

SKYLINE AT LORSON RANCH

Impact Identification Statement

January 18, 2021



PREPARED FOR:

Lorson LLC
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PREPARED BY:

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Site Location, Size, Zoning:

The Skyline at Lorson Ranch project is 15.764 acres located within the eastern portion of Lorson Ranch between the Jimmy Camp Creek east tributary and the eastern Lorson Ranch PUD boundary line. With a combined PUD/ Preliminary Plan submittal, the proposed Skyline project will be a continuation of the Lorson Ranch development. The site is currently zoned RLM (Residential Low/ Medium 4-6 DU/ Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment approved on April 21, 2016. The parcel is currently vacant. The proposed PUDSP application submittal includes 85 new single family lots on 15.764 acres for a density of 5.39 DU/ Acre.

Topography

The topography of the project site is moderately sloped towards the southwest. There are grade changes of approximately 50' in a southerly direction as the site slopes down towards the west. The existing slopes are slight to 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. The site slopes to the south and west where drainage will be collected into existing facilities.

Hydrologic Features/ Flood Hazard/ Floodplain

There is no major hydrologic feature within the project site. This property is not located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0976G', effective date 'December 7, 2018'.

The development will drain into existing detention pond/water quality basins located within previous phases of the Lorson Ranch project limits and generally, to the south-southwest. Flows will then be conveyed to Jimmy Camp Creek and/ or offsite in a manner consistent with El Paso County and State requirements.

Wetlands

There are no jurisdictional wetlands found on site as there are no hydrologic features within the project site.

Soils

A "Geology and Soils Report, Skyline at Lorson Ranch, El Paso County, Colorado" (RMG- Rocky Mountain Group, January 15, 2021) is included with the submittal package. As part of this report, 6 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, bedrock, and radon. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

Scenic Resources & Unique Natural Areas

The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Lorson Ranch with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There 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 5 migratory birds that may be affected by Skyline at Lorson Ranch East; 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. There is potential for vegetation to be reestablished along the banks of the Jimmy Camp Creek which could introduce additional bird habitat. In addition, there are no critical habitats or rare/ threatened species found to be present on the site.