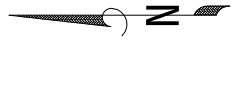
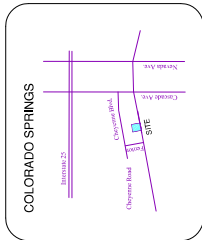


# Lorraine Views

## Preliminary Plat Sheet 1 of 1

Lot 10, Block 1, Fennoor Subdivision in the City of Colorado Springs, being a portion of the Northeast Quarter of Section 25, T14S R67W of the 6th P.M., County of El Paso, State of Colorado.



**Flood Statement:**  
 FEMA FLOOD ZONING MAPS: SURVEYED AND CORRECTED AS SHOWN ON SHEET 2018.  
 FLOOD ZONING MAPS: SURVEYED AND CORRECTED AS SHOWN ON SHEET 2018.

**Notes:**  
 1. This survey does not constitute an approval by ALESSI and Associates, Inc. to determine the accuracy of the information shown on this plat. It is the responsibility of the owner to verify the accuracy of the information shown on this plat.  
 2. Easements are shown, with the sole responsibility for maintenance being with the owner of the easement. The easement is shown for informational purposes only. The owner of the easement is responsible for the maintenance of the easement.  
 3. This plat is subject to the platting and recording laws of the State of Colorado. The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer. The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer.  
 4. Any plat that is not recorded in the public records of the State of Colorado is void. The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer.  
 5. Approval of this plat is subject to the approval of the State Engineer.

**Address:**  
 114 W. Cheyenne Road

**Easements:**  
 1. Easements, conditions, restrictions, reservations and uses on Plat of Fennoor Subdivision recorded December 11, 1921 in Block 9 of Page 406 of the records of El Paso County, Colorado.  
 2. Easements are shown, with the sole responsibility for maintenance being with the owner of the easement. The easement is shown for informational purposes only. The owner of the easement is responsible for the maintenance of the easement.  
 3. This plat is subject to the platting and recording laws of the State of Colorado. The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer. The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer.  
 4. Any plat that is not recorded in the public records of the State of Colorado is void. The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer.  
 5. Approval of this plat is subject to the approval of the State Engineer.

**Notice:**  
 The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer. The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer. The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer. The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer.

**Legal Description:**  
 Lot 10, Block 1, Fennoor Subdivision, being in the City of Colorado Springs, County of El Paso, State of Colorado.  
 \*To be plotted as Lots 14, of Lorraine Views\*

**Owner:**  
 Joseph E. Alessi, P.E.  
 New Direction RIA, Inc. P.E.  
 2089 Broadmoor Valley Road, Suite C  
 Colorado Springs, CO 80906  
 719-494-8032  
 Email: emassantje@sdhso.com

**Zone:**  
 R-2 Residential

**Topography:**  
 1 Ft. Contour Interval

**Site:**  
 Lot 1 = 6,696 sq. ft. = 0.15 Ac.  
 Existing Dwelling = 1,293 sq. ft. footprint  
 = 19 % Lot Coverage  
 Lot 2 = 3,852 sq. ft. = 0.09 Ac. Not to exceed 30 ft. height  
 Concrete slab patio below 18 inch in height  
 Proposed unit = 1152 sq.ft.  
 Total = 1152 sq.ft. = 29.9 % Lot Coverage  
 Lot 3 = 3,852 sq. ft. = 0.09 Ac. Not to exceed 30 ft. height  
 Proposed unit = 1152 sq.ft.  
 Total = 1152 sq.ft. = 29.9 % Lot Coverage

**Fire Sprinkler System:**  
 Proposed low-hazard structures on Lot 2 and Lot 3 will be provided with an approved fire sprinkler system in lieu of fire apparatus access.

**Dimensions:**  
 (B) Field Measurements  
 (C) Final Measurements

**Drainage Engineer:**  
 Michael A. Barinsk, P.E.  
 3520 Aurum Bluffs Parkway, Suite 102  
 Colorado Springs, CO 80918  
 719-536-6212

**Land Surveyor:**  
 Joseph E. Alessi, P.E.  
 New Direction RIA, Inc.  
 2089 Broadmoor Valley Road, Suite C  
 Colorado Springs, CO 80906  
 719-494-8032

**Notice is Hereby Given:**  
 That the same recorded in the public records is subject to the code of the City of Colorado Springs, Colorado. The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer. The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer. The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer. The platting and recording laws of the State of Colorado are subject to the approval of the State Engineer.

