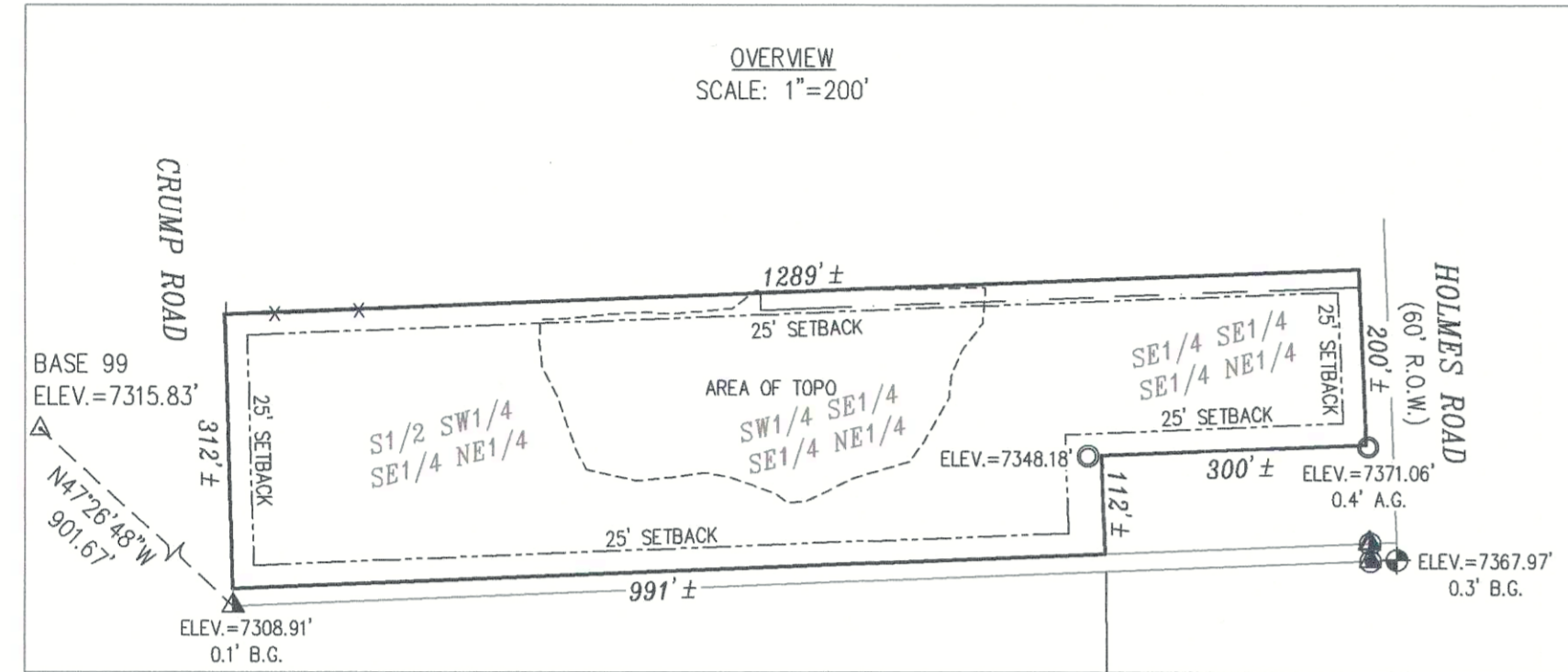


# TOPOGRAPHIC – SITE PLAN MAP

## A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



- LEGEND:**
- FOUND REBAR AND YELLOW CAP STAMPED "UP&E 11624"
  - ⊕ FOUND CAP IN RANGE BOX
  - ▲ FOUND 7/8" O.D. IRON PIPE
  - ⊙ FOUND 1/4" REBAR (NO CAP)
  - ⊙ FOUND 5/8" REBAR (NO CAP)
  - POWER/UTILITY POLE
  - GUY WIRE
  - ⊞ ELECTRIC METER
  - ⊞ ELECTRIC TRANSFORMER
  - ⊞ TELEPHONE PEDESTAL
  - ⊞ SEPTIC COVER
  - ⊞ WELL
  - X— WOVEN WIRE FENCE
  - — — OVERHEAD ELECTRIC / O.H. UTILITY LINE
  - ▭ CONCRETE
  - ▭ ASPHALT
  - ▭ GRAVEL
  - A.G. ABOVE GRADE
  - B.G. BELOW GRADE

**LEGAL DESCRIPTION:**  
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, EXCEPT THE SOUTH 20 FEET THEREOF; THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, EXCEPT THE SOUTH 20 FEET THEREOF, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, EXCEPT THE SOUTH 132 FEET THEREOF, ALL IN SECTION 12 IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6th P.M., EXCEPT A RIGHT-OF-WAY FOR HIGHWAY OVER THE EAST 30 FEET THEREOF, EXCEPTING AND RESERVING A RIGHT-OF-WAY FOR ROAD PURPOSES ONLY OVER THE NORTH 20 FEET OF THE EAST 680 FEET OF THE AFOREMENTIONED TRACTS.  
COUNTY OF EL PASO COUNTY  
STATE OF COLORADO

SAID LOT CONTAINS 8.5 ACRES OF LAND, MORE OR LESS.

