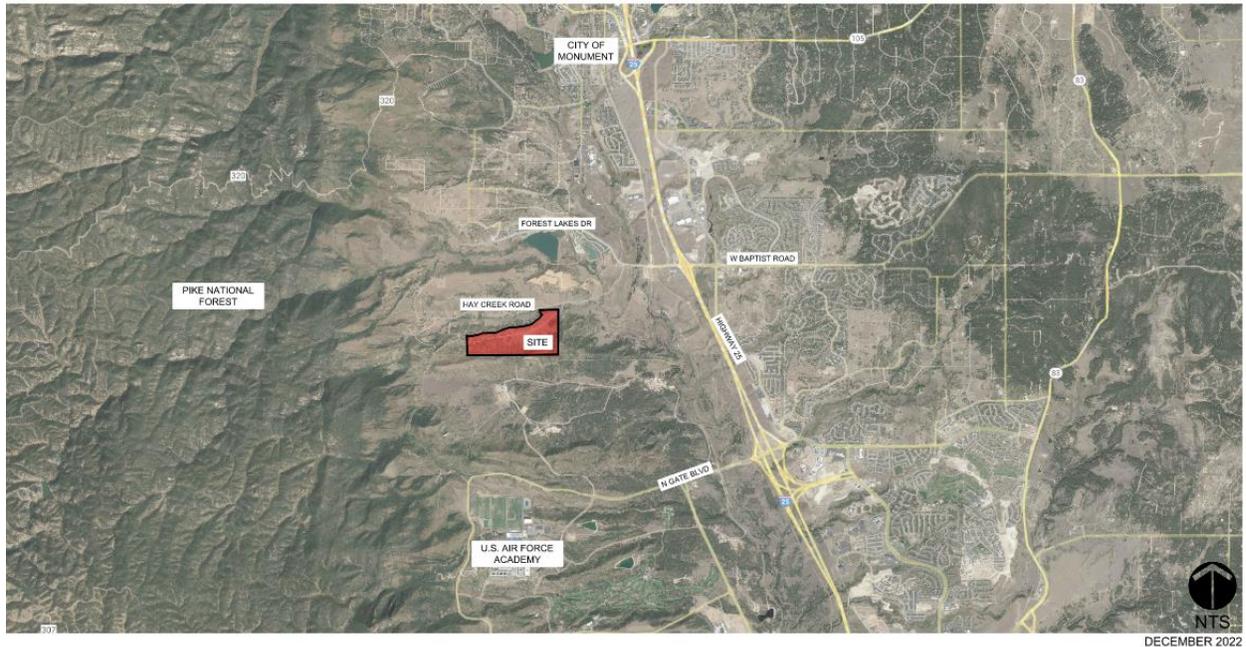


**Hay Creek Valley Subdivision
Natural Features Report
September 15th, 2023**



Prepared for:

View Homes Inc

555 Middle Creek Parkway, Suite 500
Colorado Springs, CO 80921

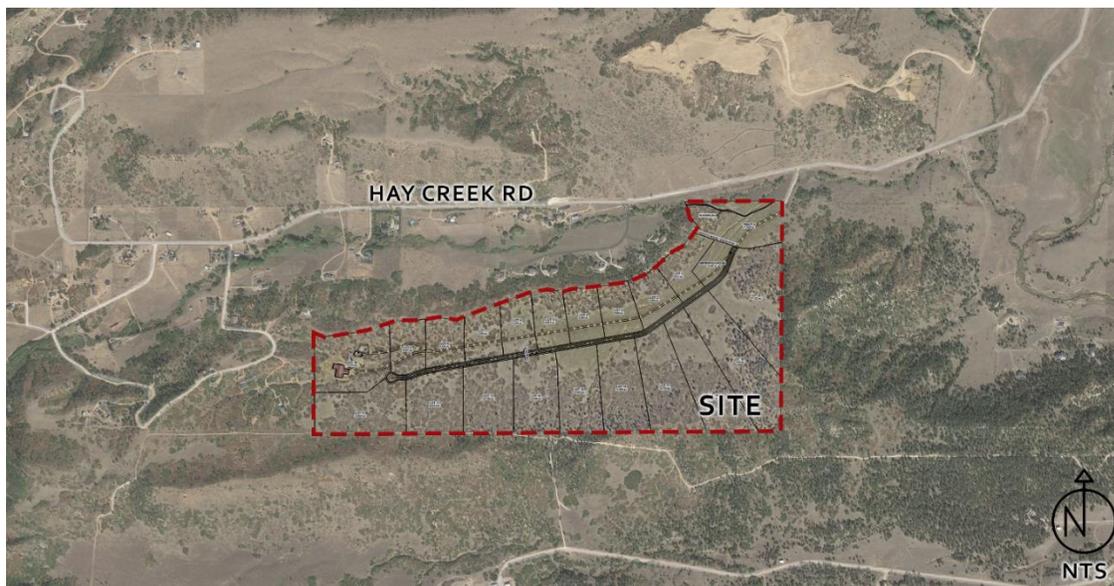
Prepared by:

Matrix Design Group

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Colorado Springs, CO 80920

Site Location, Size, and Zoning:

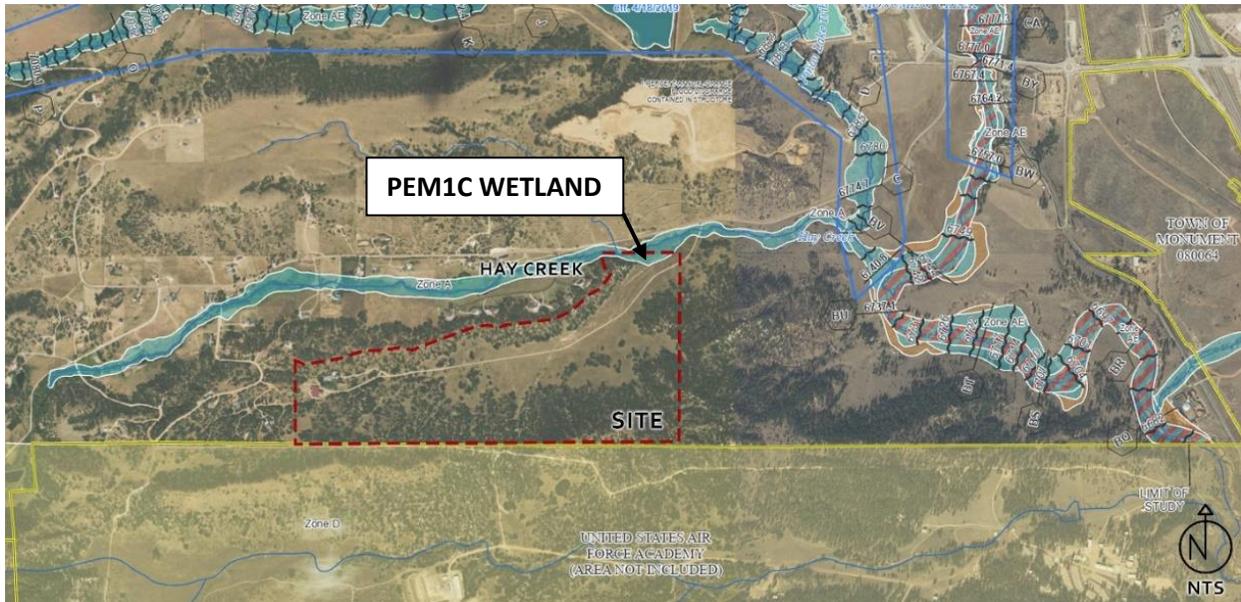
The Hay Creek Valley Subdivision project is proposing 20 single family rural residential parcels on 214.62 acres located south of Hay Creek and west of Highway 25 to the south of the Town of Monument. The site has one single family residence which shall remain in the western portion of the site. The remainder of the site is vacant grassland and pine forest. The site is currently zoned RR-5 and will remain with proposed parcels ranging in size from 5.5 to 17 acres.



