

SFD211699
 PLAT 14653
 PUD

**APPROVED
 Plan Review**

10/14/2021 12:35:59 PM

dsdrangel

EPC Planning & Community
 Development Department



ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OBLIVATE 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**

10/14/2021 12:36:10 PM

dsdrangel

EPC Planning & Community
 Development Department

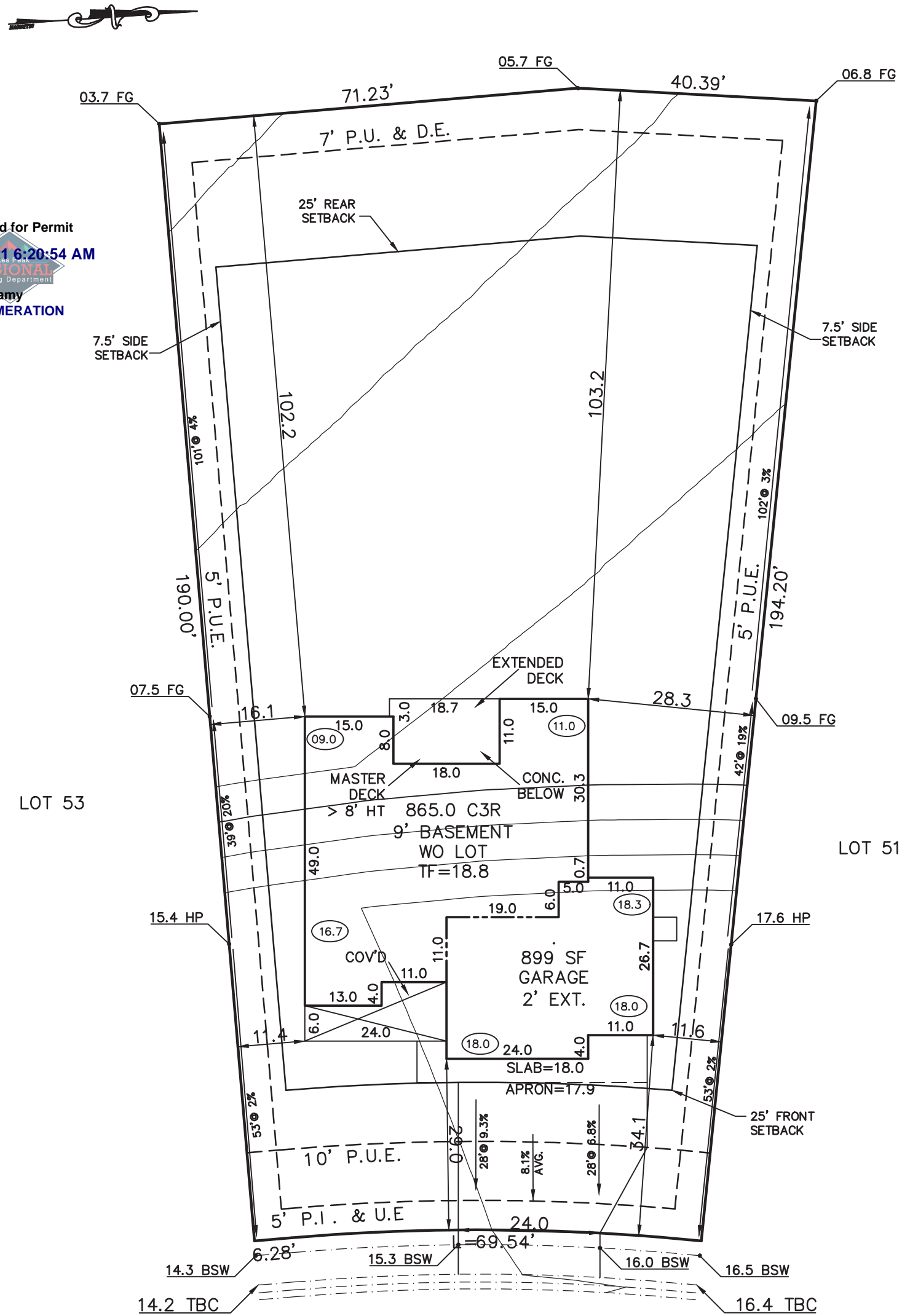


865.0 C ELEVATION 2 STORY
 AVERAGE FINISH GRADE = (AFG)
 AFG = $18.3 + 18.0(2) + 16.7 + 11.0 + 09.0 = 15.2$
 (6)
 BUILDING HEIGHT = $23.9 + (TF - AFG) =$
 BUILDING HEIGHT = $23.9 + (18.8 - 15.2) = 27.5$



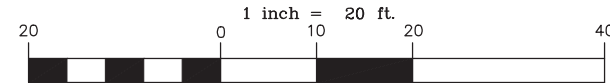
It is the owner's responsibility to
 coordinate with easement holders
 to avoid impact to utilities that
 may be located in the easements.

Released for Permit
 10/14/2021 6:20:54 AM
 REGIONAL
 Building Department
 amy
 ENUMERATION



SCHEDULE No. 5227202007

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.= 17,984 HOUSE SQ. FT.= 3106 COVERAGE = 17.3% BLDG. HEIGHT = 27.5	PLOT PLAN	
		LEGAL DESCRIPTION LOT 52 RETREAT AT TIMBERRIDGE FILING NO. 1 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. 24" EAVES	ADDRESS 10066 BISON VALLEY TRAIL		
	SCALE: ...1"=20'	DRAWING NAME RT1-52	DATE 10-13-21
	VANTAGE HOMES 9540 FEDERAL DRIVE, SUITE 100 COLORADO SPRINGS, COLORADO 80921 PHONE 719-534-0984 FAX 719-534-0998		



SITE



2017 PPRBC

Address: 10066 BISON VALLEY TRL, COLORADO SPRINGS

Parcel: 5227202007

Plan Track #: 152857 

Received: 14-Oct-2021 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	1032	
Lower Level 2	1612	
Main Level	1820	
Upper Level 1	1848	
	6312	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 10/14/2021 6:21:06 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>10/14/2021 12:36:41 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.