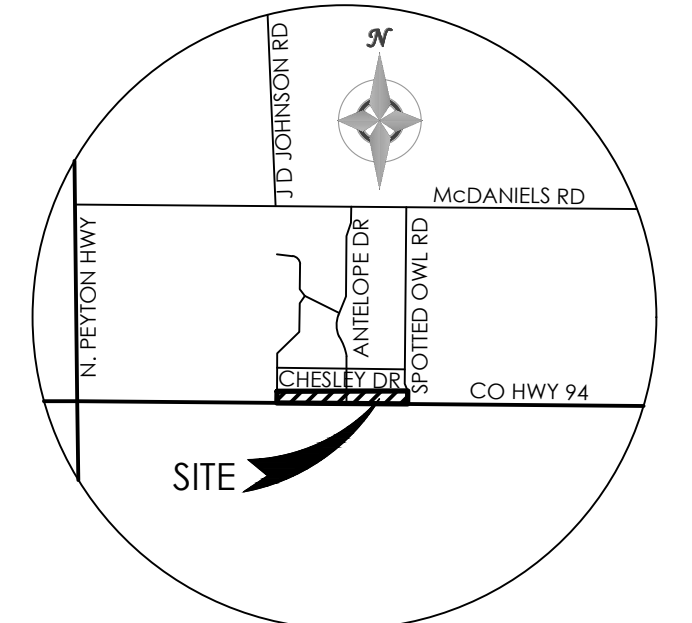


PRELIMINARY PLAN FOR VIEWPOINT ESTATES FILING NO. 2

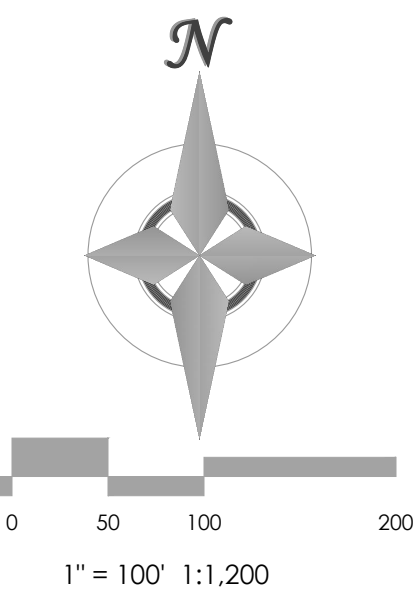
A VACATION AND REPLAT OF LOTS 71 AND 72, VIEWPOINT ESTATES A PORTION OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

Title block shall indicate the quarter section as well

Move to bottom right - see comments regarding contents of owner/applclicant/consultant information to be provided



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

ABBREVIATIONS

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

OWNERS/APPLICANTS
VIEWPOINT ESTATES, LLC.
PO BOX 6797
COLORADO SPRINGS CO, 80934-6797

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

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 = 25'
SIDE SETBACKS = 15'

ZONING
EXISTING: RR-2.5 (RESIDENTIAL RURAL)

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) 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
You are replating the lots which will create new easements to replace the old easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

STANDARD COUNTY PLAT NOTES

- 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.
- SITE ELEVATIONS ARE BASED ON THE NORTHWEST PROPERTY CORNER OF LOT 71 VIEWPOINT ESTATES HAVING AN ELEVATION OF 6070.81 FEET.
- 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 AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; TRAFFIC NOISE STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- 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 IMPEDERS THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 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. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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 IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT. Remove highlighted text and add (e.g. Preble's Meadow Jumping Mouse)
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- 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 4.3.3.C.2 AND 4.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
- THERE SHALL BE NO DIRECT ACCESS TO ANTELOPE DRIVE OR COLORADO HIGHWAY 94.

Add note pertaining to (2) 50x50' detention basins and 60ft drainage-way easement maintenance responsibility reflected on Plat #10454 Note #15 and recorded under Rec #099189218. State who is responsible i.e Global Water Systems or Viewpoint Estates HOA.

