

Autumn Hills Sketch Plan
Impact Identification Statement
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VICINITY MAP
NTS

SITE LOCATION / SIZE / ZONING: The Autumn Hills property is located at the southwest corner of Stapleton Drive and Meridian Road. Stapleton Drive borders the north boundary and Meridian Road borders the east boundary. The property currently consists primarily of prairie grassland. Adjacent land uses include commercial/residential to the north and residential to the west, south, and east. The site is 160 acres that is currently undeveloped/vacant. The site is currently zoned RR-5 (rural residential).

TOPOGRAPHY: The topography of the project site is primarily moderately sloped towards the south and southeast. The elevation drops approximately 100' from the northwest corner to the southeast corner of the site. The average slope across the site is ~3%, with localized slopes in the 1%-20% range. The site is suitable for development and is not impacted by the moderately sloped grades as current acceptable state and local best grading practices will be employed.

SOILS: The soils report found three general soil types: silty sand, silty sandstone bedrock, and sandy claystone bedrock. The soils report identified the following geologic hazards: artificial fill, erosion, expansive soils, potentially seasonal / seasonal shallow groundwater, and radon. Mitigation measures for these hazards are discussed in the soils report. Shallow bedrock (sandstone) was also encountered on most of the site.

HYDROLOGIC FEATURES / FLOOD HAZARDS / FLOODPLAIN: There are no major hydrologic features on the site. No portion of this site is within a designated F.E.M.A. floodplain, as determined by Flood Insurance Rate Map No. 08041C0553 G and 08041C0551 G dated December 7, 2018. Runoff will be directed to two areas for stormwater treatment, before being released into existing swales on the south and east sides of the site.

WETLANDS: There are no jurisdictional wetlands found on site. There is a low area with a berm in the southeast quarter of the site, that is likely a former stock pond, that doesn't appear to retain water often.

VEGETATION: The site is covered in prairie grasses with almost no trees. Development of the site will almost certainly increase the number of bushes and trees on the property with the addition of landscaping.

SCENIC RESOURCES AND UNIQUE NATURAL AREAS: No significant natural landscapes of features have been identified on this site. Some of the site will have a partial view of the mountains, but most of the mountains are obstructed by a ridge line on the west side of the site.

WILDLIFE AND MIGRATORY BRIDS: Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that this application will have significant impacts on wildlife in the area.

The U.S. Fish and Wildlife Service's IPaC mapper and website database (<https://ecos.fws.gov/ipac/>) was used to determine the potential of migratory birds within the area. The IPaC mapper listed four migratory birds that may be affected by this project; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection; however, the site contains very few if any trees. There is potential for vegetation to be reestablished in the stormwater detention areas and open spaces. In addition, there are no critical habitats or rare/ threatened species found to be present on the site.