

SFD26820
PUD
PLAT - 15042

APPROVED
Plan Review
10/06/2026 11:35:25 AM
(Autores)
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY IS 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 rules or the recorded plat.
All easement permits must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.
Division or blockage of any drainage way
is not permitted without approval of the
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.



This parcel is in a low/moderate/high intensity fire
risk area. Please reach out to the local fire district
regarding recommendations for compliance with the
WRC code.

LOT 9

SYMBOL LEGEND

- FOUND MONUMENT
- ⊕ CLEANOUT
- EB ELECTRIC BOX
- ⚡ ELECTRIC METER
- ☎ TELEPHONE PEDESTAL

LOT 7

LEGAL DESCRIPTION:
Lot 8, Walden Preserve 2, filing No 5, County of El Paso, State of Colorado.
Master 3919.

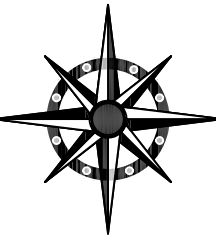
- NOTES:
- 1) No research was performed for easements or rights of way.
 - 2) El Paso County Schedule No.: 6115009011
 - 3) Address: 3919 Pinehurst Circle Colorado Springs, CO, 80908, USA
 - 4) This is not a Land Survey Plat or Improvement Survey Plat.

SURVEYORS STATEMENT:

I hereby state to Bill Dunston, exclusively, that the field work and the resulting map was prepared
by me or under my responsible charge to the normal standards of practice in El Paso County,
Colorado and is true and correct to the best of my professional knowledge, information and belief.

This statement is neither a warranty or guarantee, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

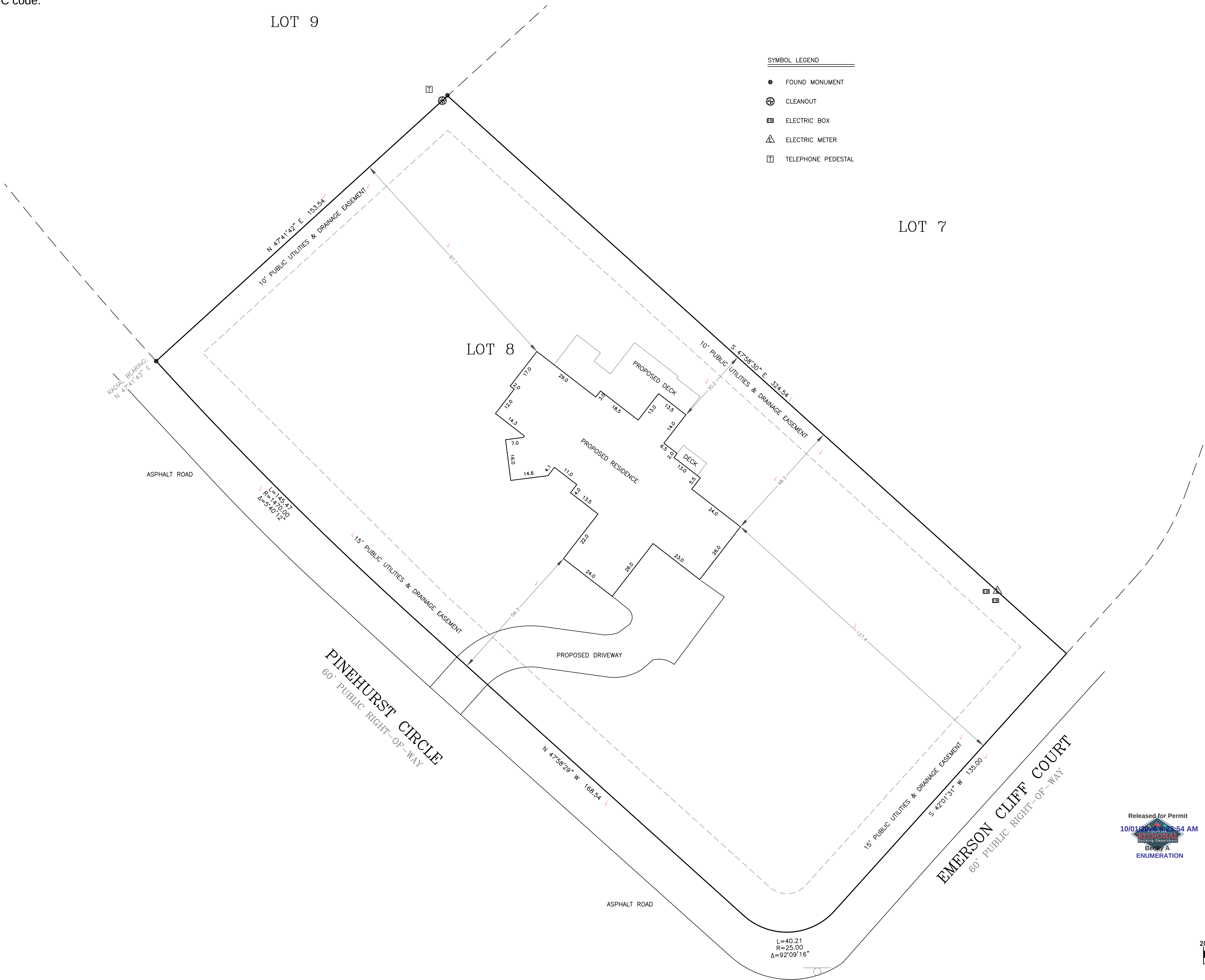


COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM
INFO@SURVEYINGCOLORADO.COM

SITE PLAN

LOT 8, WALDEN PRESERVE 2, FILING No. 5
EL PASO COUNTY, COLORADO

REVISIONS:		PROJECT No.	26143
		DATE:	JULY 28, 2026
		DRAWN BY:	JMJ
		CHECKED BY:	MSJ
		SHEET:	1 OF 1



SITE



2023 PPRBC
2021 IECC and CO MERSRC

Address: 3919 PINEHURST CIR, COLORADO SPRINGS

Parcel: 6115009011

Plan Track #: 217322  **Received: 01-Oct-2026 (BECKYA)**

Description:

RESIDENCE

Type of Unit:

Garage	1267	
Lower Level 2	2972	
Main Level	2819	
	7058	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

10/1/2026 8:24:17 AM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

10/06/2026 11:17:35 AM

dsdmaes

**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.**