

SFD26511
PUD
PLAT - 15216



LOT 307

PLOT PLAN

SCHEDULE # 5524115010

ASQ 263

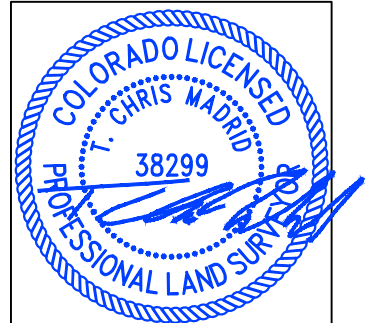
APPROVED
Plan Review
06/04/2026 12:41:45 PM
dsdmas
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBVIATE 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 notes 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

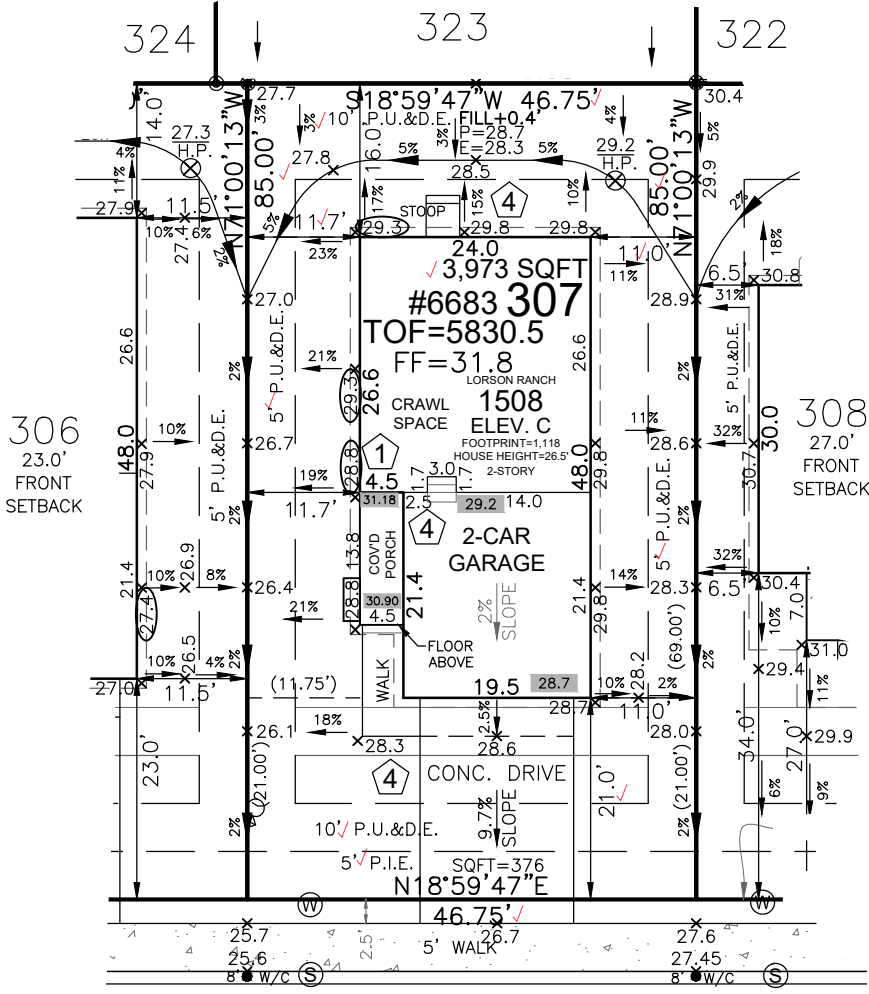
It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.



HAYLEY YOUNG, P.E.
DATE: 04.29.26
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: 04.29.26
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 = 30.5
GARAGE SLAB = 28.7
GRADE BEAM = 26"
(30.5 - 28.7 = 01.8 * 12 = 22" + 4" = 26")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
LOWERED FINISH GRADE AT PORCH 20"
CUT/FILL AT LOCATIONS SHOWN FOR
ADEQUATE DRAINAGE

DRAGONTAIL TERRACE
50' R.O.W.

LEGEND

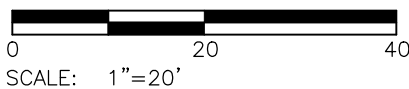
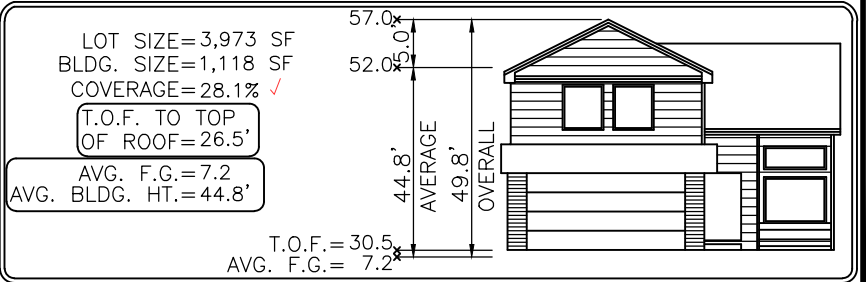
LOWERED FINISH GRADE:

- (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

Released for Permit
06/03/2026 11:15:26 AM
REGIONAL Building Department
amy
ENUMERATION

Released for Permit
06/03/2026 3:41:25 PM
REGIONAL Building Department
matthewa
CONSTRUCTION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 701 SF
DRIVE COVERAGE IN
FRONT SETBACK= 240 SF
COVERAGE=34 %



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

MODEL OPTIONS: 1508-C/2-CAR/CRAWL SPACE

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO
ADDRESS: 6683 DRAGONTAIL TERRACE

04.29.26 / RIGHT / NAIL TO NAIL=68.00'
Front 10': N=21639.7269 E=30156.3662
Rear 10': N=21617.5923 E=30220.6629

- 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: 05.30.23

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

DRAWN BY: BL DATE: 04.29.26



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

SITE



2023 PPRBC
2021 IECC Amended

Address: 6683 DRAGONTAIL TER, COLORADO SPRINGS

Parcel: 5524115010

Plan Track #: 213865 

Received: 03-Jun-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	423	
Main Level	633	
Upper Level 1	865	
	1921	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

6/3/2026 11:15:56 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

06/03/2026 3:41:29 PM

Pikes Peak
REGIONAL
Building Department

matthewa

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/04/2026 12:43:28 PM

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.