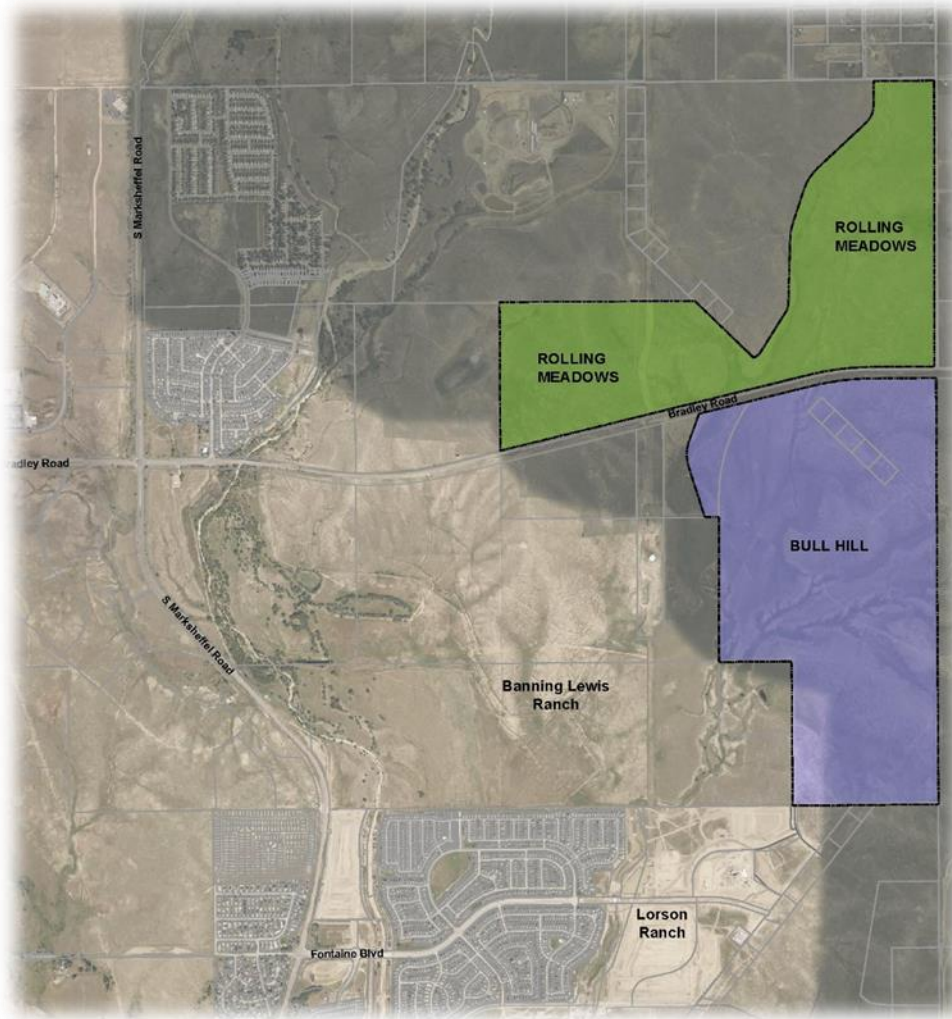


Please see the example Riparian study in Grandview Reserve SKP201 or Sterling Ranch East Phase 1 Prelim Plan (Filings 1-4) SP224 or Jaynes SKP 223. This should depict streams, intermittent streams, habitat- flora& fauna, it should include wetland areas both non jurisdictional and jurisdictional as well as other features. etc ..prepared by a qualified professional. **ROLLING MEADOWS/ BULL HILL** Repeat comment

NATURAL FEATURES REPORT

Riparian Analysis

January 18, 2023 (REV1)



PREPARED FOR:

Murray Fountain LLC et/ al
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

Site Location, Size, Zoning:

Rolling Meadows/ Bull Hill is located east of Marksheffel Road, north of the existing Lorson Ranch development, and along both the north and south sides of Bradley Road. The Rolling Meadows/ Bull Hill Sketch Plan area is currently zoned PUD and shall remain zoned as PUD but with the possibility of straight zoning specific areas in the future if applicable. The sketch plan proposes Single-Family Residential, Multi-Family Residential, School Sites, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial. The proposed application submittal includes a total of 5,440 dwelling units through a combination of 4,600 new single family detached units on 710.5 acres for density ranges of 2-5, 5-8 and 8-12 DU/ Acre and 840 new multi-family units on 54.1 acres for a density range of 12-24 DU/ Acre. Please refer to the Wildlife Memo dated November 10, 2023, -prepared by Matrix Design Group for additional detailed information regarding Endangered Species, Migratory Birds, State and Local Protections, and Project Impacts.

