



ASPEN VALLEY ROAD  
 (60' PUBLIC R.O.W.)

Released for Permit  
 05/13/2022 3:21:54 PM  
 REGIONAL Building Department  
 brent ENUMERATION

APPROVED BESQCP  
 05/17/2022 4:18:45 PM  
 ddyounger  
 EPC Planning & Community Development Department

APPROVED Plan Review  
 05/17/2022 4:17:50 PM  
 ddyounger  
 EPC Planning & Community Development Department

SFD22815

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

ANY APPROVAL COVERED BY EL PASO COUNTY IS SUBJECT TO COMPLIANCE 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.

Changes of lot coverage or any drainage way is not permitted without approval of the Planning & Community Development Department.

PUD PLAT 14653		SCHEDULE No. 5228009005 ✓	
<b>WARNING</b> 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. DECK STAIRS SHOWN MAY NOT BE ACCURATE TO NUMBER OF IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.		<b>SITE DATA</b> LOT SQ. FT. = 2,516 AC HOUSE SQ. FT. = 4144 COVERAGE = 3.8% BLDG. HEIGHT = 20.2	
<b>NOTES:</b> 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		<b>PLOT PLAN</b> LOT 5 ✓ RETREAT AT TIMBERIDGE FILING NO. 1 ✓ EL PASO COUNTY, COLORADO ✓	
<b>ADDRESS</b> 10172 ASPEN VALLEY ROAD ✓		<b>SCALE: 1" = 20'</b> DRAWING NAME: RT1-05 DATE: 05-12-22	
VANTAGE HOMES 9540 FEDERAL DRIVE, SUITE 100 COLORADO SPRINGS, COLORADO 80921 PHONE 719-534-0984 FAX 719-534-0988			

# SITE



2017 PPRBC

Address: 10172 ASPEN VALLEY RD, COLORADO SPRINGS

Parcel: 5228009005

Plan Track #: 162176 

Received: 13-May-2022 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	605	
Lower Level 2	2306	
Main Level	2446	
	5357	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**BRENT**

**5/13/2022 3:22:07 PM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*05/17/2022 4:18:57 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.