



LOT 101

SCHEDULE NUMBER 5523212019

PLOT PLAN

REVISIONS:
07-30-20 - ADD COVERED PATIO PER JENAE - BCL

**S132806**  
**SFD201055**  
**PLAT 14514**  
**ZONE PUD**  
**DIST 4**

**APPROVED**  
**Plan Review**  
 03/26/2021 2:17:59 PM  
 dsdespinoza  
 EPC Planning & Community  
 Development Department

**Not Required**  
**BESQCP**  
 03/26/2021 2:18:09 PM  
 dsdespinoza  
 EPC Planning & Community  
 Development Department

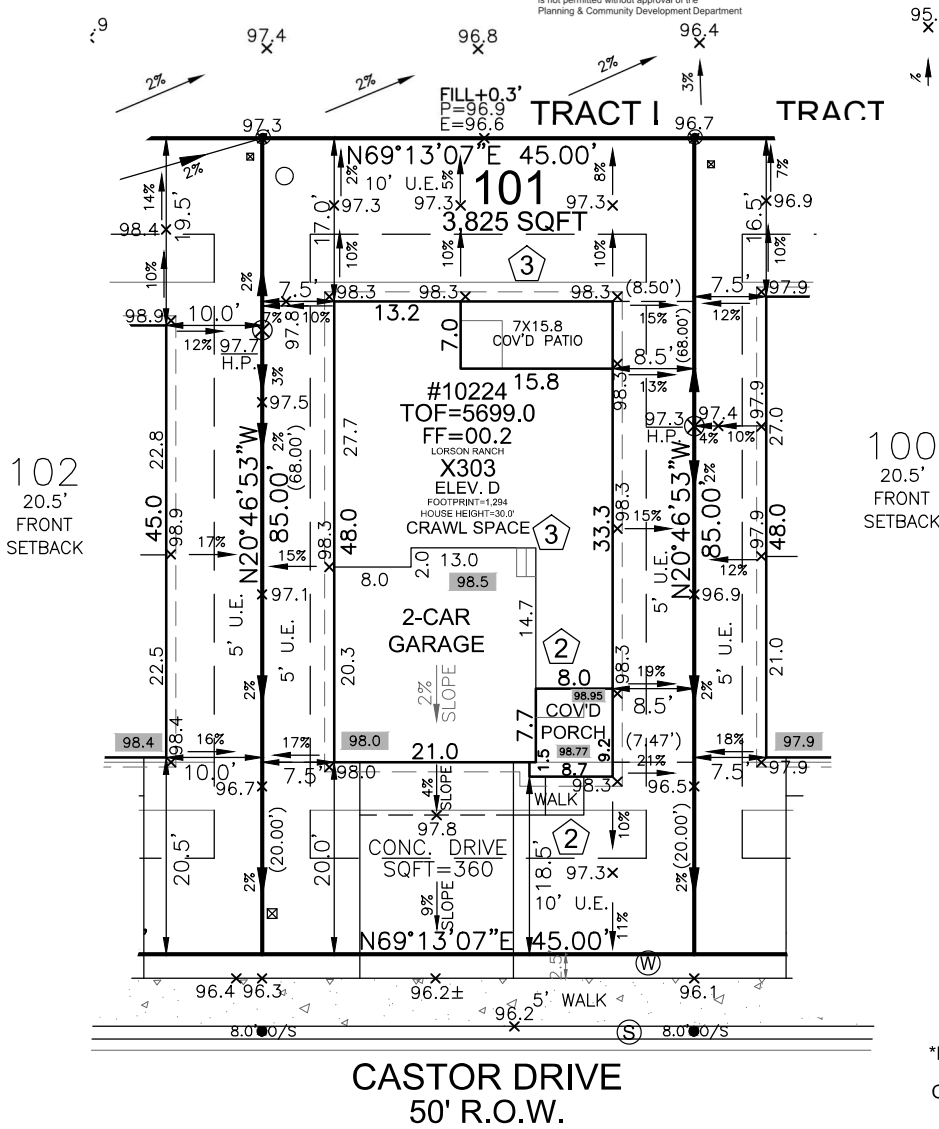


ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION



It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

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



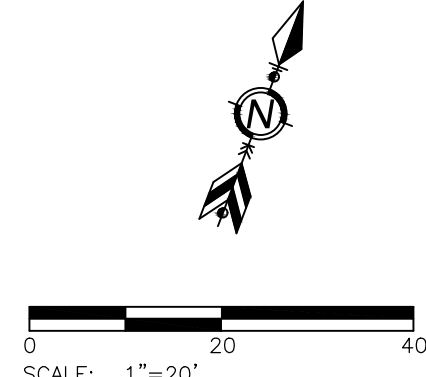
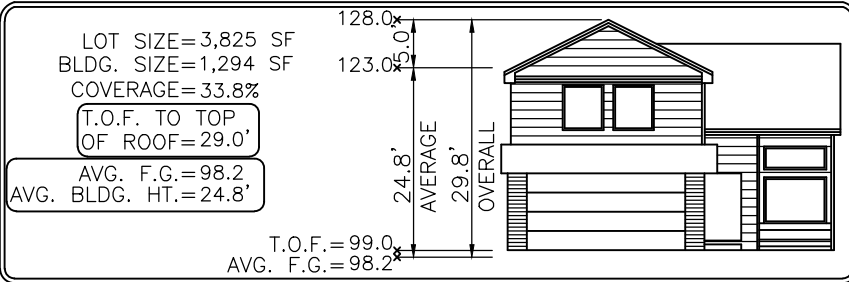
**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 99.0
- GARAGE SLAB = 98.0
- GRADE BEAM = 16" (99.0 - 98.0 = 01.0 \* 12 = 12" + 4" = 16")
- \*FROST DEPTH MUST BE MAINTAINED
- 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= 900 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 320 SF  
 COVERAGE=35 %



MODEL OPTIONS: 303-D/2-CAR/CRAWL SPACE	
SUBDIVISION: CREEKSIDE AT LORSON RANCH FILING NO. 1	
COUNTY: EL PASO	
ADDRESS: 10224 CASTOR DRIVE	
MINIMUM SETBACKS: FRONT: 15' SIDE: 5' GARAGE: 20' REAR: 15' CORNER: 10'	DRAWN BY: BL DATE: 07-23-20  6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurveying.net
