

AVERAGE FINISH GRADE = (AFG)
 AFG = $\frac{21.0+20.7+20.0+19.8+18.8+17.0+12.0(2)}{8} = 17.7$
 BUILDING HEIGHT = $21.8 + (TS - AFG) =$
 BUILDING HEIGHT = $21.8 + (21.5 - 17.7) = 25.6$

SFD241084
 PLAT 15015
 PUD

APPROVED
 Plan Review

11/26/2024 12:41:19 PM
 dsdrangel

EPC Planning & Community
 Development Department

Released for Permit
 11/25/2024 2:12:42 PM
 EPC Planning & Community
 Development Department
 Brent
 ENUMERATION

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.

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

APPROVED
 BESQCP

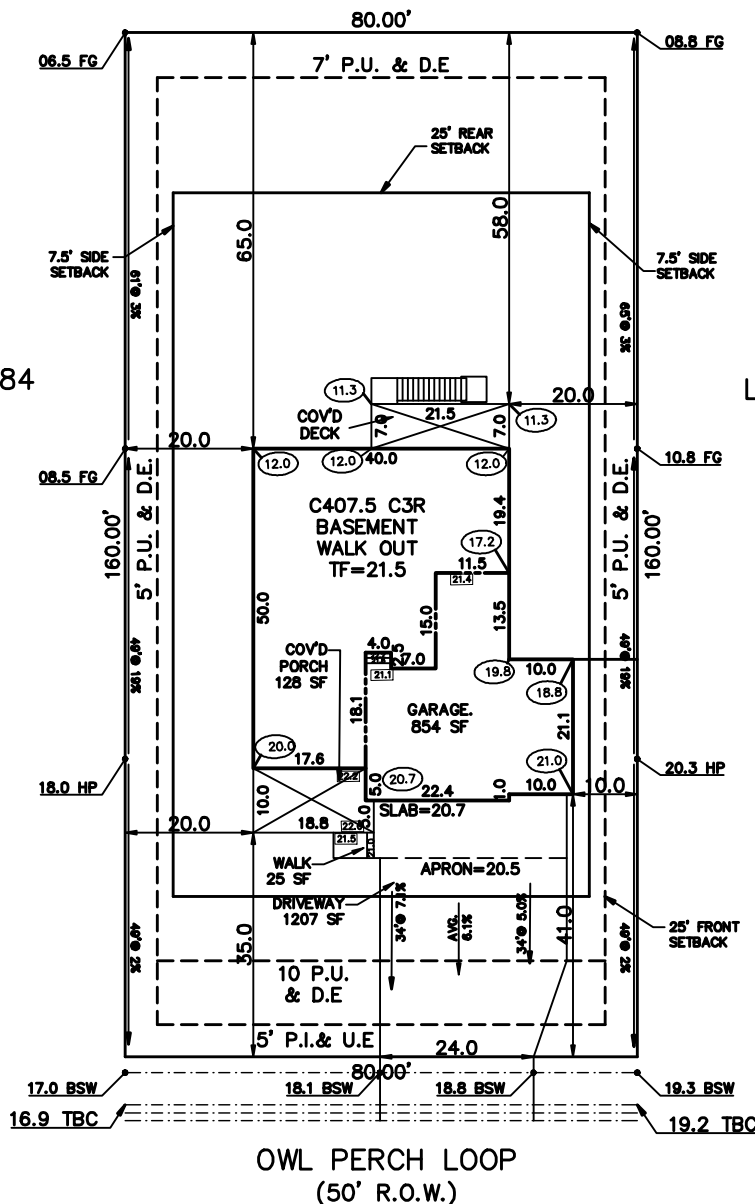
11/26/2024 12:41:26 PM
 dsdrangel

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.

LOT 84

LOT 86



SCHEDULE No. 5227303025

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.= 12800 HOUSE SQ. FT.=2655 COVERAGE = 20.7% BLDG. HEIGHT = 25.6	<h1>PLOT PLAN</h1>	
		LEGAL DESCRIPTION LOT 85 RETREAT AT TIMBERRIDGE FILING NO. 2 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. " EAVES	ADDRESS 9900 OWL PERCH LOOP		
	SCALE: ...1"=30'	DRAWING NAME RT2-85	DATE 11-05-24
	AMERICAN LEGEND HOMES 1635 GARDEN OF THE GODS ROAD STE 2130 COLORADO SPRINGS, COLORADO 80907 719-884-0088 		

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5227303025

Address: 9900 OWL PERCH LOOP, COLORADO SPRINGS

Plan Track #: 196465  Received: 25-Nov-2024 (BRENT)

Description:

RESIDENCE


Type of Unit:

Garage	636	
Lower Level 2	1480	
Main Level	1404	
Upper Level 1	1338	
	4858	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 11/25/2024 2:12:54 PM	Floodplain (N/A) RBD GIS
---	---

Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>11/26/2024 12:41:45 PM</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.