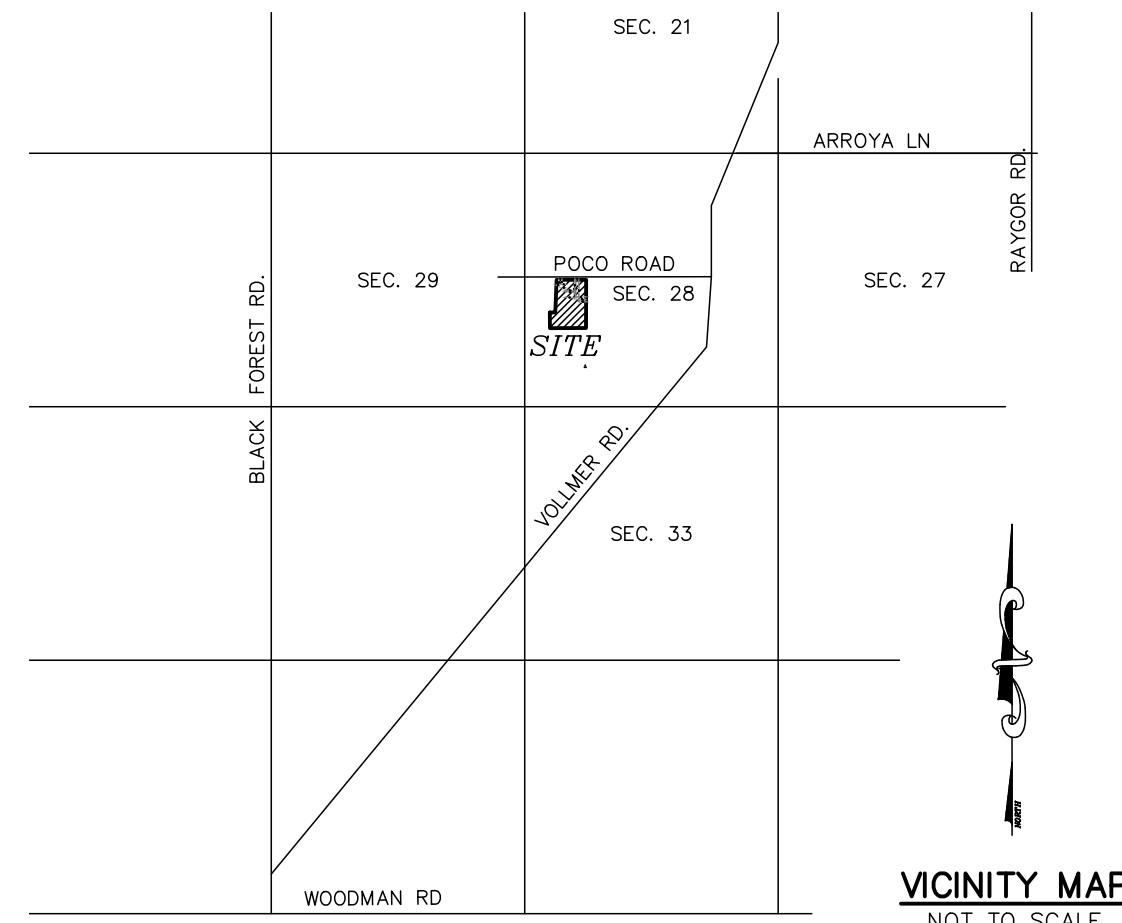


SITE PLAN

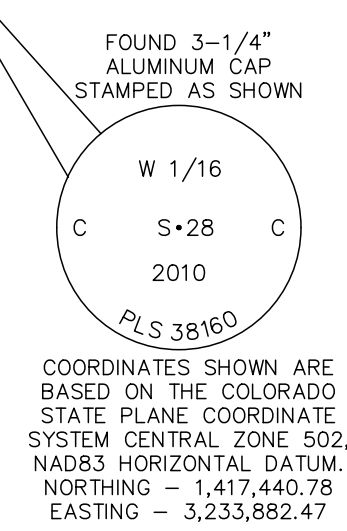
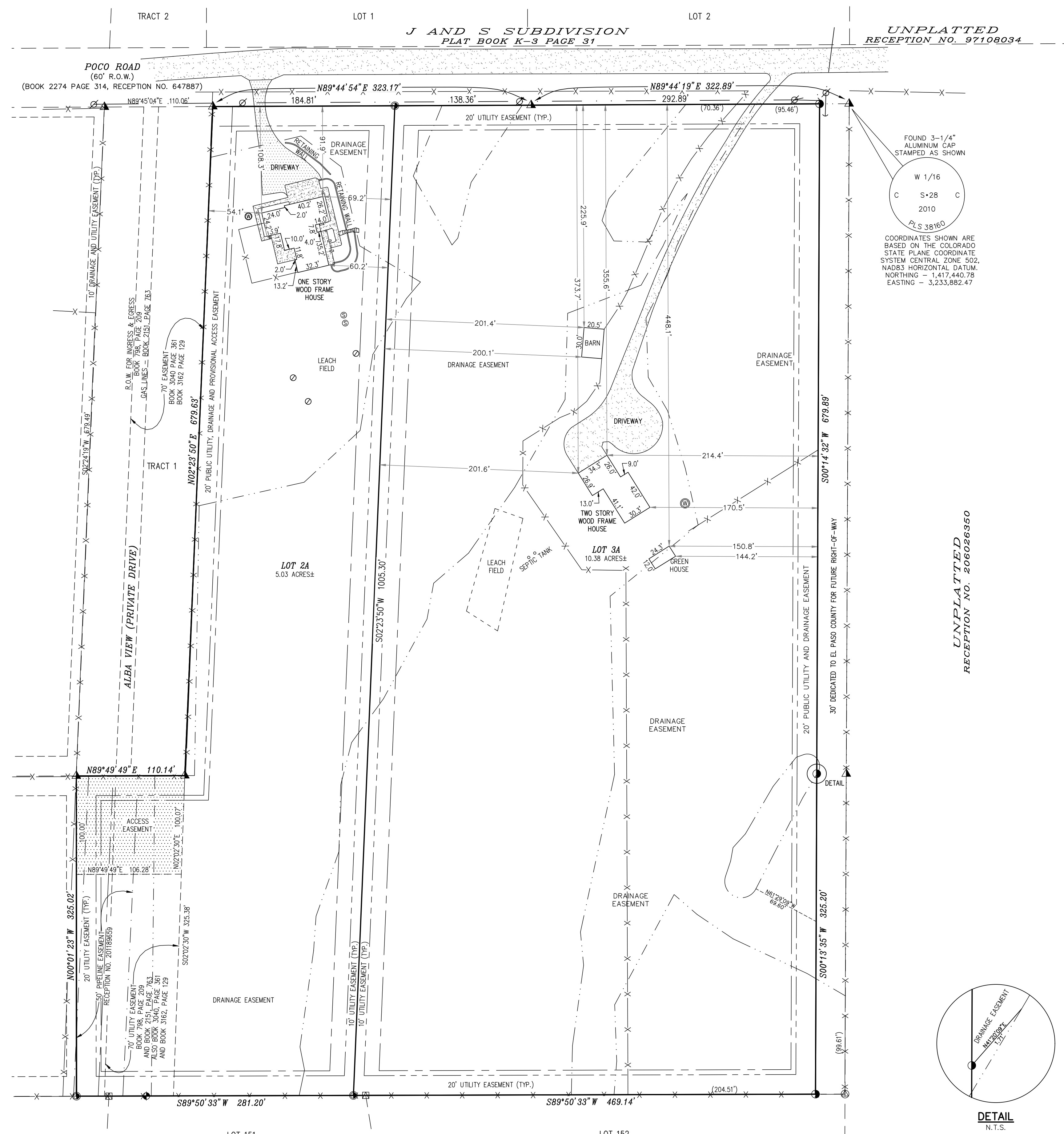
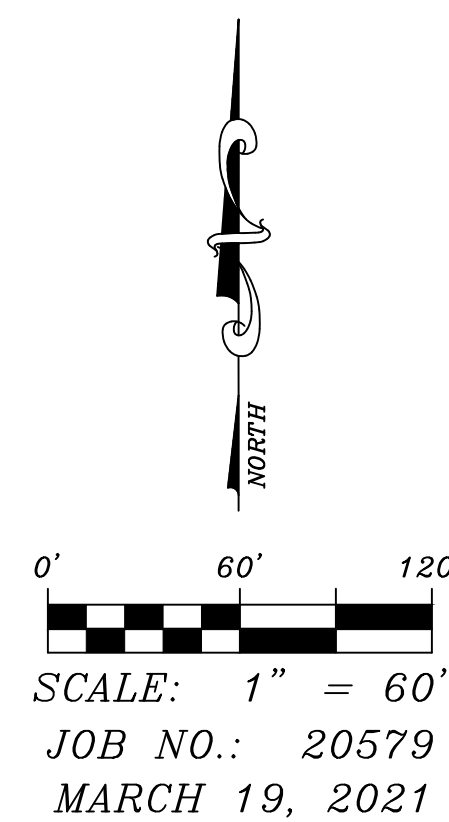
A REPLAT OF LOTS 2, 3 & 4, SUNRISE MEADOW SUBDIVISION FILING NO. 1
 LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 28, TOWNSHIP
 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