<b>GENERAL NOTES:</b> <ul style="list-style-type: none"> <li>PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.</li> <li>PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.</li> <li>EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.</li> <li>PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.</li> <li>LOT CORNER ELEVATION CHECK: 06-15-20</li> </ul>	



# EL PASO COUNTY

## Receipt for Fees Paid

Planning and Community Development Department

2880 International Circle, Suite 110, Colorado Springs, Colorado 80910  
Office (719) 520-6300

Date 2/2/21 ✓

Receipt No. 523206 ✓

Customer: DR HORTON ✓  
1341 HORTON CIR  
ARLINGTON, TX 76011

Processed by PR

Check No. 1043762

Payment Method

*dsdespinoza*  
03/26/2021 2:14:32 PM

Item	Description	Prefix	Type	Rate	Qty	Amount
H01	Site Plan - Residential	SFD	A	110.00	1	110.00
3	Surcharge - Projects			37.00	1	37.00
2	PROJECT NAME: 10224 CASTOR DR RE-REVIEW FEE ✓					0.00
1	CUSTOMER NAME: DR HORTON					0.00

**Total \$147.00**

# SITE



2017 PPRBC

Address: 10224 CASTOR DR, COLORADO SPRINGS

Parcel: 5523212019

Plan Track #: 132806 

Received: 24-Nov-2020 (BECKYA)

Description: (Splice 11/24/20)

## Required Outside Departments (1)

**RESIDENCE**

Type of Unit:

County Zoning  
**APPROVED**  
Plan Review  
*03/26/2021 2:33:26 PM*  
*dsdespinoza*  
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.



