
SOLACE OF COLORADO SPRINGS

NATURAL FEATURES AND HAZARD REPORT

DECEMBER 2020

PROPERTY OWNER

Butler & Peetz LLC
6625 Delmonico Drive
Colorado Springs, CO 80919

APPLICANT:

Jackson Dearborn Partners
404 S Wells Street, Ste 400
Chicago, IL 60607

CONSULTANT:

N.E.S. Inc.
619 North Cascade Ave.
Colorado Springs, CO 80903

LOCATION

Solace of Colorado Springs will be located northeast of N Powers Boulevard and Galley Road, and west of the Paonia Street extension in El Paso County. The site is approximately 29 acres. The property is currently vacant and undeveloped. Most of the area has been developed with commercial and light industrial uses.

SAND CREEK DRAINAGE BASIN

The property slopes from northwest to southeast at grades between 2 and 3 percent. The topography of the property can be characterized by rolling rangeland. There is one major Drainageway that runs along the east boundary of the site: Sand Creek (Center Tributary) Drainageway. The Sand Creek Drainage Basin covers approximately 54 square miles in unincorporated El Paso County, CO. The Sand Creek Drainage Basin is tributary to Fountain Creek. The Drainageway within the site is typically deep and narrow with well-defined flow path in most areas.

Provided with the submittal is a Sand Creek Tributary Channel Improvement letter and plans prepared by JR Engineering. The purpose of the letter is to provide design information for the existing conditions of the Sand Creek Center Tributary Drainageway. The letter also discusses the proposed improvements for the channel, design methodology, and the modeling results.



Further information on the previous evaluation of the channel in its existing conditions and conceptual design, are addressed in the Sand Creek – Center Tributary Channel Analyses Report prepared by JR

Engineering. In addition, information concerning drainage for the project is in the Final Drainage Report also prepared by JR Engineering.

In summary, analysis of the proposed improvements of the Sand Creek Center Tributary Drainageway and its secondary drainageway located in Paonia Street show significant reduction of the floodplain extents, with it now being contained within the channel and no longer extensively flooding properties adjacent the proposed project. The proposed diversion channel also redirects flow that would otherwise flood the proposed extension of Paonia Street back into the channel, thus alleviating the risk of the roadway flooding in a 100 year event.

WETLANDS

The natural Sand Creek Drainageway within the site limits is typically deep and narrow with a well-defined flow path in most areas. No wetlands have been delineated on the site.

FLOODPLAIN

Currently a portion of the Solace site lies within Zone AE at the extension of Paonia Street to Galley Road, as seen in FEMA FIRM Map number 08041C0558G. Based on the FEMA FIRM Map number 08041C0558G, dated December 7, 2018, a portion of the existing drainageway lies also within Zone AE and Zone X. Zone AE is defined as areas subject to inundation by the 1-percent-annual-chance flood event and is a flood hazard area. Zone X is defined as areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance (or 500-year) flood. A floodplain boundary has been assessed by JR Engineering as described in the FEMA CLOMR Report and is depicted on the Site Development Plan. The proposed floodplain is subject to verification by FEMA through the CLOMR/LOMR process. The proposed floodplain is contained entirely within the open space area to the east of the Paonia extension, which will be platted as a separate tract and will not impact the residential development.

VEGETATION

The existing ground cover on site is sparse vegetation consisting of a slight to moderate stand of mostly grasses and weeds and scattered deciduous trees. Somewhat heavier vegetation and a thicker concentration of deciduous trees are present along the eastern edge of the property in the vicinity of the Sand Creek drainage channel that runs in a generally north-to-south direction and separates the property from existing commercial buildings to the east of the site. The parcel is crisscrossed by several narrow, informal dirt paths. Low earth berms (maximum height of about 5 feet) are present in the center of the property and near the southern edge of the parcel. The berms appear to have been constructed at some point in the property history to control stormwater runoff.

NOXIOUS WEEDS

The site is unoccupied and undeveloped. Noxious weeds exist throughout the property. Weed control prior to and during construction shall take place to eliminate existing weeds and to prevent introducing new weeds. Following construction, the property owner/manager will be responsible for weed control in the open area and throughout the development.

WILDLIFE

The El Paso County Wildlife Habitat Descriptors (1996) identifies the property as having a low wildlife impact potential probably as it is surrounded by urban industrial development. Birds are the most common wildlife, with mammals in the treed areas. Reptiles and amphibians in and around the creek. There are no known protected species on the site.

SOILS AND GEOLOGY

The Soils and Geology Report prepared by CTL Thompson (“CTL”) dated December 10, 2019 noted that no geologic hazards were identified that would preclude development of the site. The report indicates that regional geologic conditions that impact the site include seismicity and radioactivity which can be mitigated with engineering design and construction methods commonly employed in this area. Groundwater levels will vary with seasonal precipitation and landscaping irrigation. CTL indicated that site grading and utility installation across the site can be accomplished using conventional, heavy-duty construction equipment.