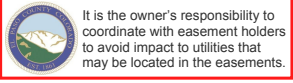


SFD26557
 PLAT: 15418
 ZONE: PUD

APPROVED
 Plan Review

06/19/2026 8:46:24 AM
 dsdchambers

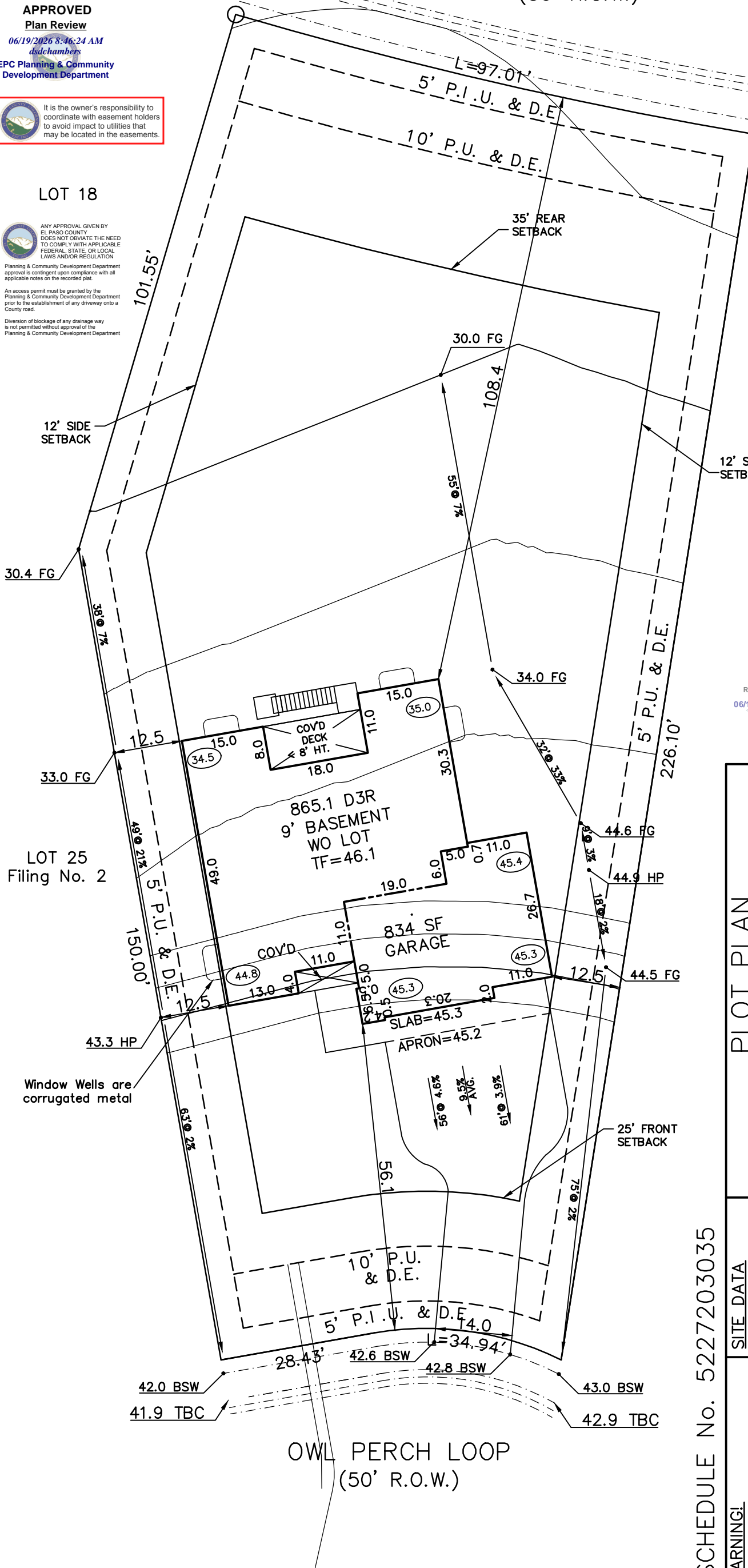
EPC Planning & Community
 Development Department



