

Mayberry Filing No. 5

Natural Features Report



Prepared By:

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On Behalf of:

Colorado Springs Mayberry, LLC

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Site Location, Size, Zoning:
Parcel ID Nos.: 3414201024
Area/Acreage: ±8.31 AC
Existing Zoning: PUD

Location: The development limits are located in the Northwest quarter (1/4) of Section 14, Township 14 South, Range 63 West of the Sixth Principal Meridian. Southwest of Highway 94 and Marketplace Drive Intersection.

Topography

The topography of the project site is mixed between relatively flat to moderately sloped towards the west/southwesterly direction. The existing slopes are slight to moderate with no portions of the proposed site possessing slopes that would prevent development. The site is suitable for development and is not impacted by the flat or moderately sloped grades as current acceptable state and local best grading practices will be employed during development including grading and erosion control activities. The site slopes to the south and west where drainage will be collected into detention facilities prior to discharge into the Ellicott Consolidated Drainage Basin.

Wetlands

There are no jurisdictional wetlands found on site or within the Jimmy Camp Creek East Tributary as determined during the 404-permit process acquired to complete the Jimmy Camp Creek East Tributary channel improvements. A previous application of delineation, approval and monitoring of the 404 Permit for this area was granted under Action #2005 00757 through Army Corps of Engineers which remains active through 2021 per a letter dated September 7, 2017 provided by the Army Corps of Engineer's Southern Colorado Regulatory Branch. The existing delineations for this area will be reviewed and verified for current conditions with any future permit modifications.

As part of the initial 404 application, a report was completed in 2006 for all of Lorson Ranch which included portions of the Jimmy Camp Creek East Tributary describing any wetlands found within the Jimmy Camp Creek corridors.

Vegetation and Soils

The site is currently vacant with moved earth. Topographically the site is fairly flat to gently rolling terrain, with overall slopes less than 9 percent across the property.

Scenic Resources & Unique Natural Areas

Wildlife impacts are expected to be generally low based on review of the El Paso County Wildlife Descriptors Map. Additional wildlife impacts may be identified by other entities with wildlife jurisdiction.

The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Lorson Ranch with sweeping views the mountain skyline and surrounding grasslands in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There are no unique natural features on the site other than the Jimmy Camp Creek Main and East Tributary which have been discussed above.

Wildlife and Migratory Birds

While the area's most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife notes the following as also present in the area; however, the Division also expresses no concern regarding negative and/or unmitigated impacts to wildlife:

- Mule and White Tailed 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 the Mayberry Filing No. 5 project will have no 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 six (6) migratory birds that may be affected; 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.