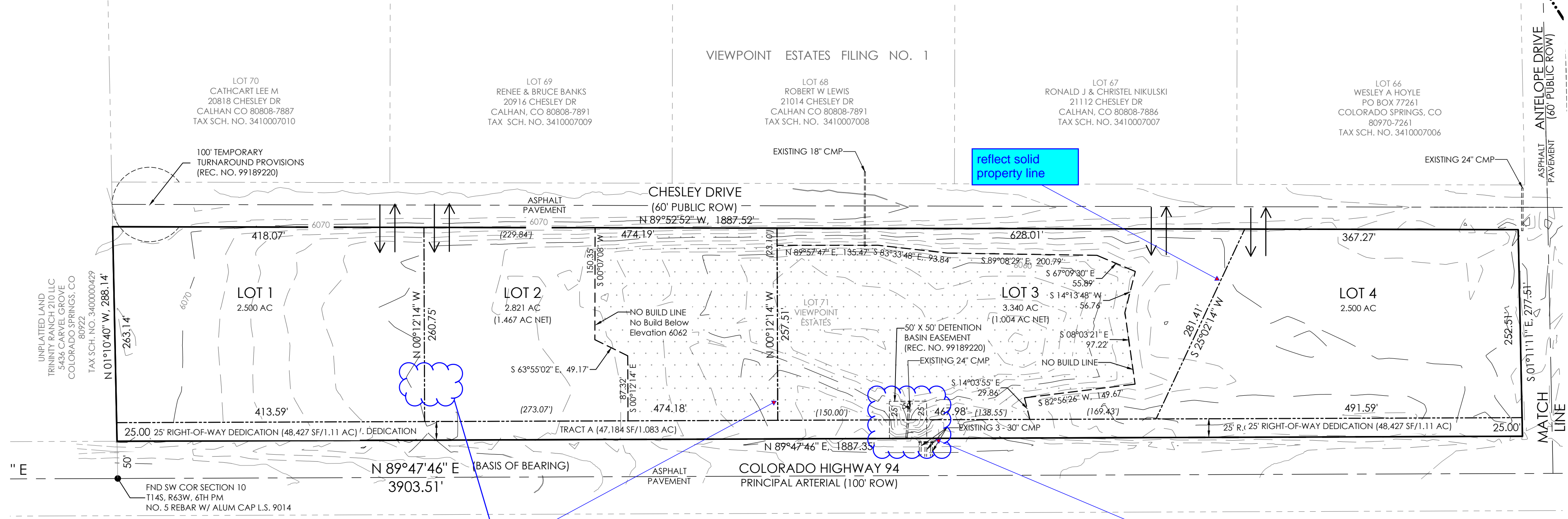
Add the following information:
Name, address and telephone number of the owner of record located in the lower right hand corner,
Date of preparation, date of survey (if applicable),
Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable),
Date of submission with provisions for dating revisions located in the lower right hand corner, and

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

1903 Lelay Street, Suite 200
Colorado Springs CO 80909
719-635-5736 www.mvecivil.com

MVE PROJECT:
61099
MVE DRAWING:
PRELIM-CS
DATE:
NOVEMBER 8, 2021
SHEET:
SHEET 1 OF 1

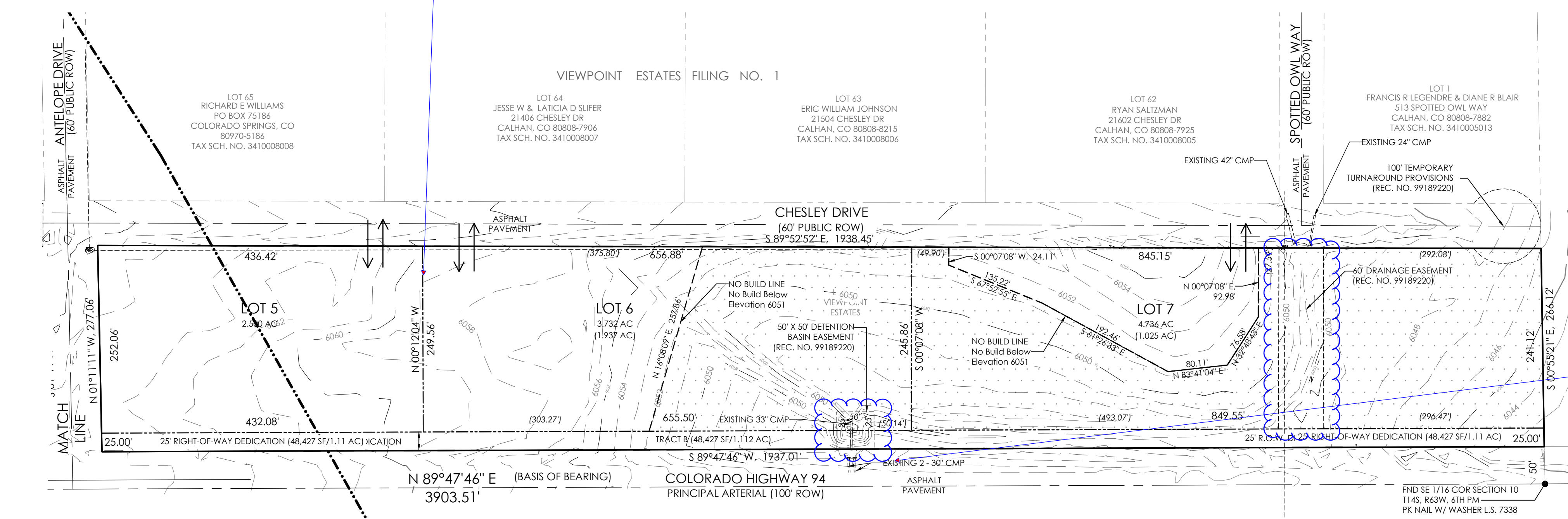
PCD FILE # SF-21-005



PRELIMINARY PLAN FOR LOT 71

Unresolved V1
Please show all proposed fire hydrant or cistern locations. Add call-out, update legend as applicable

Please show all property lines and proposed proposed lot lines as solid bold to contrast with the no build line. This provides better clarity and consistency.



PRELIMINARY PLAN FOR LOT 72

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards: Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
• Downslope Creep: (name lots or location of area)
• Rockfall Source: (name lots or location of area)
• Rockfall Runout Zone: (name lots or location of area)
• Potentially Seasonally High Groundwater: (name lots or location of area)
• Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. Also include recommendations from soils & geology report

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assistance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.

Please add to legend