AR PPP 1600736  
**ALESSI and ASSOCIATES, Inc.**  
 2089 Broadmoor Valley Road, Suite C  
 Colorado Springs, CO 80906  
 Tel: 719-494-8032  
 Fax: 719-494-2393

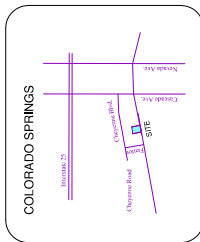
Position of the NE 1/4 Sec. 25, Township 14 South, Range 67 West, 6th Principal Meridian, El Paso County, Colorado  
**Lorraine Views**  
 Preliminary Plat Sheet 1 of 1 Date: 8/21/2020



- LEGEND**
- Wood Fence
  - Found as Indicated
  - Site Work Class LS-30130
  - Overhead Utility Line

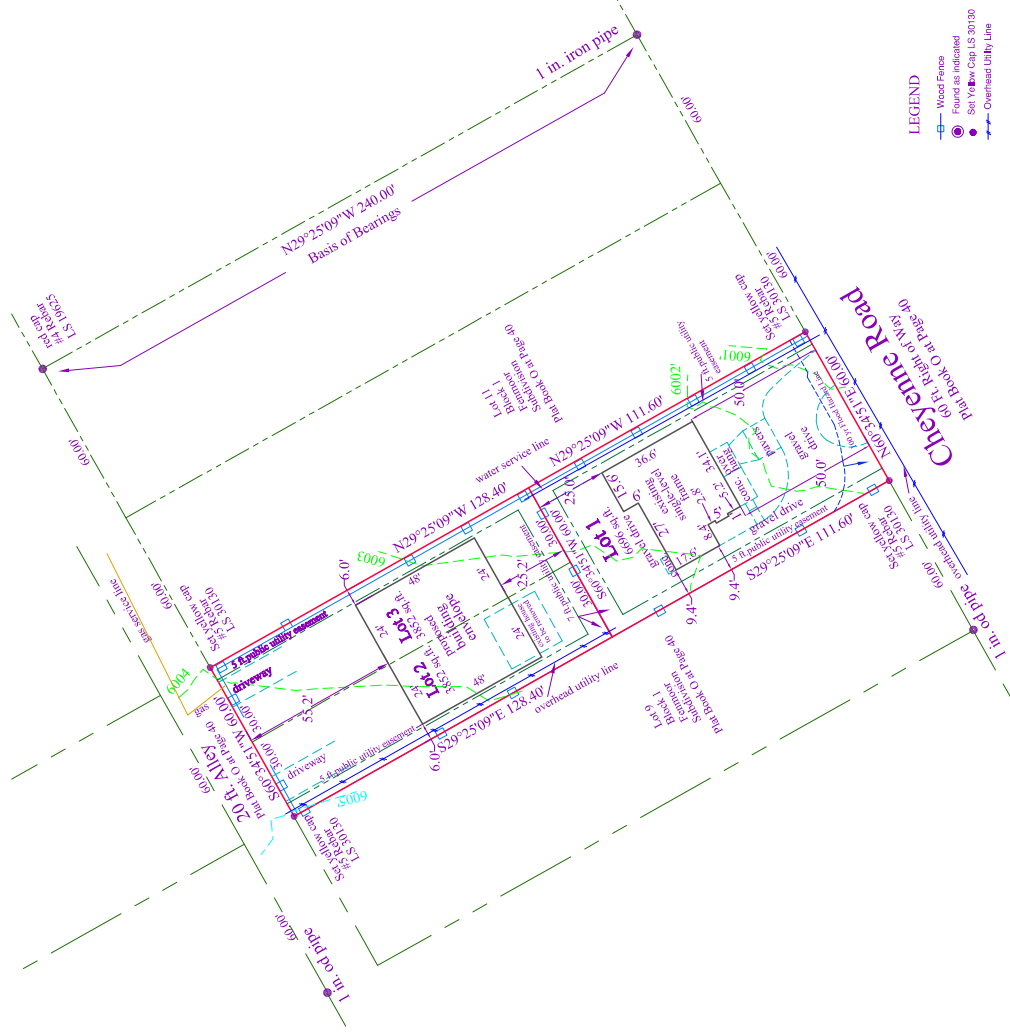
# Lorraine Views Grading Plan

Lot 10, Block 1, Fennmoor Subdivision in the City of Colorado Springs, being a portion of the Northeast Quarter of Section 25, T14S R67W of the 6th P.M., County of El Paso, State of Colorado.



