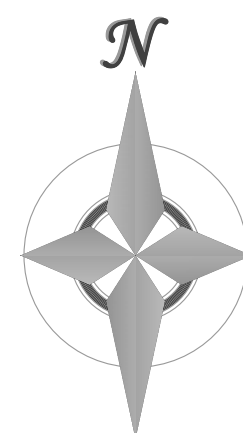


NOT TO SCALE



Number of children	Frequency
0	1
50	4
100	1
200	4

————— PROPERTY LINE
 - - - - - ADJACENT PROPERTY LINE
 - - - - - PROPOSED LOT LINE
 - - - - - EASEMENT LINE
 ———— ROAD CENTERLINE
 - - - - - NO BUILD LINE
 [Dotted Area] NO BUILD AREA
 <————> PROPOSED INGRESS/EGRESS
 ———— MAJOR DRAINAGE BASIN LINE

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

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

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

ANTELOPE DRIVE AND CHESLEY DRIVE ARE CLASSIFIED AS LOCAL COUNTY ROAD

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 LOTS 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 POINT ESTATES UNDER RECEPTION NO. 091899220, OF THE RECORDS OF EL PASO COUNTY, SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE REPEALED OR REVOKED BY A SUBSEQUENT PLAT. THE DETENTION BASIN MAINTENANCE AGREEMENT AS AMENDED PROVIDES FOR PAYMENT OF MAINTENANCE COSTS FOR DETENTION BASINS AND WILL BE RECORDED IN THE RECORDS OF THE CLERK & RECORDER OF EL PASO COUNTY, COLORADO.

B. NOTE 15 AS WRITTEN ON VIEWPOINT ESTATES FINAL PLAT #10454 READS "GLOBAL WATER SYSTEMS IS RESPONSIBLE OPERATION AND MAINTENANCE OF DETENTION BASINS CONSTRUCTED ON LOT 71 AND LOT 72. SAID EXPENSES 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.

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.
4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION 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.
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 PLACED 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 PLACED 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. FRIEBLE'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.

3410010001 & 3410009001

3410010001 & 3410009001

24.332± ACRES

24.332± ACRES

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.

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

EXISTING: RR-2.5 (RESIDENTIAL RURAL)

EXISTING: RR-2.5 (RESIDENTIAL RURAL)

PCD FILE # SF-21-005

[illegible]

VIEWPOINT ESTATES FILING NO. 1

LOT 65
RICHARD E WILLIAMS
PO BOX 75186
COLORADO SPRINGS, CO
80970-5186
TAX SCH. NO. 3410008008

LOT 64
JESSE W & LATICIA D SLIFER
21406 CHESLEY DR
CALHAN, CO 80808-7906
TAX SCH. NO. 3410008007

LOT 63
ERIC WILLIAM JOHNSON
21504 CHESLEY DR
CALHAN, CO 80808-8215
TAX SCH. NO. 3410008006

LOT 62
RYAN SALTZMAN
21602 CHESLEY DR
CALHAN, CO 80808-7925
TAX SCH. NO. 3410008005

LOT 1
FRANCIS R LEGENDRE & DIANE R BLAIR
513 SPOTTED OWL WAY
CALHAN, CO 80808-7882
TAX SCH. NO. 3410005013

INSTALL
1- POST HYDRANT
1- 4" X 4" TEE
1- 4" GATE VALVE W/ BOX
10 LF- 4" PVC PIPE

ASPHALT PAVEMENT

CHESLEY DRIVE
(60' PUBLIC ROW)

SPOTTED OWL WAY
(60' PUBLIC ROW)

EXISTING 42" CMP

100' TEMPORARY
TURNAROUND PROVISIONS
(REC. NO. 99189220)

LOT 5
2.30 AC

LOT 6
3.73 AC
(1.83 AC)

LOT 7
4.73 AC
(1.025 AC)

NO BUILD LINE
No Build Below
Elevation 6051

50' X 50' DETENTION
BASIN EASEMENT
(REC. NO. 99189220)

60' DRAINAGE EASEMENT
(REC. NO. 99189220)

UNPLATTED LAND
STATE OF COLORADO
1127 SHERMAN ST SUITE 300
DENVER, CO 80203-2399
TAX SCH. NO. 3400000027

UNPLATTED LAND
STATE OF COLORADO
SPRINGS
MAYBERRY LLC
HWY 94
CALHAN, CO 80808

PRELIMINARY PLAN FOR LOT 72

MVE, INC.
ENGINEERS SURVEYORS

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

OWNERS OF RECORD
AT TIME OF PLATING:

VIEWPOINT ESTATES, LLC.
PO BOX 6797
COLORADO SPRINGS, CO 80934
(719) 634-2866

CONSULTANT/ENGINEER
AT TIME OF PLATING:

M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80901
(719) 435-5734