

SITE



2023 PPRBC
2021 IECC Amended

Address: 10491 HAWKS HILL CT, COLORADO SPRINGS

Parcel: 5227203023

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

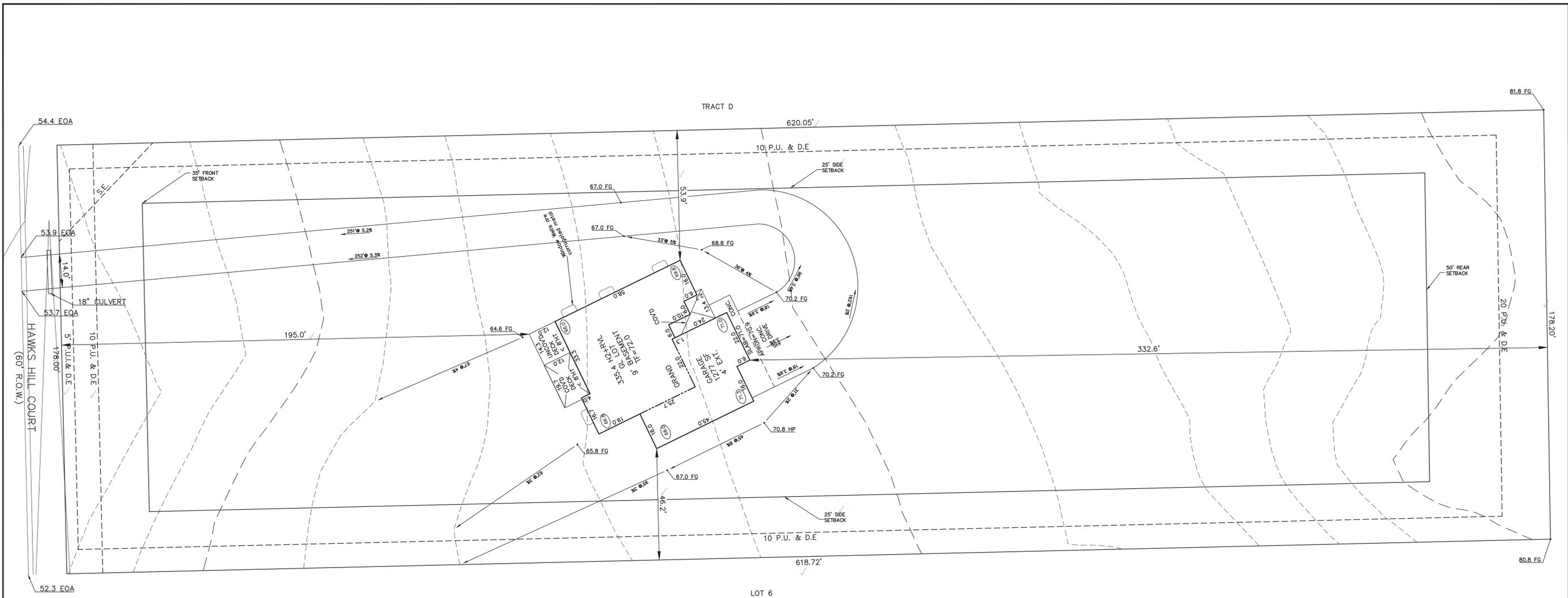
Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 6/23/2025 8:15:15 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>06/24/2025 10:15:16 AM</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.



SFD25631
PLAT15418
PUD

APPROVED
Plan Review
06/24/2015 10:11 AM
(Initials)
EPC Planning & Community
Development Department

APPROVED
BESOSP
06/24/2015 7:36:49 AM
(Initials)
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT REMOVE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS, ORDINANCES, AND
REGULATIONS.
Planning & Community Development Department
approval is contingent upon compliance with all
applicable rules on the record plan.
An access permit must be granted by the
Planning & Community Development Department
prior to the installation of any driveway onto a
County road.
Division of Recreational Management
is not permitted without approval of the
Planning & Community Development Department.

Released for Permit
06/23/2015 11:59 AM
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	
		LEGAL DESCRIPTION LOT 5 / RETREAT AT TIMBERIDGE 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. 16" EAVES		ADDRESS 10491 HAWKS HILL COURT /	
SCALE: 1/4"=20'		DRAWING NAME RT3-05	DATE 06-18-25
VANTAGE HOMES 9540 FEDERAL DRIVE, SUITE 100 COLORADO SPRINGS, COLORADO 80921 PHONE 719-534-0984 FAX 719-534-0988			