LOT 101

SCHEDULE NUMBER 5523212019

PLOT PLAN

REVISIONS:
07-30-20 - ADD COVERED PATIO PER JENAE ✓
- BCL

Released for Permit  
03/26/2021 8:30:52 AM  
Regional Building Department  
Becky A  
ENUMERATION

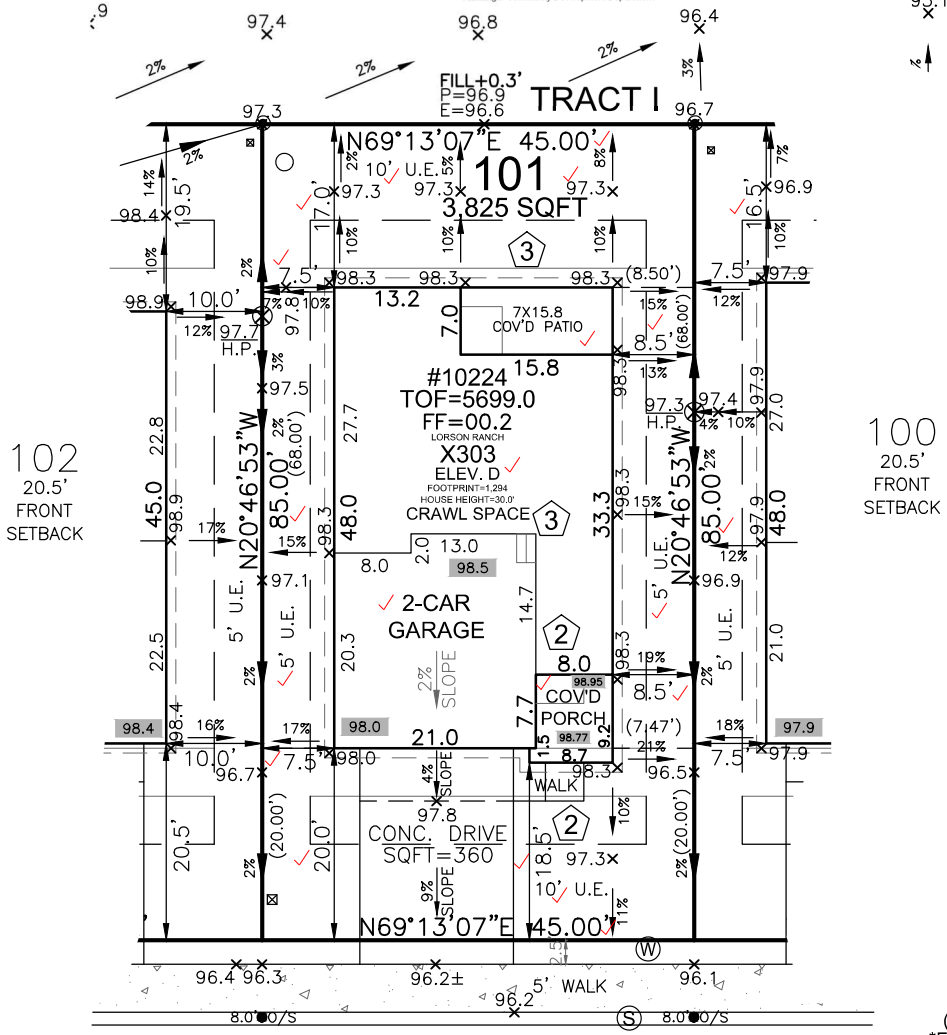
S132806  
SFD201055  
PLAT 14514  
ZONE PUD  
DIST 4

APPROVED  
Plan Review  
03/26/2021 11:56:55 AM  
dsdespinoza  
EPC Planning & Community  
Development Department

Not Required  
BESQCP  
03/26/2021 11:57:41 AM  
dsdespinoza  
EPC Planning & Community  
Development Department

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

It is the owner's responsibility to  
coordinate with easement holders  
to avoid impact to utilities that  
may be located in the easements.



