



284.1 C ELEVATION 1 STORY
AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{38.1+37.8(2)+37.2+36.9+35.1+32.6}{7} = 36.5$
BUILDING HEIGHT = 17.5 + (TF - AFG) =
BUILDING HEIGHT = 17.5 + (38.9 - 36.5) = 19.9

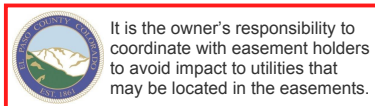
SFD23445

APPROVED
BESQCP

06/09/2023 10:52:00 AM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review

06/09/2023 10:52:06 AM
dsdyounger
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.



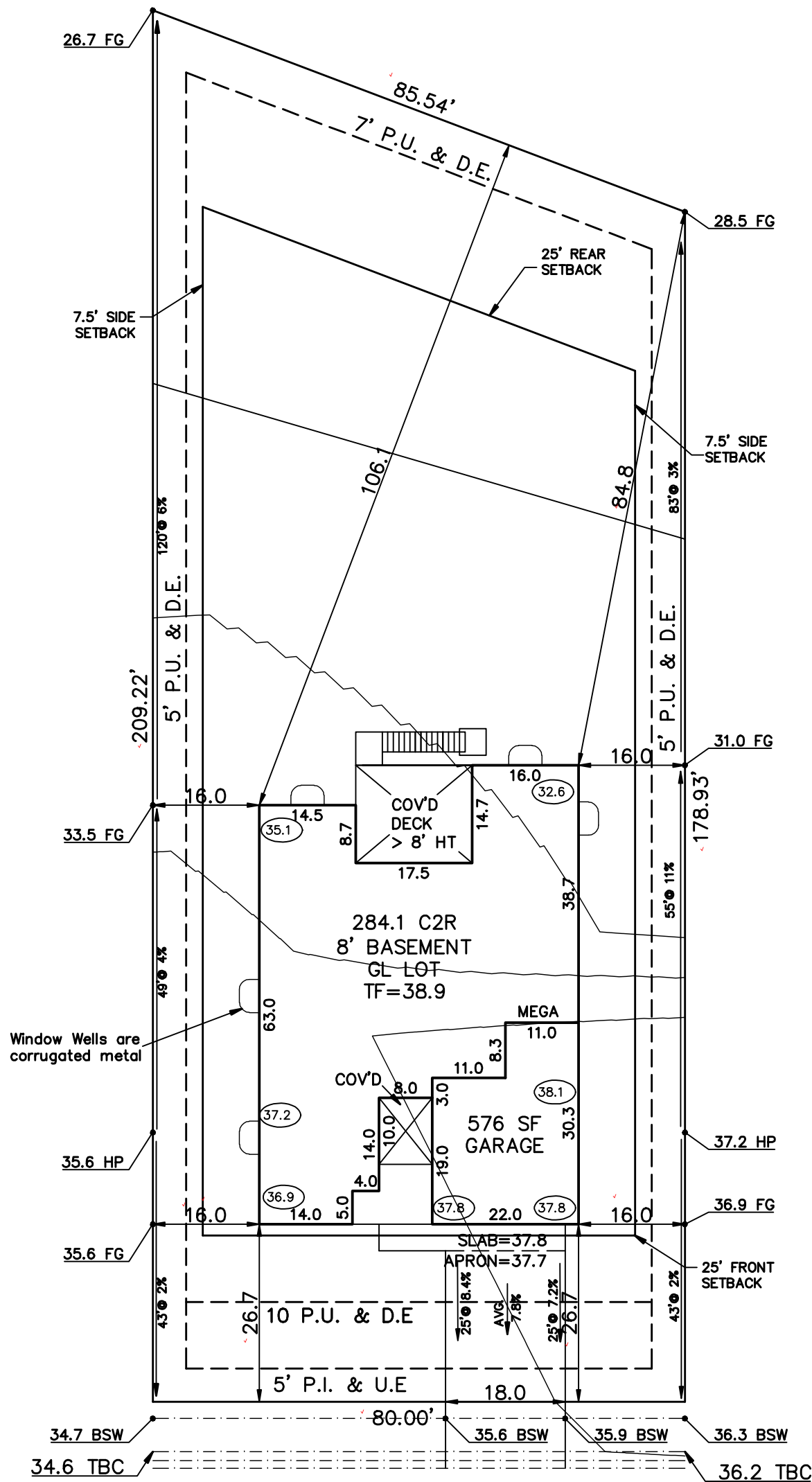
ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OVIATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION

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.

Division of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

PUD
PLAT 15015



LOT 24

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

SCHEDULE No. 5227203009

WARNING!		SITE DATA		PLOT PLAN	
1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.		LOT SQ. FT.= 15526		LEGAL DESCRIPTION	
2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.		HOUSE SQ. FT.= 3133		LOT 23	
		COVERAGE = 20.2%		RETREAT AT TIMBERRIDGE FILING NO. 2	
		BLDG. HEIGHT = 19.9		EL PASO COUNTY, COLORADO	
NOTES:				ADDRESS	
1. ALL COVERED AREAS ARE INCLUDED IN LOT COVERAGE.				10092 OWL PERCH LOOP	
2. DECK 8'+ ABOVE GRADE ARE INCLUDED IN LOT COVERAGE.				SCALE: ...1"=20'	
3. DECK STAIRS SHOWN MAY NOT BE ACCURATE TO NUMBER OF STEPS NEEDED TO REACH GRADE.				DRAWING NAME	
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.				RT2-23	
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.				DATE	
6. 16" EAVES				06-07-23	
				VANTAGE HOMES	
				9540 FEDERAL DRIVE, SUITE 100	
				COLORADO SPRINGS, COLORADO 80921	
				PHONE 719-534-0984	
				FAX 719-534-0998	
				1 inch = 20 ft.	

SITE



2017 PPRBC

Address: 10092 OWL PERCH LOOP, COLORADO SPRINGS

Parcel: 5227203009

Plan Track #: 177214



Received: 08-Jun-2023 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	907
Lower Level 2	2001
Main Level	2188
	5096 Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

6/8/2023 4:15:12 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/09/2023 10:53:32 AM

dsdyounger

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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.