



S131435
SFD20947
PLAT 14514
ZONE PUD
DIST 4

LOT 172 ✓

PLOT PLAN

SCHEDULE NUMBER 5500000423

55232-13-036 ✓

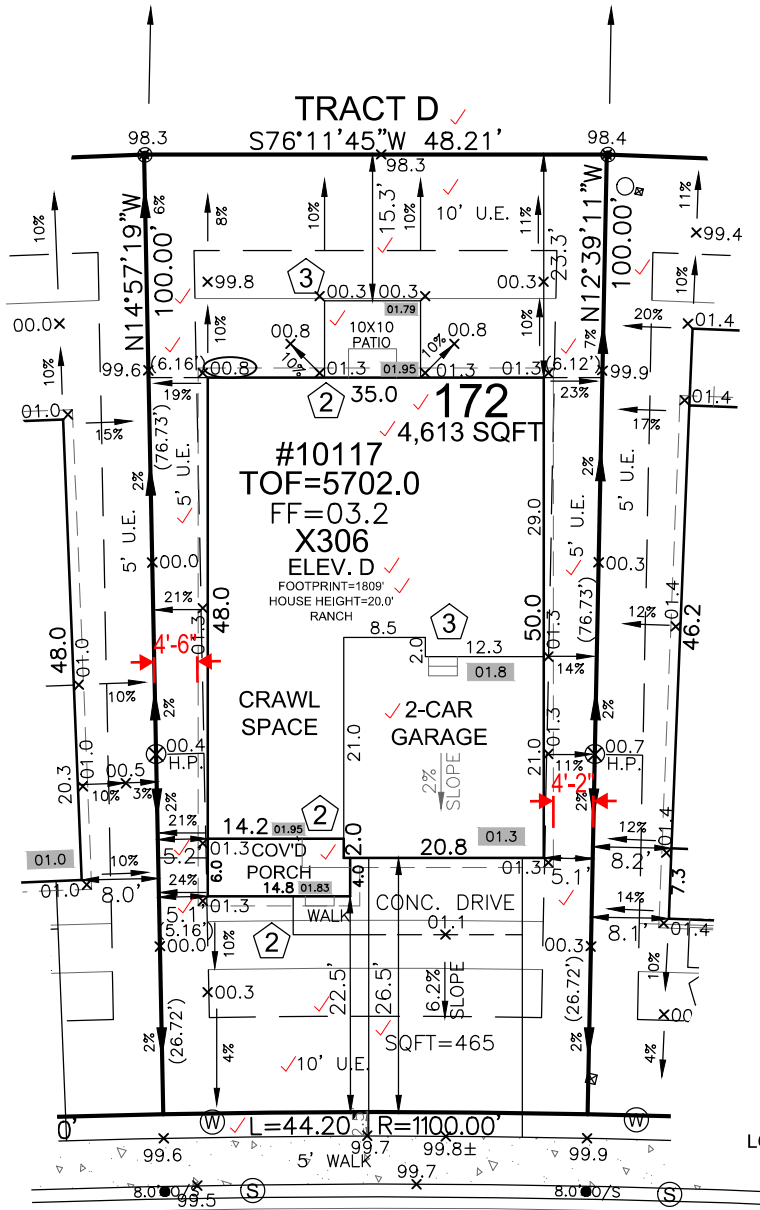
REVISIONS:
06-17-20 - ADD SCHEDULE NUMBER AND UPDATE PER LOT INVENTORY - BCL
07-14-20 - CORRECT NORTH ARROW - BCL

APPROVED
Plan Review
08/21/2020 9:20:28 AM
dsdespinoz
EPC Planning & Community
Development Department

APPROVED
BESQCP
08/21/2020 9:20:35 AM
dsdespinoz
EPC Planning & Community
Development Department

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.