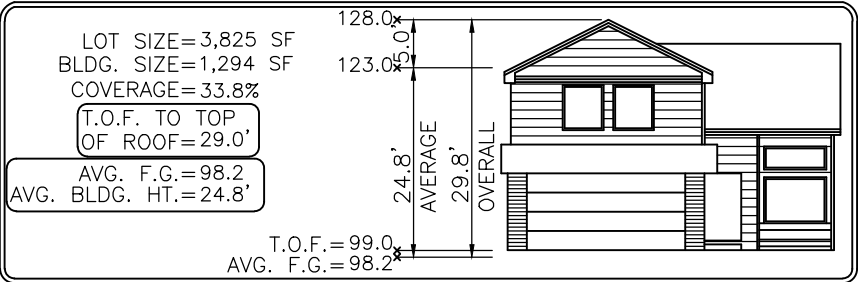
**SITE SPECIFIC PLOT PLAN NOTES:**  
TOF = 99.0  
GARAGE SLAB = 98.0  
GRADE BEAM = 16"  
(99.0 - 98.0 = 01.0 \* 12 = 12' + 4" = 16")  
\*FROST DEPTH MUST BE MAINTAINED

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= 900 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 320 SF  
COVERAGE=35 %



0 20 40  
SCALE: 1"=20'

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

MODEL OPTIONS: 303-D/2-CAR/CRAWL SPACE

SUBDIVISION: CREEKSIDE AT LORSON RANCH FILING NO. 1

COUNTY: EL PASO

ADDRESS: 10224 CASTOR DRIVE

MINIMUM SETBACKS:  
FRONT: 15' SIDE: 5'  
GARAGE: 20'  
REAR: 15'  
CORNER: 10'

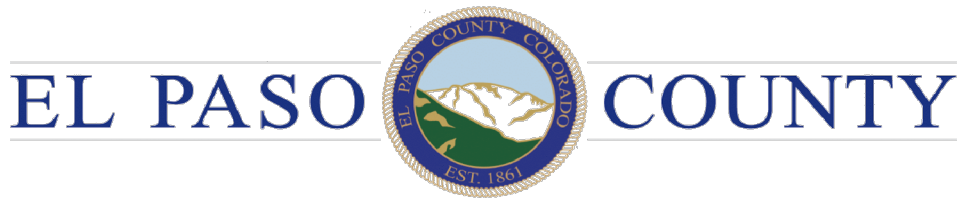
DRAWN BY: BL

DATE: 07-23-20



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: 06-15-20



# EL PASO COUNTY

## Receipt for Fees Paid

Planning and Community Development Department

2880 International Circle, Suite 110, Colorado Springs, Colorado 80910  
Office (719) 520-6300

Date 2/2/21

Receipt No. 523206

Customer: DR HORTON ✓  
1341 HORTON CIR  
ARLINGTON, TX 76011

Processed by PR

Check No. 1043762

*dsdespinoxa*  
03/26/2021 12:02:10 PM

Payment Method

Item	Description	Prefix	Type	Rate	Qty	Amount
H01	Site Plan - Residential	SFD	A	110.00	1	110.00
3	Surcharge - Projects			37.00	1	37.00
2	PROJECT NAME: 10224 CASTOR DR RE-REVIEW FEE ✓					0.00
1	CUSTOMER NAME: DR HORTON					0.00

**Total \$147.00**

# SITE



2017 PPRBC

Address: 10224 CASTOR DR, COLORADO SPRINGS

Parcel: 5523212019

Plan Track #: 132806 

Received: 25-Mar-2021 (ANDREAL)

Description: (Splice 03/25/21)

## Required PPRBD Departments (1)

### RESIDENCE

Type of Unit:

Garage	738	
Lower Level 2	693	
Main Level	772	
Upper Level 1	1181	
	3384	Total Square Feet

**Enumeration**

Released for Permit

03/26/2021 8:30:56 AM



Becky A  
ENUMERATION


## Required Outside Departments (1)

**County Zoning**

**APPROVED**

Plan Review

03/26/2021 12:03:04 PM



dsdespinoza  
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.