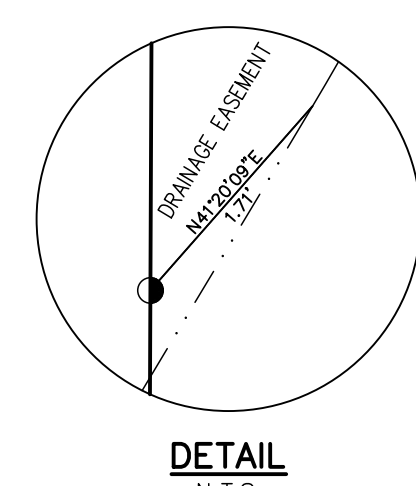
VICINITY MAP
 NOT TO SCALE

LEGEND:

- ① SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- ② FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- ▲ FOUND REBAR AND YELLOW CAP STAMPED "K&W 3854"
- ⊙ FOUND REBAR AND YELLOW CAP STAMPED "WKC & ASSOC. PLS 27599"
- ⊕ FOUND REBAR AND 2" ALUMINUM CAP STAMPED "CIG EASEMENT 212A"
- ⊖ FOUND REBAR AND YELLOW CAP STAMPED "ALESSI PLS 30130"
- ⊗ FOUND PIPE AND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN (QUARTER CORNER)
- ⊙ EXISTING SEPTIC LID
- ⊘ EXISTING PVC PIPE
- ⊕ EXISTING WELL
- OVERHEAD UTILITY LINE
- ⊘ UTILITY POLE
- GUY ANCHOR
- ▨ EXISTING ASPHALT
- ▨ EXISTING GRAVEL
- ▨ EXISTING CONCRETE
- EXISTING FENCE
- SETBACK LINE
- - - DRAINAGE EASEMENT
- A.G. ABOVE GROUND
- B.G. BELOW GROUND



UNPLATTED
 RECEPTION NO. 206026350



LEGAL DESCRIPTION:
 LOT 2, 3 AND 4, SUNRISE MEADOW SUBDIVISION FILING NO. 1,
 ALL LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 28, TOWNSHIP
 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND
 CONTAINING 15.41 ACRES OF LAND, MORE OR LESS.

ADDRESS:
 8125 & 8155 POCO ROAD
 9715 ALBA VIEW
 COLORADO SPRINGS, CO 80908

PARCEL ID:
 5228005011, 5228005012 & 522800513

OWNERS:
 ROKES LIVING TRUST
 MICHAEL D. ROKES & PAMELA S. ROKES
 8155 POCO RD
 COLORADO SPRINGS, CO 80908
 PHONE: 719-963-4746
 EMAIL: mdrokes@gmail.com

ROBERT R. AND MAJMS J. HARRELL FAMILY TRUST
 ROBERT R. HARRELL & MAVIS J. HARRELL
 8125 POCO RD
 COLORADO SPRINGS, CO 80908

APPLICANT:
 MICHAEL D. ROKES
 8155 POCO RD
 COLORADO SPRINGS, CO 80908
 PHONE: 719-963-4746
 EMAIL: mdrokes@gmail.com

EXISTING BUILDING AREA:
 LOT 3A: 2,136 SQUARE FEET
 LOT 4A: 2,654 SQUARE FEET

LOT AREA:
 LOT 3A: 219,133 SQUARE FEET± (5.03 ACRES)
 LOT 4A: 452,256 SQUARE FEET± (10.38 ACRES)

CURRENT ZONING:
 RR-5

MAXIMUM BUILDING HEIGHT:
 30 FEET

MAXIMUM LOT COVERAGE:
 25%

EXISTING LOT COVERAGE:
 LOT 3A: 1%
 LOT 4A: 0.6%

MINIMUM SETBACKS:
 FRONT - 25 FEET
 REAR - 25 FEET
 SIDE - 25 FEET

ADJACENT EXISTING AND PROPOSED USES:
 SINGLE FAMILY RESIDENTIAL

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

COMMENTS PER COUNTY: JUNE 1, 2021
 DATE OF PREPARATION: FEBRUARY 22, 2021

SITE PLAN - SUNRISE MEADOW SUB. FILING NO. 2
 SEC. 28, T12S, R65W OF THE 6th P.M., EL PASO COUNTY, CO

**RAMPART
 SURVEYS, LLC**

P.O. Box 5101 Woodland Park, CO, 80866 (719) 687-0920

DRAWING: 20579SP.DWG PAGE 1 OF 1

PCD FILE NO. VR-217

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