

SFD26622  
 PLAT-15216  
 PUD



LOT 302 ✓

SCHEDULE NUMBER 5524115006 ✓

PLOT PLAN

APPROVED  
 Plan Review

06/30/2026 11:48:49 AM  
 dsdhills

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 OBVIATE 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 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



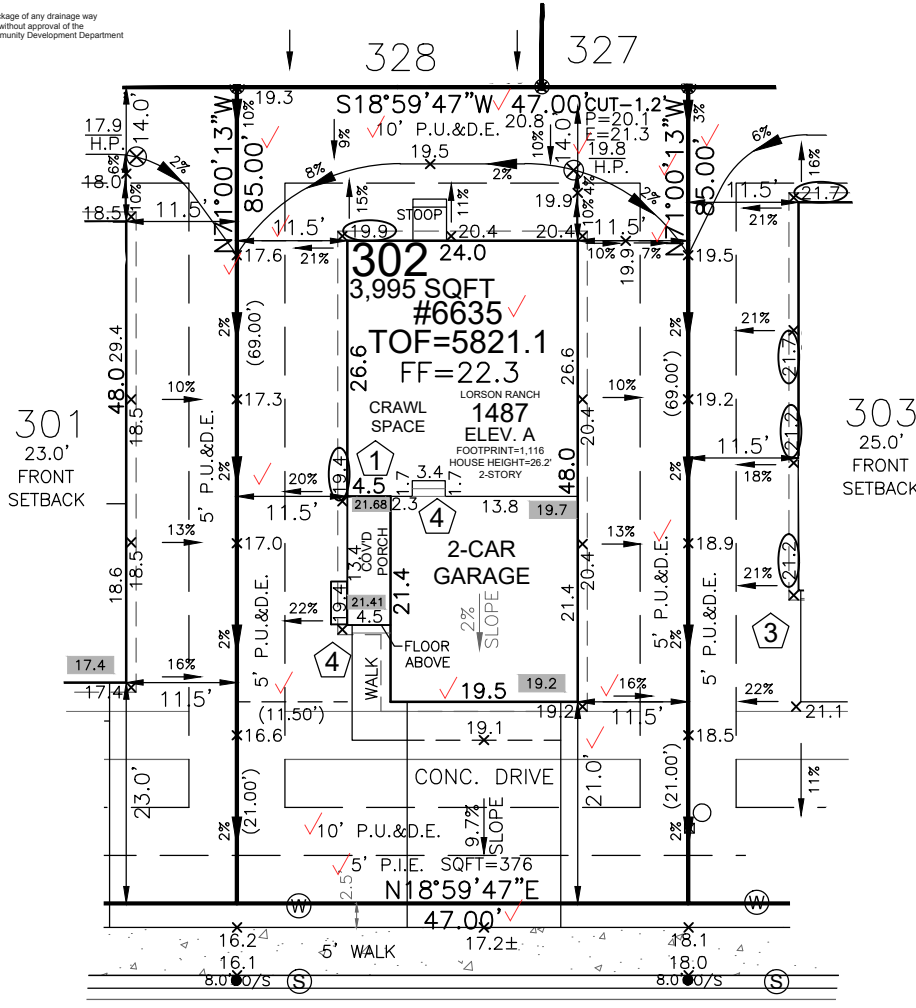
HAYLEY YOUNG, P.E.  
 DATE: 06.09.26

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: 06.09.26

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.

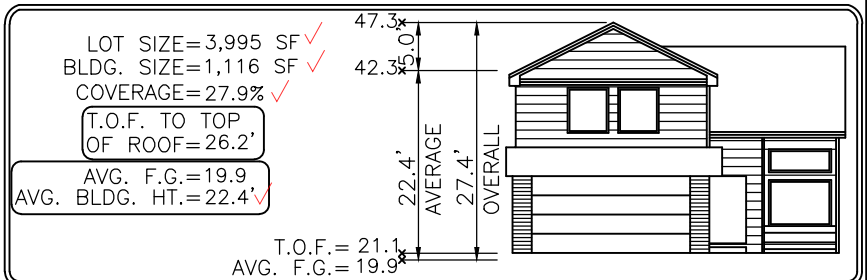
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 21.1
- GARAGE SLAB = 19.2
- GRADE BEAM = 27" (21.1 - 19.2 = 01.9 \* 12 = 23" + 4" = 27")
- \*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

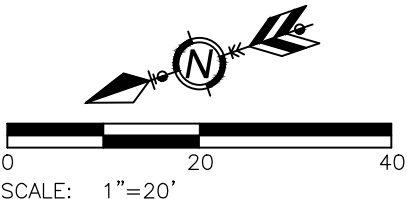
LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
(XX.X)	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK= 987 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 336 SF  
 COVERAGE=34 %



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

Released for Permit  
 06/26/2026 1:03:16 PM  
 REGIONAL Building Department  
 amy  
 ENUMERATION



MODEL OPTIONS: 1487-A/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO ✓

06.09.26 / RIGHT / NAIL TO NAIL=68.00'  
 Front 10': N=21862.1618 E=30232.9409  
 Rear 10': N=21840.0272 E=30297.2376

ADDRESS: 6635 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: 06.09.26



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 Centennial, CO 80112 USA  
 Phone: (303) 850-0559  
 Fax: (303) 850-0711  
 E-mail: info@bjsurvey.net


# SITE



2023 PPRBC  
2021 IECC Amended

Address: 6635 DRAGONTAIL TER, COLORADO SPRINGS

Parcel: 5524115005

Plan Track #: 214659 

Received: 26-Jun-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	423	
Main Level	633	
Upper Level 1	852	
	1908	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**6/26/2026 1:03:43 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**06/26/2026 4:11:17 PM**

**REGIONAL Building Department**

**matthewa**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**06/30/2026 11:47:01 AM**

**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.