S132806  
SFD201055  
PLAT 14514  
ZONE PUD  
DIST 4

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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



LOT 101 ✓

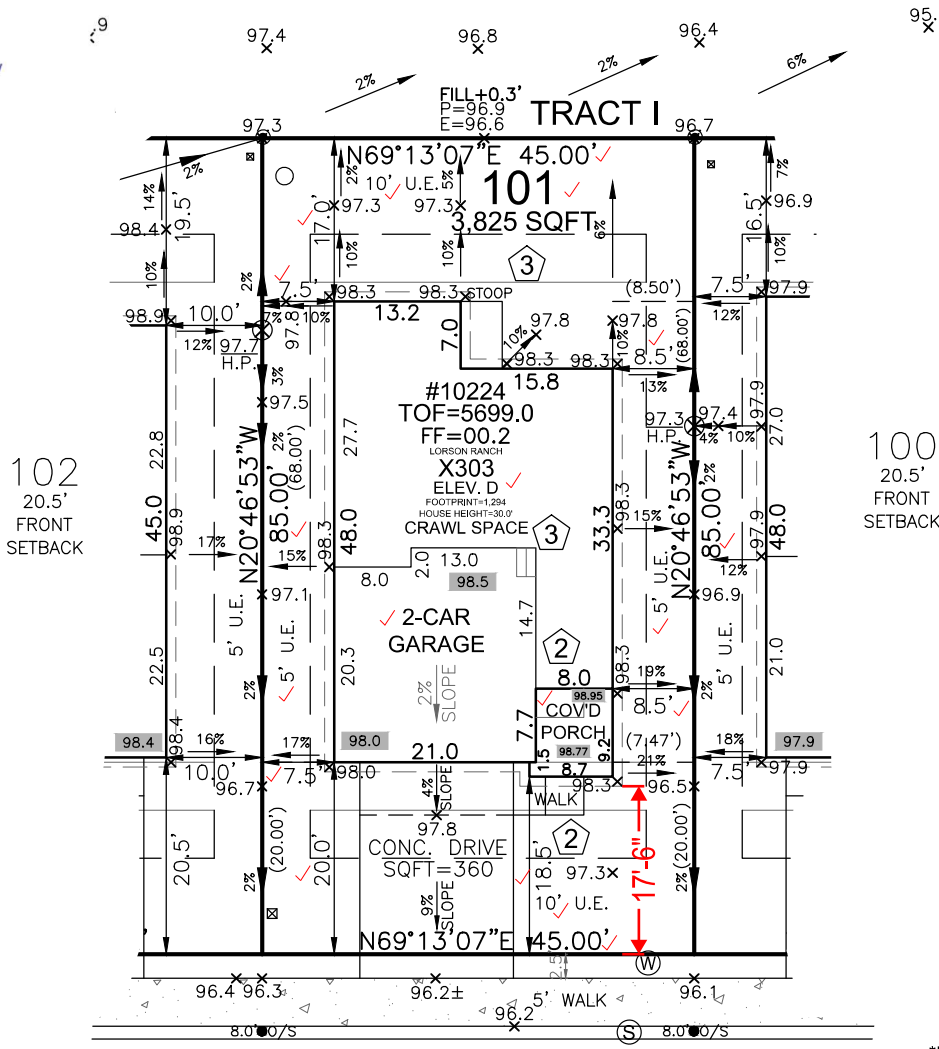
SCHEDULE NUMBER 5523212019 ✓

PLOT PLAN

APPROVED  
Plan Review  
08/18/2020 2:34:55 PM  
dsdespinoza  
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.

