

AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{01.4(2)+01.1(3)+00.4(2)+92.4(3)}{(10)} = 98.4$
BUILDING HEIGHT = 14.0 + (TS - AFG) =
BUILDING HEIGHT = 14.0 + (01.9 - 98.4) = 17.5

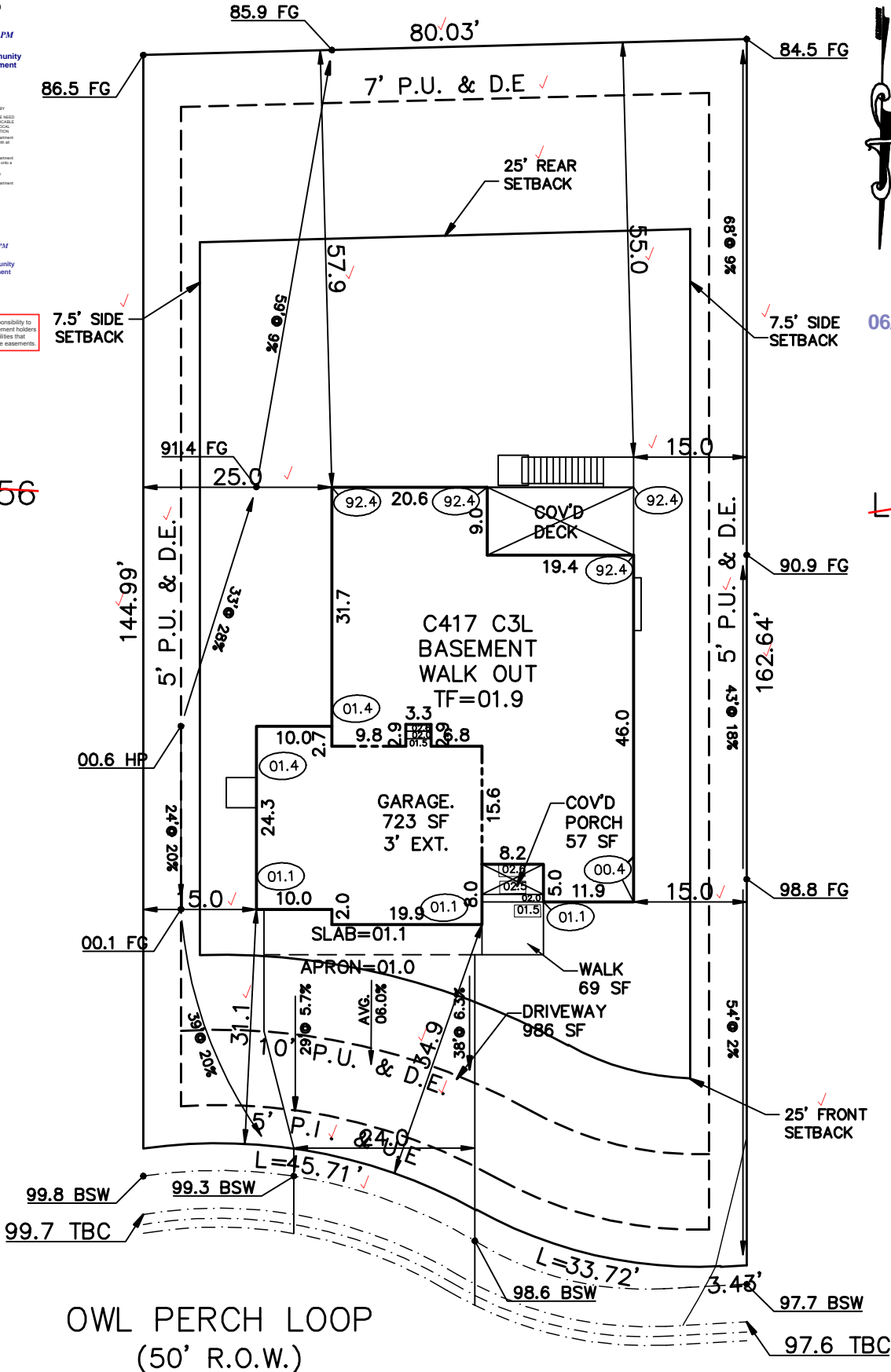
FILE - SFD25588
ZONING - PUD
PLAT - 15015

APPROVED
Plan Review
06/17/2025 12:38:41 PM
(Jdmarc)
EPC Planning & Community
Development Department

ANY PERSON, FIRM OR
CORPORATION, WHO
DOES NOT COMPLY WITH THE
REQUIREMENTS OF THE
PLANNING & COMMUNITY
DEPARTMENT, SHALL BE
CONSIDERED TO BE IN
VIOLATION OF THE
PLANNING & COMMUNITY
DEPARTMENT ORDINANCES.
The Planning & Community
Development Department
shall have the authority to
enforce the provisions of the
ordinances.

APPROVED
BESQCP
06/17/2025 12:39:11 PM
(Jdmarc)
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.



Released for Permit
06/16/2025 2:37:29 PM
REGIONAL
Building Department
amy
ENUMERATION

SCHEDULE No. 5227304019

<u>WARNING!</u> 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFOMATION.		<u>SITE DATA</u> LOT SQ. FT.= 12246 HOUSE SQ. FT.= 2501 COVERAGE = 20.4% BLDG. HEIGHT = 17.5		<u>PLOT PLAN</u>	
<u>AMERICAN LEGEND HOMES</u> 1635 GARDEN OF THE GODS ROAD STE 2130 COLORADO SPRINGS, COLORADO 80907 719-884-0088		<u>LEGAL DESCRIPTION</u> LOT 57 RETREAT AT TIMBERRIDGE FILING NO. 2 EL PASO COUNTY, COLORADO			
		<u>ADDRESS</u> 9659 OWL PERCH LOOP			
		<u>SCALE: ...1"=20'</u> DRAWN BY: TAP		<u>TITLE CO. FILE NO.</u> RT2-57	<u>DATE</u> 06-05-25
				<u>DRAWING NAME</u>	<u>PROJECT NO.</u>

SITE



2023 PPRBC
2021 IECC Amended

Address: 9659 OWL PERCH LOOP, COLORADO SPRINGS

Parcel: 5227304019

Plan Track #: 202736  **Received: 16-Jun-2025 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	411	
Lower Level 2	1573	
Main Level	1546	
	3530	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

AMY

6/16/2025 2:37:45 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/17/2025 12:40:24 PM

dsdmaes

**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.**