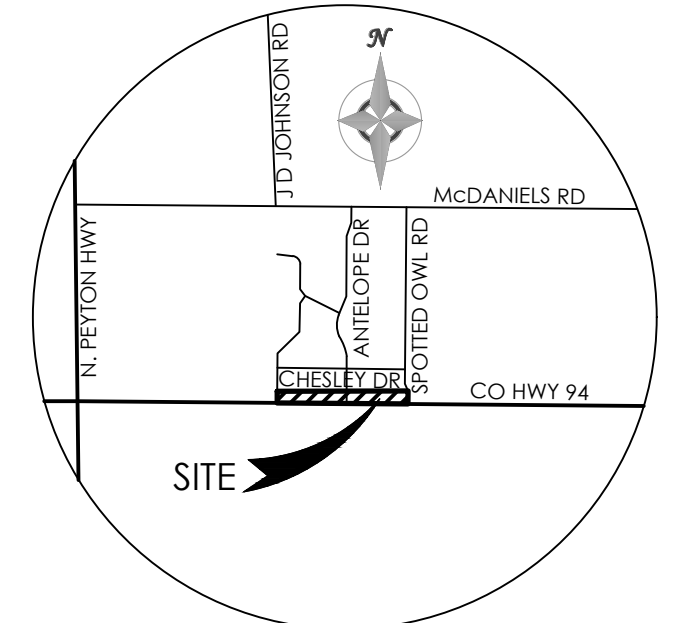
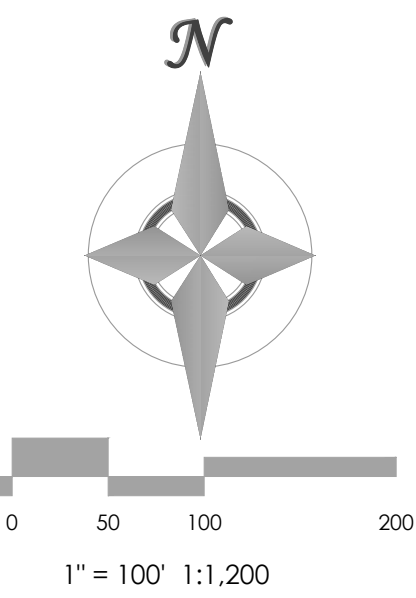


PRELIMINARY PLAN FOR VIEWPOINT ESTATES FILING NO. 2

A VACATION AND REPLAT OF LOTS 71 AND 72, VIEWPOINT ESTATES A PORTION OF THE S 1/2 OF THE SE 1/4 & SW 1/4 OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE



LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - PROPOSED LOT LINE
- - - EASEMENT LINE
- ROAD CENTERLINE
- - - NO BUILD LINE
- NO BUILD AREA
- ← PROPOSED INGRESS/EGRESS
- MAJOR DRAINAGE BASIN LINE

ABBREVIATIONS

- AC ACRES
- NO. NUMBER
- REC. RECEPTION
- ROW RIGHT-OF-WAY
- SCH. SCHEDULE
- SF SQUARE FEET
- BE BUILDING ENVELOPE

LEGAL DESCRIPTION

LOTS 71 AND 72, VIEWPOINT ESTATES AS RECORDED UNDER RECEPTION NO. 99189220, OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

FLOODPLAIN STATEMENT

BOTH LOTS 71 AND 72, VIEWPOINT ESTATES ARE LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA, "AREA OF MINIMAL FLOOD HAZARD AND ZONE X" (SFHA'S) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0805G, AND MAP NUMBER 08041C0810G, EFFECTIVE DECEMBER 7, 2018.

NO BUILD AREA

NO BUILDING STRUCTURES TO BE LOCATED IN NO BUILD AREAS. FENCES ALLOWED SO AS NOT TO IMPEDE STORM DRAINAGE RUNOFF FLOWS.

STREET CLASSIFICATIONS

ANTELOPE DRIVE AND CHESLEY DRIVE ARE CLASSIFIED AS LOCAL COUNTY ROAD.

EASEMENTS

A. UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 25 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LINES WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. THE DETENTION BASIN EASEMENT AS RECORDED ON THE FINAL PLAT OF VIEWPOINT ESTATES UNDER RECEPTION NO. 099189220, OF THE RECORDS OF EL PASO COUNTY, SHALL REMAIN IN FULL FORCE AND EFFECT AS DOCUMENTED HEREON THIS REPLATED PROPERTY. THE PRIVATE DETENTION BASIN MAINTENANCE AGREEMENT AS AMENDED HEREON THIS REPLATED PROPERTY, THE PRIVATE DETENTION BASIN MAINTENANCE AGREEMENT IS RECORDED @ RECEPTION NO. 991892218 OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

B. NOTE IS AS WRITTEN ON VIEWPOINT ESTATES FINAL PLAT #14544 READS "GLOBAL WATER SYSTEMS IS RESPONSIBLE OPERATION AND MAINTENANCE OF DETENTION BASINS CONSTRUCTED ON LOT 71 AND LOT 72. SAID SPENSES FOR OPERATION AND MAINTENANCE MAY BE ASSESSED THROUGH MONTHLY BILLINGS TO EACH LOT OWNER. THE DETENTION BASIN AGREEMENT IS RECORDED @ RECEPTION NO. 991892218 OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO."

