

SFD26579
 PLAT-15276
 PUD



LOT 305 ✓

SCHEDULE NUMBER 5524115008 ✓

PLOT PLAN

APPROVED
 Plan Review
 06/23/2026 9:36:57 AM
 ddhills
 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.

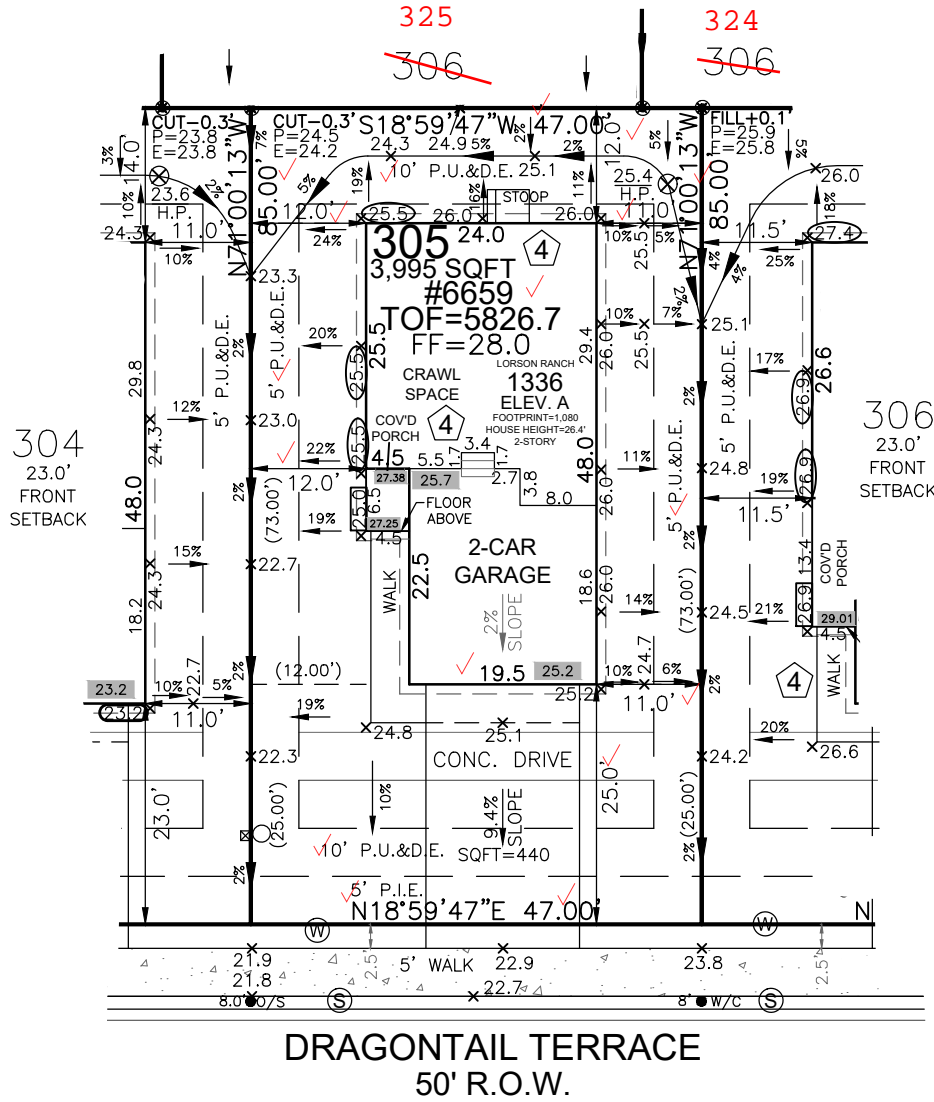
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CREATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plat. An action shall not be granted by the Planning & Community Development Department prior to the establishment of any structure on a County road. Obstruction of view of any drainage way is not permitted without approval of the Planning & Community Development Department.



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.



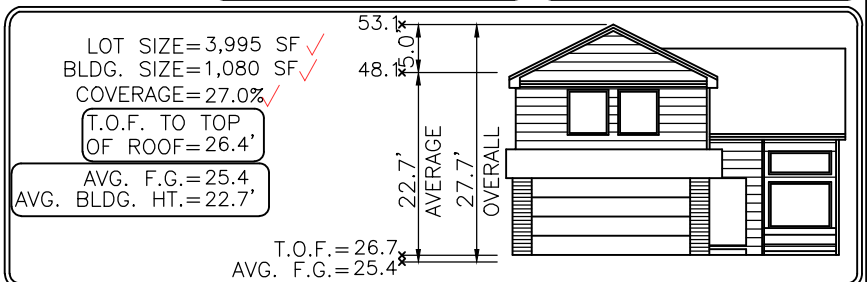
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 26.7
- GARAGE SLAB = 25.2
- GRADE BEAM = 22"
 (26.7 - 25.2 = 01.5 * 12 = 18" + 4" = 22")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LEGEND

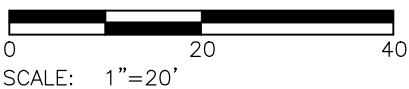
LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
(XX.X)	GRADING PLAN ELEVATION

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 3:00:55 PM
 REGIONAL Building Department
 amy
 ENUMERATION



MODEL OPTIONS: 1336-A/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO ✓

05.14.26 / RIGHT / NAIL TO NAIL=68.00'
 Front 10': N=21727.0659 E=30190.6637
 Rear 10': N=21704.9313 E=30254.9603

ADDRESS: 6659 DRAGONTAIL TERRACE ✓

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: 6659 DRAGONTAIL TER, COLORADO SPRINGS

Parcel: 5524115008

Plan Track #: 214498 

Received: 22-Jun-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	411	
Main Level	640	
Upper Level 1	727	
	1778	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

6/22/2026 3:01:35 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

06/23/2026 7:32:03 AM

REGIONAL Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/23/2026 9:40:19 AM

dsdhill

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.