

SFD26487  
PUD  
PLAT - 15216



LOT 296

PLOT PLAN

SCHEDULE # 5524114032

ASQ - 263

APPROVED  
Plan Review

06/01/2026 11:03:30 AM

dsdmaes

EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OVIATE 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 plat.  
An access permit must be granted by the  
Planning & Community Development Department  
prior to the establishment of any driveway onto a  
County road.  
Diversion of blockage of any drainage way  
is not permitted without approval of the  
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.



HAYLEY YOUNG, P.E.  
DATE: 04.08.26

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

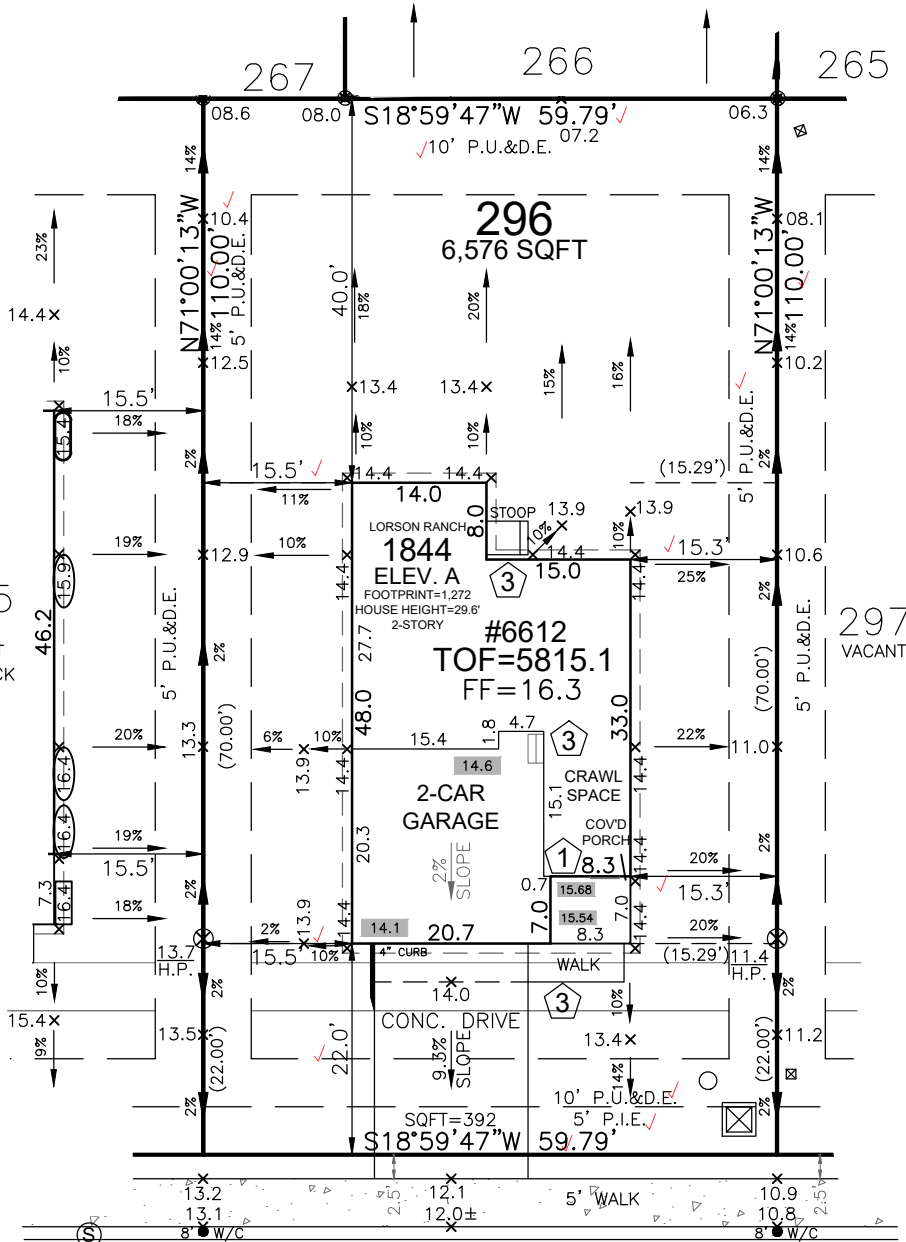


T. CHRIS MADRID, P.L.S.  
DATE: 04.08.26

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 = 15.1
- GARAGE SLAB = 14.1
- GRADE BEAM = 16"  
(15.1 - 14.1 = 01.0' \* 12 = 12" + 4" = 16")
- \*FROST DEPTH MUST BE MAINTAINED
- POUR 4" CURB ALONG SIDE OF DRIVE  
TO PROVIDE POSITIVE DRAINAGE

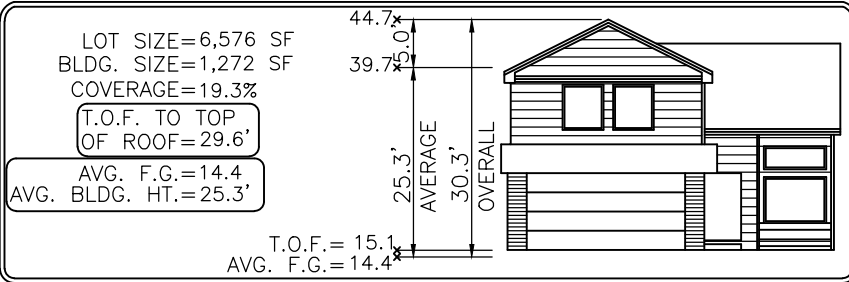


DRAGONTAIL TERRACE  
50' R.O.W.

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

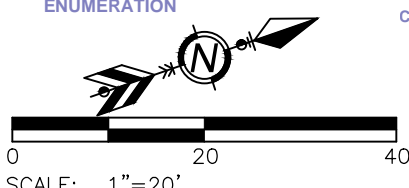
FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 896 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 240 SF  
COVERAGE=26 %



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

Released for Permit  
05/29/2026 2:01:32 PM  
REGIONAL Building Department  
amy  
ENUMERATION

Released for Permit  
05/29/2026 2:53:25 PM  
REGIONAL Building Department  
matthewa  
CONSTRUCTION



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

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO  
ADDRESS: 6612 DRAGONTAIL TERRACE

04.08.26 / LEFT / NAIL TO NAIL=68.00'  
Front 10': N=22007.7605 E=30205.8597  
Rear 10': N=22029.8951 E=30141.5630

- 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

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

DRAWN BY: BL DATE: 04.08.26  
8612 South Yosemite Street #100  
Centennial, CO 80112 USA  
Phone: (303) 850-0559  
Fax: (303) 850-0711  
E-mail: info@bjsurveying.net




# SITE



2023 PPRBC  
2021 IECC Amended

Address: 6612 DRAGONTAIL TER, COLORADO SPRINGS

Parcel: 5524114032

Plan Track #: 213729 

Received: 29-May-2026 (AMY)

## 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**

**AMY**

**5/29/2026 2:01:45 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**  
Released for Permit

**05/29/2026 2:53:32 PM**

Pikes Peak  
**REGIONAL**  
Building Department

**matthewa**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/01/2026 11:05:44 AM**

**dsdmaes**

**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.