

SFD26512
PUD
PLAT 15216

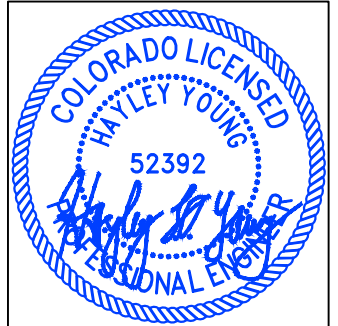
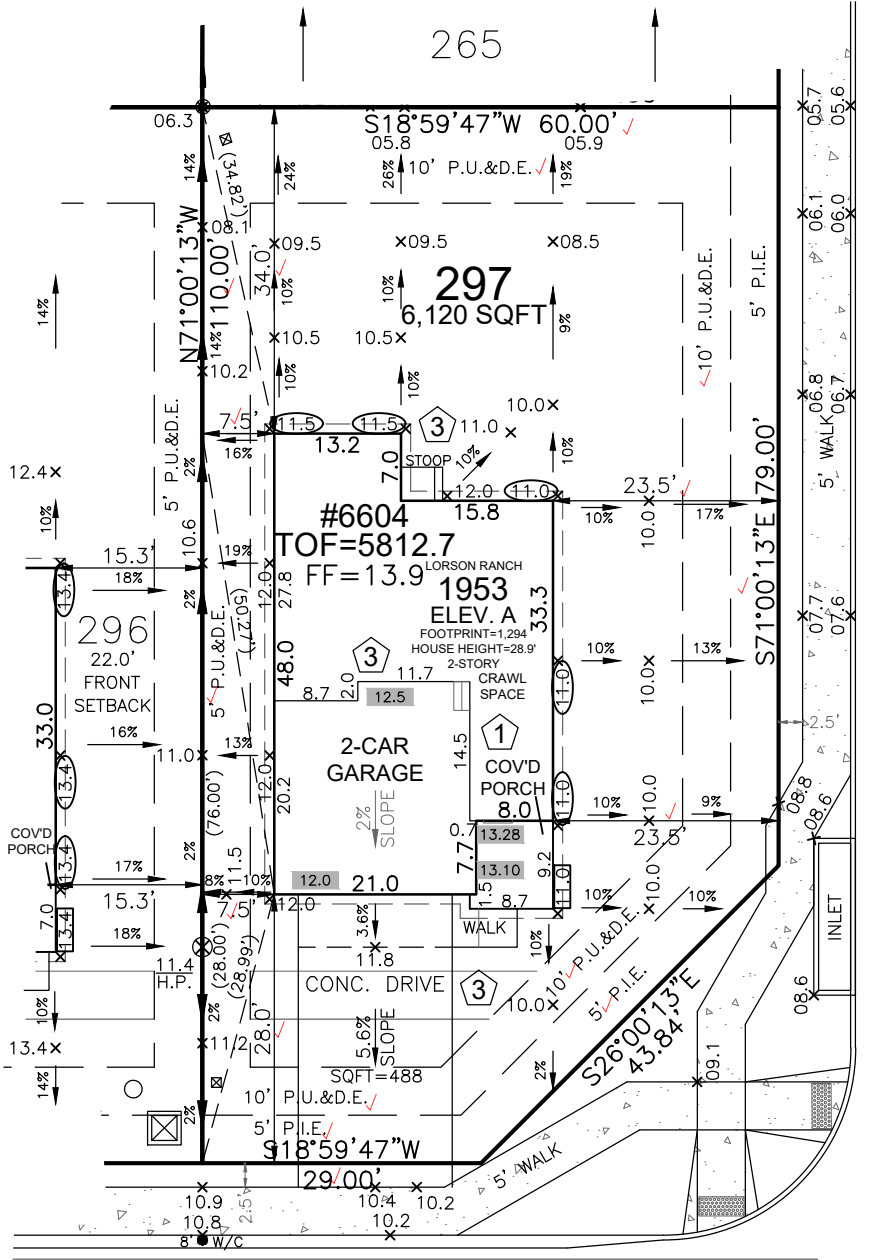


LOT 297

PLOT PLAN

SCHEDULE # 5524114033

ASQ 263



HAYLEY YOUNG, P.E.
DATE: 04.30.26
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: 04.30.26
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 = 12.7
- GARAGE SLAB = 12.0
- GRADE BEAM = 12" (12.7 - 12.0 = 0.7 * 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

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

APPROVED
Plan Review
06/04/2026 1:10:20 PM
dsdmas
EPC Planning & Community
Development Department

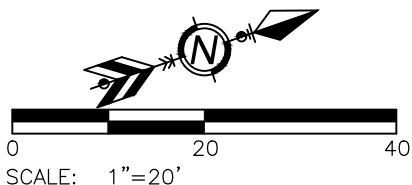
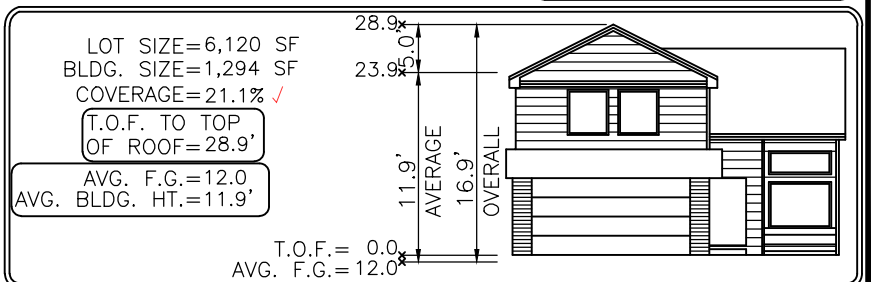
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.
Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plat.
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway 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.

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 780 SF
DRIVE COVERAGE IN
FRONT SETBACK= 340 SF
COVERAGE=43%

Released for Permit
06/03/2026 11:19:52 AM
REGIONAL Building Department
amy
ENUMERATION

Released for Permit
06/03/2026 3:43:29 PM
REGIONAL Building Department
matthewa
CONSTRUCTION



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

MODEL OPTIONS: 1953-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE RIDGE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO
ADDRESS: 6604 DRAGONTAIL TERRACE
04.30.26 / LEFT / NAIL TO NAIL=68.00'
Front 10': N=22058.6790 E=30217.0432
Rear 10': N=22080.8136 E=30152.7465

- 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: 10.16.23

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: 6604 DRAGONTAIL TER, COLORADO SPRINGS

Parcel: 5524114033

Plan Track #: 213867 

Received: 03-Jun-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	558	
Lower Level 2	693	
Main Level	772	
Upper Level 1	1181	
	3204	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

6/3/2026 11:20:11 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

06/03/2026 3:43:33 PM

Pikes Peak
REGIONAL
Building Department

matthewa

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/04/2026 1:11:56 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.