NATURAL FEATURES REPORT

Landforms, Riparian and Vegetative Analysis

PREPARED BY
Nina Ruiz, Vertex Consulting Services
5825 Delmonico Dr., Suite 320, Colorado Springs, CO 80919
719-433-2018
Nina.ruiz@vertexcos.com

PROJECT SUMMARY

The subject 19.51 acres is to be subdivided into seven rural residential lots. The parcel is located within the Section 25, Township 11 South, Range 66 West of the 6th principal meridian in unincorporated El Paso County. The parcel is bounded to the north by unplatted land zoned RR-5, to the east and west by platted RR-5 residential lots, and to the south by unplatted RR-5 parcels.

The site will be developed into seven rural residential lots and will utilize individual wells and on-site wastewater treatment systems. Per the Geotechnical Report prepared by Entech Engineering, the site is suitable for development, provided the recommended mitigation measures are adhered to.

FLOODPLAIN

No portion of the property contains the FEMA Floodplain.

WETLANDS AND RIPARIAN AREAS

There are no wetlands or riparian areas within the project boundaries.

Soils and Geology Report discusses Wetlands. Please be consistent across reports.

WILDLIFE AND VEGETATION

Vegetation on the site primarily consist of native field grasses with isolated small clusters of ponderosa pine. There is no critical habitats, refuges, or fish hatcheries within the project area.

GENERAL GEOLOGY

The topography of the site varies from gently to moderately sloping, generally to the east and southeast, along drainages in the northeastern and southern portions of the site. Existing soils on the site consist of Peyton sandy loam, and Peyton -Pring complex as determined by the Natural Resources Conservation Service Web Soil Survey.

The site lies in the western portion of the Great Plains Physiographic Province. A major structural feature known as the Rampart Range Fault lies approximately 11 miles to the west. This fault marks the boundary between the Great Plains Physiographic Province and the Southern Rocky Mountain Province. The site exists within the southeastern edge of a large structural feature known as the Denver Basin. Bedrock in the area tends to be very gently dipping in a northerly direction. The bedrock underlying the site consists of the Dawson Arkose Formation. Overlying this formation are unconsolidated deposits of residual and colluvial soils of the Quaternary Age. There are no

buttes or rock outcroppings. The residual soils are produced by the in-situ action of weathering of the bedrock on site and the colluvial soils deposited by gravity and sheetwash. Man-placed soils exist as earthen dams and erosion berms, and temporary stockpiles in the northwestern portion of the site.

SOIL CONSERVATION SURVEY

The Natural Resource Conservation Service has mapped two soil types on the site. In general, they vary from sandy loam to loam and sandy loam with subsoils of clay loam. The soils are described as follows:

Type	Description
67	Peyton sandy loam, 5 to 9% slopes
68	Peyton-Pring complex, 3 to 8% slopes

AQUIFER RECHARGE AREAS

There are no aquifer recharge areas.

AESTHETIC FEATURES

There are no significant aesthetic features.

NOXIOUS WEEDS

Pursuant to Section 6.3.7.A.2 “This Section shall apply to all lands and the review and approval of development applications and permits for land identified on the Noxious Weed Map or identified by the Forestry and Noxious Weed Manager as containing noxious weeds or adjacent to lands containing noxious weeds.”

Section 6.3.7.B.1 States “Noxious weed management shall be undertaken in association with a development application and permit when noxious weeds are identified on the Noxious Weed Map or by the Forestry and Noxious Weed Manager as being located on the subject property. Noxious weeds shall be addressed through the preparation of a noxious weed management plan.”

The El Paso County Environmental Services Division acts as the Forestry and Noxious Weed Manager. The El Paso County Environmental Services Division has indicated that a Noxious Weed Management Plan is required and the plan has been submitted.