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



TRACT D

171
20.5'
FRONT
SETBACK

173
24.5'
FRONT
SETBACK

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 02.0
- GARAGE SLAB = 01.3
- GRADE BEAM = 12"
- (02.0 - 01.3 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE

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= 892 SF
DRIVE COVERAGE IN
FRONT SETBACK= 320 SF
COVERAGE=35%

LOT SIZE=4,613 SF ✓
BLDG. SIZE=1,809 SF ✓
COVERAGE=39.2%
T.O.F. TO TOP OF ROOF=18.0'
AVG. F.G.=1.3
AVG. BLDG. HT.=13.7' ✓

T.O.F.= 2.0'
AVG. F.G.= 1.3'

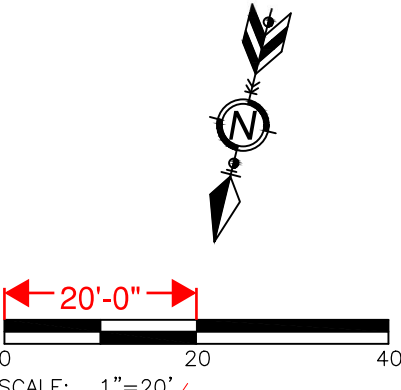
AVERAGE 13.7'
OVERALL 18.7'

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

Released for
08/20/2020 8:14:51
Becky A
ENUMERATION

GASTOR
50' R.O.

CASTOR DRIVE
50' R.O.W.



MODEL OPTIONS: X306-D/2-CAR/CRAWL SPACE/PATIO

SUBDIVISION: CREEKSIDE AT LORSON RANCH FILING NO. 1 ✓

COUNTY: EL PASO

ADDRESS: 10117 CASTOR DRIVE ✓

MINIMUM SETBACKS:

- FRONT: 15' ✓
- SIDE: 5' ✓
- GARAGE: 20' ✓
- REAR: 15' ✓
- CORNER: 10' ✓

DRAWN BY: BL

DATE: 06-11-20



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



Santiago Tijerina
Utility Construction Planner
Fountain
Colorado Gas

Black Hills Energy
7060 Alegre St.
Fountain, Co
80817

August 12, 2020

Re: Easement Encroachment

To Whom It May Concern:

Black Hills Energy has no objections and grants the roof eaves utility encroachment into the 5' side lots at lots 172,180,191,97,113,108 and 176.

If you have any questions please feel free to contact me.

Sincerely,

Santiago Tijerina
Black Hills Energy
Utility Construction Planner
Colorado Gas
Santiago.Tijerina@blackhillscorp.com
Office (719)393-6655
Cell (719)243-8329

8/19/2020

D.R. Horton - Colorado
Attn: Chandler Campbell
9555 S Kingston St
Englewood, CO 80112



SUBJECT: APPROVAL TO PROCEED / ENCROACHMENT

**Project Name & Location: COLORADO SPRINGS, CO, Encroachment (S
Marksheffel Rd & Fontaine Blvd, Colorado Springs,
CO) Lorson Ranch (P830861)**

Dear Mr. Campbell,

Qwest Corporation d/b/a CenturyLink QC ("CenturyLink") is holder of Easement Rights granted by that certain Plat recorded May 22, 2020 as Doc #220714514 on file in the office of the County Recorder of El Paso County, CO.

CenturyLink has reviewed your request to proceed with improvements as shown on Exhibit "A" ("Improvements"), said Exhibit "A" attached hereto and incorporated by this reference, within the Easement Tract and has no objections providing, however, the following terms and conditions are agreed to, and met, by D.R. Horton:

1. Locates must be performed by a state recognized organization (i.e. Call Before You Dig, Blue Stake, etc.).
2. A minimum of three feet of cover above CenturyLink facilities is maintained at all times and the final grade provides for no less than three feet of cover.
3. If any CenturyLink facilities are damaged or require relocation as a result of said Improvements, or the act of installing, maintaining or removing said Improvements, D.R. Horton agrees to bear the cost of repair and/or relocation of said CenturyLink facilities.
4. No buildings or structures are to be placed within the Easement Tract other than those, if any, that are approved by this APPROVAL TO PROCEED.

Prior to commencing construction please have this agreement executed below by an authorized agent of D.R. Horton and return a copy to CenturyLink.

It is the intent and understanding of CenturyLink that this action shall not reduce our rights to any existing easements or rights we have on this site or in the area.

If you have any questions or would like to discuss this action further, please contact Jeanette Buttell at 608-397-2764 or jeanette.buttell@centurylink.com.

Sincerely yours,

Diane Willatto
Network Infrastructure Services
CenturyLink
[Project #P830861]

I am an authorized agent for D.R. Horton. D.R. Horton hereby agrees to the terms and conditions as described in this document.

