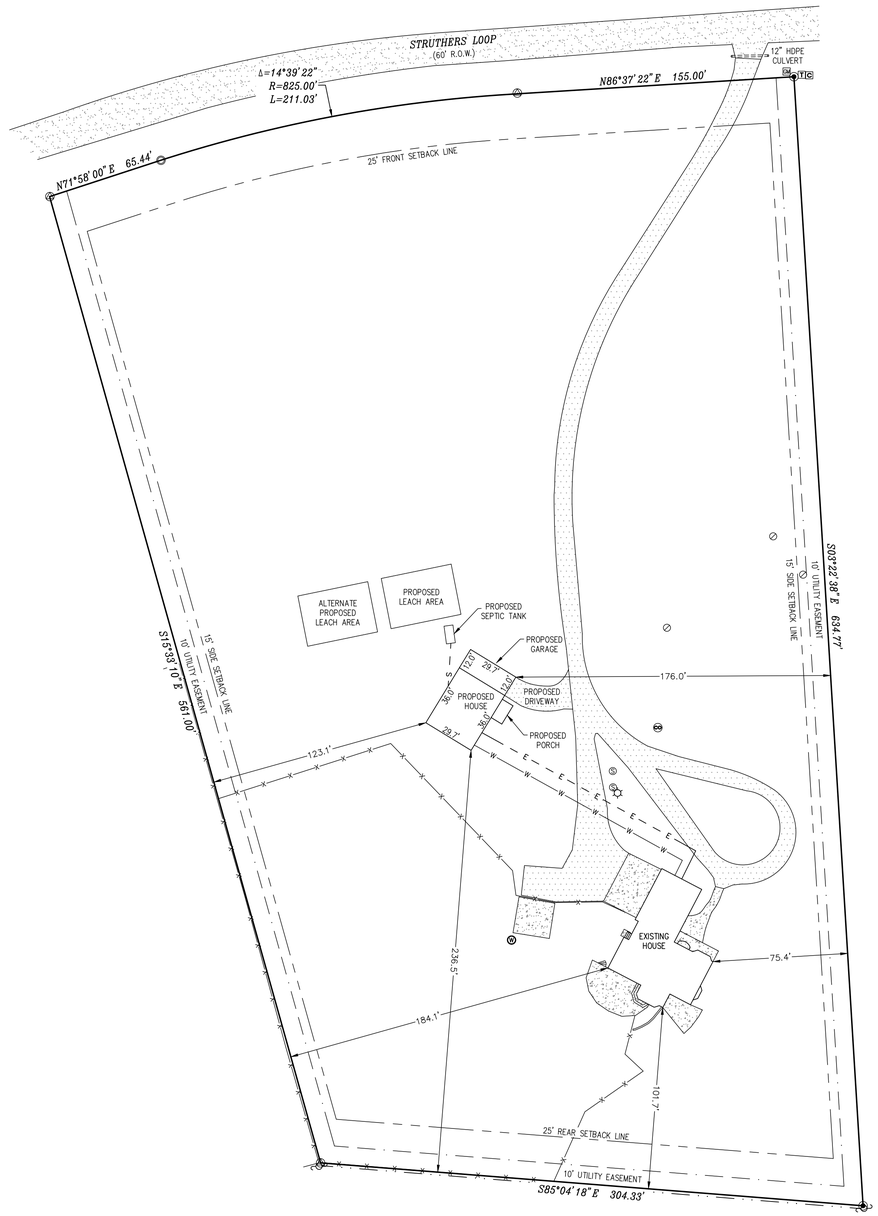
SITE PLAN
LOT 55, CHAPARRAL HILLS SUBDIVISION
EL PASO COUNTY, COLORADO



LEGEND:

- FOUND REBAR AND YELLOW CAP STAMPED "LS 2372"
- FOUND 1/2" REBAR (NO CAP)
- FOUND REBAR AND RED CAP (ILLEGIBLE)
- POWER/UTILITY POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- SEPTIC LID
- 4" PVC FOR EXISTING LEACH FIELD
- SEWER CLEAN OUT
- GAS METER
- EXISTING WELL
- WIRE FENCE
- OVERHEAD ELECTRIC / O.H. UTILITY LINE
- PROPOSED WATER LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED SANITARY SEWER LINE
- CONCRETE
- ASPHALT
- GRAVEL

Owner/Applicant:
Andrew Koloski
706-604-7753
andrew.koloski@gmail.com

NORTH

0' 40' 80'

SCALE: 1" = 40'
JOB NO.: 21019
FEBRUARY 10, 2021

LEGAL DESCRIPTION:
LOT 55 CHAPARRAL HILLS SUBDIVISION
EL PASO COUNTY, COLORADO

ADDRESS:
580 STRUTHERS LOOP
COLORADO SPRINGS, CO 80921

PARCEL ID:
7136003003

OWNER:
WARREN AND CHESHIER KOLOSKI

BUILDER:
SEEGER HOMES INC.
719-632 9085

EXISTING BUILDING AREA:
3,148 SQ. FT.

PROPOSED BUILDING AREA:
1,424 SQ. FT.

LOT AREA:
5.0 ACRES± (217,800 SQ. FT.)

ZONING:
RR-2.5

MAXIMUM BUILDING HEIGHT:
30 FEET

PROPOSED BUILDING HEIGHT:
18 FEET

NOTE: ALL LINEAL UNITS DEPICTED ON THIS SITE PLAN ARE U.S. SURVEY FEET.

NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS COMPLETED AS PART OF THIS SERVICE.

THE PROPERTY LINES AS DEPICTED ON THIS TOPOGRAPHIC MAP ARE TO BE CONSIDERED AS APPROXIMATE ONLY.

PCD File No. AL-21-006

SITE PLAN – LOT 55, CHAPARRAL HILLS SUBDIVISION
EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

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