SCALE  
0 20 40  
FEET

Scale 1" = 20'  
Units of Measure: U.S. Survey Foot



**LEGEND**

- Wood Finish
- Found as indicated
- Site Work: Curb LS 30130
- Overhead Utility Line

**Legal Description:**  
Lot 10, Block 1, Fennmoor Subdivision, being in the City of Colorado Springs, County of El Paso, State of Colorado.  
\*To be plotted as Lots 1, 2, and 3 of Lorraine Views\*

**Owner:**  
New American Home, Inc.  
10000 E. Northgate Blvd., Suite 100  
Denver, CO 80231  
503.466.2815  
Email: emssantaf@yahoo.com

**Zone:**  
R-2 Residential

**Topography:**  
I F.I. Contour Interval

**Site:**  
Lot 1 = 6,696 sq. ft. = 0.15 Ac.  
Existing Dwelling = 1,293 sq. ft. footprint = 19% Lot Coverage  
Concrete slab patio below 18 inch in height  
Proposed unit = 1152 sq. ft.  
Total = 1152 sq. ft. = 29.9 % Lot Coverage  
Lot 2 = 3,843 sq. ft. = 0.09 Ac. Not to exceed 30 ft. height  
Concrete slab patio below 18 inch in height  
Proposed unit = 1152 sq. ft.  
Total = 1152 sq. ft. = 29.9 % Lot Coverage  
Lot 3 = 3,843 sq. ft. = 0.09 Ac. Not to exceed 30 ft. height  
Proposed unit = 1152 sq. ft.  
Total = 1152 sq. ft. = 29.9 % Lot Coverage

**Fire Sprinkler System:**  
Proposed low-rise structures on Lot 2 and Lot 3 will be provided with an approved fire sprinkler system in lieu of fire apparatus access.

**Dimensions:**  
(F) Field Measurements  
(P) Pit Measurements

**Drainage Engineer:**  
Michael A. Barnick, P.E.  
3250 Avanti Bluffs Parkway, Suite 102  
Colorado Springs, CO 80918  
719.266.2712

**Land Surveyor:**  
Joseph E. Alessi, P.L.S.  
2089 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
719.494.8032

**Notice is Hereby Given:**  
That the same included in the plat described herein is subject to the code of the City of Colorado Springs, AR PPP 16.00735. All improvements, including but not limited to, fire sprinkler systems, fire apparatus access, and fire hydrants, shall be installed and maintained in accordance with the City of Colorado Springs Code of Ordinances, Chapter 16, Article 16.01, Sections 16.01.01 through 16.01.05. All improvements, including but not limited to, fire sprinkler systems, fire apparatus access, and fire hydrants, shall be installed and maintained in accordance with the City of Colorado Springs Code of Ordinances, Chapter 16, Article 16.01, Sections 16.01.01 through 16.01.05. All improvements, including but not limited to, fire sprinkler systems, fire apparatus access, and fire hydrants, shall be installed and maintained in accordance with the City of Colorado Springs Code of Ordinances, Chapter 16, Article 16.01, Sections 16.01.01 through 16.01.05.

AR PPP 16.00735

**ALESSI**  
ALESSI and ASSOCIATES, INC.  
AR PPP 16.00735  
2089 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
Tel: 719.494.8032  
Fax: 719.494.8031

Portion of the NE 1/4 Sec. 25, Township 14 South, Range 67 West, 6th Principal Meridian, El Paso County, Colorado

**Lorraine Views**  
Grading Plan of Lot 2

Date: 9/21/2020

**Flood Statement:**  
FEMA Flood Hazard Data for this project was obtained from FEMA's Flood Hazard Data Center (FHMDC) on 09/21/2020.

**Notes:**  
1. This survey does not constitute a full survey by ALESSI and Associates, Inc. It is determined that the survey is sufficient for the purposes of this plan.  
2. Easements are shown, with the sole responsibility for maintenance being with the owner of the easement.  
3. This property is subject to the existing easements shown on the site plan.  
4. Any other utility lines shown on this plan are shown for informational purposes only.  
5. The City of Colorado Springs, Colorado, is the jurisdiction for this project.

