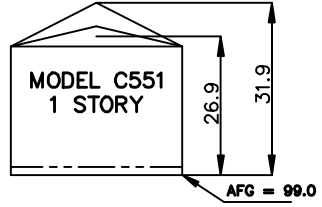


It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT IMPLICATE 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.



AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{02.7(3) + 02.4 + 02.2 + 01.6 + 00.0 + 93.7(4)}{11} = 99.0$   
 BUILDING HEIGHT =  $22.7 + (TS - AFG) =$   
 BUILDING HEIGHT =  $22.7 + (03.2 - 99.0) = 26.9$

**PUD**  
**PLAT 15015**

SCHEDULE No. 5227304018

<b>WARNING!</b> 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.	<b>SITE DATA</b> LOT SQ. FT. = 12596 HOUSE SQ. FT. = 2406 COVERAGE = 19.1% BLDG. HEIGHT = 26.9'	<b>PLOT PLAN</b>	
	<b>LEGAL DESCRIPTION</b> LOT 56 RETREAT AT TIMBERRIDGE FILING NO. 2 EL PASO COUNTY, COLORADO		
<b>ADDRESS</b> 9675 OWL PERCH LOOP		<b>SCALE: ...1"=20'</b> DRAWN BY: TAP	<b>TITLE CO. FILE NO.</b> RT2-56 <b>DATE</b> 02-20-02
<b>AMERICAN LEGEND HOMES</b> 1635 GARDEN OF THE GODS ROAD STE 2130 COLORADO SPRINGS, COLORADO 80907 719-884-0088		<b>DRAWING NAME</b>	<b>PROJECT NO.</b>

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5227304018

Address: 9675 OWL PERCH LOOP, COLORADO SPRINGS

Plan Track #: 188901  Received: 23-Apr-2024 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	687	
Lower Level 2	2024	
Main Level	1981	
	4692	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**AMY**

**4/23/2024 3:10:31 PM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*04/24/2024 8:17:15 AM*

*dsdyounger*

**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.