



SCALE 1" = 20'

Released for Permit
12/02/2019 10:34:22 AM
ST. CLAIR
BEND
ENUMERATION

PLOT PLAN
(THIS IS NOT A PROPERTY SURVEY)
6610 CHAPLIN DRIVE

APPROVED
Plan Review
12/03/2019 7:22:18 AM
(Jdrangr)
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT ORVATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION

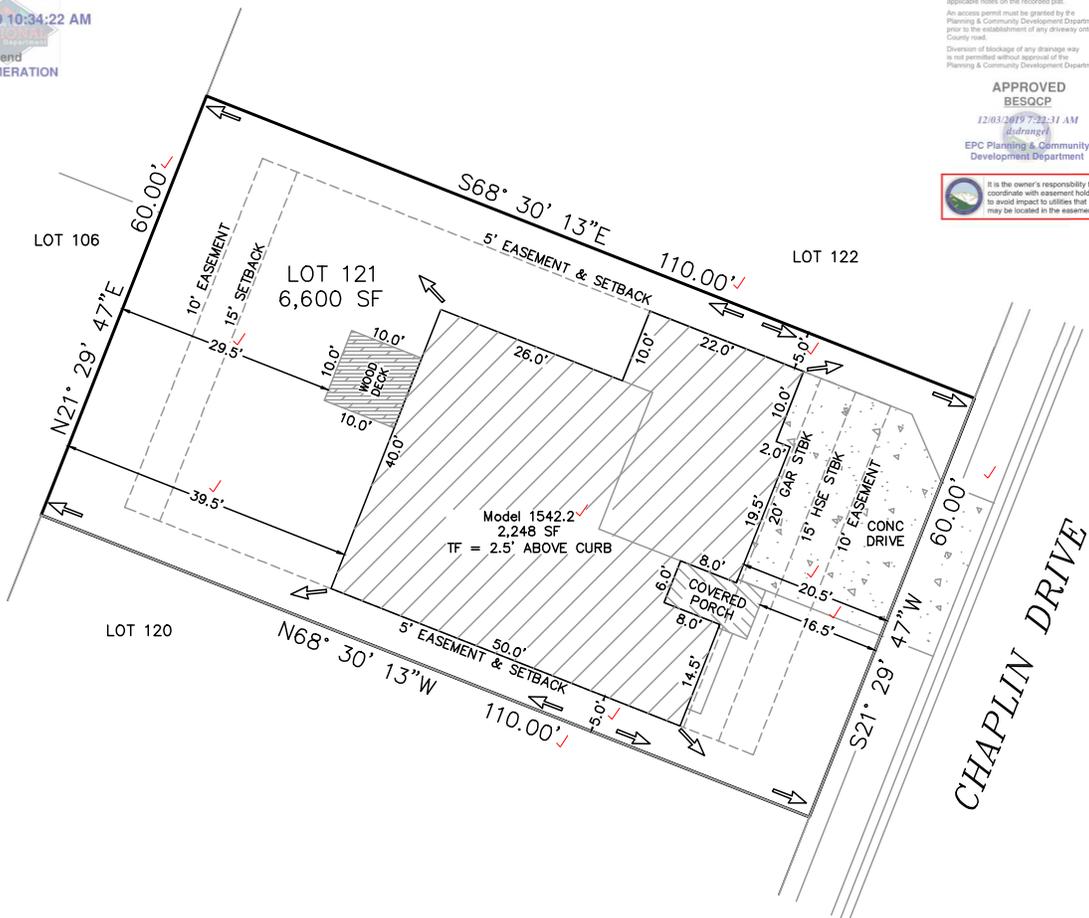
Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.

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 drainage way
is not permitted without approval of the
Planning & Community Development Department

APPROVED
BESQCP
12/03/2019 7:22:31 AM
(Jdrangr)
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.



PLAT 14288
PUD

EASEMENTS AS RECORDED IN PLAT RECORDS AND
ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS,
& DRAINAGE PURPOSES
Job# 190211

Top of Foundation = 2.5' ABOVE CURB / 1542.2-3 CAR / WALKOUT		
SETBACKS: FRONT=15'H/20'G SIDES=5'/10' REAR=15' ZONED: PUD DATE: 11/27/19 REV:	ADDRESS: 6610 CHAPLIN DRIVE ✓ COLORADO SPRINGS, CO TAX ID# 5523108016 ✓ LEGAL DESCRIPTION: LOT 121 ✓ LORSON RANCH EAST FILING NO. 1, EL PASO COUNTY, CO	LOT AREA: 6,600 SF ✓ HOUSE W/PORCH PRINT: 2,248 SF ✓ COVERAGE: 34.1% ✓

SAINT AUBYN HOMES
212 N Wahsatch Ave, Suite 305
Colorado Springs, Colorado, CO 80903
(719)434-4750 FAX (719)434-3418

SITE

2017 PPRBC



Parcel: 5523108016
Map #: 957G

Address: 6610 CHAPLIN DR, COLORADO SPRINGS

Plan Track #: 123102  Received: 02-Dec-2019 (BEND)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	574	
Lower Level 2	1576	
Main Level	1583	
	3733	Total Square Feet

Enumeration
APPROVED
BEND
12/2/2019 10:34:34 AM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
12/03/2019 7:22:52 AM
dsdrangel
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.