



November 18, 2021

**NATURAL FEATURES REPORT
VIEWPOINT ESTATES FILING NO. 2
(MVE Project No. 61099)**

Owner/Applicant:

Viewpoint Estates, LLC
PO Box 6797
Colorado Springs, CO 80934
(719) 338-5223

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Natural Features:

The site is to be known as “Viewpoint Estates Filing No. 2”, currently platted as “Viewpoint Estates” under Reception No. 099189220 of the public records of El Paso County, Colorado. The planned development of Viewpoint Estates Filing No. 2 will consist of existing Lot 71 & Lot 72, Viewpoint Estates, with an anticipated subdivision into seven (7) individual single family residential lots and two tracts for right-of-way conveyance in the RR-2.5 Zone.

The subject property is made up of terrain that generally slopes southeasterly at a grade of about 2%. The lot is approximately 90% covered in vegetation. Said vegetation consists primarily of natural native grasses, weeds, yucca, and cacti in fair to good condition. There is no indication of riparian zones being present anywhere on or adjacent to the site. There are two developed detention basins on Lot 71 & Lot 72, Viewpoint Estates. The existing detention basins receives water flows from the developed Viewpoint Estates subdivision and redirects flows into existing culvert drainage channels that drains underneath existing Colorado Highway 94 and into adjacent grasslands. There are no improvements needed for the existing detention basins or drainage channels. Due to the nature of said existing drainage channels, there is no anticipated wildlife dependence on water retention within the subject property. The wildlife on the site consists of prairie animals such as rabbits, deer, and antelope. The proposed site will consist of lots over 2.5 acres so the sites natural features should be minimally affected by the proposed subdivision and development.

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Engineers • Surveyors
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