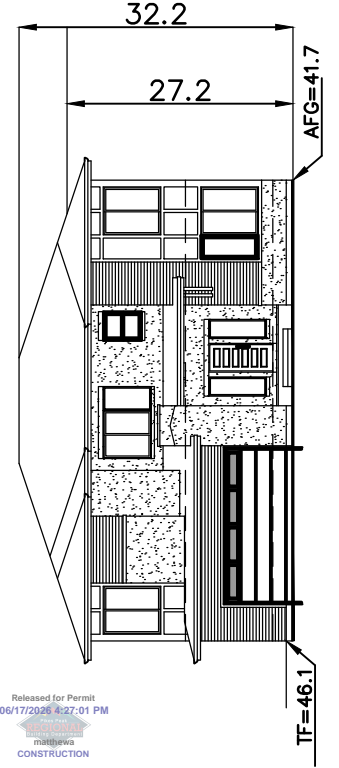
LOT 18

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.

ANTELOPE RAVINE DRIVE
 (50' R.O.W.)



865.1 D ELEVATION 2 STORY
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{45.4 + 45.3(2) + 44.8 + 35.0 + 34.5}{6} = 41.7$
 BUILDING HEIGHT = 22.8 + (TF - AFG) = 27.2
 BUILDING HEIGHT = 22.8 + (46.1 - 41.7) = 27.2



Released for Permit
 06/17/2026 1:26:16 PM
 brent
 ENUMERATION

Released for Permit
 06/17/2026 4:27:01 PM
 msharova
 CONSTRUCTION

LOT 25
 Filing No. 2

LOT 16

PLOT PLAN	
LEGAL DESCRIPTION LOT 17 RETREAT AT TIMBERIDGE FILING NO. 3 EL PASO COUNTY, COLORADO	ADDRESS 10156 OWL PERCH LOOP
SCALE: ...1"=20'	DATE: 06-15-26
DRAWING NAME: RT3-12	DATE: 06-15-26
VANTAGE HOMES 9540 FEDERAL DRIVE, SUITE 100 COLORADO SPRINGS, COLORADO 80921 PHONE 719-534-0984 FAX 719-534-0998	
SITE DATA LOT SQ. FT. = 21604 HOUSE SQ. FT. = 2863 COVERAGE = 13.3% BLDG. HEIGHT = 27.2	WARNING! 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION. 1. ALL COVERED AREAS ARE INCLUDED IN LOT COVERAGE. 2. DECK 8+ ABOVE GRADE ARE INCLUDED IN LOT COVERAGE. 3. DECK STAIRS SHOWN MAY NOT BE ACCURATE TO NUMBER OF STEPS NEEDED TO REACH GRADE. 4. RETAINING WALL(S) SHOWN ARE DESIGNED PER INFORMATION PROVIDED BY THE DEVELOPER. ACTUAL FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE MINOR MODIFICATION TO THE DESIGN. 5. DUE TO SITE CONDITIONS, ACTUAL RETAINING WALLS, GRADING AND SLOPES MAY VARY FROM THE APPROVED PLOT PLAN. VANTAGE HOMES RESERVES THE RIGHT TO MODIFY OR CHANGE THE PLOT PLAN WITHOUT PRIOR NOTICE. 6. 24" EAVES

SCHEDULE No. 5227203035

OWL PERCH LOOP
 (50' R.O.W.)

SITE



2023 PPRBC
2021 IECC Amended

Address: 10156 OWL PERCH LOOP, COLORADO SPRINGS

Parcel: 5227203035

Plan Track #: 214301 

Received: 15-Jun-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	1029	
Lower Level 2	1826	
Main Level	1823	
Upper Level 1	1928	
	6606	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

6/15/2026 2:01:54 PM

Floodplain

(N/A) RBD GIS

Construction
Released for Permit

06/17/2026 4:27:11 PM

Pikes Peak
REGIONAL
Building Department

matthewa

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/19/2026 8:46:38 AM
dsdchambers

**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.



2880 International Circle, Suite 110
 Colorado Springs, CO 80910
 Phone: 719-520-6300
 Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

EPC STORMWATER APPROVAL:

<p>APPROVED</p> <p>06/04/2026 6:55:54 AM</p> <p><i>Erica Rylander</i></p> <p>EPC Department of Public Works</p>
--

EL PASO COUNTY
STORMWATER PERMIT FORM

Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ 2630

This form initially acts as the permit application. Only once this form has been signed & approved, all other required documents have been submitted & approved, and the Notice to Proceed has been issued, does this form become an active permit. The AESQCP is for single-family residential home construction within a Larger Common Plan of Development (see ECM Appendix I.3).