APPROVED  
BESQCP  
08/18/2020 2:36:00 PM  
dsdespinoza  
EPC Planning & Community  
Development Department



SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 99.0
- GARAGE SLAB = 98.0
- GRADE BEAM = 16" (99.0 - 98.0 = 01.0 \* 12 = 12' + 4" = 16")
- \*FROST DEPTH MUST BE MAINTAINED
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

Released for Permit  
08/14/2020 3:40:58 PM  
Becky A  
ENUMERATION

**LEGEND**

**LOWERED FINISH GRADE:**

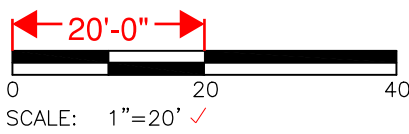
- ⊗ HOUSE
- ⊗ PORCH
- ⊗ GARAGE/CRAWL SPACE
- ⊗ FOUNDATION STEP
- ⊗ CONCRETE
- ⊗ RISER COUNT
- ⊗ CONCRETE ELEVATION
- [xx.x] GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 900 SF  
DRIVE COVERAGE IN FRONT SETBACK= 320 SF  
COVERAGE=35 %

LOT SIZE = 3,825 SF ✓  
BLDG. SIZE = 1,294 SF ✓  
COVERAGE = 33.8%  
T.O.F. TO TOP OF ROOF = 29.0'  
AVG. F.G. = 98.2 ✓  
AVG. BLDG. HT. = 24.8' ✓

T.O.F. = 99.0  
AVG. F.G. = 98.2

AVERAGE 29.8'  
OVERALL 24.8'



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

MODEL OPTIONS: 303-D/2-CAR/CRAWL SPACE	
SUBDIVISION: CREEKSIDE AT LORSON RANCH FILING NO. 1 ✓	
COUNTY: EL PASO	
ADDRESS: 10224 CASTOR DRIVE ✓	
MINIMUM SETBACKS: FRONT: 15' ✓ GARAGE: 20' ✓ REAR: 15' ✓ CORNER: 10' ✓	DRAWN BY: BL DATE: 07-23-20  6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurveying.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: 06-15-20	

# SITE



2017 PPRBC

Address: 10224 CASTOR DR, COLORADO SPRINGS

Parcel: 5523212019  
Map #: 957G

Plan Track #: 132806  Received: 14-Aug-2020 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	738	
Lower Level 2	693	
Main Level	772	
Upper Level 1	1181	
	3384	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BECKYA</b>  <b>8/14/2020 3:41:13 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
---	---

## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u>  <i>08/18/2020 2:40:46 PM</i> <i>dsdespinoza</i> <b>EPC Planning &amp; Community Development Department</b>
---

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.





