

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5227203023

Address: 10491 HAWKS HILL CT, COLORADO SPRINGS

Plan Track #: 202958  **Received: 23-Jun-2025 (BECKYA)**

Description:

RESIDENCE

Type of Unit:

Garage	1325	
Lower Level 2	2454	
Main Level	2446	
	6225	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

6/23/2025 8:15:15 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

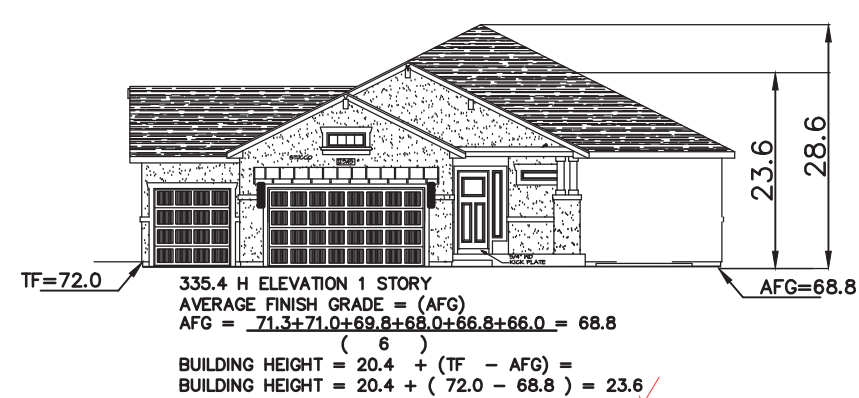
Plan Review

06/24/2025 10:15:16 AM

dsd hills

**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.**



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

REGIONAL
Building Department

Becky A
ENUMERATION

SCHEDULE No. 5227203023 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. = 2,532 AC HOUSE SQ. FT. = 4304 COVERAGE = 3.9% BLDG. HEIGHT = 23.6		PLOT PLAN <u>LEGAL DESCRIPTION</u> LOT 5 RETREAT AT TIMBERDRIE FILING NO. 3/ EL PASSO COUNTY, COLORADO	
NOTES: 1. ALL COVERED AREAS ARE INCLUDED IN LOT COVERAGE. 2. DECK 8'-6" 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		ADDRESS 10491 HAWKS HILL COURT ✓		DRAWING NAME RT3-05 DATE 06-18-25	
SCALE: ...1"=20' 		VANTAGE HOMES 9540 FEDERAL DRIVE, SUITE 100 COLORADO SPRINGS, COLORADO 80921 PHONE 719-534-0984 FAX 719-534-0998 1 inch = 20 ft.			