Part I. Home Builder/Operator (Permit Holder)	
Company	Vantage Homes Corp
Name of Responsible Individual	Mike Parks
Title	Area Community Manager
Physical Address (not PO Box)	
Street Number and Street Name	9540 Federal Dr Suite 100
City, State, Zip Code	Colorado Springs, CO 80921
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	719-534-0984
Phone Number - Cell	719-396-4244
Email Address	mparks@vhco.com

Part II. Property Owner
<i>Check the box next to the applicable Property Owner statement.</i>
<input checked="" type="checkbox"/> The Property Owner is the same entity as listed in Part I. Home Builder/Operator
<input type="checkbox"/> The Property Owner is a different entity than listed in Part I. Home Builder/Operator
<i>If the Home Builder/Operator is not the Property Owner of one or more lots, please provide the Property Owner's information in Table 1 on Page 5 of this application.</i>

Part III. Qualified Stormwater Manager (QSM)*	
Company/Organization	Vantage Homes Corp
Name	Mike Parks
Phone Number - Office	719-534-0984
Phone Number - Cell	719-396-4244
Email Address	mparks@vhco.com

*This section can be left blank through Stormwater Permit Application review but must be filled in no later than at the Pre-Construction Meeting.



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Part IV. Project Information	
Subdivision Name and Filing Number	Retreat at Timberridge Filing 3
Street Address and Lot Number*	Lot 2, 17, 26
Schedule <i>input estimated month (or season) and year</i>	Start of Construction: 06/15/2026 Completion of Construction: December 2027

*Following issuance of this AESQCP, additional lots purchased by the Permit Holder, within the Subdivision and Filing identified above, may be added to this AESQCP by submitting an AESQCP Modification Request Form.



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EL PASO COUNTY **STORMWATER PERMIT FORM**

Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ 2630

REQUIRED SUBMISSIONS

See ECM Appendix I for the documentation required to be submitted, reviewed, and approved in conjunction with this Stormwater Permit Form.

RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, or persons acting on behalf of the Permit Holder, from any cause. The Permit Holder shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, and persons acting on behalf of the Permit Holder, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The Permit Holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the Board of County Commissioners (BoCC) and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, persons acting in behalf of the Permit Holder and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The Permit Holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the Permit Holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the Permit Holder, persons employed by the Permit Holder, or persons acting in behalf of the Permit Holder.



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EL PASO COUNTY
STORMWATER PERMIT FORM

Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ 2630

APPLICATION AND PERMIT CERTIFICATION – PERMIT HOLDER

We, as the Permit Holder, hereby certify that this application is correct and complete as per the requirements presented in the El Paso County Engineering Criteria Manual (ECM) and Drainage Criteria Manual (DCM) Volume 2. We, as the Permit Holder, have read and will comply with all of the requirements of the submitted Stormwater Management Plan (SWMP), Grading & Erosion Control (GEC) Plan, and any other documents specifying construction control measures to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the approved plans are an enforceable part of the Stormwater Permit. We further understand that we are to comply with all requirements set forth by the ECM and DCM Volume 2. We understand that the permitted area is that which is shown as the Limits of Disturbance on the approved GEC Plans and any subsequently approved AESQCP Modification Request Form. We further understand all necessary construction control measures are to be installed in accordance with the SWMP, GEC Plan, ECM, and DCM Volume 2 before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We understand that the construction control measures are to be maintained on the site and be modified as necessary to protect stormwater quality as the project progresses. We understand that, prior to the sale or transfer of control of the lot to a private homeowner, we are responsible for installing adequate construction control measures and informing the private homeowner of their responsibility to maintain the construction control measures until Final Stabilization is achieved, in accordance with ECM Section I.4.7 and ECM Section I.4.8. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BoCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Responsibility for Damage section above.



 Signature of Home Builder/Operator (Permit Holder)

5/20/2026

 Date

Mike Parks

 Print Name of Home Builder/Operator (Permit Holder)



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EL PASO COUNTY
STORMWATER PERMIT FORM
Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ 2630

For all lots to be covered by the AESQCP that are not owned by the Home Builder/Operator, provide the Property Owner's information in Table 1 below.

Table 1. Property Owner Information

Lot Number	Property Owner Name	Current Mailing Address	Phone Number	Email Address