

SFD26445



LOT 271 ✓

**APPROVED**  
**Plan Review**  
05/26/2026 3:37:50 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 OVERRIDE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

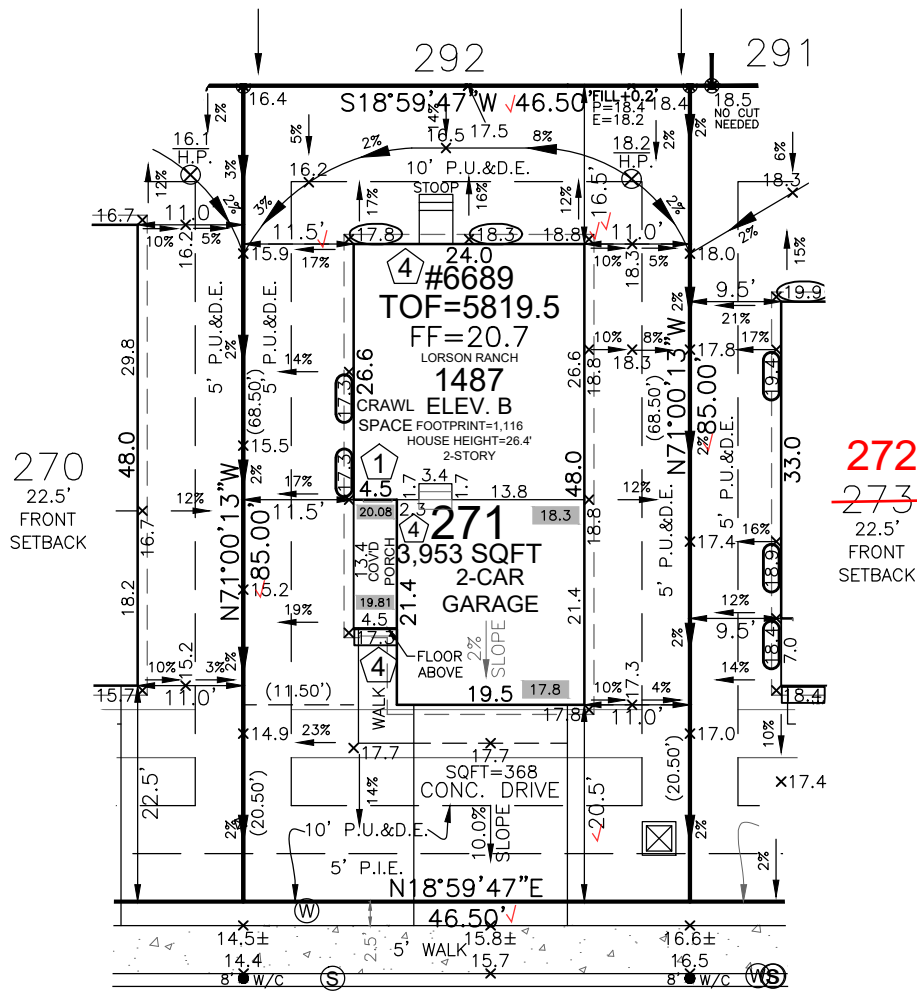
Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plan.

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

Obstruction of drainage of any drainage way is not permitted without approval of the Planning & Community Development Department.

PLOT PLAN

**SCHEDULE #5524114007**



HAYLEY YOUNG, P.E.  
DATE: 03.16.26  
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: 03.16.26  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

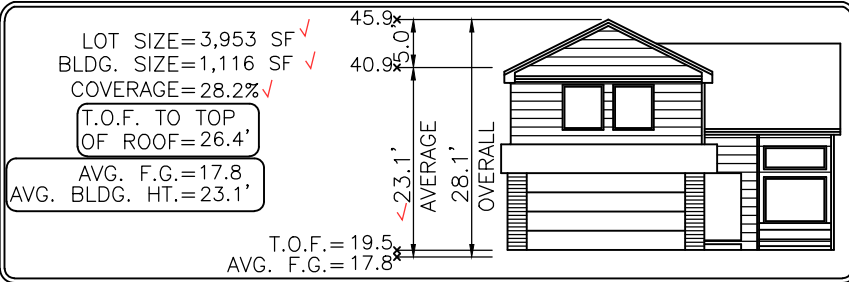
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 19.5
- GARAGE SLAB = 17.8
- GRADE BEAM = 24"
- (19.5 - 17.8 = 01.7 \* 12 = 20" + 4" = 24")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 32"
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LEGEND

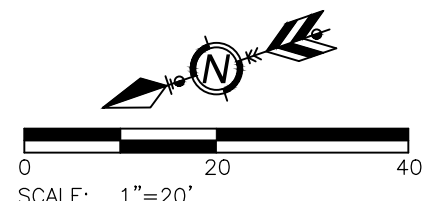
LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 930 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 320 SF  
COVERAGE=34.4 %



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

Released for Permit  
05/06/2026 3:48:04 PM  
REGIONAL Building Department  
Becky A  
ENUMERATION



MODEL OPTIONS: 1487-B/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO PUD PLAT 15216 03.16.26 / RIGHT / NAIL TO NAIL=68.00'  
Front 10': N=21853.7985 E=29970.4216  
Rear 10': N=21831.6639 E=30034.7183

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

DRAWN BY: KM DATE: 03.16.26



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: 03.06.23

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 6689 RAVEN RIDGE TER, COLORADO SPRINGS

Parcel: 5524114007

Plan Track #: 212910 

Received: 06-May-2026 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	423	
Main Level	633	
Upper Level 1	852	
	1908	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**BECKYA**

**5/6/2026 3:43:04 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**05/07/2026 8:49:27 AM**

**REGIONAL**  
Building Department

**shelley**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**05/26/2026 3:38:12 PM**

**dsyounger**

**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.