

PROPERTY OWNER: BOK NAM LEE AND WOJ. SON LEE
 MAILING ADDRESS: 5518 TAMULIN ROAD
 COLORADO SPRINGS, CO 80938
 PROPERTY ADDRESS: 5518 TAMULIN ROAD
 COLORADO SPRINGS, CO
 SCHEDULE NO.: 5316003013
 ZONING DESIGNATION: RR-5 CAD-O
 SETBACKS: FRONT - 25'
 SIDE - 25'
 REAR - 25'

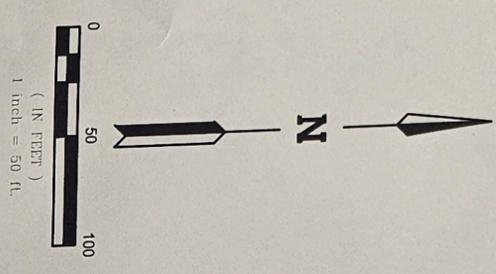
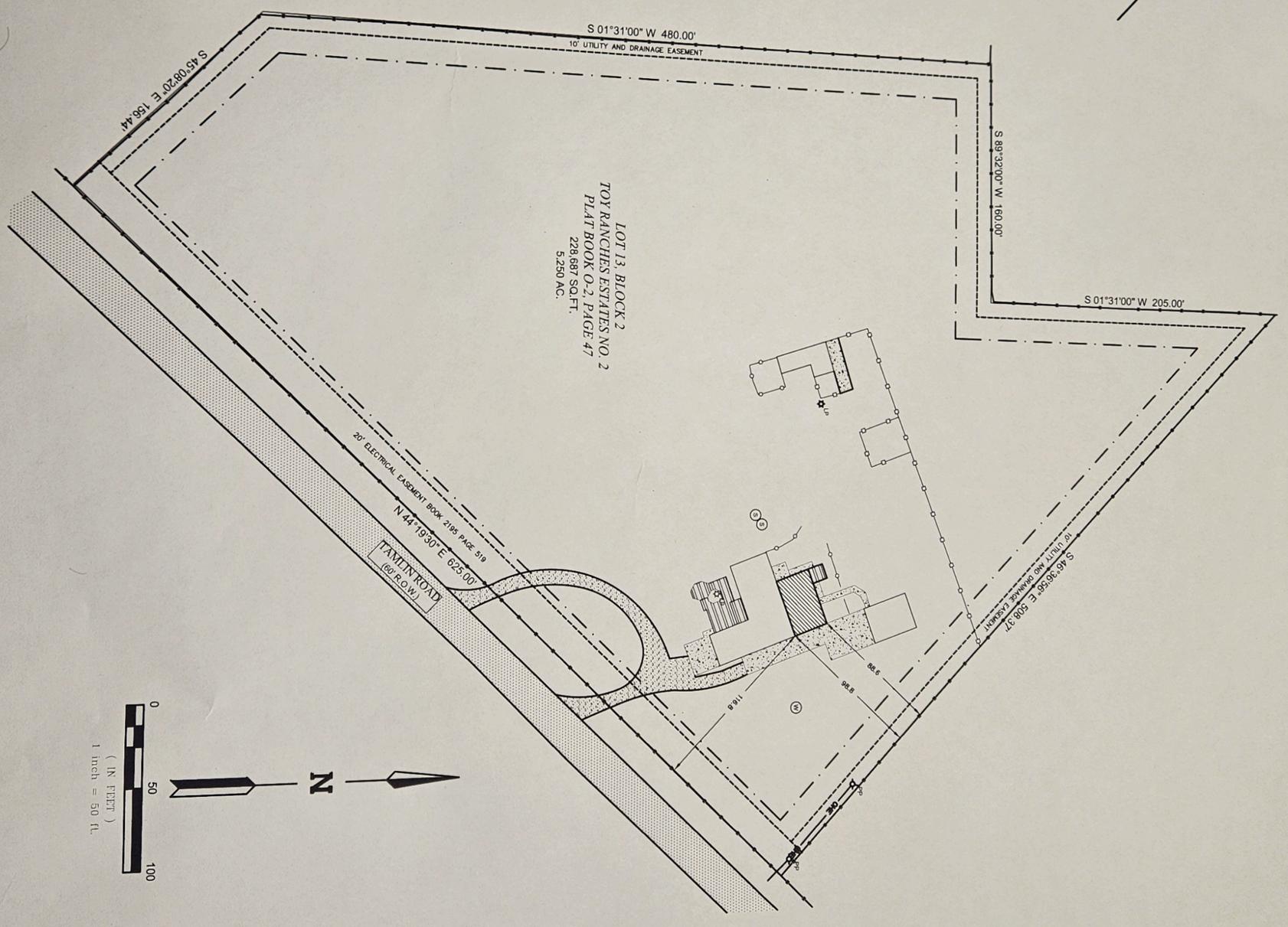
3. AGRICULTURAL STANDS SHALL BE SETBACK A MINIMUM OF 35 FEET FROM ALL PROPERTY LINES.
 MAXIMUM LOT COVERAGE - 25%