Chandler Campbell

Signature

Chandler Campbell

Printed Name

Land Acquisitioner

Title

8/19/20

Date



August 3, 2020

Chandler Campbell
Land Acquisitioner - Colorado
D.R. Horton – Colorado
9555 S. Kingston Ct.
Englewood, CO 80112

RE: Comcast consent; Eaves Encroachment
Creskide at Lorson Ranch F-1 Lot 172
10117 Castor Dr.

Chandler,

You contacted us requesting a letter of consent to encroach into the 5' side lot and 7' rear lot easement for the above listed address.
Comcast has no objections and will grant consent.
This consent does not release any easement rights that Comcast has for this property.

Don't hesitate to contact me if there are any further questions.

Best Regards,

Jason Jacobsen
Construction Specialist
719-442-4730
720-557-4395
jason_jacobsen@cable.comcast.com



August 17, 2020

Chandler Campbell
Land Acquisitioner - Colorado
D.R. Horton - Colorado
9555 S. Kingston Ct., Englewood, CO 80112

RE: Utility Encroachment

To Whom It May Concern,

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Location: Creekside at Lorson Ranch, Filing #1

Description: D.R. Horton is requesting approval for the encroachment of lots 113, 108 and 176 of Creekside at Lorson Ranch, Filing #1 for home designs where a portion of the home encroaches on the platted side lot line utility easements, outside the building envelope.

MVEA has been made aware of the lot specific encroachment as presented by D.R. Horton for lots 113, 108 and 176 of Creekside at Lorson Ranch, Filing #1 for a portion of side lot line utility easement in a subdivision which MVEA serves.

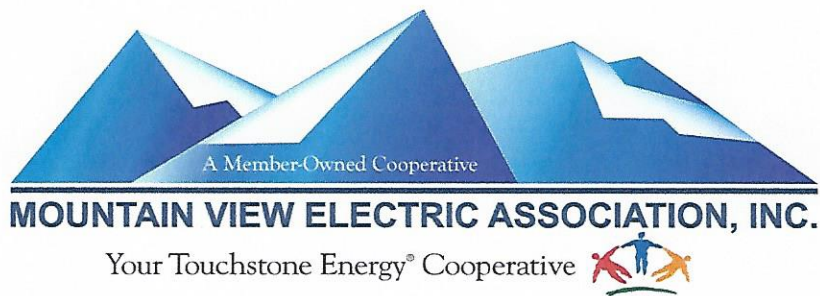
If at any time during or after excavation, it is determined by MVEA that a relocation is necessary, the relocation of facilities it will be at the expense of the Developer.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,

Cathy Hansen-Lee
Engineering Administrative Assistant

This Association is an equal opportunity provider and employer.



August 4, 2020

Chandler Campbell
Land Acquisitioner - Colorado
D.R. Horton - Colorado
9555 S. Kingston Ct., Englewood, CO 80112

RE: Utility Encroachment

To Whom It May Concern;

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Location: Creekside at Lorson Ranch, Filing #1

Description: D.R. Horton is requesting permission from MVEA for the encroachment of lots 172, 180, 191 and 97 of Creekside at Lorson Ranch, Filing #1 for home designs where the roof eaves will encroach on the platted side lot line utility easements.

MVEA has no objection to the four lot specific encroachment as presented by D.R. Horton for lots 172, 180, 191 and 97 of Creekside at Lorson Ranch , Filing #1 for a portion of side lot line utility easement which is in MVEA service area.

If at any time during or after excavation, it is determined by MVEA that a relocation is necessary, the relocation of facilities it will be at the expense of the Developer.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,

Cathy Hansen-Lee
Engineering Administrative Assistant

This Association is an equal opportunity provider and employer.



SITE



2017 PPRBC

Address: 10117 CASTOR DR, COLORADO SPRINGS

Parcel: 5500000423

Map #: 957G

Plan Track #: 131435 

Received: 21-Jul-2020 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	651	
Main Level	1291	
	1942	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED


BECKYA

7/21/2020 3:13:53 PM

Floodplain

N/A

07/21/2020 3:14:37 PM



beckya

FLOODPLAIN


Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

08/21/2020 9:30:45 AM



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.