

SITE PLAN

GRANDVIEW
SUBDIVISION

N 88°55'00" E 547.49'

20' PUBLIC UTIL & DRNG ESMT
25' SETBACK

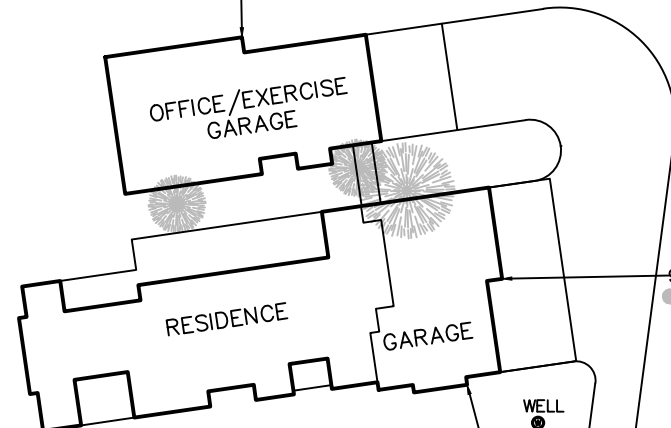
15' SETBACK
10' PUBLIC UTIL & DRNG ESMT

S 01°06'00" E 300.44'

SCALE : 1" = 50'



LOT 6
3.01 AC



LOT 7

LOT 5

LEACH FIELD

15' SETBACK
10' PUBLIC UTIL & DRNG ESMT
S 43°27'05" E 512.69'

25' SETBACK
10' PUBLIC UTIL, IMP, & DRNG ESMT
L=221.75' Δ=42°21'06" R=300.00'

ABERT RANCH DR
(60' ROW)

DATE: 2/28/2024

JOB No. 231204

17274 ABERT RANCH DR
COLORADO SPRINGS, COLORADO
LEGAL DESCRIPTION: LOT 6
ABERT RANCH SUBDIVISION
EL PASO COUNTY, CO
SCHEDULE NO. 6123008012

LOT AREA:
131,105 SF
HOUSE FOOT
PRINT: 7,678 SF
COVERAGE:
5.9%

17274 ABERT RANCH DR

POLARIS SURVEYING, INC.

1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

TIFFANY HOMES