STANDARD COUNTY PLAT NOTES

1. BASIS OF BEARINGS REFERRED TO HEREIN ARE BASED ON THE SOUTHERLY LINE OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 63 WEST, BEARING N 89° 52' 52" W.
2. SITE ELEVATIONS ARE BASED ON THE NORTHWEST PROPERTY CORNER OF LOT 71 VIEWPOINT ESTATES HAVING AN ELEVATION OF 6070.81 FEET.
3. THE NO BUILD AREA ON LOTS 2 & 3 WILL BE BELOW ELEVATION 6062 FEET, AND ON LOT 7 WILL BE BELOW ELEVATION 6051 FEET. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT RECORDS: TRAFFIC IMPACT STUDY; TRAFFIC STUDY; ROAD NOISE STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
4. SOIL AND GEOLOGIC CONDITIONS; AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY FOR CROWE SUBDIVISION FILING NO. 1 PREPARED BY ENTECH ENGINEERING, INC. AND DATED OCTOBER 14, 2021. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCD.VPLANREVIEW.COM) UNDER FILE NUMBER SF2142. THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARD AREAS WITHIN THE SUBDIVISION, A DESCRIPTION OF AFFECTED LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 308 IN GRADE. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED. SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED WITHIN 6 FEET OF THE SURFACE, DESIGNED ONSITE WASTEWATER SYSTEMS ARE REQUIRED. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAINS OR PONDED AREAS AND 25 FEET FROM DRY GULCHES.
- HYDROCOMPACTION AND COLLAPSIBLE SOILS: LOTS 1-7; MITIGATION MEASURES INCLUDE: SLOPE GRADE AWAY FROM FOUNDATION AT 3% MINIMUM FOR 10 FEET AND ROOF DRAINS DISCHARGE WELL AWAY FROM STRUCTURES.
- POTENTIALLY SEASONAL SHALLOW GROUND WATER EXIST IN THE DESIGNATED NO BUILD AREAS
5. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
6. UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LINES WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES e.g. PREBLE'S MEADOW JUMPING MOUSE
8. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
10. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
11. THERE SHALL BE NO DIRECT ACCESS TO ANTELOPE DRIVE OR COLORADO HIGHWAY 94.

TAX SCHEDULE NO.

3410010001 & 3410009001

AREA

24.332± ACRES

LOTS 1 - 7, VIEWPOINT ESTATES FILING NO. 2

7 LOTS = 24.137± ACRES
NO BUILD AREA WITHIN LOTS = 9.604± ACRES
DENSITY = 1 LOT / 3.448± ACRES

ACCESS TO BE FROM CHESLEY DRIVE.

