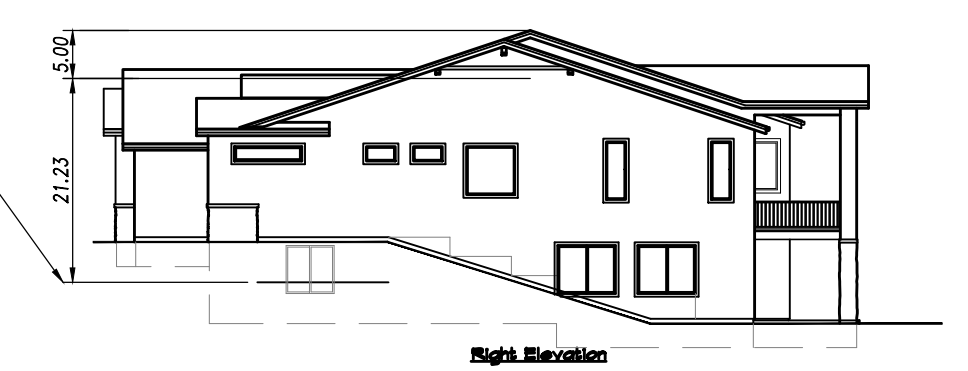
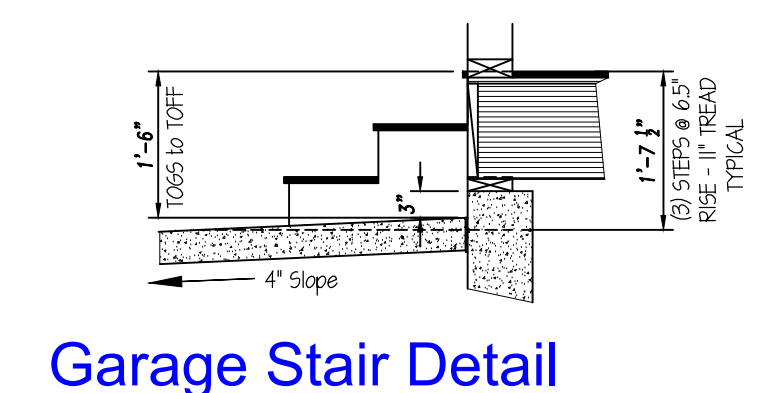


ELEV. @ CORNERS:  
 7414.0  
 7415.0  
 7420.0  
 7422.5  
 $29,671.5 \div 4 = 7417.8'$  (AVG. Grade)



**LEGEND**

- SETBACK LINE
- PROPERTY LINE
- ☁ PREEXISTING VEGETATION
- SLOPE DIRECTION
- CONTOUR GRADE LINE
- - - REMOVED CONTOUR GRADE LINE



Garage Stair Detail

SFD25111

**APPROVED BESQCP**  
 01/30/2025 1:25:51 PM  
*davyounger*  
 EPC Planning & Community Development Department

**APPROVED Plan Review**  
 01/30/2025 1:26:04 PM  
*davyounger*  
 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.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT WAIVE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAND-USE 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 Storage of any storage may be not permitted without approval of the Planning & Community Development Department.

ZONE: P.U.D.  
 PLAT 15042  
 RECEPTION # 6115009025  
 ADDRESS:  
 4171 PINEHURST CIRCLE  
 LEGAL DISCRPTION:  
 LOT 22, WALDEN PRESERVE 2  
 FILING #5

- NOTES:**
- Natural vegetation will not be disturbed outside the "limit of disturbance" area.
  - 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.
  - Existing contours will not be disturbed except within the construction area.
  - Building materials will be stored on the driveway during construction.

**SITE PLAN**  
 SCALE 1"=20'

0 5 10 20 40  
 SCALE: 1" = 20'

Released for Permit  
 01/27/2025 4:06:10 PM  
 REGIONAL Building Department  
 beekya  
 ENUMERATION

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

**SITE PLAN DEVELOPMENT PLAN**

**BOS RESIDENCE**

REVISION:


DATE: 1-23-25  
 DRAWN BY: JEFF

4171 PINEHURST CIRCLE


# RESIDENTIAL



2023 PPRBC  
2021 IECC Amended

Address: 4171 PINEHURST CIR, COLORADO SPRINGS

Parcel: 6115009025

Plan Track #: 198042 

Received: 27-Jan-2025 (SIERRAC)

## Description:

### RESIDENCE

Contractor: SADDLETREE HOLDINGS, INC

Type of Unit:

Garage	1090	
Lower Level 1	1892	
Lower Level 2	759	
Main Level	2651	
	6392	Total Square Feet

## Required PPRBD Departments (6)

**Enumeration**  
Released for Permit  
01/27/2025 11:05:41 PM  
  
beckya  
ENUMERATION

**Floodplain**  
  
(N/A) RBD GIS

**Construction**  
Released for Permit  
01/29/2025 12:09:47 PM  
  
Christineh  
CONSTRUCTION

**Electrical**

**Mechanical**

**Plumbing**  
Released for Permit  
01/29/2025 1:46:46 PM  
  
shanen  
PLUMBING

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**

*01/30/2025 1:27:15 PM*  
*dsdyounger*

**EPC Planning & Community  
Development Department**