Topography

The topography of the project site is moderately sloped towards the channel/floodplain that runs north-south through the center of the property. There are grade changes of approximately 262' as the overall site slopes from north to south. The existing slopes are 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 moderately sloped grades as current acceptable state and local best grading practices will be employed. Drainage will be collected into proposed facilities located throughout the development.

Hydrologic Features/ Flood Hazard/ Floodplain

There is a major hydrologic feature within the project site boundary. This property is located within a designated FEMA floodplain as determined by the flood insurance rate map, community map numbers '08041C0769G', '08041C0790G', and '08041C0976G' effective date 'December 7, 2018'.

Channel and Floodplain improvements are proposed as part of this overall development project under a separate file # CDR234. The development will drain into a proposed detention pond/water quality basin system located throughout the proposed project. Flows will then be conveyed to the Jimmy Camp Creek East Tributary and/ or offsite in a manner consistent with El Paso County and State requirements.

Wetlands

Per Jurisdictional Determination Letter (SPA-2005-00418) from the Army Corps of Engineers, the site contains non-jurisdictional isolated wetlands, other isolated waters, and an upland stock pond. The Letter has been included with this report for reference.

Soils

A "Soils and Geology Study", Rolling Meadows Bradley Road, El Paso County, Colorado" (RMG- Rocky Mountain Group, August 5, 2022 and amended January 30, 2024) is included with the submittal package. As part of this study, 70 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, compressible soils, shallow ground water tables, floodplain/floodway, faults and

Please provide the Wetland/ Riparian study (Maps of locations, images, classifications) and determination or request for by USACE. The riparian study and natural features report does not include wetland analysis, nor a letter as stated.

Are these areas to be preserved in tracts or developed? The Code, chapter 8, states natural features to be preserved. It is not inclusive of jurisdictional wetlands. This is a repeat comment.

minimal grading, road cuts and fills; and a road system designed to preserve the integrity and function of the arterial and local roadway network. Lots shall have reasonable access to open space, trails, park land or facilities that are set aside for either homeowner use or use by the general public.

- (G) **Preservation of Natural Landscape.** The primary importance of the preservation and enhancement of the natural landscape and vegetation shall be considered. The layout and design of lots, blocks, and rights-of-way provide desirable settings for structures by making use of natural features, unique or distinctive topographic features including buttes and rock outcroppings; existing vegetation; drainage; riparian and wetland areas; wildlife habitats; identified aquifer recharge areas; and aesthetic features. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations.
- (H) **Preservation of Historical and Archaeological Sites.** Alterations of historical or archaeological sites shall be avoided. Emphasis should be placed on reuse of historical structures and incorporation of historical and archaeological sites into the park and open space system. If disturbance of sites is unavoidable, the applicable public agency shall be provided the opportunity to excavate, purchase, or record the site before alteration takes place.

~~seismicity, radon, and proposed grading, erosion control, cuts and masses of fill.~~ Where avoidance is not

- (D) **Maintenance Provisions Required.** Provision for the maintenance of drainage areas shall be included as part of the subdivision easement and documents.

(E) Protection of Hazardous Areas Associated with Drainage Facilities.

- (1) **Low-Lying Areas Preserved.** Low-lying lands along watercourses subject to flooding or overflowing during storm periods, whether or not included in areas for easement dedication, shall be preserved and retained in their natural state as drainage ways.

- (2) **Subdivision Below a Jurisdictional Dam.** Land which is subject to possible failure of an upstream dam meeting the size, volume, or height standards of a jurisdictional dam shall not be platted unless the potential for failure is removed from the building area to prevent ponding and infiltration into the subsurface soil.

Scenic Resources & Unique Natural Areas

The natural mountain backdrop of the Rampart Range is perhaps Meadows/ Bull Hill with sweeping views in nearly all directions. This view is somewhat by intervening development; however, the panoramic views are no unique natural features on the project site.

Wildlife and Migratory Birds

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 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 either 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 8 migratory birds that may be affected by Rolling Meadows – Bull Hill; 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. In addition, there are no critical habitats found to be present on the site.

POTENTIAL WATERS OF THE U.S. DELINEATION REPORT

FOR
JAYNE'S PARCEL PROJECT
EL PASO COUNTY, COLORADO
PROJECT NO. 22-008

Prepared for:
Classic Communities
4388 Corporate Dr., Suite 200
Colorado Springs, CO 80919

Prepared by:
COBE

SKP225_e

sample report

V_2 Natural Landforms, Vegetation, Riparian Analysis.pdf Markup Summary

dsdparsons (7)



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Repeat comment



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Riparian Analysis



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POTENTIAL WATER OF THE U.S. GENERATION
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LAWRENCE BERKELEY NATIONAL LABORATORY
PROJECT NO. 0208
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SKP225 sample report