LOT 102

SCHEDULE NUMBER 5523123025 √

PUD
PLAT 14762

SFD26846
Not within WUI

APPROVED
Plan Review
11/05/2026 11:30:02 AM
dsdyounger
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.

Approval of this permit does not allow for the space indicated on the plan, either attached or detached from the primary structure, to be leased, rented or function separately from the primary unit.

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

COLORADO LICENSED
HAYLEY YOUNG
52392
PROFESSIONAL ENGINEER

HAYLEY YOUNG, P.E.
DATE: 06.15.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.

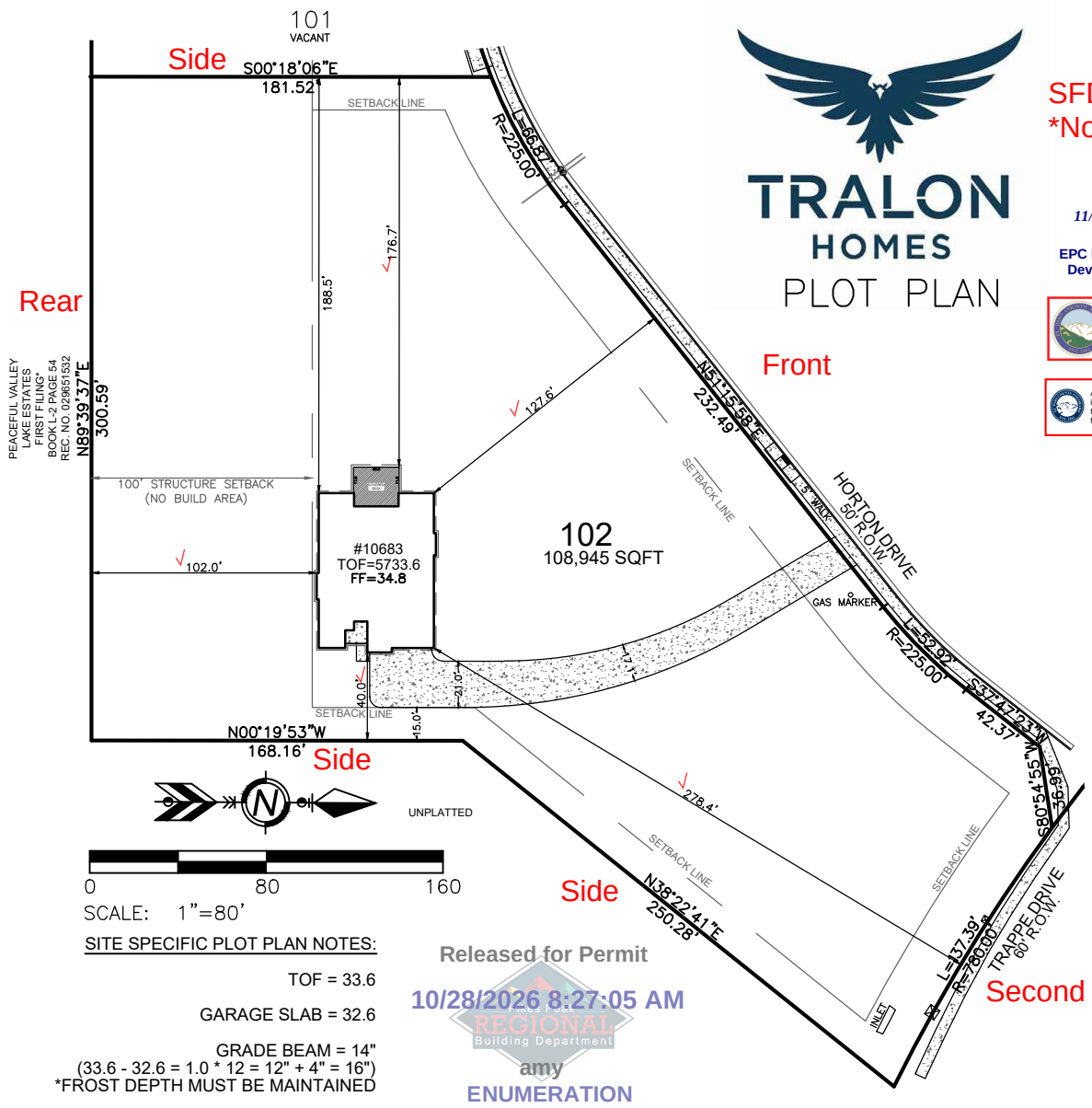
COLORADO LICENSED
T. CHRIS MADRID
38299
PROFESSIONAL LAND SURVEYOR

T. CHRIS MADRID, P.L.S.
DATE: 06.15.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

TRALON HOMES

PLOT PLAN



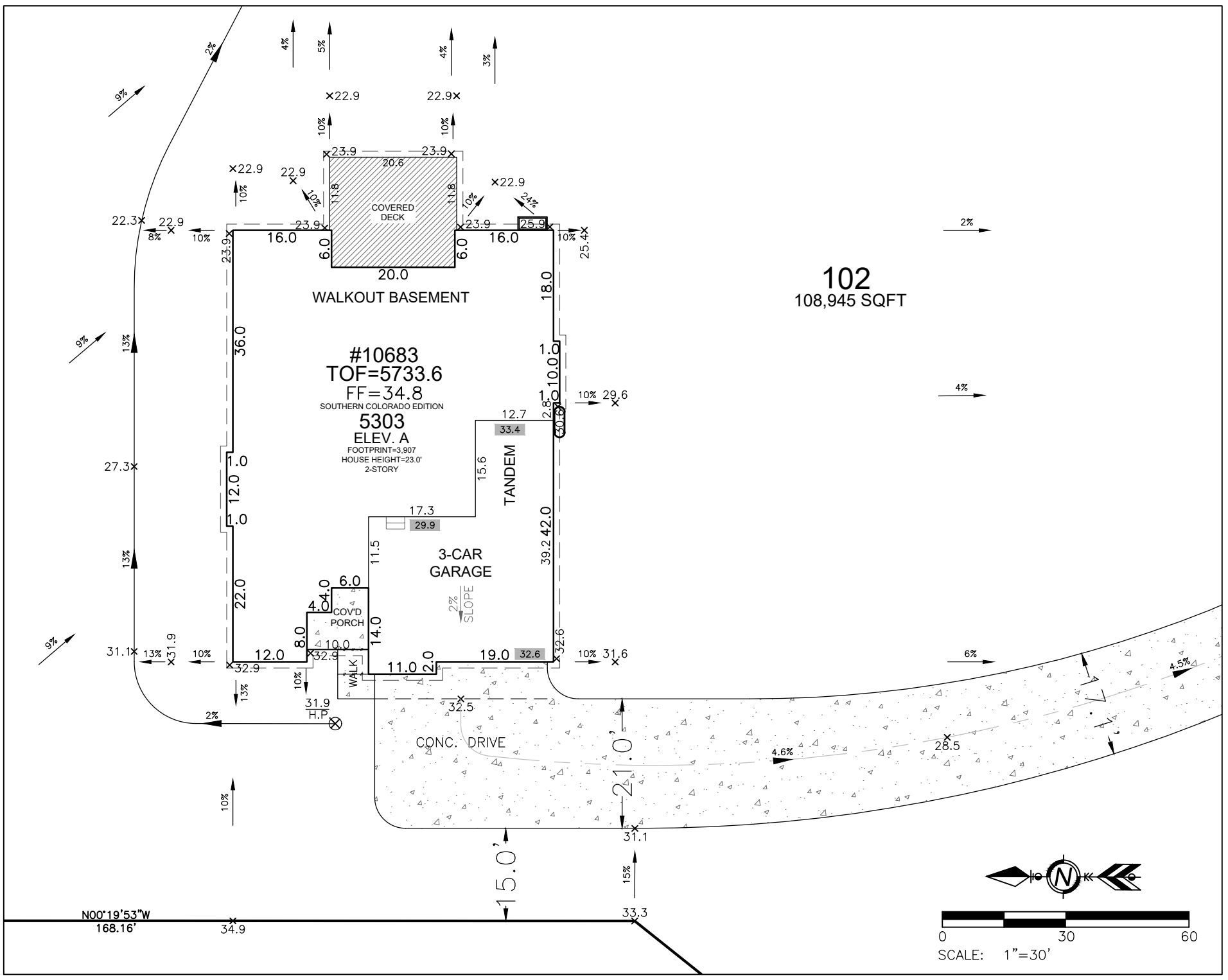
SITE SPECIFIC PLOT PLAN NOTES:

TOF = 33.6

GARAGE SLAB = 32.6

GRADE BEAM = 14"
(33.6 - 32.6 = 1.0 * 12 = 12" + 4" = 16")
*FROST DEPTH MUST BE MAINTAINED

Released for Permit
10/28/2026 8:27:05 AM
REGIONAL Building Department
amy
ENUMERATION



MODEL OPTIONS: 5303–A/3–CAR TANDEM/FULL BSMT

SUBDIVISION: CREEKSIDE SOUTH AT LORSON RANCH √

COUNTY: EL PASO

