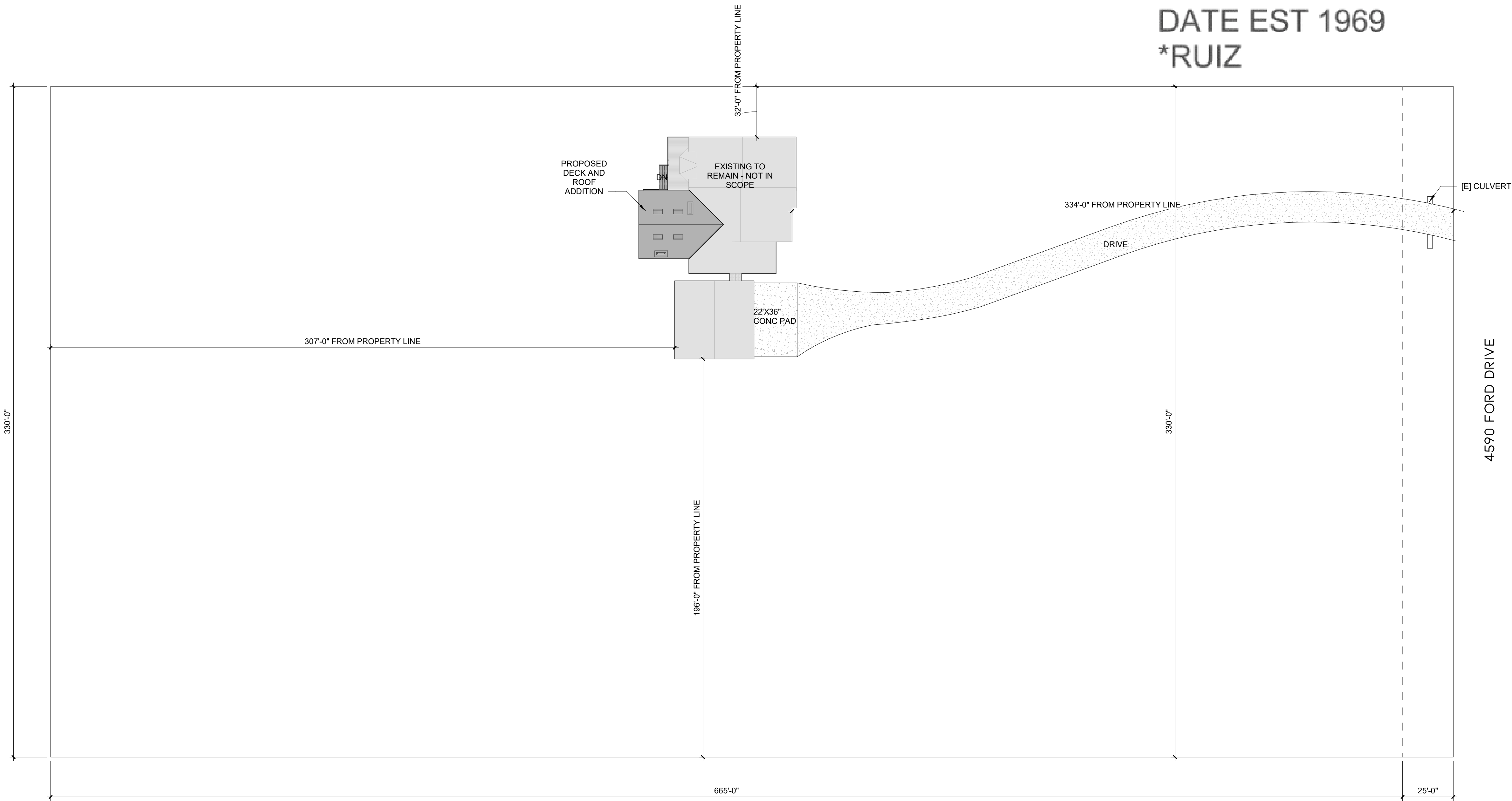
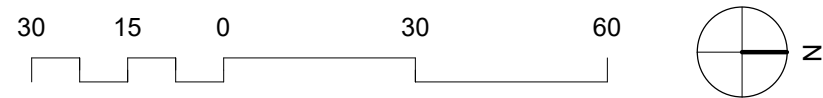


7/27/2026 3:15:24 PM
ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF STUDIO SAKARA, LLC.



1 SITE PLAN
1" = 30'-0"



SITE PLAN LEGEND
■ PROPOSED NEW ■ EXISTING
■ EXISTING ASPHALT ■ EXISTING CONCRETE
BUILDING ZONING
BUILDING ZONING: RR-5
BUILDING SETBACKS: FRONT: 25' - 0" REAR: 25' - 0" SIDE: 25' - 0"
ALLOWABLE BUILDING HEIGHT: 30' - 0'
BUILDING HEIGHT: DOES NOT EXCEED HEIGHT OF [E] HOME. [N] ROOF ADDITION: 24' - 5 3/8"
MEASURING BUILDING HEIGHT: (DETERMINATION OF BUILDING HEIGHT; FOR EL PASO COUNTY) BUILDING HEIGHT CAN BE MEASURED SEVERAL WAYS. NORMALLY, BUILDING HEIGHT IS MEASURED FROM GROUND LEVEL TO THE HIGHEST POINT OF THE ROOF SURFACE. HOWEVER, THE AVERAGE OF THE ROOF CAN BE TAKEN BY FINDING THE MIDPOINT BETWEEN THE PEAK OF THE ROOF AND THE EAVE LINE (SEE ILLUSTRATION BELOW). BUILDINGS ON A GRADE CAN ALSO BE AVERAGED WHEN DETERMINING BUILDING HEIGHT. THE AVERAGE DISTANCE BETWEEN THE HIGH POINT AND LOW POINT OF THE GRADE MUST BE FOUND (AS ILLUSTRATED BELOW). THUS, THE AVERAGE POINT BETWEEN GRADE AND THE AVERAGE POINT OF THE ROOF DETERMINE THE MAXIMUM BUILDING HEIGHT.
ALLOWABLE LOT COVERAGE: 25 %
LOT SIZE: 5.0 ACRES



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

**APPROVED
Plan Review**

08/25/2026 12:03:55 PM
dsdyounger

EPC 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.



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



970-236-1734
www.studiosakara.com



FLETCHER ADDITION
4590 FORD DRIVE, COLORADO SPRINGS, CO 80908

ISSUANCE: DATE
FOR CON. 2026.07.27
△ REVISION DATE

PROJECT NUMBER:	20XXX
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	A1.01

RESIDENTIAL



2023 PPRBC
IECC: N/A

Address: 4590 FORD DR, COLORADO SPRINGS

Parcel: 6214000117

Plan Track #: 216190 

Received: 21-Aug-2026 (NICOLASV)

Description:

DECK AND COVER

Contractor: RETHINK ENTERPRISE LLC

Type of Unit:

Required PPRBD Departments (3)

Floodplain

(N/A) RBD GIS

Construction

Mechanical

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

08/25/2026 12:05:01 PM

dsdyounger

EPC Planning & Community
Development Department

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.