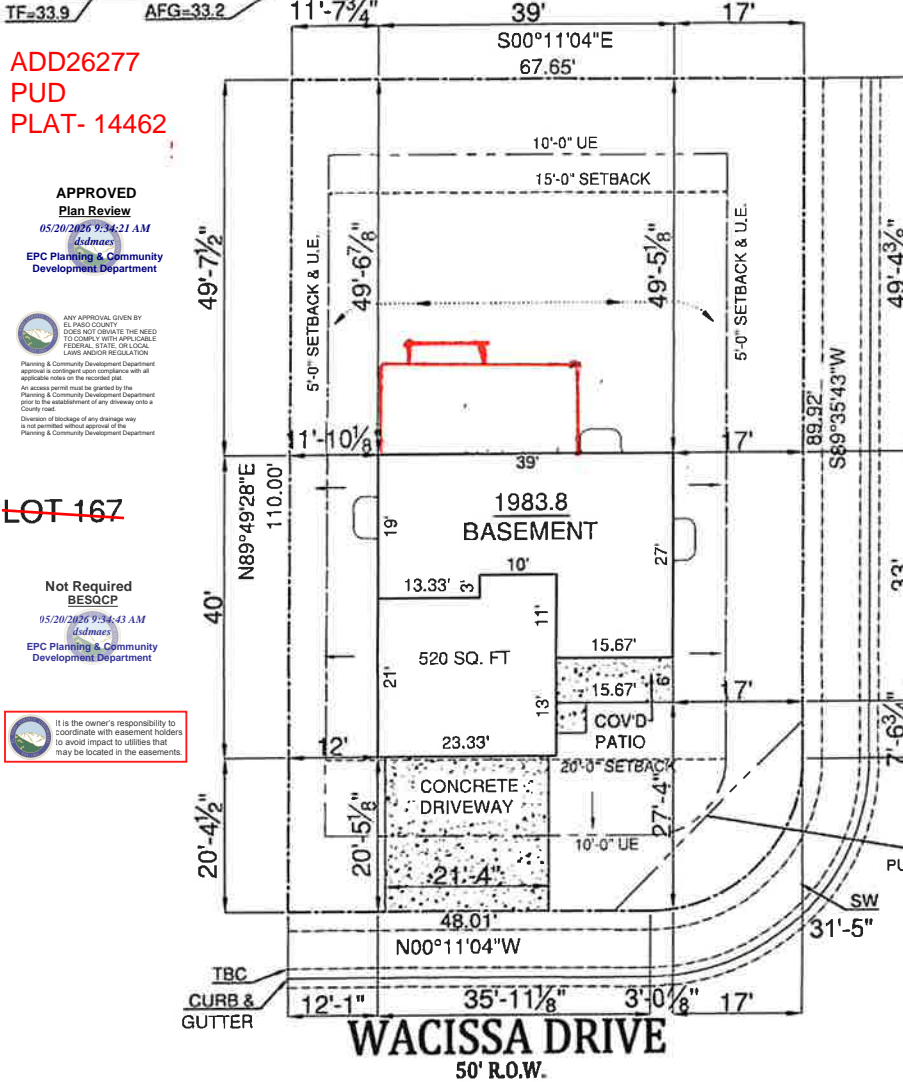




LOT 165

1983.8 ELEVATION  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = ((4)28.1)/(4) = 33.2$   
 BUILDING HEIGHT =  $20.6 + (TF - AFG) =$   
 BUILDING HEIGHT =  $20.6 + (28.8 - 28.1) = 21.3$



ADD26277  
 PUD  
 PLAT- 14462

APPROVED  
 Plan Review  
 05/20/2026 9:34:21 AM  
 Advances  
 EPC Planning & Community  
 Development Department

ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT OBVIATE 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 Storage of any drainage way  
 is not permitted without approval of the  
 Planning & Community Development Department.

~~LOT 167~~

Not Required  
 BESQCP  
 05/20/2026 9:34:43 AM  
 Advances  
 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.

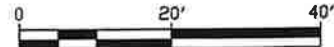
Deck  
 Total sqft:  
 336

LEGEND:

- SWALE:
- PROPERTY LINE:
- SETBACK:
- EASEMENT:
- SIDEWALK/CURB/GUTTER:
- DRAINAGE DIRECTION:

SETBACK:  
 FRONT - 20'  
 SIDE - 5'  
 REAR - 15'

UE:  
 FRONT - 10'  
 SIDE - 5'  
 REAR - 10'



SCALE: 1" = 20'-0"

<b>SITE DATA:</b> LOT SQ. FT.: 7379 HOUSE SQ. FT.: 1450 COVERAGE: 20% BUILDING HEIGHT: 21.3'	<b>DRIVEWAY CALCULATIONS:</b> SETBACK SQ. FT.: 1276 DRIVEWAY SQ. FT.: 426 COVERAGE: 33%	TOP OF FOUNDATION	29.3
		MAX FINISH GRADE ELEV @ FOUNDATION WALL	28.7
		MAIN FLOOR FINISHED FLOOR	30.6

SITE PLAN  
 PLAN 1983.8-S  
 TAX SCHEDULE #5513311002  
 ZONING PUD  
 LOT #166 LORSON RANCH EAST FILING NO. 2  
 6173 WACISSA DR  
 COLORADO SPRINGS, COLORADO

PROVIDED FOR  
**ASPEN  
 VIEW  
 HOMES**  
 ASPEN VIEW HOMES  
 555 MIDDLE CREEK PKWY STE. 380  
 COLORADO SPRINGS, CO  
 719-659-0859

**York  
 Engineering**  
 7955 E ARAPAHOE CT #3300  
 CENTENNIAL, CO 80112  
 720-990-5800