

SFD26583
 PUD
 PLAT - 15216

ASQ 263

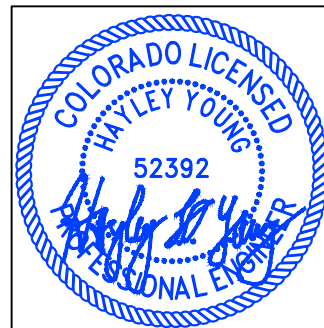
PLOT PLAN

SCHEDULE NUMBER 5524115006

APPROVED
Plan Review
 06/23/2026 1:59:38 PM
 dsdmacs
 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 across a
 County road.
 Division of discharge of any drainage way
 is not permitted without approval of the
 Planning & Community Development Department.

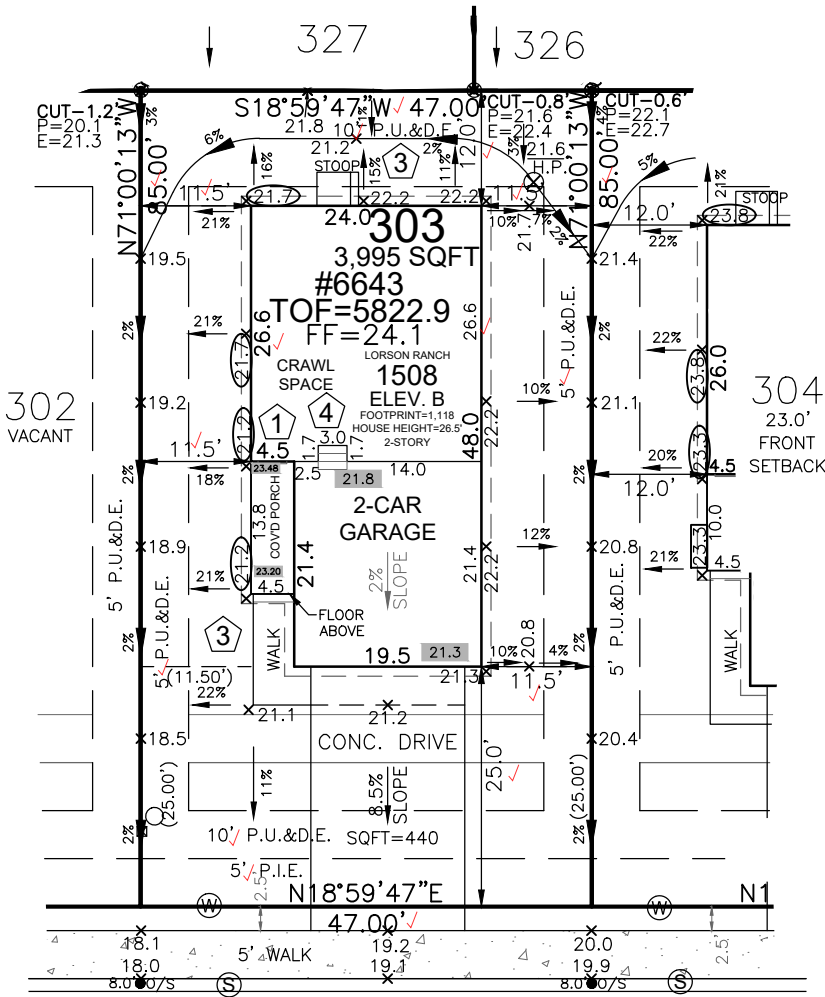
It is the owner's responsibility to
 coordinate with easement holders
 to avoid impact to utilities that
 may be located in the easements.



HAYLEY YOUNG, P.E.
 DATE: 05.14.26
 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: 05.14.26
 I HEREBY CERTIFY ONLY THE ELEMENTS
 OF THIS DOCUMENT THAT FALL WITHIN
 THE SCOPE OF MY DUTIES AS A P.L.S.



DRAGONTAIL TERRACE
 50' R.O.W.

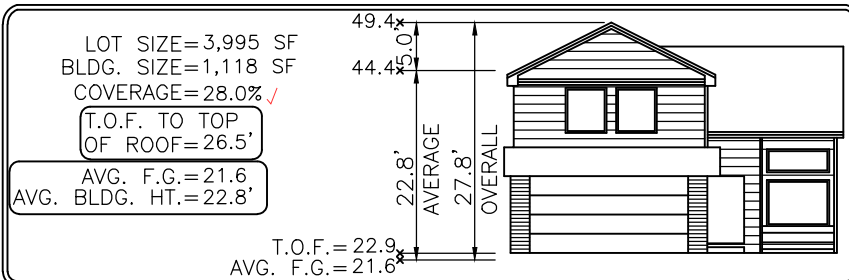
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 22.9
- GARAGE SLAB = 21.5
- GRADE BEAM = 21"
- (22.9 - 21.5 = 01.4 * 12 = 17" + 4" = 21")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LEGEND

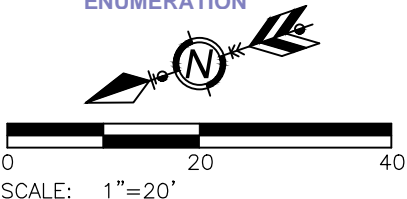
LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
(XX.X)	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 750 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 240 SF
 COVERAGE=32 %



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

Released for Permit
 06/22/2026 2:57:52 PM
 REGIONAL Building Department
 amy
 ENUMERATION



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

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO
 ADDRESS: 6643 DRAGONTAIL TERRACE
 05.14.26 / RIGHT / NAIL TO NAIL=68.00'
 Front 10': N=21816.4194 E=30221.4242
 Rear 10': N=21794.2848 E=30285.7209

- 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

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

DRAWN BY: BL DATE: 05.14.26



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: 6643 DRAGONTAIL TER, COLORADO SPRINGS

Parcel: 5524115006

Plan Track #: 214497 

Received: 22-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

6/22/2026 2:58:06 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

06/23/2026 7:31:25 AM

REGIONAL Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/23/2026 2:24:08 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.