

WATERVIEW EAST COMMERCIAL PRELIMINARY PLAN
Natural Features Report

VICINITY MAP
N.T.S.



Prepared By:
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Site Location, Size, Zoning:

Parcel ID Nos.: 5509200002

Area/Acreage: ±22.1 AC

Existing Zoning: CR CAD-O

Location: The Project is located within part of the West ½ of Section 9, Township 15 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado (“the Site”). The Site is bounded by Powers Boulevard (Highway 21) on the west, The Trails at Aspen Ridge Filing No. 1 to the east and to the south, and Bradley Road to the north.

Topography

The topography of the project site is mixed between relatively flat to moderately sloped towards the southeast direction. The existing slopes are slight to moderate with no portions of the proposed site possessing slopes that would prevent development. The site has been previously overlot graded and used for stockpiling in recent history. The site is suitable for development and is in an acceptable condition and will meet local best grading practices during development. The site slopes to the south and east where drainage will be collected into detention facilities prior to discharge into the West Fork Jimmy Camp Creek drainage basin. The existing Project Site generally slopes at 1.5 – 5.5%. The historical drainage patterns will be generally maintained. The Site is vacant today.

Detention and water-quality facilities are required and have been addressed with the drainage report.

Wetlands

There are no jurisdictional wetlands found on site.

Vegetation and Soils

The site contains a mix of native grasses and re-vegetative areas disturbed by previous disturbance and the site today still is active with changing stockpiles and construction activity. See the preliminary subsurface soil investigation report provided by Entech, dated May 25, 2022.

Scenic Resources & Unique Natural Areas

Wildlife impacts are expected to be generally very low based on review of the El Paso County Wildlife Descriptors Map. Additional wildlife impacts may be identified by other entities with wildlife jurisdiction, but little activity has been noted with on-site visits. The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of the site with sweeping views the mountain skyline to the west. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite notable. There are no unique natural features on the site. The site is across Powers Blvd from the Big Johnson Reservoir and Bluestem Prairie Open Space.

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:

- 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 Waterview East Commercial project will have significant impacts on wildlife in the area. The majority of the anticipated wild activity will be associated with the open space west of Power Blvd.

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 18 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.