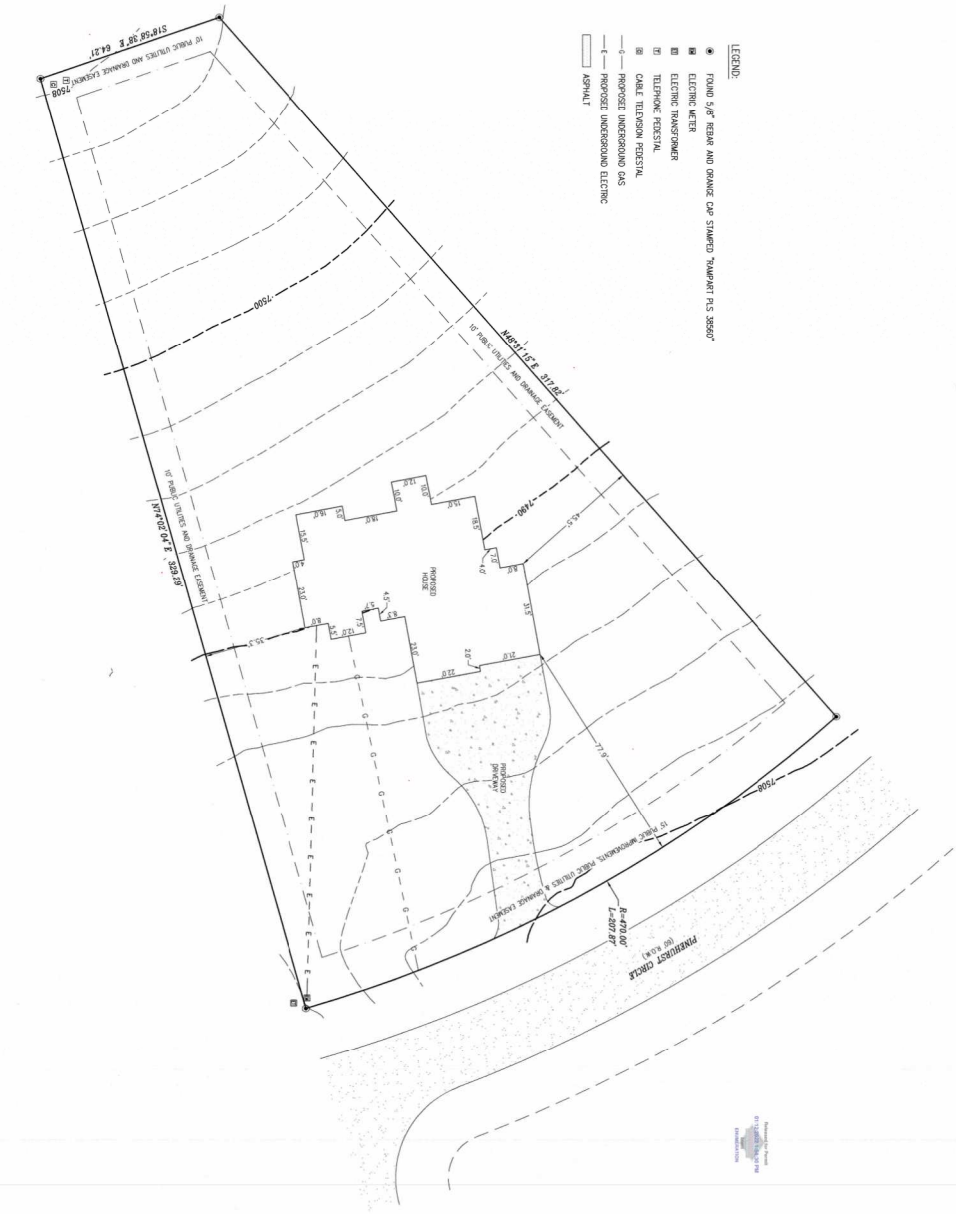


SITE PLAN

LOT 19, WALDEN PRESERVE 2, FILING NO. 4 EL PASO COUNTY, COLORADO

SFD2270
PLAT 14513
ZONE PUD

- LEGEND:**
- FOUND 3/4" REBAR AND ORANGE CAP STAMPED RAMPART PLS 30567
 - ELECTRIC WEIR
 - ELECTRIC TRANSFORMER
 - TELEPHONE FEEDSIAL
 - CABLE TELEVISION FEEDSIAL
 - PROPOSED UNDERGROUND GAS
 - PROPOSED UNDERGROUND ELECTRIC
 - ASPHALT



APPROVED
PLAT REVIEWER
 01/17/2021
 Address: 21186 S
 Development Department

APPROVED
ESSOR
 01/17/2021
 Address: 21186 S
 Development Department

ANY APPLICANT, OWNER, PLANNING BOARD, OR CITY COUNCIL MEMBER WHO WISHES TO COMMENT ON THIS PLAN MUST DO SO WITHIN THE 15-DAY REVIEW PERIOD. COMMENTS SHOULD BE SUBMITTED TO THE PLANNING BOARD OR CITY COUNCIL WITHIN THE 15-DAY REVIEW PERIOD. COMMENTS RECEIVED AFTER THE 15-DAY REVIEW PERIOD WILL NOT BE CONSIDERED.

APPLICANT'S RESPONSIBILITY TO PROVIDE ACCURATE INFORMATION AND TO OBTAIN NECESSARY PERMITS FROM ALL AFFECTED AGENCIES IS NOT WAIVED BY THE ISSUANCE OF THIS APPROVAL. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES.

APPLICANT'S RESPONSIBILITY TO PROVIDE ACCURATE INFORMATION AND TO OBTAIN NECESSARY PERMITS FROM ALL AFFECTED AGENCIES IS NOT WAIVED BY THE ISSUANCE OF THIS APPROVAL. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES.

LEGAL DESCRIPTION:
 LOT 19 WALDEN PRESERVE 2, FILING NO. 4
 EL PASO COUNTY, COLORADO

ADDRESS:
 3428 PRINCESTON CIRCLE
 COLORADO SPRINGS, COLORADO 80908

PARCEL ID:
 815210003

BUILDER:
 GUNLIE HOMES
 10000 W. WYATT STREET
 MONUMENT, COLORADO 80132

ENGINEER: BELLING, ABELE,
 3539 SHAWNEE FIELD
 LOT 10, BELLING, ABELE,
 43285 SHAWNEE FIELD

ZONING:
 PUD

PROPOSED LOT COVERAGE:
 8%

NOTE: ALL LINEAL LIMITS SHOWN ON THIS SITE PLAN ARE U.S. SURVEY FEET. THIS SITE PLAN WAS COMPLETED AS PART OF HIS SERVICE.



SITE PLAN - LOT 19, WALDEN PRESERVE 2, FILING NO. 4
 EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 5101
 Woodland Park, CO 80866
 (719) 687-0820

DRAWING: 21186 SITE PLAN PAGE 1 OF 1

RESIDENTIAL

2017 PPRBC



Parcel: 6115010003

Address: 3826 PINEHURST CIR, COLORADO SPRINGS

Plan Track #: 148528  Received: 14-Jul-2021 (ANDREAL)

Description: RESIDENCE Required PPRBD Departments (4)



RESIDENCE

Contractor: GOWLER CUSTOM HOMES, INC

Type of Unit:

Garage	1238	
Lower Level 1	286	
Lower Level 2	2066	
Main Level	2350	
Total Square Feet		5940

Required PPRBD Departments (4)

<p>Enumeration</p> 	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
<p>Construction</p> 	<p>Mechanical</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> 
--

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.