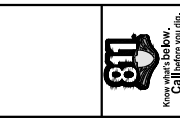
**Address:**  
314 W. Cheyenne Road

**Easements:**  
1. Easements, conditions, restrictions, reservations and uses as Plat of Fennmoor Subdivision recorded December 11, 1922 in Block 9 of the records of El Paso County, Colorado.  
2. Easements are shown, with the sole responsibility for maintenance being with the owner of the easement.  
3. This property is subject to the existing easements shown on the site plan.  
4. Any other utility lines shown on this plan are shown for informational purposes only.  
5. The City of Colorado Springs, Colorado, is the jurisdiction for this project.

**Notice:**  
This survey was prepared in accordance with the standards and practices of the Surveying and Mapping profession in the State of Colorado. The user of this survey should consult the applicable laws and regulations governing the profession of Surveying and Mapping in the State of Colorado.

**PRELIMINARY PLAT**

REVISION	
DESIGNED	RESPEC
DRAWN	RESPEC
CHECKED	RESPEC
DATE	12/19/2023
	PHONE (719) 283-8771
	1219 TAYLOR ST
	SUITE 1110
	COLORADO SPRINGS, CO 80906



OWNER EUGENIA SANGINES  
147 GONZALES RD #23  
SANTE FE, NM 87501

LORRAINE VIEWS  
SUBDIVISION

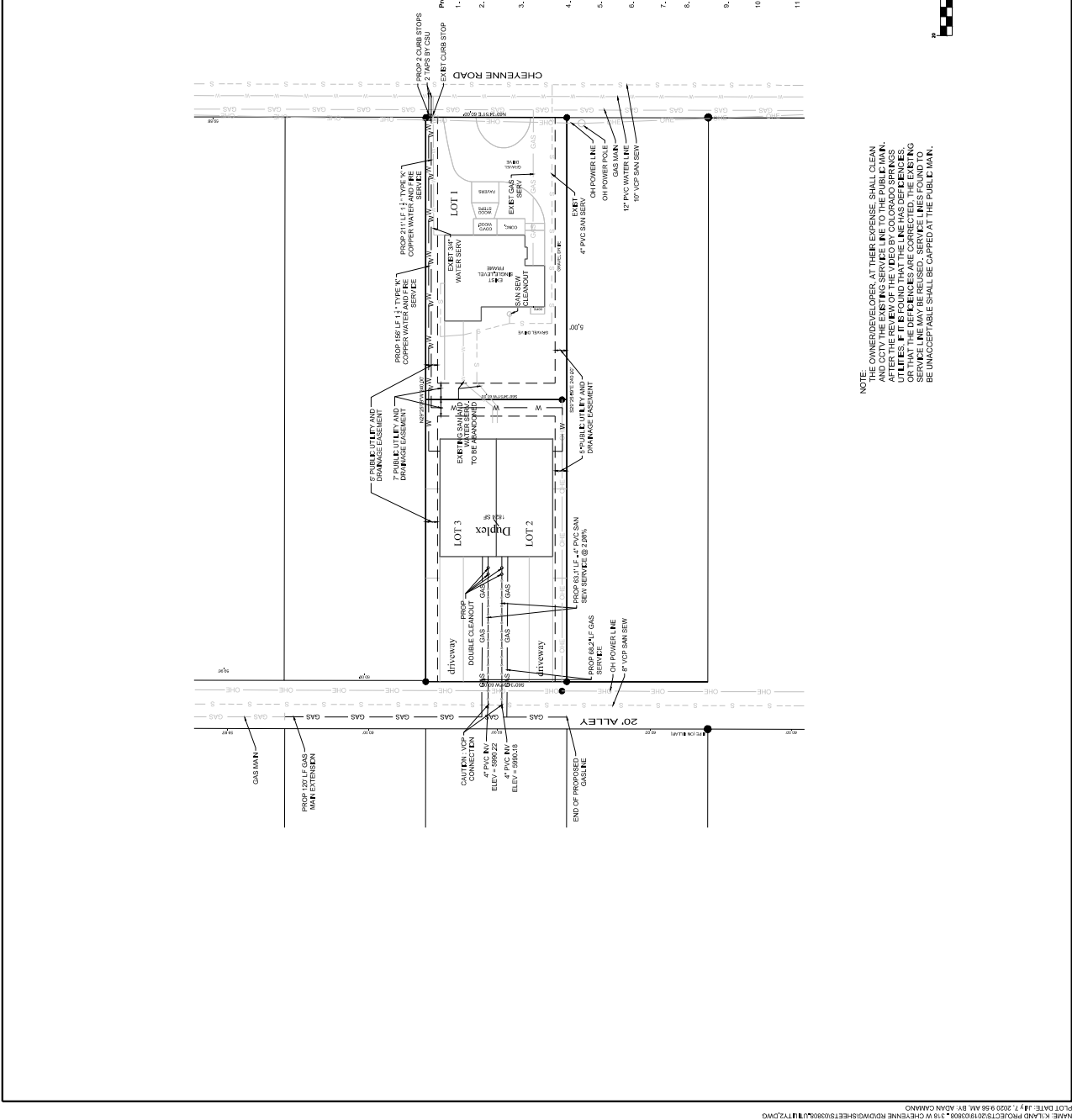
UTILITY/MASTER FACILITY  
PLAN

DRAWING NUMBER:  
C  
SHEET 2

**General Notes for Preliminary Utility Plans**

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

1. The utility lines shown on this Preliminary Utility Plan are the location of all water, wastewater, electric and gas utilities which may be in the area as shown on this Preliminary Utility Plan.
2. Property Owner(s) ("Owner") acknowledge that the connection and/or extension of utility services to the property, specified in this Preliminary Utility Plan ("Property"), shall be in accordance with all applicable codes and regulations. Springs Utilities Line Department ("SUL") will be responsible for the design, construction, and installation of all utility lines and appurtenances, and the Property Owner(s) shall be responsible for the cost of all utility service connections and/or extensions.
3. Owner agrees to be responsible for the costs of extensions of utility systems improvements that Springs Utilities deems necessary to provide utility services to the Property or to ensure final development of integrated utility systems serving the Property. Such costs shall include, but not be limited to, the cost of design, construction, and installation of all utility lines and appurtenances to be installed within the Property. Owner may be eligible for a credit Recovery Agreement as provided in Utilities Rules and Regulations.
4. Springs Utilities services are available on a "first-come, first-served" basis, and therefore no specific location or amount of availability of any utility service until time as an application for permanent service is approved by Springs Utilities.