DESCRIPTION	SQUARE FEET	PERCENT OF COVERAGE
TOTAL LOT AREA	228,687	—
EXISTING RESIDENCE	2,120	0.93
EXISTING GARAGE	731	0.32
EXISTING SHED	541	0.24
NEW ADDITION TO EXISTING STRUCTURE	874	0.38
NEW DECK	100	0.04
TOTALS	3,392	1.91

- NOTES:
1. THIS IS NOT A MONUMENTED LAND SURVEY OR IMPROVEMENT SURVEY PLAT.
 2. MARR LAND SURVEYING NOR KSW DESIGN DID NOT RESEARCH OWNERSHIP, EASEMENTS OR RIGHT-OF-WAYS.
 3. DATE OF SURVEY 08/23/23.
 4. ALL DIMENSIONS SHOWN ON BUILDINGS ARE TO THE FINISH SURFACE.

SURVEYOR'S NOTE:
 THIS SITE PLAN HAS BEEN SURVEYED AND/OR PREPARED BY MARR LAND SURVEYING FOR THE PURPOSE OF THE DEFINITION OF THE IMPROVEMENTS AND PROPERTY LINE OF THIS DOCUMENT. ALL MONUMENTS SHOWN ON SAID SITE PLAN ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND NO STAMP OR SIGNATURE BY THE SURVEYOR IS NECESSARY.

KSW DESIGN NOTES
 THIS SITE PLAN WAS ORIGINALLY PREPARED BY MARR LAND SURVEYING AND HAS BEEN MODIFIED BY KSW DESIGN TO INCORPORATE A NEW ADDITION TO AN EXISTING STRUCTURE ONLY. ALL OTHER STRUCTURES, MONUMENTS, PROPERTY LINES, RIGHT-OF-WAYS, EASEMENTS AND SETBACKS HAVE NOT BEEN MODIFIED.



ADD 25/19

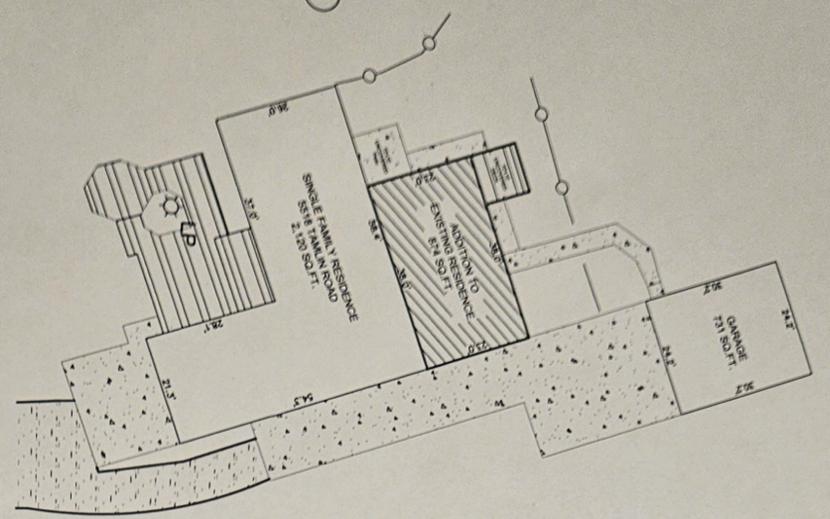
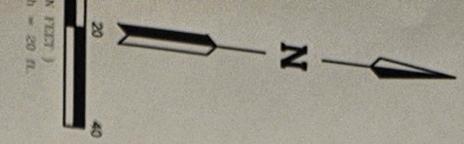
APPROVED DATE 11/14/25
 FOR 25' SETBACK ADDITION
 NOTES 40' 100' 20' 20'
 JUSTIN W. WATKINS
 EL PASO COUNTY
 PLANNING AND COMMUNITY DEVELOPMENT

Planning and Community Development approval is contingent upon compliance with all applicable notes on the recorded plat. An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any driveway onto a County Road. Division of backlogs of any development is not permitted without the approval of the Planning and Community Development Engineering Division.
 Any approval given by El Paso County does not constitute the need to comply with applicable federal, state or local laws and/or regulations.

BESQCP Not Required
 by WJ on 11/14/25

- BOUNDARY LINE
- EASEMENT LINE
- 25' SETBACK LINE
- WIRE FENCE LINE
- WOOD FENCE
- CHAIN LINK FENCE

- PHALIT
- WELDMENT DRIVE
- CONCRETE
- POORCH
- TO EXISTING STRUCTURE
- AV
- ET



DE BY: