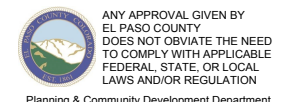
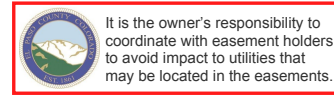


SFD24355

APPROVED BESQCP 04/16/2024 10:34:57 AM duYounger EPC Planning & Community Development Department

APPROVED Plan Review 04/16/2024 10:35:02 AM duYounger 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 APPROVALS GRANTED BY LOCAL GOVERNMENT DOES NOT CONSTITUTE THE STATE'S PERMISSION TO CONDUCT ANY ACTS THAT VIOLATE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

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

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

The location of utilities of the recorded plat is not guaranteed without approval of the Planning & Community Development Department.

NOTES:

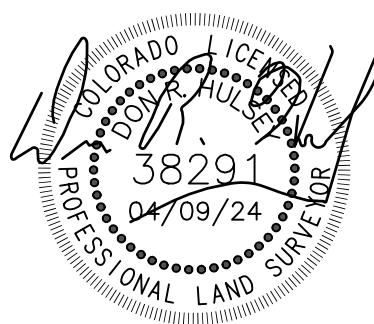
- 1. Originating Bench Mark: Leica SmartNet Network RTK method Station Name: COSG Colorado Springs, Colorado. RTCM ID: 2809 Antenna: LEIAR10 Receiver: LEICA GR30. GEIOD2018 was utilized to determine the geoid separation. Ellipsoid Elevation = 6726.99 (NAVD88)
Local Bench Mark: 1-1/2" orange plastic cap marked "PLS 38580" at the northeast property corner. Elevation = 7492.42 (NAVD88). Local site benchmark 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.: 6115010023
4. Address: 3974 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 International Feet.

PLAT 15042 PUD

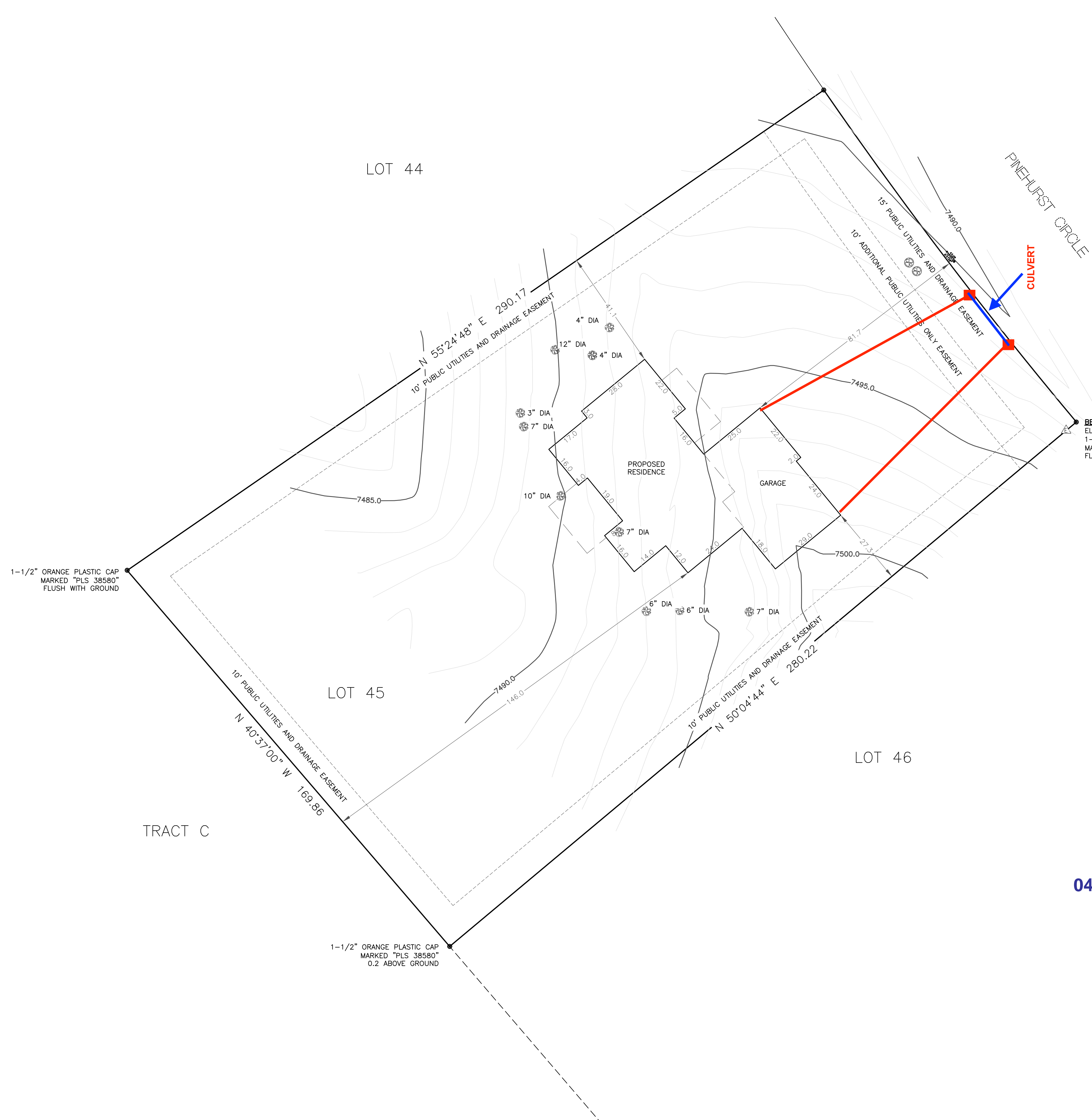
SURVEYORS STATEMENT:

I hereby state to Hammer Custom Homes, 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



BENCHMARK: ELEVATION=7492.42 (NAVD88) 1-1/2" ORANGE PLASTIC CAP MARKED "PLS 38580" FLUSH WITH GROUND

Released for Permit 04/15/2024 3:18:53 PM REGIONAL Building Department Becky A ENUMERATION

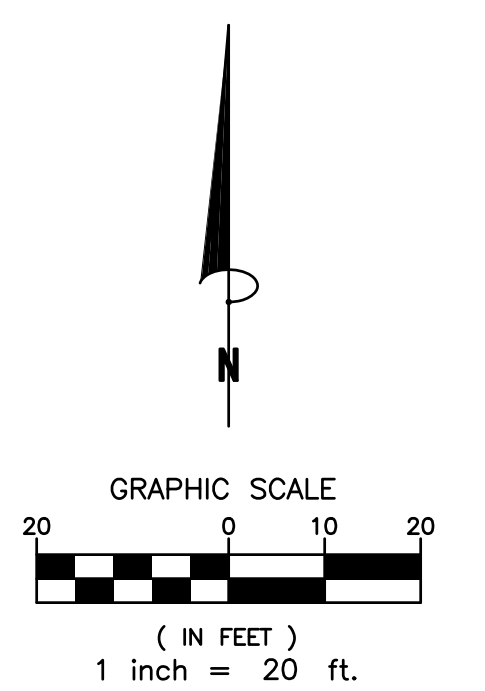


Table with project information: COMPASS SURVEYING & MAPPING, LLC, SITE PLAN / TOPO, LOT 45, WALDEN PRESERVE 2, FILING NO. 5, EL PASO COUNTY, COLORADO, REVISIONS, PROJECT No. 24060, DATE: APRIL 09, 2024, DRAWN BY: DRH, CHECKED BY: JMJ, SHEET: 1 OF 1

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 6115010023

Address: 3974 PINEHURST CIR, COLORADO SPRINGS

Plan Track #: 188426 

Received: 11-Apr-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	1213	
Lower Level 2	2508	
Main Level	2506	
	6227	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>4/11/2024 2:04:25 PM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>04/16/2024 10:35:38 AM</i></p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>
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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.