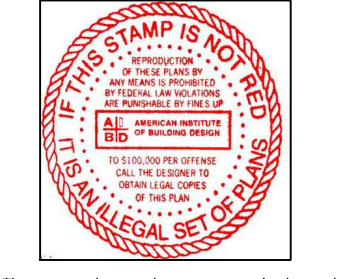
ZONE: 35-A AGRICULTURAL
BUILDING HEIGHT: 25-0'
LEGAL DESCRIPTION:
W/NE4 W/4 SEC 10-11-61
ADDRESS: 33433 W RAMAH RD, RAMAH, CO 80832
ID: 11000-00-248
UNPLATTED

SFD26299

APPROVED
SEDCP
4/16/2025 10:11 AM
EPC Planning & Community
Development Department

APPROVED
Plan Review
4/16/2025 10:11 AM
EPC Planning & Community
Development Department

B
SP1
Site Plan
SCALE: 1" = 20'-0"



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Designer:
BBKEMDESIGNS LLC
RESIDENTIAL BUILDING DESIGNER, AIA/CES
2016 ABD
Designer Of The Year
POB 10081, Colorado Springs, CO 80909-1081
719.375.4956
bbkemdsgns@gmail.com

**JOHNSTON
RESIDENCE**
33433 W Ramah Road
Ramah, Colorado 80832

Project:



Contractor:
1925 Aerotech Dr
Suite 218
Colorado Springs
Colorado 80916
719-451-7171

Revisions:

Plan Number:
R-20240301
Sheet Title:
SP1
Date:
03.08.2026
Sheet Number:

SP1
Of 1 Sheets


RESIDENTIAL



2023 PPRBC
2021 IECC Amended

Address: 33433 W RAMAH RD, RAMAH

Parcel: 1100000246

Plan Track #: 211013 

Received: 12-Mar-2026 (NICOLASV)

Description:

RESIDENCE

Contractor: LIQUID STRUCTURES, INC.

Type of Unit:

Main Level 2771


2771 Total Square Feet

Required PPRBD Departments (6)

Enumeration

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03/18/2026 3:19:48 PM



Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

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04/03/2026 2:42:30 PM




brianb
CONSTRUCTION

Electrical

Released for Permit

04/03/2026 2:56:13 PM



Connerm
ELECTRICAL

Mechanical

Plumbing

Released for Permit

04/06/2026 6:59:25 AM



shanen
PLUMBING

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.

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/06/2026 10:06:27 AM

dsdyounger

**EPC Planning & Community
Development Department**