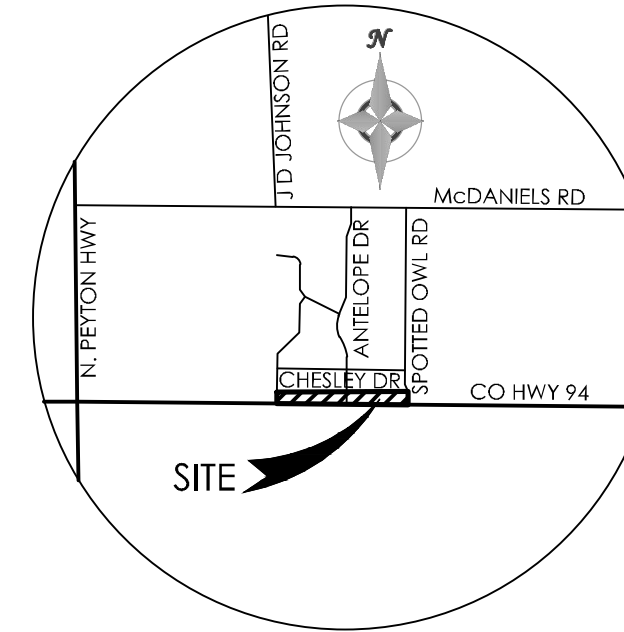


PRELIMINARY PLAN
FOR
VIEWPOINT ESTATES FILING NO. 2

PORTION OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

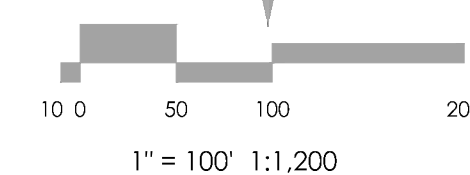
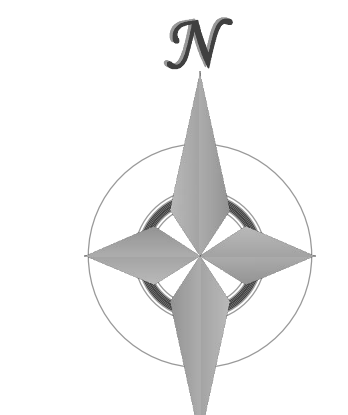
If the subdivision is a replat of a previously approved subdivision, the replat information shall be included in the subtitle.

See comments and corrections on Final Plat document reviewed under File # SF-21-042 that are applicable to the Preliminary Plan.



