WATERBURY PUD - DEVELOPMENT PLAN
Landforms, Riparian and Vegetative Analysis:

- **NATURAL LANDFORMS:**

The 322 Acre Waterbury PUD is situated between Eastonville Road and State Highway 24. The topography of this area generally slopes in a southwesterly direction and is tributary to the Black Squirrel Creek Drainage Basin. Several tributaries cross the site from north of Eastonville Road in a southeasterly direction. As stated in the approved MDDP, the proposed development is located within the Haegler and Gieck Ranches drainage basins. More information regarding drainage is can be found throughout the approved MDDP report and within the Preliminary Drainage Report submitted with this PUD application.

The development of the Waterbury project may require select areas of overlot grading; however, the extent of grading would depend on factors such as detention basin requirements, channel stabilization, shallow ground water areas, shallow bedrock areas, roadway grades, and utility route alignments. In accordance with El Paso County stormwater quality requirements, all grading "shall be limited to developable areas dictated by the proposed phasing. Where roadways or utility routes must be extended through undeveloped areas of the site, grading must be limited to only those areas necessary to properly construct the facility."

Soils on the proposed site were investigated and classified by Entech Engineering, Inc. in their geotechnical study attached with this submittal. Based on this study the soils encountered in the test borings can be grouped into six general soil types. The soils were classified using the Unified Soil Classification System (USCS). A summary of the laboratory tests, bedrock depths, and groundwater locations can be found in the geotechnical study. The following reflect some grading observations found within the submitted reports:

- The western area of the project, adjacent to the previously developed Filing No. 1 residential RR-2.5 subdivision, currently slopes to the south at about two percent. This area should require minimal grading. A natural spring exists in the southern portion of the site.

- The central area of the site is covered with shallow bedrock. The bedrock is from three to seven feet deep and consists of rippable claystone. Grading should occur to those areas where the existing topography slopes are more than ten percent.

- The northeastern section of the site could require some grading, especially where it lies adjacent to the large, incised channel. The topography of this area generally slopes toward the channel at two to three percent.

- **WETLANDS AND RIPARIAN AREAS:**

The Waterbury area is drained by several tributaries of the Black Squirrel Creek. These tributaries are regulated under provisions of Section 404 of the Clean Water Act. As per US

Army Corps of Engineers requirements, an on-site field investigation was performed of the site in 2005 by Walsh Environmental Scientists and Engineers, Inc. According to the subsequent study compiled from the field data, the identified on-site wetlands are located along the main channel reach from 4-Way Ranch Filing No. 2 (Approved commercial PUD development plan to the south and east of the proposed project area. The commercial areas totals 76 Acres and has frontage along Stapleton Drive, Dumont Drive, and CO Highway 24) to an area within the channel lying approximately 800 feet from Eastonville Road. Some wetlands are jurisdictional; some are not. If the wetlands on site are jurisdictional, the Corps requires that they either be protected from disturbance; or mitigated if disturbed during development of the site. However, per Action No. SPA-2005-00801, 4-Way Ranch Subdivision jurisdictional determination conducted by Depart of the Army Albuquerque District, Corps of Engineers dated May 16, 2011; they determined this site does not contain any jurisdictional water of the Unites States. Therefore, it will not require Department of the Army authorization under the laws above.

The project area is located within the Floodplain Insurance Rate Map (FIRM) Panel No. 8041C0575 F, effective date March 17, 1997 and as amended with the Letter of Map Revision (LOMR) Case N. 4-08-0012P dated March 19, 2004. Floodplains within the project site are situated along the western boundary and near the eastern boundary. Floodplains within this area are delineated as Zone A drainage ways. Zone A areas are defined as areas with a one percent annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones. Any unstudied Zone A floodplains will be required to be studied with water surface elevations established prior to subdivision/ final platting. A new Conditional Letter of Map Revision (CLOMR) would only be necessary if the storm runoff within the current floodplain increases or if channel improvements would cause changes in the existing surface water. If the CLOMR were to become necessary, the previous LOMR, Case No. 04-08-0012P, can be utilized as a base document whenever applicable.

- **WILDLIFE AND VEGETATION**

The *El Paso County Wildlife Habitat Descriptors* and the *Falcon/ Peyton Small Area Master Plan* identify several species of wildlife that might be found in the Waterbury development area which include Mule and Whitetail Deer; Pronghorn Antelope; the Prairie Falcon; and Geese. The occasional Black Bear may cross the property as part of its range or roaming patterns. The *Falcon/ Peyton Small Area Master Plan* indicates the project area will have a limited impact on native wildlife found in the Falcon region. There are no threatened or endangered species in the area.

The site is covered by the Mountain Grassland ecosystem with native grassland predominant. There are limited stands of wetland vegetation and trees found within the drainage areas or as mapped in the wetland analysis. There are no proposed wild-life habitats within the proposed development.