**ADDRESS:**  
5675 BLUE BELL LANE  
COLORADO SPRINGS, COLORADO 80908

**ACCOUNT NO.:**  
6212000013

**OWNER:**  
ROY & TRINA ROCKWELL  
13050 HOLMES ROAD  
COLORADO SPRINGS, COLORADO 80908

**BUILDER:**  
CUSTOM DESIGN BUILDERS  
BEN WOODY  
719-488-9600

**EXISTING BUILDING AREA:**  
1,473 SQUARE FEET±

**PROPOSED BUILDING AREA:**  
3,542 SQUARE FEET±

**LOT AREA:**  
366,340 SQUARE FEET±

**ZONING:**  
RR5

**MAXIMUM BUILDING HEIGHT:**  
30 FEET

**MAXIMUM LOT COVERAGE:**  
25%

**EXISTING LOT COVERAGE:**  
0.4%

**PROPOSED LOT COVERAGE:**  
1.0%

**NOTE:** ALL LINEAL UNITS DEPICTED ON THIS SITE PLAN ARE U.S. SURVEY FEET.

THE PROPERTY LINES AS DEPICTED ON THIS SITE PLAN ARE BASED ON DIMENSIONS AS SHOWN ON THE PLAT OF FOREST GLEN SUBDIVISION RECORDED IN PLAT BOOK R-2 PAGE 18 UNDER RECEPTION NO. 794559 ON APRIL 16, 1971 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE ORIGINAL GENERAL LAND OFFICE SURVEY PLAT OF TOWNSHIP 12 SOUTH RANGE 66 WEST AS APPROVED BY THE SURVEYOR GENERALS OFFICE ON SEPTEMBER 14, 1866.

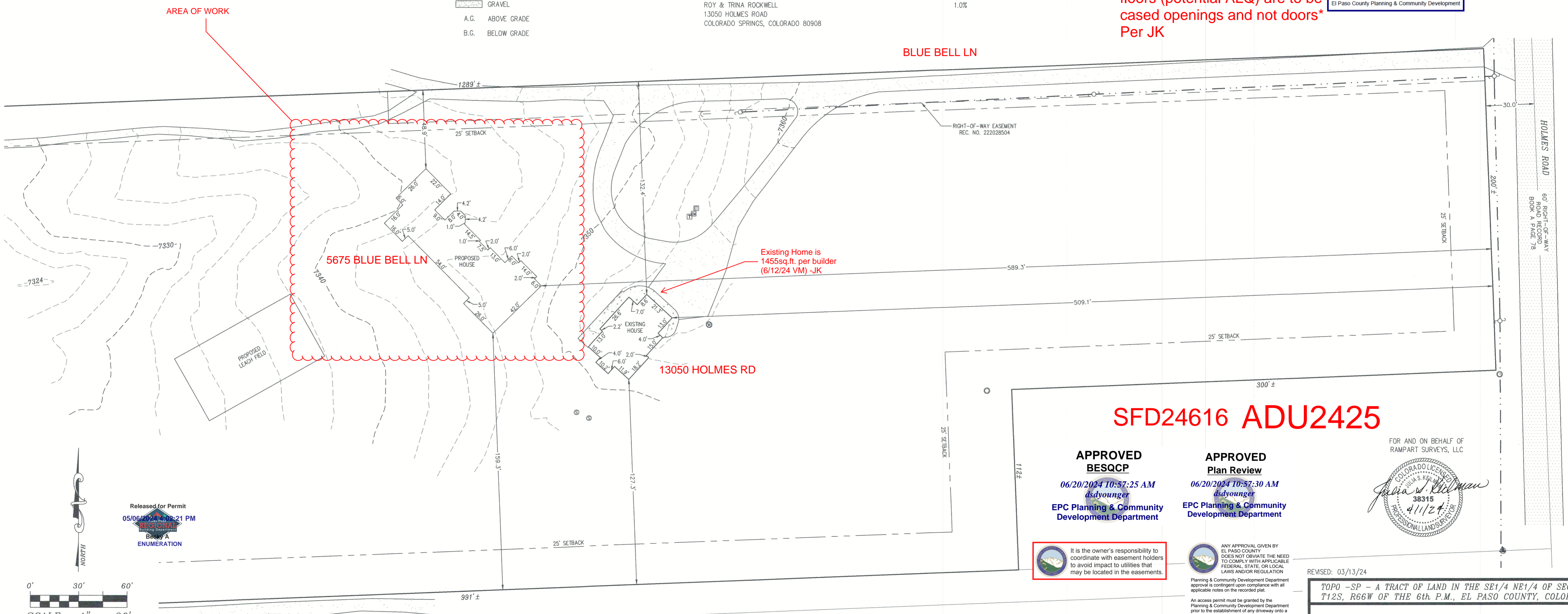
NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS COMPLETED AS PART OF THIS SERVICE.

