

SYMBOL LEGEND

- FOUND MONUMENT
- ELECTRIC BOX
- ▲ ELECTRIC METER
- TELEPHONE PEDESTAL
- ▬ FENCE - SILT

NOTES:

- 1) Contour intervals are one foot. Global Positioning Systems were used for ground locations. Conventional survey methods were used for all improvements. Lidar and or digital elevation models were used and ground verified.

 Originating Bench Mark:
 Leica SmartNet Network RTK method
 Station Name: COSG Colorado Springs, Colorado. RTCM ID: 2809 Antenna: LEIAR10 Receiver: LEICA GR30.
 GEIOD2018 was utilized to determine the geoid separation.
 Ellipsoid Elevation = 6726.99 (NAVD88)

 Local Bench Mark #1: Found 1-1/4" orange plastic cap at the SW property corner, flush with ground.
 Elevation = 7425.07 (NAVD88). As shown hereon.

 Local Bench Mark #2: Found 1-1/4" orange plastic cap at the SW property corner, flush with ground.
 Elevation = 7401.69 (NAVD88). As shown hereon.
- 2) No research was performed for easements or rights of way. Easements shown hereon are from the recorded plat.
- 3) El Paso County Schedule No.: 61150-09-026.
- 4) Address: 4189 Pinehurst Circle, Colorado Springs, Colorado 80908.
- 5) This is a topographic map, it is not a Land Survey Plat or Improvement Survey Plat.
- 6) The lineal units used in this drawing are U.S. Survey Feet.
- 7) The field work was completed on 04/15/2026.

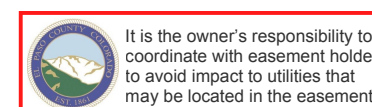
Model #72

SFD26378

**APPROVED
BESQCP**

04/28/2026 8:06:31 AM
dsyounger

EPC Planning & Community
Development Department

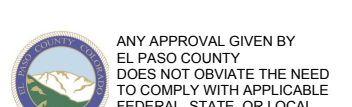


It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

**APPROVED
Plan Review**

04/28/2026 8:06:37 AM
dsyounger

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 AND/OR REGULATIONS.

Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

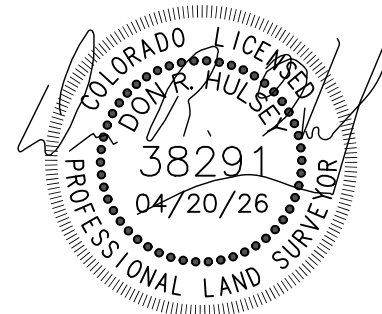
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

SURVEYORS STATEMENT:

I hereby state to Hammer Homes Inc., exclusively, that the field work and the resulting topographic 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.

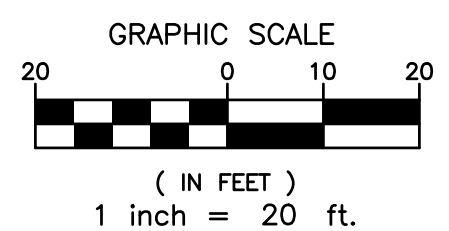
This statement is neither a warranty or guarantee, either expressed or implied.



Don R. Hulsey
 Colorado Professional Land Surveyor No. 38291
 For and on behalf of Compass Surveying and Mapping, LLC



Released for Permit
 04/23/2026 12:25:08 PM
 REGIONAL Building Department
 Becky A
 ENUMERATION



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

TOPOGRAPHIC MAP

✓ LOT 23, WALDEN PRESERVE 2, FILING NO. 5
 EL PASO COUNTY, COLORADO

REVISIONS:	PROJECT NO.	DATE:
	26064	APRIL 20, 2026
	DRAWN BY:	JMJ
	CHECKED BY:	DRH
	SHEET:	1 OF 1

SITE



2023 PPRBC
2021 IECC Amended

Address: 4189 PINEHURST CIR, COLORADO SPRINGS

Parcel: 6115009026

Plan Track #: 212438 

Received: 23-Apr-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	1301	
Lower Level 2	2643	
Main Level	2494	
	6438	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

4/23/2026 12:26:41 PM

Floodplain

(N/A) RBD GIS

Construction

N/A

04/23/2026 2:06:57 PM

REGIONAL Building Department

brianb

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/28/2026 8:08:00 AM

dsdyounger

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.