

SFD26463
ASQ263
PLAT 15216
PUD



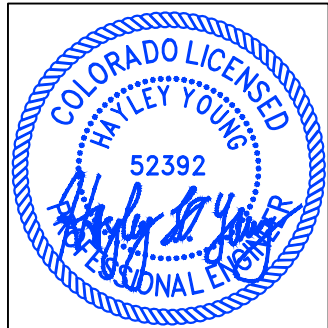
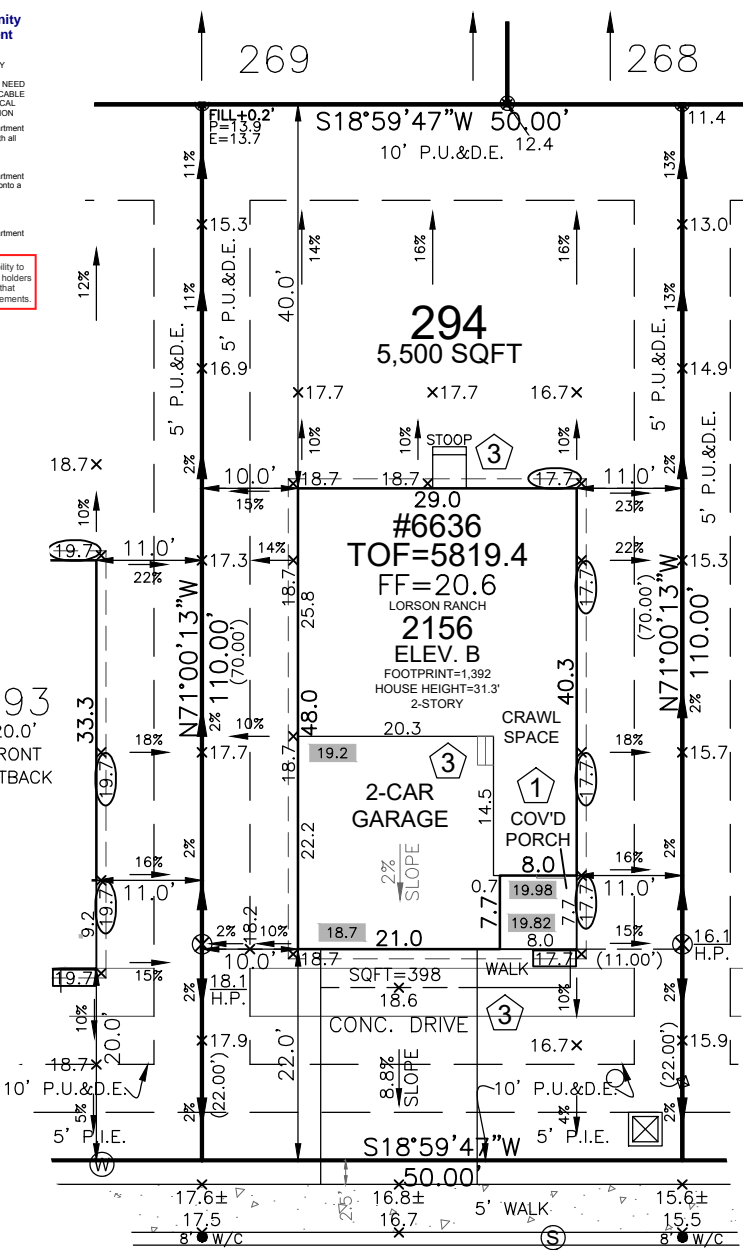
LOT 294

PLOT PLAN

SCHEDULE #5524114030

APPROVED
Plan Review
05/28/2026 10:12:21 AM
dsdrangel
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: 03.17.26
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: 03.17.26
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 = 19.4
GARAGE SLAB = 18.7
GRADE BEAM = 12"
(19.4 - 18.7 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
LOWERED FINISH GRADE AT PORCH 20"
CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LEGEND

LOWERED FINISH GRADE:

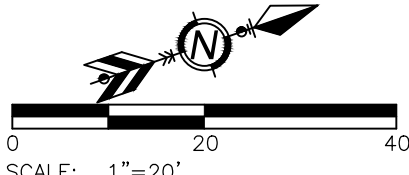
- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION
- [XX.X] GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,000 SF
DRIVE COVERAGE IN
FRONT SETBACK= 325 SF
COVERAGE=32.5 %

LOT SIZE=5,500 SF
BLDG. SIZE=1,392 SF
COVERAGE=25.3%
T.O.F. TO TOP OF ROOF=31.3'
AVG. F.G.=18.2
AVG. BLDG. HT.=27.5'
T.O.F.=19.4
AVG. F.G.=18.2

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

Released for Permit
05/06/2026 3:51:17 PM
REGIONAL Building Department
Becky A
ENUMERATION



MODEL OPTIONS: 2156-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO
ADDRESS: 6636 DRAGONTAIL TERRACE
03.17.26 / LEFT / NAIL TO NAIL=68.00'
Front 10': N=21898.5508 E=30168.2635
Rear 10': N=21920.6853 E=30103.9668

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

DRAWN BY: KM DATE: 03.17.26

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: 6636 DRAGONTAIL TER, COLORADO SPRINGS

Parcel: 5524114030

Plan Track #: 212913 

Received: 06-May-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	575	
Lower Level 2	788	
Main Level	866	
Upper Level 1	1290	
	3519	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

5/6/2026 3:51:17 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

05/07/2026 8:50:45 AM

REGIONAL Building Department

shelley

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

05/28/2026 10:12:48 AM

dsdrangel

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.