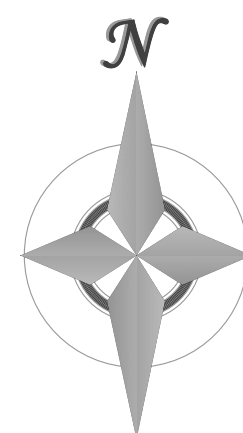


NOT TO SCALE



1" = 100' 1:1,200

 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

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

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

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 08041C0805G AND 08041C0810G, DATED DECEMBER 7, 2018, FOR EL PASO COUNTY, COLORADO THE SITE, BEING LOTS 71 AND 72 VIEWPOINT ESTATES, IS NOT LOCATED WITHIN ANY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DESIGNATED SPECIAL FLOOD HAZARD AREAS (SFHA).

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 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 SILE 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 VIEW POINT ESTATES UNDER THE ORDER OF 09/19/2022, CO. RECORDS OF THE COUNTY OF EL PASO IN FULL FORCE AND EFFECT IS HEREBY DOCUMENTED HEREIN. THE DETENTION BASIN EASEMENT, PRIVATE 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.

1. THE SITE ELEVATIONS ARE BASED ON THE NORTHWEST PROPERTY CORNER OF LOT 71 VIEWPOINT ESTATES HAVING AN ELEVATION OF 670.81 FEET.
2. THE NO BUILD AREA ON LOTS 2 & 3 WILL BE BELOW ELEVATION 4642 FEET, AND ON LOT 7 WILL BE BELOW ELEVATION 4051 FEET. THE FOLLOWING RECORDS WILL HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; TRAFFIC STUDY; ROAD NOISE STUDY STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
3. A SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRUCTION. A GEOLOGIC HAZARD STUDY HAS BEEN COMPLETED BY GEOTECHNICAL CONSULTING, INC. UNDER PROJECT FILING NO. 1, PREPARED BY INTECH ENGINEERING, INC. AND DATED OCTOBER 14, 2021. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDEVPLANVIEW.COM) UNDER FILE NUMBER 372142. THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARD AREAS WITHIN THE SUBDIVISION. A DESCRIPTION OF ARIAL PHOTOGRAPHS, PHOTOGRAPHS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 30% 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 CONTAMINATION BE ENCOUNTERED, THE FOLLOWING ARE THE REQUIRED REMEDIAL MEASURES: WASTEWATER TREATMENT REQUIRED. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAIN OR PONDED AREAS AND 25 FEET FROM DUG CULCHES.
4. HYDROCOMPACTION AND COLLAPSIBLE SOILS: LOTS 1-7 MITIGATION MEASURES INCLUDE: SLOPE GRADE AWAY FROM FOUNDATION AT MINIMUM FLOOR TO 10 FEET AND ROOF DRAINS DISCHARGE WELL AWAY FROM STRUCTURES.
5. - POTENTIALLY SEASONAL SHALLOW GROUND WATER EXIST IN THE DESIGNATED NO BUILD AREAS
6. 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.
7. 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 USER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THESE EASEMENTS IF HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
8. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, RULES AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT 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.
9. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
10. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
11. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRAINAGES, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.3.C. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
12. THERE SHALL BE NO DIRECT ACCESS TO ANTELOPE DRIVE OR COLORADO HIGHWAY 94.

3410010001 & 3410009001

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.

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

EXISTING: RR-2.5 (RESIDENTIAL RURAL)

PCD FILE # SF-21-005

Approved Set

Date: 5/9/2025
dsdhowser

EPC Planning & Community Development Department

PRELIMINARY PLAN
VIEWPOINT ESTAT
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:
March 18, 2025
SHEET:
SHEET 1 OF 1

[illegible][illegible]