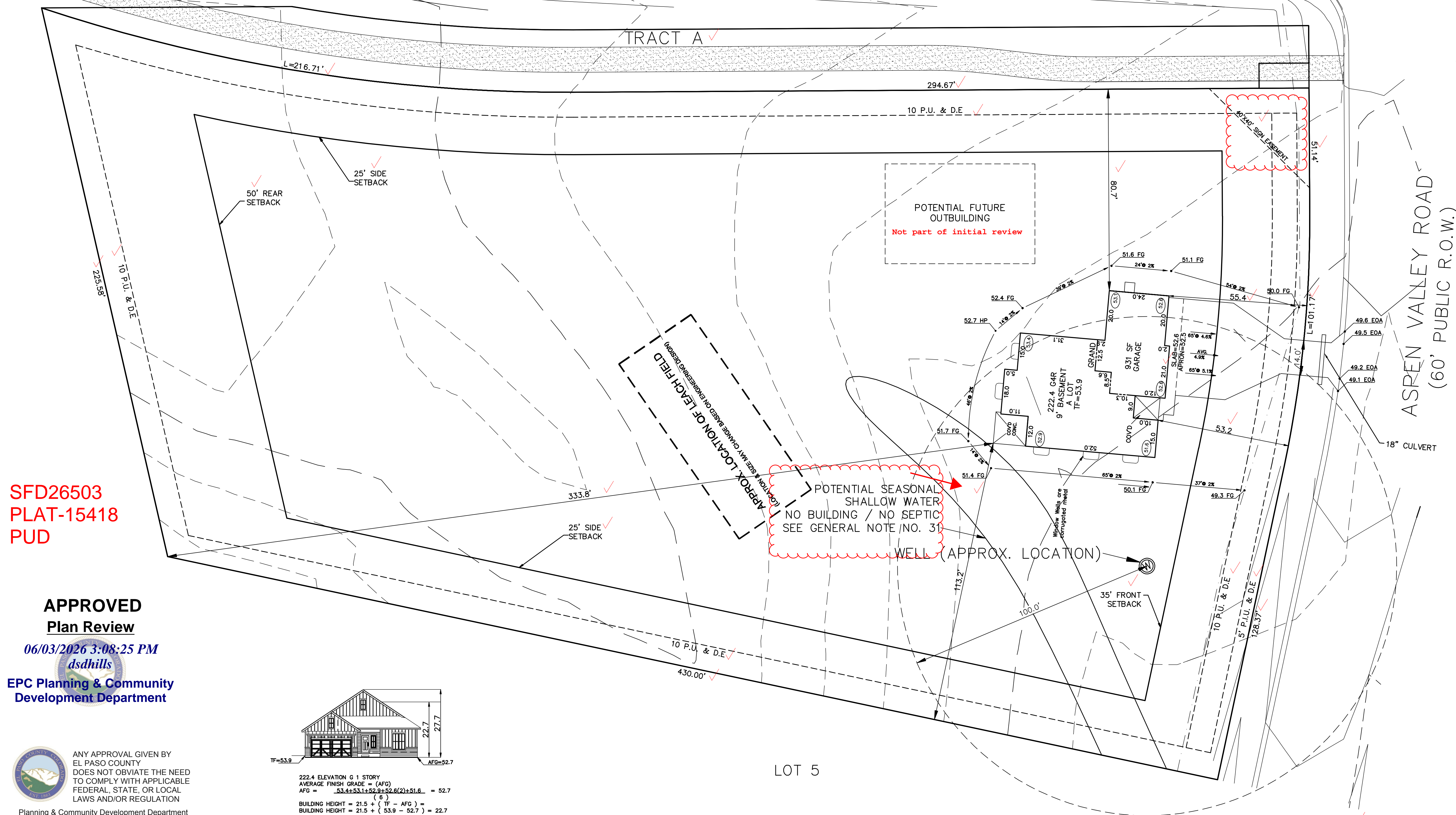


ARROYA LANE ✓
(60' PUBLIC R.O.W.)

TRACT A ✓

Released for Permit
05/27/2026 10:52 AM
REGIONAL
BUILDING DEPARTMENT
Becky A
ENUMERATION



SFD26503
PLAT-15418
PUD

APPROVED
Plan Review

06/03/2026 3:08:25 PM



EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBTAIN 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



222.4 ELEVATION G 1 STORY
AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{53.4 + 53.1 + 52.8 + 52.6(2) + 51.6}{6} = 52.7$
BUILDING HEIGHT = $21.5 \times \left(\frac{6}{6}\right) = 21.5$
BUILDING HEIGHT = $21.5 + (53.9 - 52.7) = 22.7$

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

LOT 5

SCHEDULE No. 5228009015

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. = 2,534 AC HOUSE SQ. FT. = 3307 COVERAGE = 03.0% BLDG. HEIGHT = 22.7'	PLOT PLAN	
		LEGAL DESCRIPTION LOT 2 RETREAT AT TIMBERRIDGE FILING NO. 3 / EL PASO COUNTY, COLORADO	
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. 1/4" DIMS		ADDRESS 10424 ASPEN VALLEY ROAD ✓	
SCALE: ...1"=20' 		DRAWING NAME RT3-02	DATE 03-31-26
VANTAGE HOMES 9540 FEDERAL DRIVE, SUITE 100 COLORADO SPRINGS, COLORADO 80921 PHONE 719-534-0984 FAX 719-534-0988			

SITE



2023 PPRBC
2021 IECC Amended

Address: 10424 ASPEN VALLEY RD, COLORADO SPRINGS

Parcel: 5228009015

Plan Track #: 213577 

Received: 27-May-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	1350	
Lower Level 2	2065	
Main Level	1950	
	5365	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

5/27/2026 11:43:25 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

05/27/2026 12:00:44 PM

REGIONAL Building Department

shelley

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/03/2026 3:13:36 PM

dsdhills

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>06/03/2026 12:36:37 PM</p> <p>✓ Erica Rylander</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.



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

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

Stormwater Permit Number: ASQ 2630✓

Part IV. Project Information	
Subdivision Name and Filing Number	Retreat at Timberridge Filing 3 ✓
Street Address and Lot Number*	10424 Aspen Valley Rd - Lot # 2 ✓
Schedule <i>input estimated month (or season) and year</i>	Start of Construction: 06/15/2026 Completion of Construction: November 2026

*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.



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

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.



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


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)

