



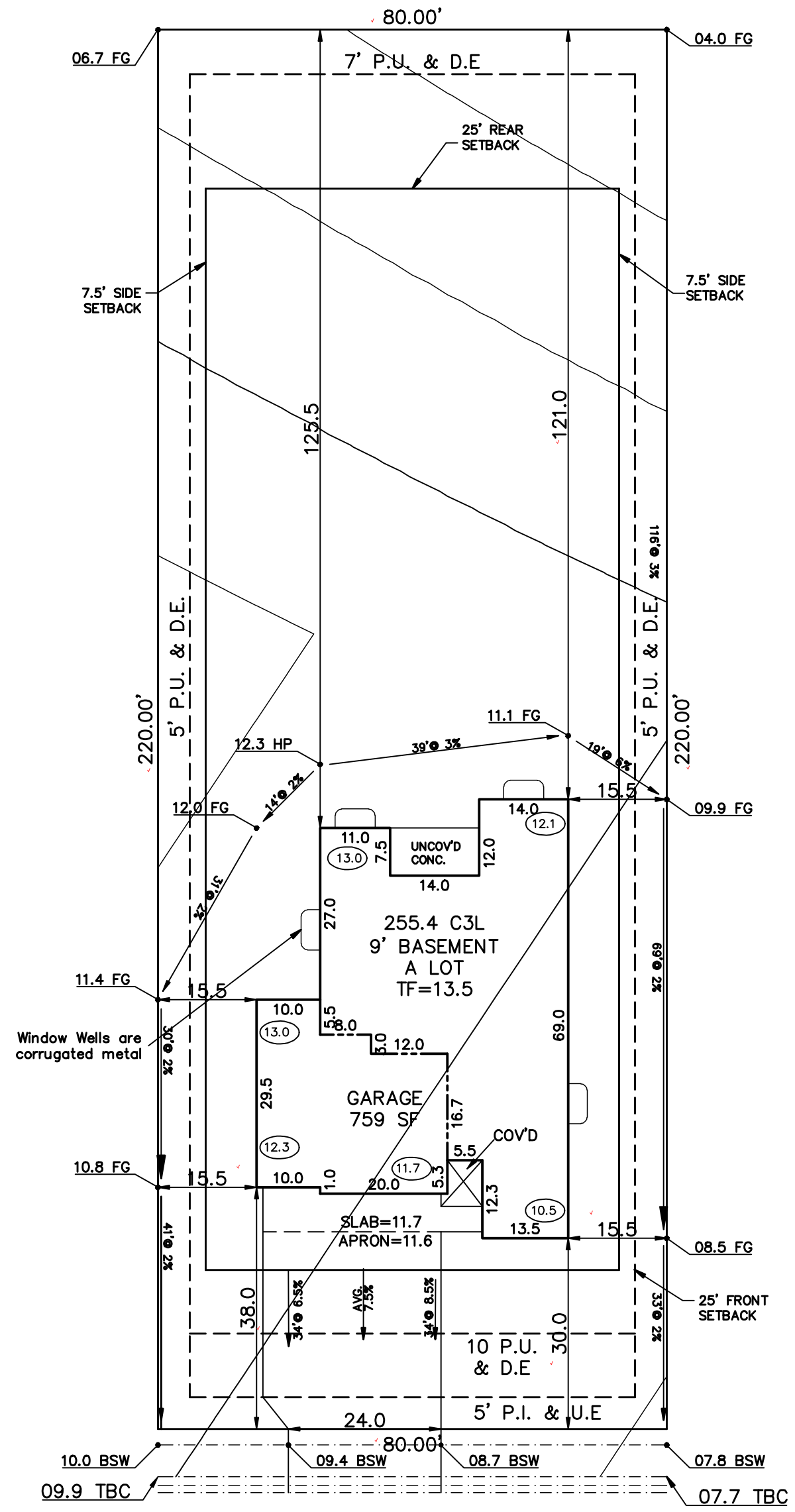
255.4 ELEVATION C 1 STORY
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{13.0(2) + 12.3 + 12.1 + 11.7 + 10.5}{6} = 12.1$
 BUILDING HEIGHT = 13.7 + (TF - AFG) = 15.1
 BUILDING HEIGHT = 13.7 + (13.5 - 12.1) = 15.1



Released for Permit
 01/22/2025 11:40:41 AM
 REGIONAL
 Building Department
 Brent
 ENUMERATION

LOT 49

LOT 51



SFD2591

APPROVED
 BESQCP
 01/22/2025 1:18:47 PM
 dsyounger
 EPC Planning & Community
 Development Department

APPROVED
 Plan Review
 01/22/2025 1:18:55 PM
 dsyounger
 EPC Planning & Community
 Development Department

PUD
 PLAT 15015

SCHEDULE No. 5227304012

WARNING!
 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.

SITE DATA
 LOT SQ. FT. = 17600
 HOUSE SQ. FT. = 2603
 COVERAGE = 14.8%
 BLDG. HEIGHT = 15.1

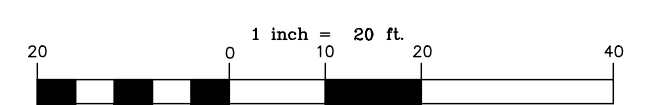
PLOT PLAN

LEGAL DESCRIPTION
 LOT 50
 RETREAT AT TIMBERRIDGE FILING NO. 2
 EL PASO COUNTY, COLORADO

ADDRESS
 9771 OWL PERCH LOOP

SCALE: ...1" = 20' **DRAWING NAME** RT2-50 **DATE** 01-21-25

VANTAGE HOMES
 9540 FEDERAL DRIVE, SUITE 100
 COLORADO SPRINGS, COLORADO 80921
 PHONE 719-534-0984
 FAX 719-534-0998



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

NOTES:
 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. 16" EAVES

SITE



2023 PPRBC
2021 IECC Amended

Address: 9771 OWL PERCH LOOP, COLORADO SPRINGS

Parcel: 5227304012

Plan Track #: 197925 

Received: 22-Jan-2025 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	788	
Lower Level 2	1815	
Main Level	1815	
	4418	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BRENT

1/22/2025 11:40:57 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

01/22/2025 1:24:18 PM

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.