TRACT F

254.12' S 89°54'56" W

20' PUBLIC UTILITY & DRAINAGE EASEMENT

35' MINIMUM REAR YARD SETBACK

78.53

79.16

75.32

65.83

94.78

13.35

38.50

21.09

18.88

12.88

60.87

83.49

88.71

103.74

20.00

53.03

30.00

67.34

64.68

DASHED LINES INDICATE ROOF OVERHANG

UNCOVERED DECK

18'-0"x7'-4" COVERED DECK

10'-0"x10'-4" COVERED DECK

UNCOVERED DECK

18'-0"x10'-4" COVERED DECK

16'-0"x14'-4" COVERED DECK

MODEL: 419.0 A
SINGLE FAMILY RESIDENCE
WALKOUT LOT BASEMENT

LOT SIZE: 132,874 Sq.Ft.
BLDG. SIZE: 5,304 Sq.Ft.
LOT COVERAGE: 3.99%
BLDG. HEIGHT: 26' 9-3/8"

3'x3' CONC. PAD

CONC. DRIVE

1317 Sq.Ft. 4-CAR GARAGE

(2-CAR)

(1-CAR)

(1-CAR)

119 Sq. COVERED ENTRY

18'X16'-4" UNCOVERED PATIO

16' CANT.

WELL

R50.00

12.00

R100.00

DRIVEWAY CULVERT

PROPOSED LEACH FIELD

480.65' S 00°30'34" W

10' PUBLIC UTILITY & DRAINAGE EASEMENT

10' MINIMUM SIDE YARD SETBACK

349.27

355.20

379.83

379.55

10' MINIMUM SIDE YARD SETBACK

10' PUBLIC UTILITY & DRAINAGE EASEMENT

511.73' S 00°24'38" E

365.09

12.00

DRIVEWAY CULVERT

33.92' N 64°44'19" W

24" DRIVEWAY CULVERT

10.00 PUBLIC UTILITY EASEMENT

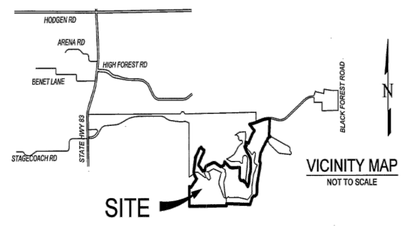
SWALE

30' MINIMUM FRONT BUILDING SETBACK

L=237.35'
R=320.00'

ALLEN RANCH ROAD
(PUBLIC R.O.W. - RURAL LOCAL)

5' PUBLIC IMPROVEMENT, UTILITY, & DRAINAGE EASEMENT (TYP.)



LOT COVERAGE MAXIMUM ON THIS LOT IS 20%.

NOTE:
DECK HAS MORE THAN 6'-0" OF CLEARANCE UNDERNEATH, IS PARTIALLY COVERED, AND THE ENTIRE DECK IS INCLUDED IN BUILDING SIZE.

SFD26874
PLAT 15365
PUD

APPROVED
Plan Review
11/25/2026 10:18:54 AM
dsdhills
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.

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 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

This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

Released for Permit
11/23/2026 1:51:03 PM
Pikes Peak REGIONAL Building Department
amy
ENUMERATION

NORTH

BUILDER'S NOTES

MANAGER SIGNATURE
CURB DAMAGE
SPOILS PILE LOCATION
TRUCKS NEEDED

T.O.W. =
B.O.H. =
FOOTER =
FLOOR =
TOTAL =
WALK OUT =
DRIVE SLOPE =
GARAGE =
PORCH =

LEGAL DESCRIPTION

ADDRESS: 14731 ALLEN RANCH ROAD
DESCRIPTION: FILING 3 LOT 45
FLYING HORSE NORTH
COLORADO SPRINGS, COLORADO
EL PASO COUNTY

CLASSIC HOMES
2138 Flying Horse Club Drive Colorado Springs, Colorado 80921 (719) 592-4333

PLOT PLAN
Drawn by: LW
PUD | NOVEMBER 19, 2026

TAX ID # 6136005032

SCALE 1"=20'
0 5' 10' 20' 40'

SITE

2023 PPRBC
2024 IECC and CO MERSRC

Address: 14731 ALLEN RANCH RD, COLORADO SPRINGS **Parcel: 6136005032**

Plan Track #: 218774 **Received: 23-Nov-2026 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	1317	
Lower Level 2	3003	
Main Level	2885	
	7205	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

11/23/2026 1:51:32 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
11/23/2026 2:47:10 PM
Pikes Peak REGIONAL Building Department
MelissaF
CONSTRUCTION

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

11/25/2026 10:28:05 AM
dsdhills

EPC Planning & Community Development Department

Black Forest Fire (CSFD)

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.