

FILE - SFD25627
ZONING - PUD
PLAT - 15015

222.3 ELEVATION E 1 STORY
 AVERAGE FINISH GRADE = (AFG)
 AFG = $\frac{99.4+99.2+99.1+97.2+96.5+96.2+91.0+90.4}{(8)}$ = 96.1
 BUILDING HEIGHT = $15.8 + (TF - AFG)$ =
 BUILDING HEIGHT = $15.8 + (99.9 - 96.1) = 19.6$

APPROVED
Plan Review
06/23/2025 12:52:51 PM
dsdmaes
EPC Planning & Community
Development Department


ANY APPROVAL GIVEN BY
IL PASO COUNTY
DOES NOT WAIVE 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.

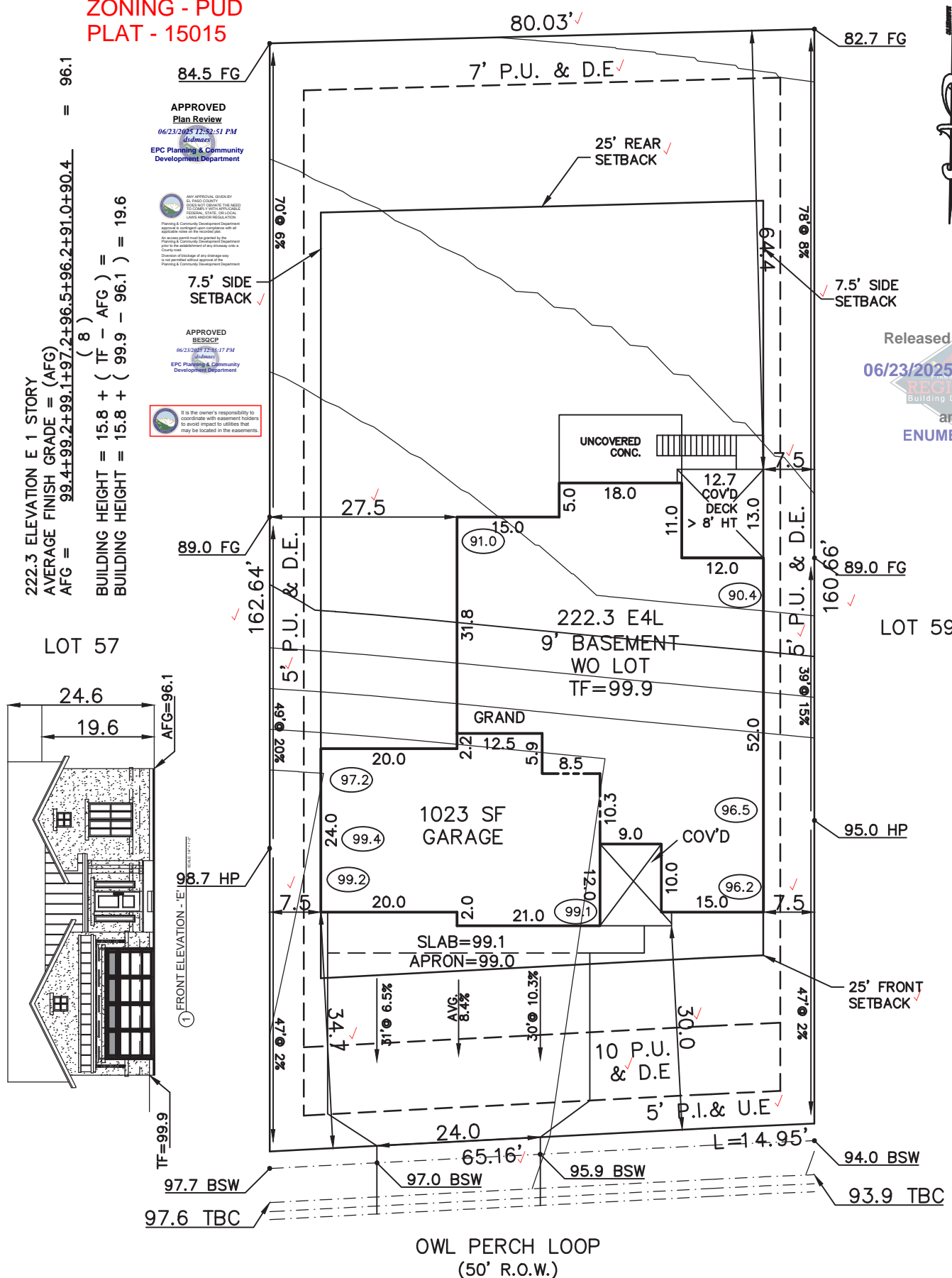
APPROVED
BESQCP
6/23/2025 12:55:17 PM
dsdmaes
Planning & Community
Development Department

 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

06/23/2025 8:21:38 AM

REGIONAL
Building Department
amy
ENUMERATION



SCHEDULE No. 5227304020

<u>WARNING!</u> 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.	<u>SITE DATA</u> LOT SQ. FT.= 12928 HOUSE SQ. FT.= 3328 COVERAGE = 25.7% BLDG. HEIGHT = 19.6	<u>PLOT PLAN</u>		
		<u>LEGAL DESCRIPTION</u> LOT 58 RETREAT AT TIMBERRIDGE FILING NO. 2 EL PASO COUNTY, COLORADO		
<u>NOTES:</u> 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. 22" EAVES	<u>ADDRESS</u> 9643 OWL PERCH LOOP			
	<u>SCALE:</u> ...1"=20'	<u>DRAWING NAME</u> RT2-58	<u>DATE</u> 06-17-25	
	VANTAGE HOMES 9540 FEDERAL DRIVE, SUITE 100 COLORADO SPRINGS, COLORADO 80921 PHONE 719-534-0984 FAX 719-534-0998 			

SITE



2023 PPRBC
2021 IECC Amended

Address: 9643 OWL PERCH LOOP, COLORADO SPRINGS

Parcel: 5227304020

Plan Track #: 202959  **Received: 23-Jun-2025 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	1350	
Lower Level 2	2065	
Main Level	2042	
	5457	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED	(N/A) RBD GIS
AMY	
6/23/2025 8:22:00 AM	

Required Outside Departments (1)

County Zoning
APPROVED
<u>Plan Review</u>
<i>06/23/2025 12:59:04 PM</i>
<i>dsdmaes</i>
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.**