

SITE

2023 PPRBC
2021 IECC

Address: 6795 ROUNDTAIL WAY, COLORADO SPRINGS

Parcel: 5524107002

Plan Track #: 212572

Received: 28-Apr-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	449	
Lower Level 2	348	
Main Level	756	
Upper Level 1	1085	
	2638	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

4/28/2026 8:08:26 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

04/28/2026 12:11:11 PM

REGIONAL
Pikes Peak
Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/28/2026 12:19:41 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.

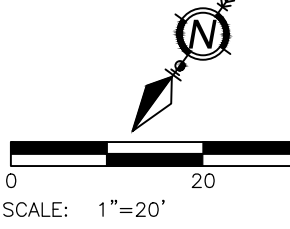
Released for Permit
04/28/2026 8:08:09 AM
REGIONAL Building Department
amy
ENUMERATION



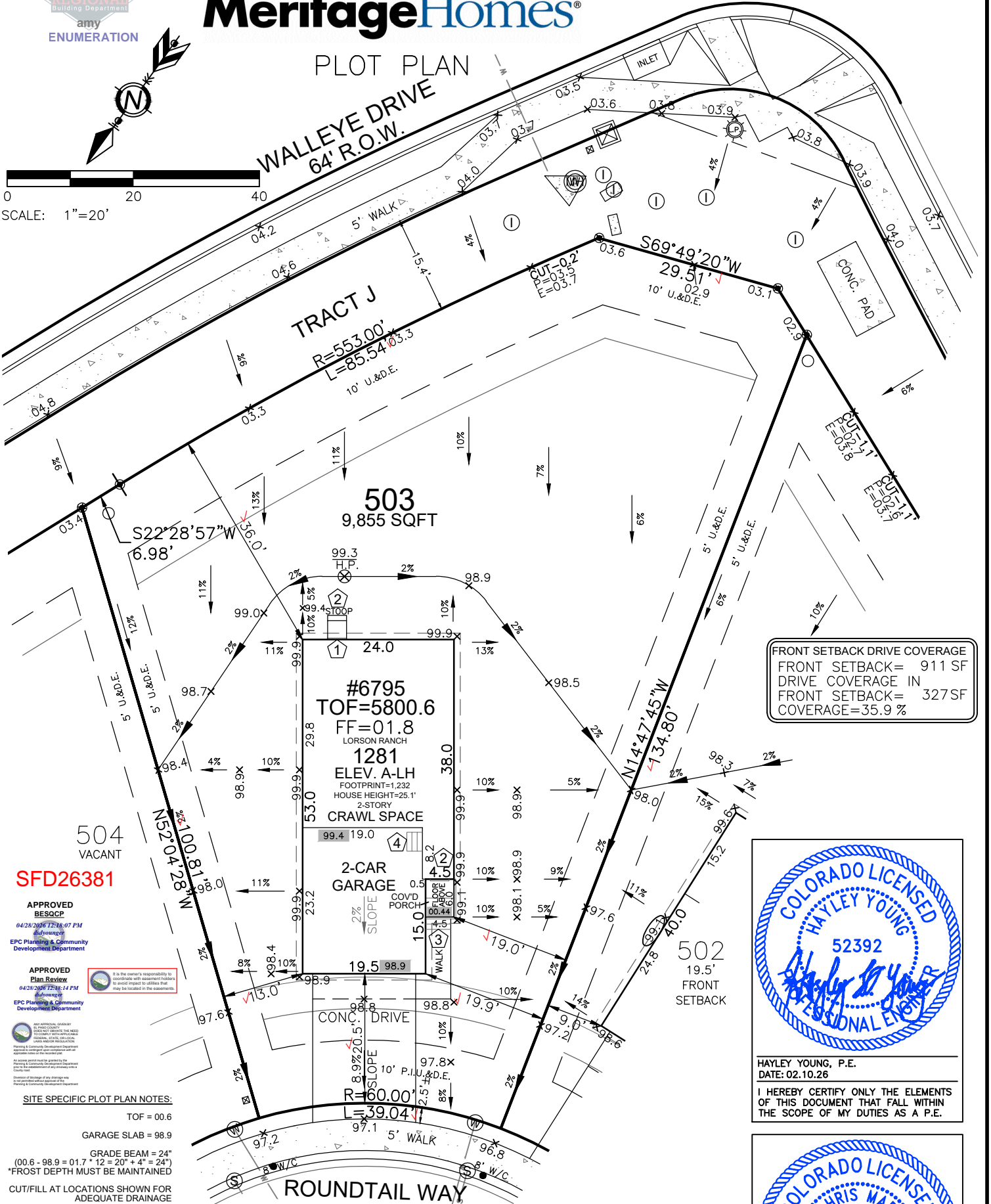
LOT 503

SCHEDULE NUMBER 5524107002 ✓

PLOT PLAN



SCALE: 1"=20'



FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 911 SF
DRIVE COVERAGE IN
FRONT SETBACK = 327 SF
COVERAGE = 35.9 %



HAYLEY YOUNG, P.E.
DATE: 02.10.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.

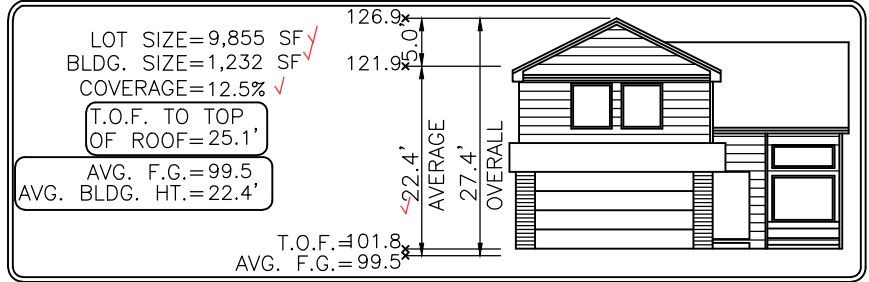


T. CHRIS MADRID, P.L.S.
DATE: 02.10.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

SFD26381

APPROVED BESQCP
04/28/2026 12:48:07 PM
EPC Planning & Community Development Department
APPROVED Plan Review
04/28/2026 12:48:14 PM
EPC Planning & Community Development Department
APPROVED SITE SPECIFIC PLOT PLAN NOTES

LOT SIZE = 9,855 SF
BLDG. SIZE = 1,232 SF
COVERAGE = 12.5%
T.O.F. TO TOP OF ROOF = 25.1'
AVG. F.G. = 99.5
AVG. BLDG. HT. = 22.4'
T.O.F. = 101.8
AVG. F.G. = 99.5



LEGEND

XXXX	LOWERED FINISH GRADE:
XXXX	HOUSE
XXXX	PORCH
XXXX	GARAGE/CRAWL SPACE
XXXX	FOUNDATION STEP
XXXX	CONCRETE
XXXX	RISER COUNT
XXXX	CONCRETE ELEVATION
[xx.x]	GRADING PLAN ELEVATION

MODEL OPTIONS: 1281-A/2-CAR/CRAWL SPACE
SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1 ✓
COUNTY: EL PASO PUD PLAT 14880
ADDRESS: 6795 ROUNDTAIL WAY ✓
MINIMUM SETBACKS: FRONT: 15' SIDE: 5' GARAGE: 20' REAR: 15' CORNER: 10'
DRAWN BY: MM DATE: 02.10.26
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: 10.02.24