

SFD26748

LOT 504

SCHEDULE NUMBER 5524107003

APPROVED
Plan Review
08/25/2026 3:51:17 PM
dsyounger
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT IMPLY 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.
Division 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.

MeritageHomes®

PLOT PLAN

REVISIONS:

08.11.26 — ADDED NORTH ORIENTATION ARROW/DEGREES
PER BUILDER REQUEST. MM

WALLEYE DRIVE
64' R.O.W.

4.2' TREE/LAWN

TRACT J

S22°28'57"W 70.08'

504

5,481 SQFT

2281

ELEV. B-LH

FOOTPRINT=1,395

HOUSE HEIGHT=26.2'

2-STORY

#6787

TOF=5802.0

FF=03.2

2-CAR GARAGE

CRAWL SPACE

CONC. DRIVE

WALK

HOUSE

PORCH

FOUNDATION STEP

CONCRETE

RISER COUNT

CONCRETE ELEVATION

GRADING PLAN ELEVATION

LOWERED FINISH GRADE

HOUSE

PORCH

GARAGE/CRAWL SPACE

FOUNDATION STEP

CONCRETE

RISER COUNT

CONCRETE ELEVATION

GRADING PLAN ELEVATION

LOWERED FINISH GRADE

HOUSE

PORCH

GARAGE/CRAWL SPACE

FOUNDATION STEP

CONCRETE

RISER COUNT

CONCRETE ELEVATION

GRADING PLAN ELEVATION

LOWERED FINISH GRADE

HOUSE

PORCH

GARAGE/CRAWL SPACE

FOUNDATION STEP

CONCRETE

RISER COUNT

CONCRETE ELEVATION

GRADING PLAN ELEVATION

LOWERED FINISH GRADE

HOUSE

PORCH

GARAGE/CRAWL SPACE

FOUNDATION STEP

CONCRETE

RISER COUNT

CONCRETE ELEVATION

GRADING PLAN ELEVATION

LOWERED FINISH GRADE

HOUSE

PORCH

GARAGE/CRAWL SPACE

FOUNDATION STEP

CONCRETE

RISER COUNT

CONCRETE ELEVATION

GRADING PLAN ELEVATION

LOWERED FINISH GRADE

HOUSE

PORCH

GARAGE/CRAWL SPACE

FOUNDATION STEP

CONCRETE



HAYLEY YOUNG, P.E.
DATE: 08.11.26

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: 08.11.26

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 = 02.0

GARAGE SLAB = 99.5

GRADE BEAM = 34"

(02.0 - 99.5 = 02.5 * 12 = 30" + 4" = 34")

*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

LOWERED FINISH GRADE AT PORCH 26"

POUR TALLER WALL IN GARAGE

TO MAINTAIN FROST PROTECTION

LEGEND

LOWERED FINISH GRADE:

XX.X HOUSE

XX.X PORCH

XX.X GARAGE/CRAWL SPACE

XX.X FOUNDATION STEP

XX.X CONCRETE

XX.X RISER COUNT

XX.X CONCRETE ELEVATION

XX.X GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE

FRONT SETBACK= 937 SF

DRIVE COVERAGE IN

FRONT SETBACK= 329SF

COVERAGE=35.1 %

LOT SIZE=5,481 SF

BLDG. SIZE=1,395 SF

COVERAGE= 25.5%

T.O.F. TO TOP

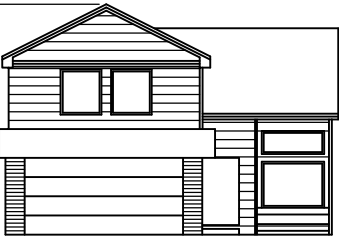
OF ROOF=26.2'

AVG. F.G.=0.6

AVG. BLDG. HT.=22.6'

T.O.F.= 2.0

AVG. F.G.= 0.6



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

SCALE: 1"=20'

MODEL OPTIONS: 2281-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE HILLS AT LORSON RANCH FILING NO. 1 PUD PLAT 14880

COUNTY: EL PASO

07.23.26 / LEFT / NAIL TO NAIL=74.00'

ADDRESS: 6787 ROUNDTAIL WAY

Front 10': N=21432.3322 E=29183.0284

Rear 10': N=21404.0344 E=29251.4041

MINIMUM SETBACKS:

FRONT: 15' SIDE: 5'

GARAGE: 20'

REAR: 15'

CORNER: 10'

DRAWN BY: KM

DATE: 07.23.26



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: 10.02.24

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 6787 ROUNDTAIL WAY, COLORADO SPRINGS

Parcel: 5524107003

Plan Track #: 216268  **Received: 25-Aug-2026 (BECKYA)**

Description:

RESIDENCE

Type of Unit:

Garage	454	
Lower Level 2	862	
Main Level	903	
Upper Level 1	967	
	3186	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

8/25/2026 11:07:21 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

08/25/2026 3:20:10 PM



Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

08/25/2026 3:52:33 PM



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.