VICINITY MAP

NOT TO SCALE

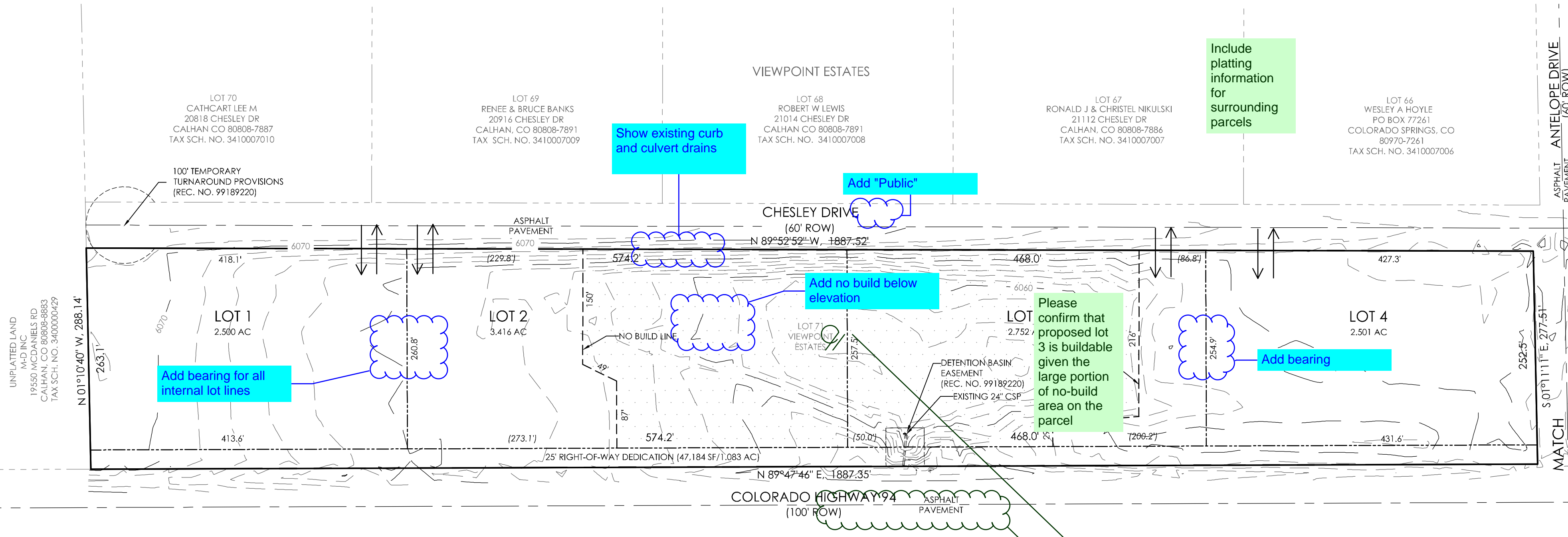


LEGEND

—	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

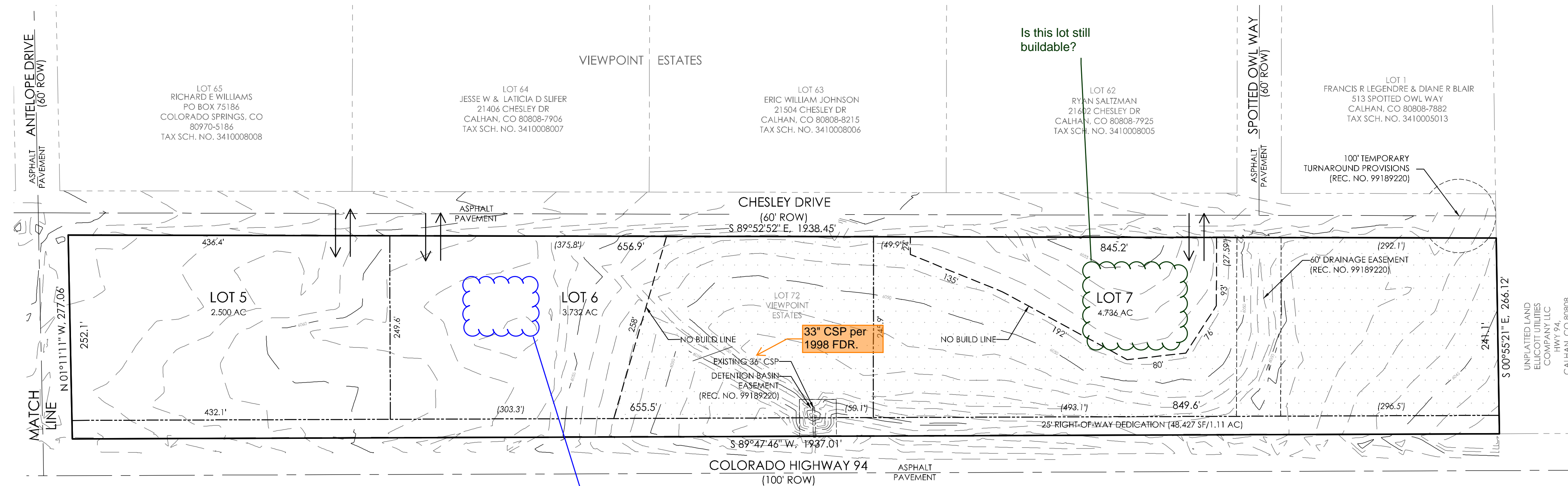


Address requirements for placement of cistern or hydrant(s) in the design plans. A Preliminary utilities plan will be necessary if not shown on the Preliminary plan. Show All proposed fire hydrant and/or cistern locations.

PRELIMINARY PLAN FOR LOT 71

Include roadway classification

Add bearings on all interior lot lines and easements



Is this lot still buildable?

Add no build below elevations for both Lot 71 & 72

PRELIMINARY PLAN FOR LOT 72

Missing survey data must be added:

Identification of the point(s) of beginning. The monument found/set at the section or quarter section corners must be described on the plat.

A statement by the land surveyor explaining the basis of bearing. Assumed bearings shall not be used. The existing monuments that define the reference line shall be included on the plat.

OWNERS/APPLICANTS

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

CONSULTANT/ENGINEER

M.V.E., INC.
1903 LELARAY 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's) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041 C0803G, AND MAP NUMBER 08041 C0810G, 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

ALL DRIVES ARE CLASSIFIED AS TYPICAL URBAN RESIDENTIAL COLLECTOR

Chesley Drive is a local County Rd. Please correct statement

EASEMENTS

UNLESS OTHERWISE SHOWN, ALL EASEMENTS ARE RECORDED UNDER "VIEWPOINT ESTATES", RECEPTION NO. 099189220 OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

STANDARD COUNTY PLAT NOTES

- 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; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTE WATER TREATMENT 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 IMPED 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. 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.
- 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.
- 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 TRILAKES MONUMENT FIRE PROTECTION DISTRICT.

Add Water Resources Rpt, Traffic Study, Road Noise Study.

See Final Plat notes. Correct statement to include Detention Basin Maintenance Agreement

Preliminary plan notes shall also be included identifying all hazards or constraints, mitigation measures, and corresponding lot numbers for any lots encumbered by such hazards or constraints. For areas in tracts or easements requiring maintenance, the responsible maintenance entity shall be identified in the notes. See Plat notes.

Add date of survey

Add the following note: "There shall be no direct lot access to Highway 94 or Antelope Drive."

Add PCD File # SP-21-005

PRELIMINARY PLAN
VIEWPOINT ESTATES
FILING NO. 2

MVE, INC.
ENGINEERS SURVEYORS

1903 Lelaray 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