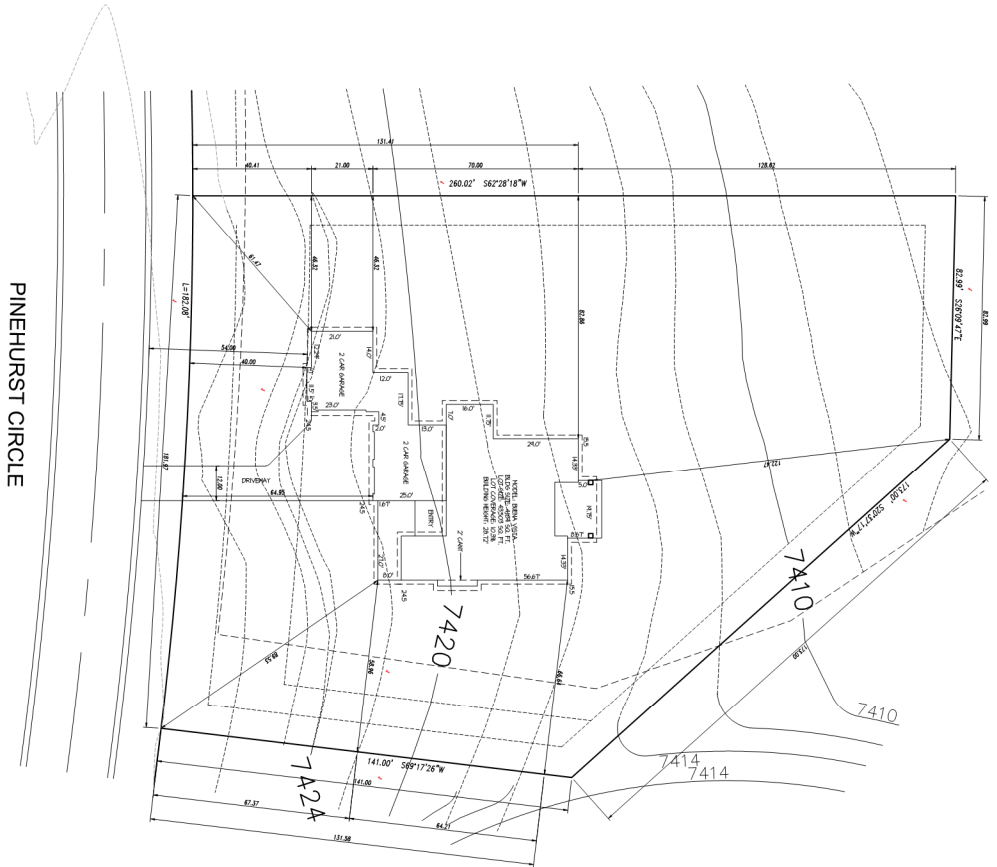
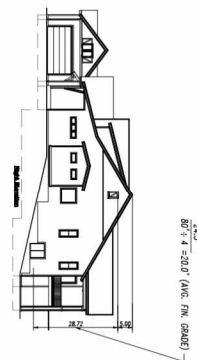


- NOTES:
- 1) Natural vegetation will not be disturbed outside the "limit of disturbance" area.
 - 2) The site will be fenced during construction to protect the existing vegetation with 4 foot tall fencing and appropriate fencing or hay bales will be provided for erosion control.
 - 3) Existing contours will not be disturbed except within the construction area.
 - 4) Building materials will be stored on the driveway during construction.



PINEHURST CIRCLE



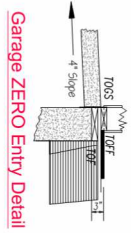
ELEV. @ CORNERS:
 15.5'
 14.5'
 14.5'
 80' x 4' = 20.0' (ARC. IN. GRADE)

Released for Permit
 12/09/2024 3:06:29 PM
 ENHANCEMENT

SFD241135
 PLAT 15042
 ZONE PUD

APPROVED
 EPC Planning & Community Development Department
 12/11/2024 3:40 PM
 Approved by: [Signature]
 EPC Planning & Community Development Department

ANY APPLICANT, OWNER, CONTRACTOR OR OTHER PARTY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

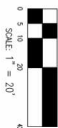


Garage Zero Entry Detail

GRADE: 7.149'
 GRADE: 7.435 (ACCESSIBLE) 7.425.0'
 T.O.F. = (57840.080) 7.424.0'
 FF= 7.425.33'
 GS= 7.425.33'
 GA= SITE5-0

ZONE: P.U.D.
 PLAT 15042
 TAX SCHEDULE # 6115009024
 ADDRESS:
 4153 PINEHURST CIRCLE
 LOT 21, WALDEN PRESERVE 2
 FILING #5

SITE PLAN
 SCALE 1" = 20'



4153 PINEHURST CIRCLE

MILBURN/
 SHANNON
 RESIDENCE

SITE PLAN
 DEVELOPMENT
 PLAN

- Saddletree, Inc. -
 1821 Austin Bluffs, Colorado Springs Co. 80918
 (719)-593-2900

DATE:	12/9/24
DRAWN BY:	EFF
SHEET	01
1	1

REVISION:	

SHEET	01
1	1

RESIDENTIAL

2023 PPRBC
2021 IECC Amended



City Reviewed
12/16/2024 5:13:07 PM

Parcel: 6115009024

Address: 4153 PINEHURST DR, MONUMENT

Plan Track #: 196840  Received: 09-Dec-2024 (BRIANNAM)

Description: **RESIDENCE** Required PPRBD Departments (6)

Contractor: SADDLETREE HOLDINGS, INC

Type of Unit:

Lower Level 1	2118	
Lower Level 2	270	
Main Level	2415	
Upper Level 3	208	
	5011	Total Square Feet

<p>Enumeration</p> 	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
<p>Construction</p>	<p>Electrical</p> <p>Released for Permit 12/13/2024 3:22:14 PM Pikes Peak REGIONAL Building Department danielg ELECTRICAL</p>
<p>Mechanical</p> <p>Released for Permit 12/13/2024 2:49:21 PM Pikes Peak REGIONAL Building Department trevorh MECHANICAL</p>	<p>Plumbing</p> <p>Released for Permit 12/11/2024 1:38:57 PM Pikes Peak REGIONAL Building Department shanen PLUMBING</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.

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

12/13/2024 5:21:30 PM
dsdarchuleta

EPC Planning & Community
Development Department