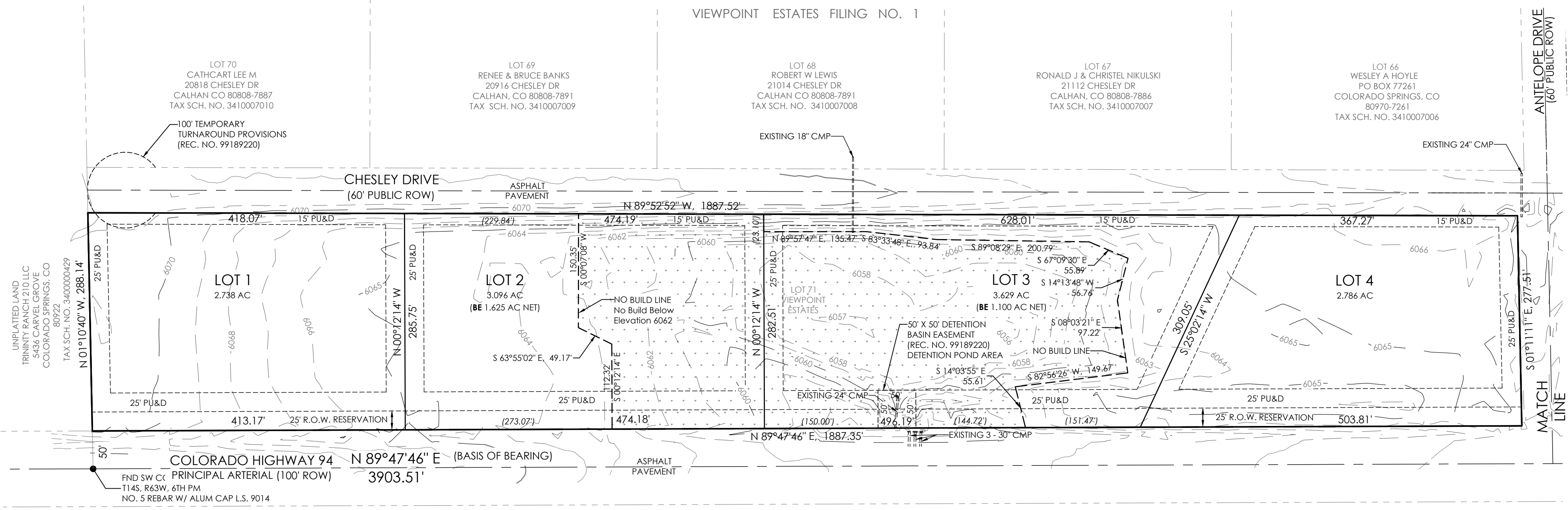
SETBACKS

FRONT SETBACK = 25'
REAR SETBACK = 15'
SIDE SETBACKS = 15'

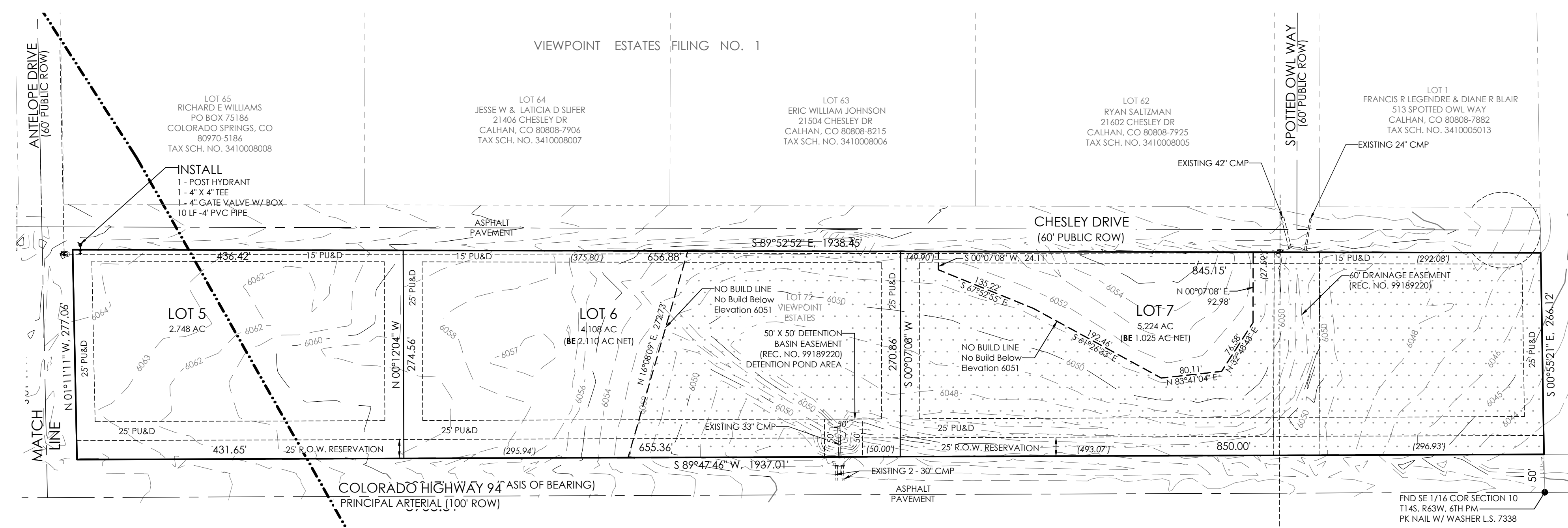
ZONING

EXISTING: RR-2.5 (RESIDENTIAL RURAL)

PCD FILE # SF-21-005



PRELIMINARY PLAN FOR LOT 71



PRELIMINARY PLAN FOR LOT 72

OWNERS OF RECORD
AT TIME OF PLATTING:
VIEWPOINT ESTATES, LLC,
PO BOX 6797
COLORADO SPRINGS, CO 80934
(719) 634-2866

CONSULTANT/ENGINEER
AT TIME OF PLATTING:
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

**PRELIMINARY PLAN
VIEWPOINT ESTATES
FILING NO. 2**

MVE, INC.
ENGINEERS SURVEYORS

MVE PROJECT:
61099
MVE DRAWING:
PRELIM-CS
DATE:
MARCH 28, 2024
SHEET:
SHEET 1 OF 1

1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
719.635.5736 www.mvecivil.com