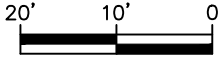




SCALE : 1" = 20'



# PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)  
11711 CODY RIDGE DRIVE

**FILE - SFD23798**  
**ZONING - PUD**  
**PLAT - 15152**  
**AREA - 5500 SQ FT**

**APPROVED**  
**Plan Review**  
09/27/2023 2:07:11 PM  
*dsmacs*  
EPC Planning & Community  
Development Department

ANY APPROVALS GRANTED BY  
EL PASO COUNTY OR  
CITY OF AURORA ARE LIMITED TO THE  
PROPERTY AND ARE NOT TO BE  
CONSIDERED AS A GUARANTEE OF  
THE ACCURACY OF THE INFORMATION  
CONTAINED HEREIN.  
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  
shall be maintained and approved by the  
Planning & Community Development Department.

**APPROVED**  
**BESQCF**  
09/27/2023 2:00:38 PM  
*dsmacs*  
EPC Planning & Community  
Development Department

Released for Permit

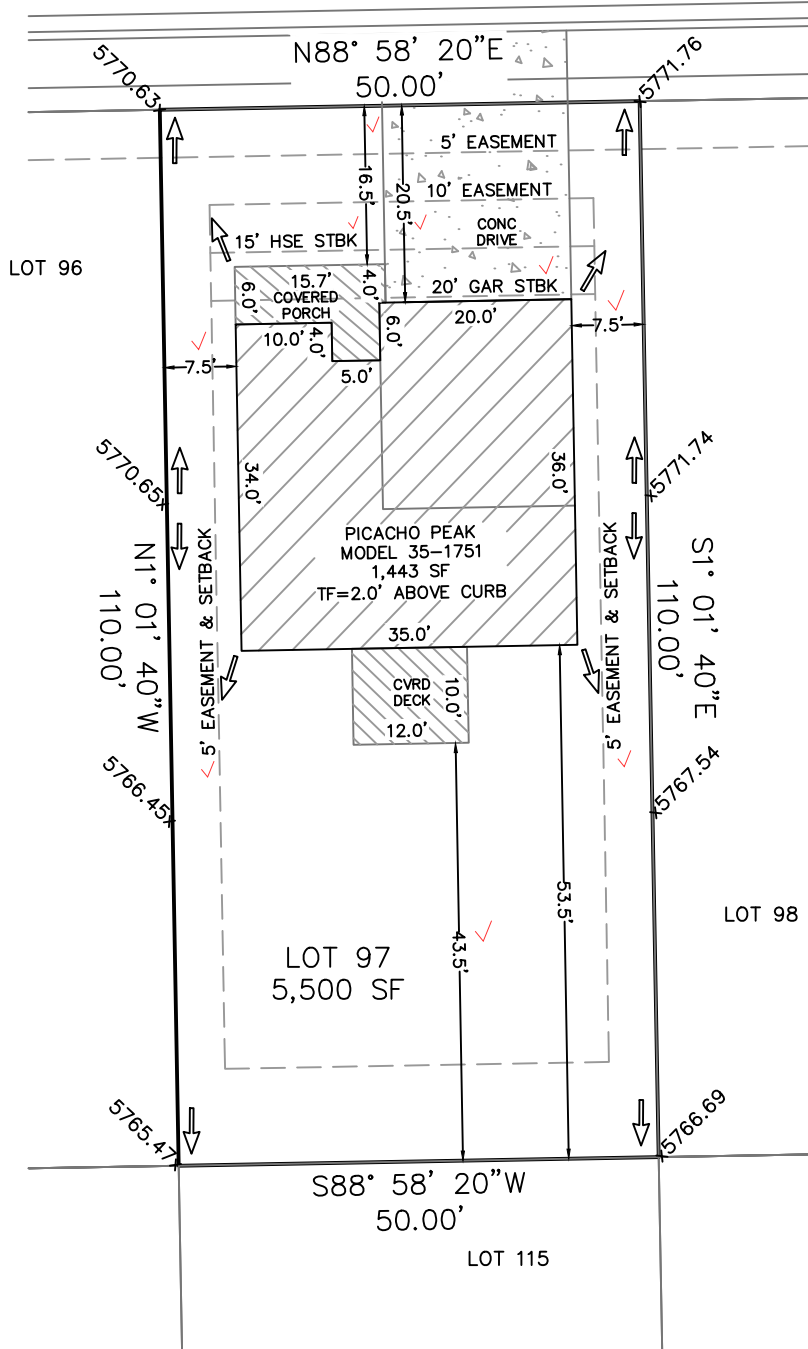
09/25/2023 11:48:08 AM



ENUMERATION

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

## CODY RIDGE DRIVE



EASEMENTS AS RECORDED IN PLAT RECORDS AND ARE FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, & DRAINAGE PURPOSES Job# 2205012

TOF = 2.0' ABOVE CURB / 35-1751(PICACHO PEAK) / GARDEN BSMT		
SETBACKS:	ADDRESS:	LOT AREA:
FRNT=15'/20' GAR	11711 CODY RIDGE DRIVE	5,500 SF
SIDES=5'	COLORADO SPRINGS, CO	HOUSE W/PORCH
REAR=10'	TAX ID# 5513412011	PRINT:
ZONED: PUD	LEGAL DESCRIPTION: LOT 97	1,443 SF
DATE: 9/15/23	THE RIDGE AT LORSON RANCH	COVERAGE:
REV:	FILING NO. 3,	26.2% ✓
	EL PASO COUNTY, CO	

**AMH DEVELOPMENT**  
3131 S VAUGHN WAY, SUITE 220  
AURORA, COLORADO, CO 80014  
(303)435-1815

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5513412011

Address: 11711 CODY RIDGE DR, COLORADO SPRINGS

Plan Track #: 181437  Received: 25-Sep-2023 (AMY)

## Description:

### RESIDENCE


Type of Unit:

Garage	427	
Lower Level 2	783	
Main Level	783	
Upper Level 1	1013	
	3006	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>9/25/2023 11:48:19 AM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <b>Plan Review</b> <i>09/27/2023 2:08:41 PM</i>  <b>EPC Planning &amp; Community Development Department</b>
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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.