Topography:

The topography of the project site is rolling hills with a grassland meadow running through the middle of the site east to west, and pine forested hills to the north and south. The lowest point is in the northeastern portion of the site at Hay Creek Valley at 6,834 feet. The valley grassland gradually slopes up from that point to the west along the existing roadway up to 7,066 feet. The highest point on the site is 7,165 feet along the hills on the southern portion of the site. The grassland valley is best suited for development and site drainage will be collected near the low point of the site which is in the northeastern corner near the existing Hay Creek drainage.

Hydrologic Features / Flood Hazard / Floodplain: Hay Creek runs west to east along the northern portion of the northeastern most part of the site along Hay Creek Road and passes under the existing roadway. Hay Creek is a seasonally flooded emergent palustrine water system. In the area between Hay Creek Road and the existing roadway the creek forms a forested deciduous wetland. This area shall remain as is with no proposed disturbance. The property is located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0267G'



effective date 12/6/2018.

The site also includes a seasonally flooded riverine stream bed (R4SBC) that runs west to east following the existing roadway. This stream bed flows into Hay Creek at the wetland previously mentioned.

The northeast portion of the site that includes the floodplain and wetland will not be developed and will remain an open space. The developed areas will drain along the roadway in roadside ditches towards the east and be collected in a proposed detention pond. Flows will then be conveyed to Hay Creek and/or offsite in a manner consistent with El Paso County and State requirements.

Wetlands:

The site contains a forested deciduous wetland in the northeastern most portion between Hay Creek Road and the existing roadway entering the property.

Type: Freshwater Emergent Wetland (PEM1C)

Size: 1.656 acres

- P** System **Palustrine** : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.
- EM** Class **Emergent** : Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.
- 1** Subclass **Persistent** : Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.
- C** Class **Seasonally Flooded** : Surface water is present for extended periods especially early in the growing season but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Soils:

A "Geologic Hazards Evaluation and Preliminary Geotechnical Investigation", Hay Creek Development, El Paso County, Colorado" (CTL | Thompson, dated December 27, 2022) is included with the submittal package. There are no significant geological hazards; however, the potential for geologic hazards or constraints includes expansive near surface soils and bedrock, soils susceptible to erosion, steep slopes, and flooding. regional geologic conditions that impact the site include seismicity and radioactivity. These geological conditions can be mitigated with engineering design and construction methods commonly employed in this area. If the previously listed potential geological hazards are found to exist, an evaluation shall be performed at the time of final geotechnical investigation for those individual lots.

Scenic Resources and Unique Natural Areas:

Hay Creek runs west to east along the northern portion of the northeastern most part of the site along Hay Creek Road and passes under the existing roadway. The backdrop of Rampart Range to the west is a scenic viewshed seen from nearly all areas of the property. With low density development in the area, views are relatively unhindered.



The rolling hills and open grassland meadow surrounded by pine forest is also a welcoming sight.

Wildlife and Migratory Birds:

Any proposed landscaping will include low water use plant material, and where possible, the plant material will be native to the Monument region.

The Colorado Division of Wildlife note the following wildlife as present in the area:

- Black bear (potential human-wildlife conflict area)
- Black-tailed prairie dog (Species of Concern in Colorado)
- Elk
- Gunnison's prairie dog
- Moose
- Mountain lion (potential human-wildlife conflict area)
- Mule deer
- Preble's meadow jumping mouse (Threatened species, USFWS)
- White-tailed deer
- Turkey
- Numerous small mammals, amphibians, and reptiles

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 11 migratory birds that may be affected by the Hay Creek Valley Subdivision development; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Trees on-site should be preserved if able to protect potential nesting sites and safe stop-over areas for these migratory birds. There are no critical habitats or rare/ threatened migratory bird species found to be present on the site.

Preble's Meadow Jumping Mouse:

A portion of this development is within the Preble's Meadow Jumping Mouse Critical Habitat Area per the U.S. Fish and Wildlife Service's IPaC mapper. Critical habitat on site is constrained to the northern most portion of the site, parallel to Hay Creek Road. All development is staying outside of the 100m critical impact line as shown on the plans provided with this submittal.