

PLOT PLAN

REVISIONS:

04.21.26 - REDUCE RISERS IN FRONT/REAR - BCL

SCHEDULE # 5524114031[✓]

SFD26480

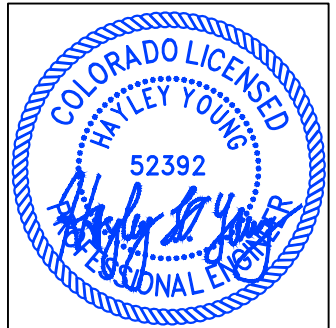
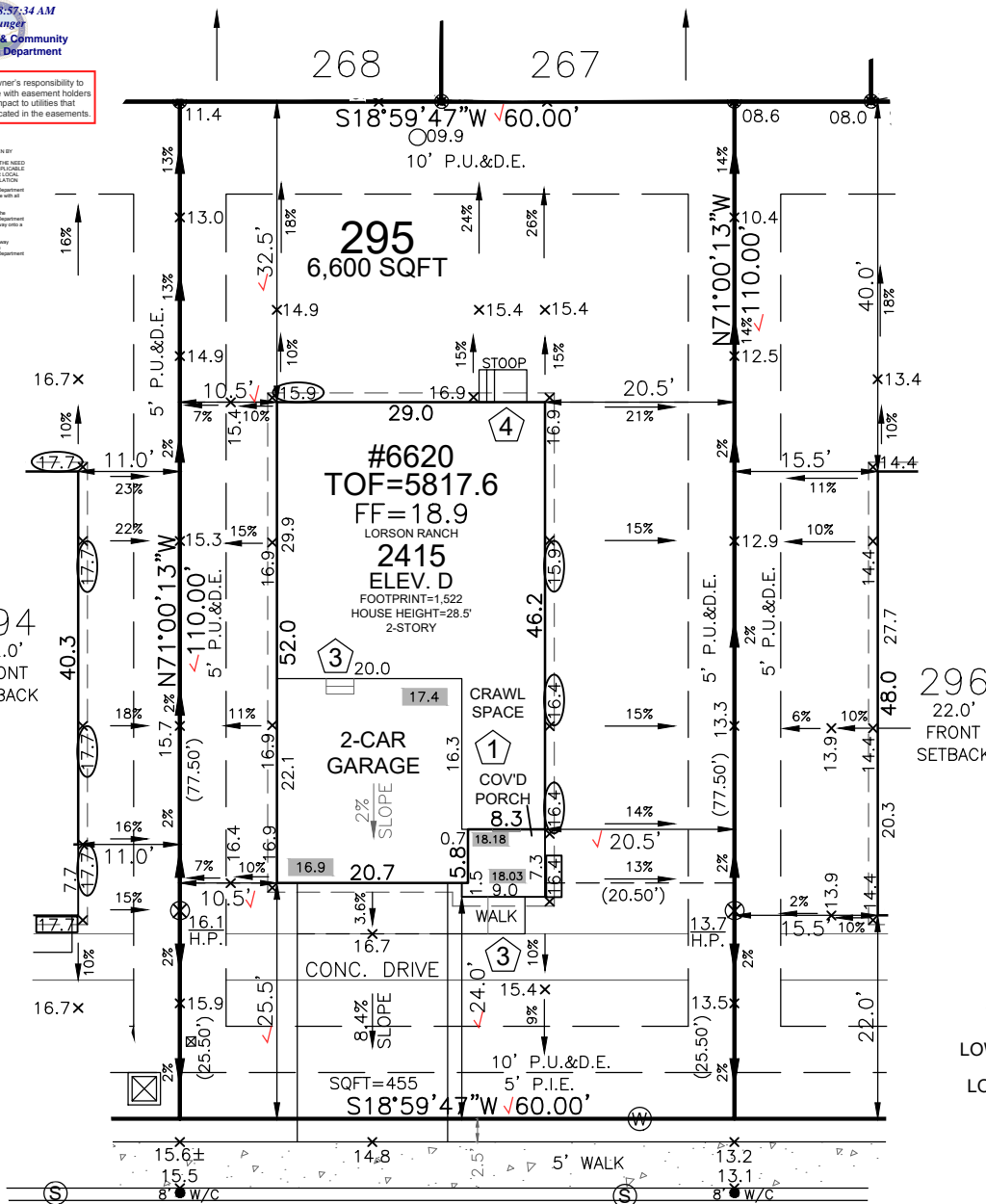
APPROVED
Plan Review

06/01/2026 8:38:34 AM
Bdyoung@epc

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.

AND APPROVALS GOVERN BY EL PASO COUNTY. THE OWNER SHALL OBTAIN THE NECESSARY PERMITS FROM APPLICABLE LOCAL, STATE, AND FEDERAL AGENCIES. Planning & Community Development Department approval is required for all applicable rules of the recorded plat. An easement grant shall be prepared by Planning & Community Development Department prior to the construction of any driveway across a County road. Owner's approval of any drainage into a lot is required without approval of the Planning & Community Development Department.



HAYLEY YOUNG, P.E.
DATE: 04.23.26
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: 04.23.26
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 = 17.6
- GARAGE SLAB = 16.9
- GRADE BEAM = 12"
(17.6 - 16.9 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"
- 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= 900 SF
 DRIVE COVERAGE IN FRONT SETBACK= 243 SF
 COVERAGE=27%

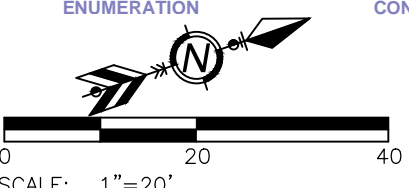
LOT SIZE=6,600 SF ✓
 BLDG. SIZE=1,522 SF ✓
 COVERAGE=23.1% ✓
 T.O.F. TO TOP OF ROOF=28.5'
 AVG. F.G.=15.9
 AVG. BLDG. HT.=25.2'

T.O.F. = 17.6
 AVG. F.G. = 15.9

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

Released for Permit
05/29/2026 2:04:53 PM
REGIONAL Building Department
amy

Released for Permit
05/29/2026 2:55:06 PM
REGIONAL Building Department
matthewa



MODEL OPTIONS: 2415-D/2-CAR/CRAWL SPACE

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1[✓]

COUNTY: EL PASO PUD PLAT 15216
 ADDRESS: 6620 DRAGONTAIL TERRACE ✓
 04.23.26 / LEFT / NAIL TO NAIL=72.00'
 Front 10': N=21947.4398 E=30181.3923
 Rear 10': N=21970.8764 E=30113.3134

- 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

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: 6620 DRAGONTAIL TER, COLORADO SPRINGS

Parcel: 5524114031

Plan Track #: 213730 

Received: 29-May-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	567	
Lower Level 2	918	
Main Level	1003	
Upper Level 1	1412	
	3900	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

5/29/2026 2:05:25 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

05/29/2026 2:55:12 PM

Pikes Peak
REGIONAL
Building Department
matthewa
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/01/2026 8:58:01 AM

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.