**Legal desc. S2SW4SE4NE4 EX S 20 FT, SW4SE4SE4NE4 EX S 20 FT, SE4SE4SE4NE4 EX S 132 FT, EX E 30 FT SEC 12-12-66**

**PROJECT BENCHMARK:** ALL ELEVATIONS DERIVED FROM OPUS SOLUTION IN NAVD88 VERTICAL DATUM. BASE 99 ELEV.=7315.83'.  
**SITE BENCHMARK:** FOUND MONUMENTS AS SHOWN HEREON.  
ALL ELEVATIONS ARE BASED UPON NAVD88 VERTICAL DATUM.  
ALL ELEVATIONS NOTED AT MONUMENTS ARE THE ELEVATION AT THE TOP OF THE MONUMENT.  
ALL LINEAL UNITS DEPICTED ON THIS TOPOGRAPHIC-SITE PLAN MAP ARE U.S. SURVEY FEET.  
THE PROPERTY LINES AS DEPICTED ON THIS TOPOGRAPHIC-SITE PLAN MAP ARE BASED ON THE LOT DESCRIBED ON THE DEED RECORDED UNDER RECEPTION NO. 222028504.  
NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS COMPLETED AS PART OF THIS SERVICE.

**Approved**  
By: *Justin Kilgore*  
Planning Manager  
Date: 06/18/2024  
El Paso County Planning & Community Development

**\*Separation between the two floors (potential ALQ) are to be cased openings and not doors\*  
Per JK**



Released for Permit  
05/06/2024 10:21 PM  
REGIONAL  
Enumeration  
Backus A

**Scale:** 1" = 30'  
**Job No.:** 24048  
**Date:** MARCH 27, 2024

**SFD24616 ADU2425**

**APPROVED BESQCP**  
06/20/2024 10:57:25 AM  
*dsyounger*  
EPC Planning & Community Development Department

**APPROVED Plan Review**  
06/20/2024 10:57:30 AM  
*dsyounger*  
EPC Planning & Community Development Department

FOR AND ON BEHALF OF  
RAMPART SURVEYS, LLC

*Julia S. Kilman*  
38315  
41124  
PROFESSIONAL LAND SURVEYOR

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 OBTAIN 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

REVISED: 03/13/24  
TOPO -SP - A TRACT OF LAND IN THE SE1/4 NE1/4 OF SEC. 12 T12S, R66W OF THE 6th P.M., EL PASO COUNTY, COLORADO

**RAMPART SURVEYS, LLC**  
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920  
DRAWING: 24048 TOPO.DWG PAGE 1 OF 1

C:\Users\jman\OneDrive\Desktop\24048\24048 TOPO.dwg

# RESIDENTIAL



2023 PPRBC  
IECC: N/A

Address: 5675 BLUE BELL LN, COLORADO SPRINGS

Parcel: 6212000013

Plan Track #: 189354 

Received: 06-May-2024 (BRIANNAM)

## Description:






### RESIDENCE

Contractor: CUSTOM DESIGN BUILDERS, INC

Type of Unit:

Garage	1120	
Lower Level 1	2093	
Lower Level 2	342	
Main Level	2627	
Upper Level 1	784	
	6966	Total Square Feet

## Required PPRBD Departments (6)

<p><b>Enumeration</b></p> <p>Released for Permit</p> <p>05/06/2024 4:05:40 PM</p>  <p>Becky A ENUMERATION</p>	<p><b>Floodplain</b></p> <p>(N/A) RBD GIS</p>
<p><b>Construction</b></p> <p>Released for Permit</p> <p>05/17/2024 2:35:23 PM</p>  <p>bphillips CONSTRUCTION</p>	<p><b>Electrical</b></p> <p>Released for Permit</p> <p>05/10/2024 1:27:35 PM</p>  <p>richg ELECTRICAL</p>
<p><b>Mechanical</b></p> <p>Released for Permit</p> <p>06/10/2024 1:56:10 PM</p>  <p>tcrippen MECHANICAL</p>	<p><b>Plumbing</b></p> <p>Released for Permit</p> <p>05/08/2024 8:12:36 AM</p>  <p>shanen PLUMBING</p>

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.

**Required Outside Departments (2)**

**County Zoning**  
**APPROVED**  
**Plan Review**  
*06/20/2024 11:08:09 AM*  
*dsdyounger*  
EPC Planning & Community  
Development Department

**Health Dept.**  
**APPROVED**  
**05/14/2024 1:24:10 PM**  
El Paso County, CO  
heamcgarvy  
*Public Health*  
**Health Department**