

SFD26525
 PLAT - 15216
 PUD



LOT 304 ✓

SCHEDULE NUMBER 5524115007 ✓

PLOT PLAN

APPROVED
 Plan Review

06/11/2026 2:59:25 PM
 dsdhills

EPC Planning & Community
 Development Department

Not Required
 BESQCP

06/11/2026 2:59:32 PM
 dsdhills

EPC Planning & Community
 Development Department

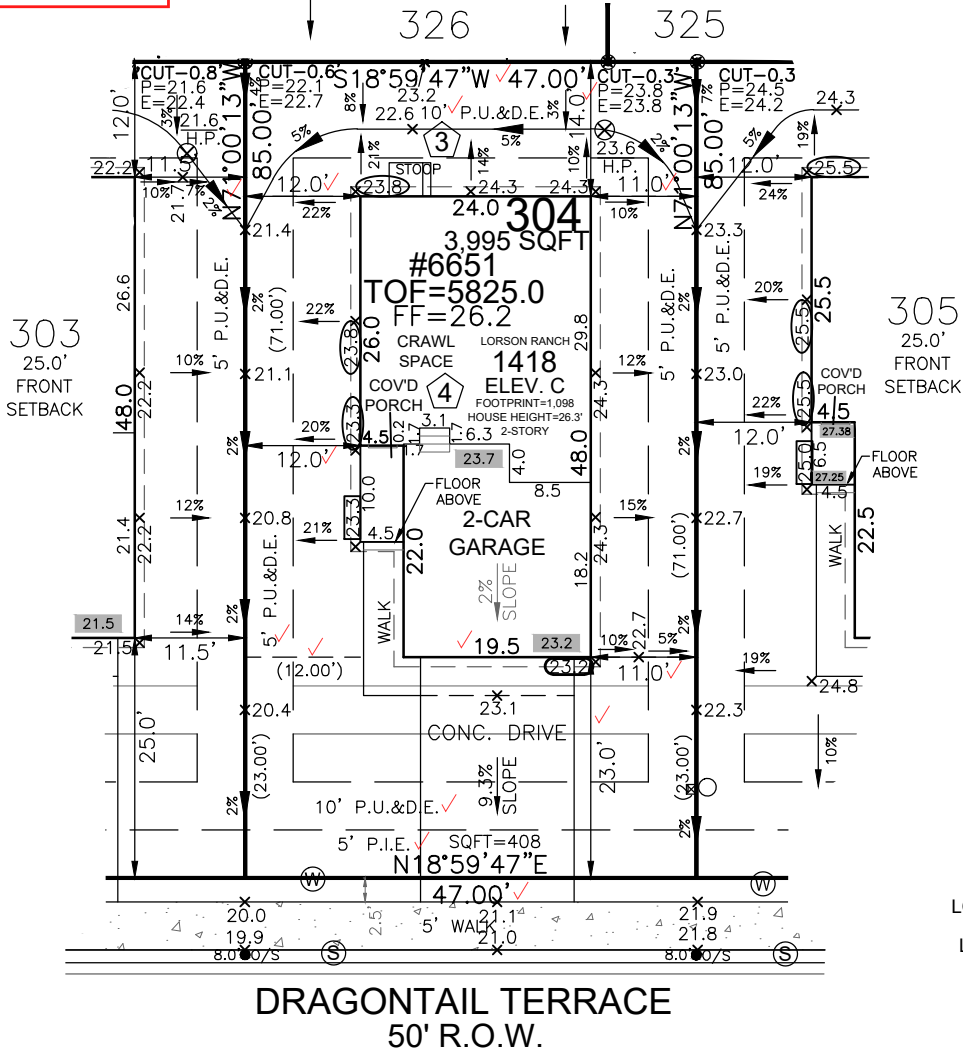
ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OBLIVATE THE NEED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE, OR LOCAL
 LAWS AND/OR REGULATION.

Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable notes on the recorded plan.

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.



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.

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 25.0
- GARAGE SLAB = 23.2
- GRADE BEAM = 26"
 (25.0 - 23.2 = 01.8 * 12 = 22" + 4" = 26")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- POUR TALLER WALL IN GARAGE
 TO MAINTAIN FROST PROTECTION
- 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%

LOT SIZE=3,995 SF ✓
 BLDG. SIZE=1,098 SF ✓
 COVERAGE=27.5% ✓

T.O.F. TO TOP
 OF ROOF= 26.3'

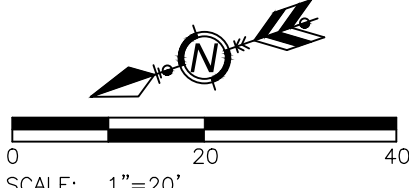
AVG. F.G.= 23.6
 AVG. BLDG. HT.= 22.7' ✓

T.O.F.= 25.0
 AVG. F.G.= 23.6'

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

Released for Permit
 06/09/2026 4:25:52 PM
 CONSTRUCTION

Released for Permit
 06/09/2026 3:45:01 PM
 ENUMERATION



MODEL OPTIONS: 1418-C/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO
 ADDRESS: 6651 DRAGONTAIL TERRACE
 05.14.26 / RIGHT / NAIL TO NAIL=68.00'
 Front 10': N=21772.1573 E=30204.0715
 Rear 10': N=21750.0227 E=30268.3681

- 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: 05.30.23

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: 6651 DRAGONTAIL TER, COLORADO SPRINGS

Parcel: 5524115007

Plan Track #: 214074 

Received: 09-Jun-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	404	
Main Level	649	
Upper Level 1	800	
	1853	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

6/9/2026 3:46:18 PM

Floodplain

(N/A) RBD GIS

Construction
Released for Permit

06/09/2026 4:25:59 PM

Pikes Peak
REGIONAL
Building Department
matthewa
CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

06/11/2026 3:01:53 PM

dsdhills

**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.