



SCALE 1" = 20'

PLOT PLAN
(THIS IS NOT A PROPERTY SURVEY)
6596 CHAPLIN DRIVE

APPROVED
Plan Review

12/03/2019 7:29:16 AM
(drawing)

EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLIVATE 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 rules 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 knowledge of any drainage utility
is not permitted without approval of the
Planning & Community Development Department

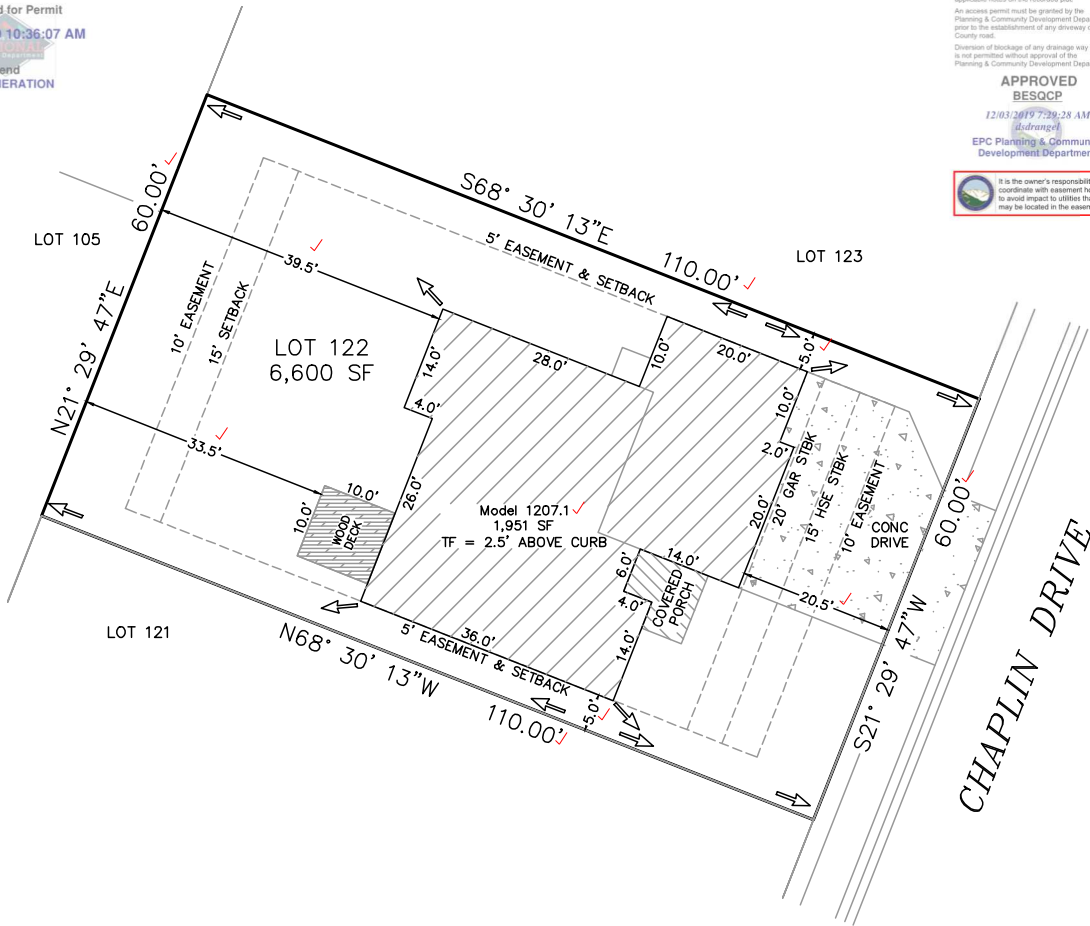
APPROVED
BESQCP

12/03/2019 7:29:28 AM
(drawing)

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

Released for Permit
12/02/2019 10:36:07 AM
band
ENUMERATION



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 / 1207.1-3 CAR / WALKOUT

SETBACKS: FRONT=15'H/20'G SIDES=5'/10' REAR=15' ZONED: PUD DATE: 11/27/19 REV:	ADDRESS: 6596 CHAPLIN DRIVE ✓ COLORADO SPRINGS, CO TAX ID# 5514431015 ✓ LEGAL DESCRIPTION: LOT 122 ✓ LORSON RANCH EAST FILING NO. 1, EL PASO COUNTY, CO	LOT AREA: 6,600 SF ✓ HOUSE W/PORCH PRINT: 1,951 SF ✓ COVERAGE: 29.6% ✓
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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: 5514431015
Map #: 957G

Address: 6596 CHAPLIN DR, COLORADO SPRINGS

Plan Track #: 123103  **Received: 02-Dec-2019 (BEND)**

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

Type of Unit:

Garage	590
Lower Level 2	1275
Main Level	1207
	3072
	Total Square Feet

Enumeration

APPROVED

BEND

12/2/2019 10:36:16 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

12/03/2019 7:39:45 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.