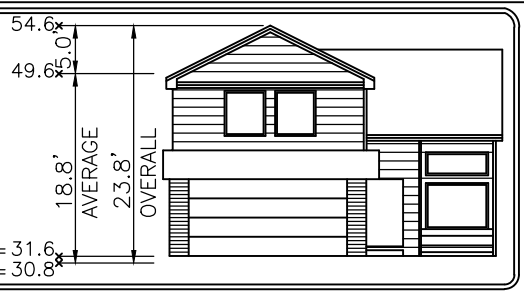
ADDRESS: 10683 HORTON DRIVE √

DRAWN BY: KP DATE: 08.31.26

03.13.26 / LEFT / NAIL TO NAIL=92.00'
Front 10': N=20228.5999 E=24705.8699
Rear 10': N=20163.8834 E=24771.2592

B&J Surveying, Inc.
Specializing in Home Builder Services Since 1985.
6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850–0559
Fax: (303) 850–0711
E–mail: info@bjsurvey.net

LOT SIZE=203,259 SF
BLDG. SIZE=3,907 SF
(BLDG)COVERAGE=1.9%
T.O.F. TO TOP OF ROOF=23.0'
AVG. F.G.=30.8
BLDG. HT.=18.8'



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

RESIDENTIAL

2023 PPRBC
2024 IECC and CO MERSRC

Address: 10683 HORTON DR, COLORADO SPRINGS

Parcel: 5523123025

Plan Track #: 218105 Received: 27-Oct-2026 (NICOLASV)

Description:

RESIDENCE

Contractor: TRALON HOMES, LLC

Type of Unit:

Garage	832	
Lower Level 1	2579	
Main Level	2591	
	6002	Total Square Feet

Required PPRBD Departments (6)

Enumeration

Released for Permit

10/28/2026 8:29:04 AM

amy

ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Electrical

Mechanical

Plumbing

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.

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

11/05/2026 11:33:20 AM
dsdyounger
EPC Planning & Community Development Department