



SCALE : 1" = 20'



PLOT PLAN

(THIS IS NOT A PROPERTY SURVEY)
11709 LOGANS RIDGE DRIVE

FILE - SFD23736
ZONING - PUD
PLAT - 15152
AREA - 4063 SQ FT

APPROVED
Plan Review
09/25/2023 1:15:48 PM
dsdmas
EPC Planning & Community
Development Department

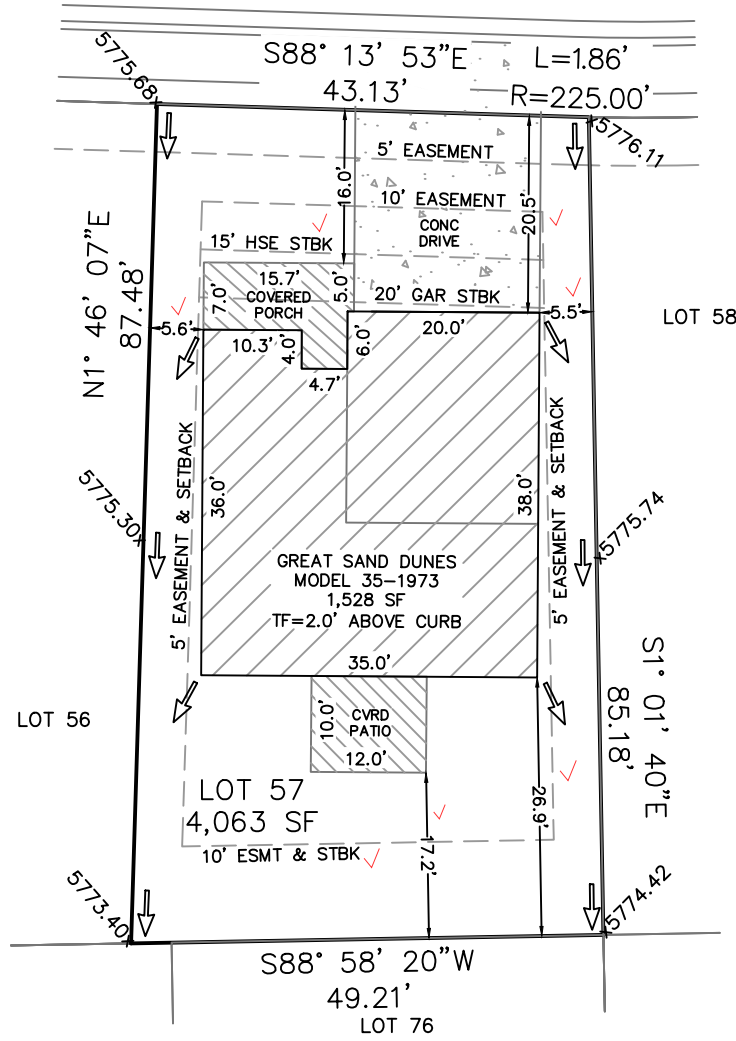
ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT ORVIATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION
Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.
An access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.
Diversion of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

Released for Permit
09/25/2023 10:23:29 AM
REGIONAL
Building Department
any
ENUMERATION

APPROVED
BESQCP
09/25/2023 1:16:13 PM
dsdmas
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.

LOGANS RIDGE DRIVE



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

TOF = 2.0' ABOVE CURB / 35-1973(GREAT SAND DUNES) / CRAWL

SETBACKS: FRNT=15'/20' GAR SIDES=5' REAR=10' ZONED: PUD DATE: 9/15/23 REV:	ADDRESS: 11709 LOGANS RIDGE DRIVE COLORADO SPRINGS, CO TAX ID# 5513411009 LEGAL DESCRIPTION: LOT 57 THE RIDGE AT LORSON RANCH FILING NO. 3, EL PASO COUNTY, CO	LOT AREA: 4,063 SF HOUSE W/PORCH PRINT: 1,528 SF COVERAGE: 37.6%
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AMH DEVELOPMENT
3131 S VAUGHN WAY, SUITE 220
AURORA, COLORADO, CO 80014
(303)435-1815

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5513411009

Address: 11709 LOGANS RIDGE DR, COLORADO SPRINGS

Plan Track #: 181410  Received: 25-Sep-2023 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	426	
Lower Level 2	855	
Main Level	855	
Upper Level 1	1150	
	3286	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 9/25/2023 10:23:45 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>09/25/2023 1:17:12 PM</i>  EPC Planning & Community Development Department
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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.