

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 6641 RAVEN RIDGE TER, COLORADO SPRINGS

Parcel: 5524114002

Plan Track #: 213726 

Received: 29-May-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

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

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**5/29/2026 1:53:02 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**  
Released for Permit

**05/29/2026 2:48:09 PM**

Pikes Peak  
**REGIONAL**  
Building Department  
matthewa  
**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*06/01/2026 8:51:06 AM*  
*dasyounger*

**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.

PLOT PLAN

**SCHEDULE # 5524114002** ✓

REVISIONS:  
04.21.26 - REDUCE RISERS IN FRONT - BCL

SFD26479

APPROVED  
Plan Review  
06/01/2026 8:50:34 AM  
dsyounger

EPC Planning & Community  
Development Department

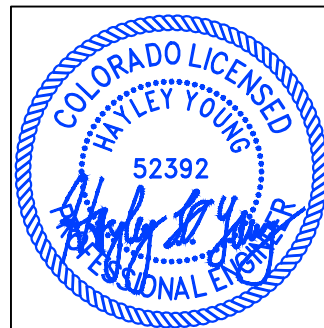
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT WAIVE THE NEED FOR OBTAINING ALL APPLICABLE FEDERAL, STATE, COUNTY, LOCAL, AND/OR REGULATORY LAWS AND/OR REGULATIONS.

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 Mitigation of any damage may be required and approval of the Planning & Community Development Department



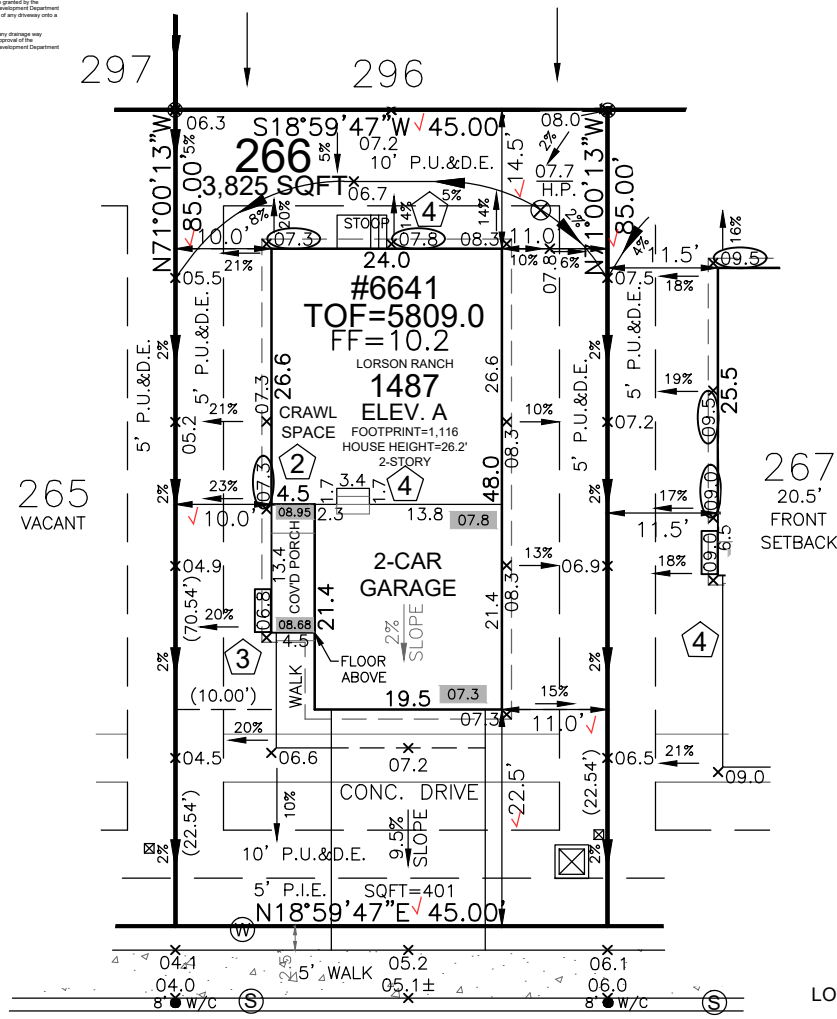
HAYLEY YOUNG, P.E.  
DATE: 04.21.26

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: 04.21.26

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:

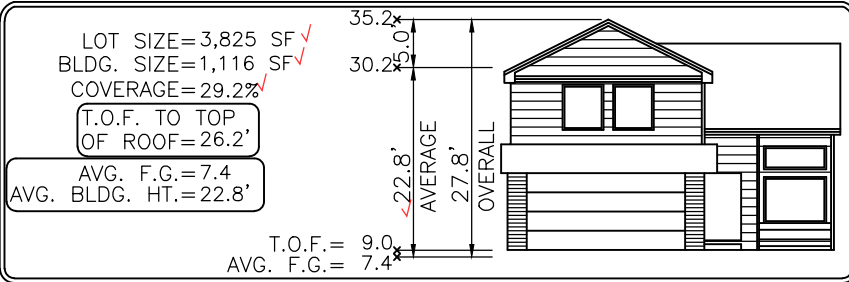
- TOF = 09.0
- GARAGE SLAB = 07.3
- GRADE BEAM = 24"
- (09.0 - 07.3 = 01.7 \* 12 = 20" + 4" = 24")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 26"

LEGEND

LOWERED FINISH GRADE:

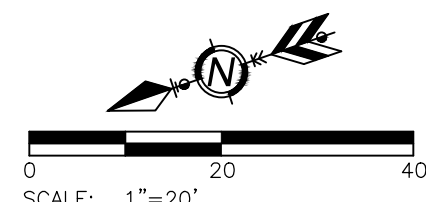
- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION
- [XX.X] GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 675 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 240 SF  
COVERAGE=35 %



Released for Permit  
05/29/2026 1:52:44 PM  
REGIONAL Building Department  
amy  
ENUMERATION

Released for Permit  
05/29/2026 2:48:00 PM  
REGIONAL Building Department  
matthewa  
CONSTRUCTION



|   |   |
|---|---|
| MODEL OPTIONS: 1487-A/2-CAR/CRAWL SPACE   |   |
| SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1 ✓                               |   |
| COUNTY: EL PASO PUD   | PLAT 15216  |
| ADDRESS: 6641 RAVEN RIDGE TERRACE ✓   | 04.21.26 / RIGHT / NAIL TO NAIL=68.00'<br>Front 10': N=22072.9723 E=30048.0312<br>Rear 10': N=22050.8377 E=30112.3279   |
| MINIMUM SETBACKS:<br>FRONT: 15' SIDE: 5'<br>GARAGE: 20'<br>REAR: 10'<br>CORNER: 10' | DRAWN BY: BL<br>DATE: 04.08.26<br><br>6841 South Yosemite Street #100<br>Centennial, CO 80112 USA<br>Phone: (303) 850-0559<br>Fax: (303) 850-0711<br>E-mail: info@bjsurveying.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: 05.01.23