5. The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall attorney those easements to be in place prior to any utility service connection.
6. Owner shall be responsible for obtaining all necessary permits from the City of Colorado Springs. Springs Utilities does not warrant that it is not responsible for any system failures necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall be Springs Utilities' final determination of all easements and all easements shall be subject to the terms and conditions of the Springs Utilities' easement agreement form.
7. The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including Spring requirements for water quality and pressure. Springs Utilities reserves the right to require the installation of backflow prevention devices to maintain water quality in the system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
8. When approved by Springs Utilities, the City of Colorado Springs will be responsible for the design, construction, and installation of all gas service lines and appurtenances in excess of Springs Utilities standard gas system pressure. Contact the City of Colorado Springs for more information.
9. Engineering from 6504/65 or South 6504/65.
10. It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the approval of Springs Utilities. Any modification to the grade of the earth within any Springs Utilities easement or rights of way without the approval of Springs Utilities shall be at the owner's expense. Springs Utilities reserves the right to require the installation of backflow prevention devices or codes which violate any of the provisions of the Standards for Backflow Prevention to the City, provided, and in accordance with the backflow prevention, rules and policies of Springs Utilities.
11. Springs Utilities approval for this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to conduct investigations, inspections, and tests of any utility lines and appurtenances within the Property. Springs Utilities reserves the right to conduct investigations, inspections, and tests of any utility lines and appurtenances within the Property at any time. Springs Utilities reserves the right to require the installation of backflow prevention devices or codes which violate any of the provisions of the Standards for Backflow Prevention to the City, provided, and in accordance with the backflow prevention, rules and policies of Springs Utilities.



NOTE: OWNER/DEVELOPER, AT THEIR EXPENSE, SHALL CLEAN AND CAP THE EXISTING SERVICE LINE TO THE PUBLIC MAIN. AFTER THE REVIEW OF THE VIDEO BY COLORADO SPRINGS UTILITIES, THE EXISTING SERVICE LINE SHALL BE REUSED. SERVICE LINES FOUND TO BE UNACCEPTABLE SHALL BE CAPPED AT THE PUBLIC MAIN.