LOT 101

PLOT PLAN

SCHEDULE NUMBER 5523212019

REVISIONS:
07-30-20 - ADD COVERED PATIO PER JENAE - BCL

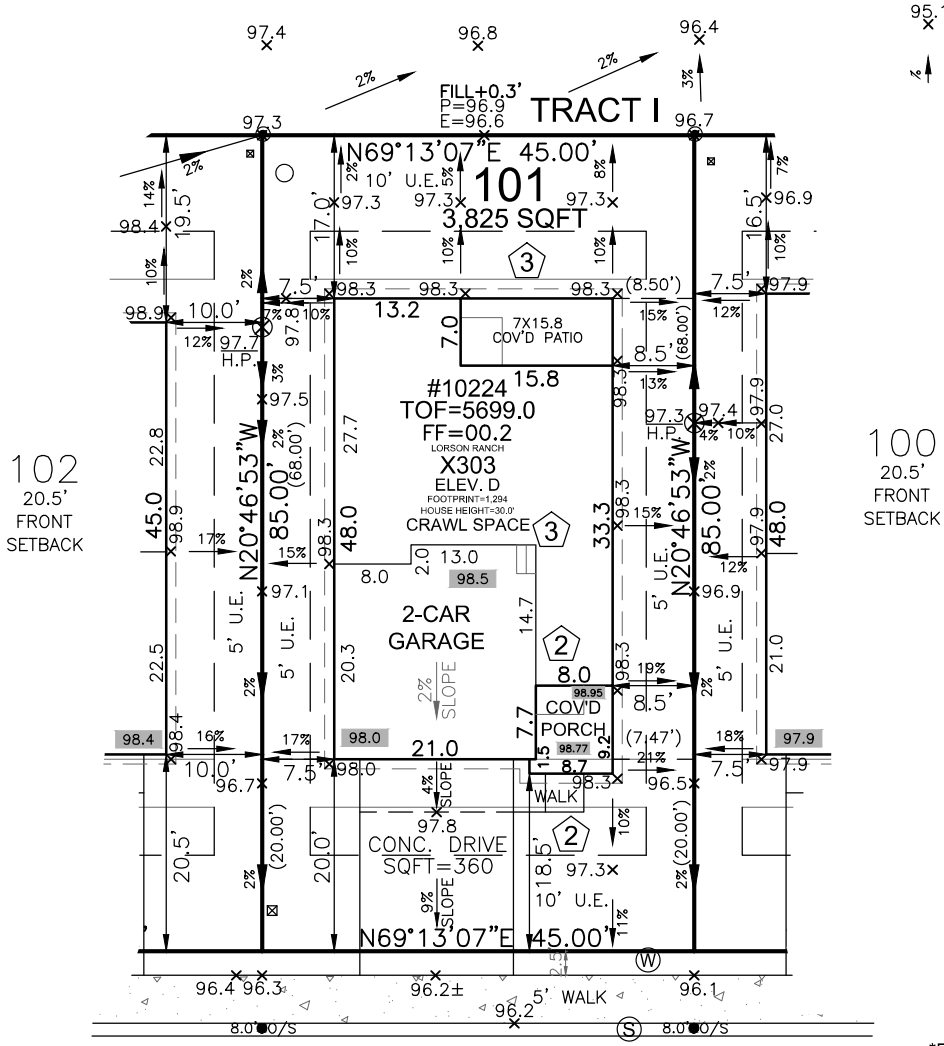
Must remit re-review of \$147 to El Paso County Planning and Community Development with check made payable to El Paso County prior to review approval. Resubmit and upload paid receipt into PPRBD plan set.

DISAPPROVED Plan Review

11/25/2020 8:08:56 AM

Edespinoza EPC Planning & Community Development Department

S132806  
SFD201055  
PLAT 14514  
ZONE PUD  
DIST 4



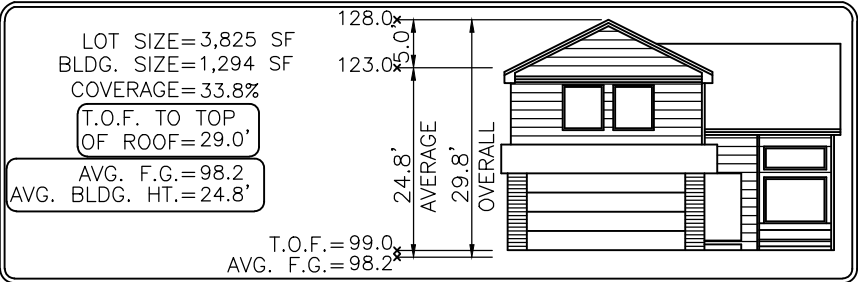
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 99.0
- GARAGE SLAB = 98.0
- GRADE BEAM = 16" (99.0 - 98.0 = 01.0 \* 12 = 12" + 4" = 16")
- \*FROST DEPTH MUST BE MAINTAINED
- 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= 900 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 320 SF  
COVERAGE=35 %



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

MODEL OPTIONS: 303-D/2-CAR/CRAWL SPACE	
SUBDIVISION: CREEKSIDE AT LORSON RANCH FILING NO. 1	
COUNTY: EL PASO	
ADDRESS: 10224 CASTOR DRIVE	
MINIMUM SETBACKS: FRONT: 15' SIDE: 5' GARAGE: 20' REAR: 15' CORNER: 10'	DRAWN BY: BL DATE: 07-23-20  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: 06-15-20	

**SITE**



**2017 PPRBC**

**Address: 10224 CASTOR DR, COLORADO SPRINGS**

**Parcel: 5523212019**

**Plan Track #: 132806** 

**Received: 24-Nov-2020 (BECKYA)**

**Description: (Splice 11/24/20)**

**Required Outside Departments (1)**

**RESIDENCE**

<p><b>County Zoning</b></p>
-----------------------------

Type of Unit:

**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.**