

Blue Springs Meadow

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Natural Features Report

August 2026

Prepared For:

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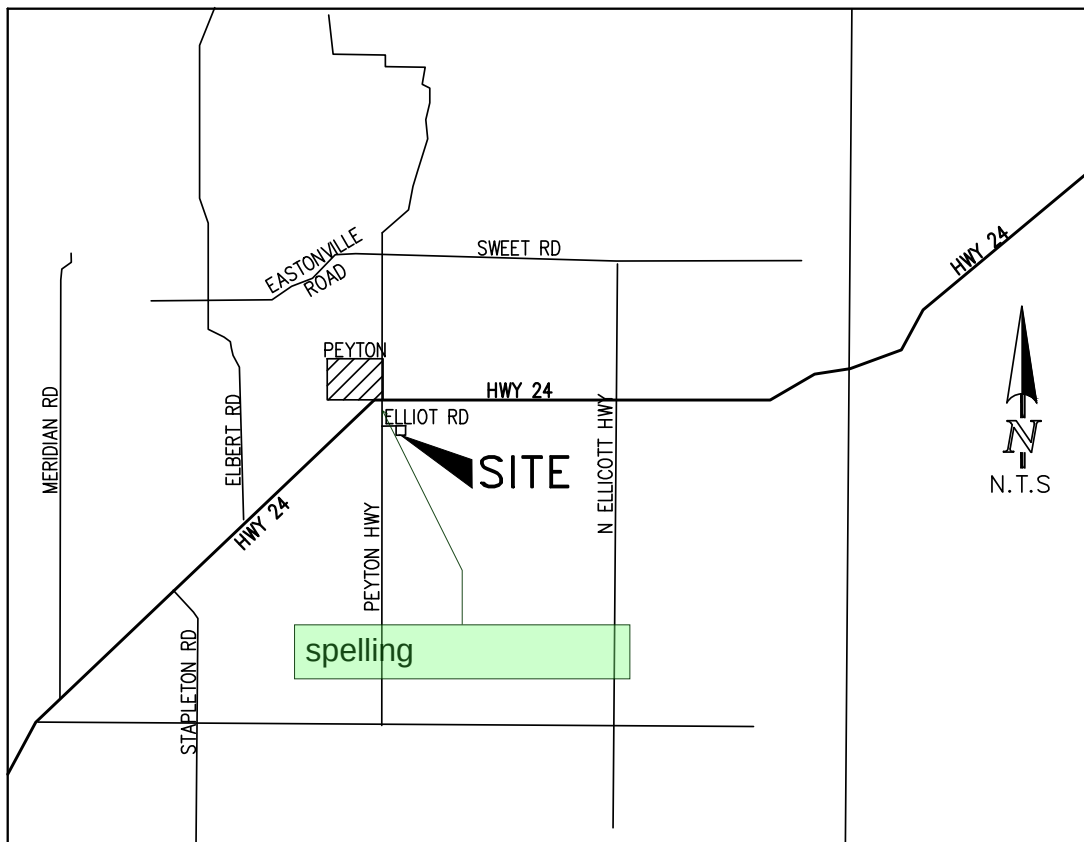
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VICINITY₁ MAP

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SITE LOCATION / SIZE / ZONING: The Blue Springs Meadow Subdivision property is located approximately 25 miles east of downtown Colorado Springs, ½ mile south of Peyton, Colorado. The parcel is approximately 1,250 feet east of Peyton Highway on Ellicott View. It is bordered on all sides by single family residential homes A-35 or RR-5 multiacre sites with existing homes and outbuildings (loafing shed/ stable), driveways, and barns. is located north of Hodgen Road, between Meridian Road and Remington Road. The site is 38.77 acres that is currently undeveloped/vacant.

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EL PASO COUNTY MASTER PLAN: El Paso County's Key Areas map does not list the property as being within any 'Key Area.' The site is located about a mile away from an area designated as a 'Small Towns & Rural Communities' Key Area. The Master Plan states that development in Small Towns & Rural Communities areas should "support neighboring rural residents (with) commercial uses and community facilities that serve surrounding residents and create a sense of community." The proposed 5-acre lots would be a suitable development as a neighbor for such an area. The site is located within Minimal Change: Undeveloped per the Areas of Change map where "The character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall there will be no change to the prioritized rural and natural environments." The site is located on the border of the Large-Lot Residential placetype and Rural placetype. Large-Lot Residential has a primary land use of single-family detached residential development. Rural has a primary land use of Farm/Homestead with a supporting land use of Estate. The Master Plan states "Development in Large-Lot residential placetype typically consists of single-family home occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. Conservation design should routinely be considered for new development within the large-lot areas." The Master Plan states "The primary land use in (Rural) placetype is agriculture however residential uses such as farm homesteads and estate residential are allowed as support uses. Residential lot development within the Rural placetype typically cover 35 acres or more per two units with the minimum lot area consisting of 5-acres per unit. Rural areas typically rely on well and septic and parcels for residential development tend to be substantial in size...As growth occurs, some Rural areas may develop and transition to another placetype...by pro-actively permitting changing areas contiguous to existing development to another placetype."

MINERAL RESOURCES: There are both Upland and Alluvial Fan deposits on this site per the El Paso County Aggregate Resource Evaluation map.

TOPOGRAPHY: The topography of the project site is primarily moderately sloped from the northwest to the southeast and the southwest to the northeast with slopes ranging from 2% to 10%. The site is suitable for development and is not impacted by the moderately sloped grades if current acceptable state and local best grading practices are employed.

SOILS: The soils report found the site to be composed of Blakeland loamy sand & Truckton loamy sand which are hydrologic soil type A and Bresser sandy loam which is hydrologic soil Type B giving the site low to moderate runoff potential.

HYDROLOGIC FEATURES / FLOOD HAZARDS / FLOODPLAIN: There are no major hydrologic features on the site. No portion of this site is within a designated F.E.M.A. floodplain, as determined by Flood Insurance Rate Map No. 08041C0375 G dated December 7, 2018.

VEGETATION: The site consists of undeveloped prairie land that has existing vegetation consisting of tall native grasses, weeds, cattails, & other prairie type vegetation with good to excellent coverage of 75% to 90%. Development of the site will seek to maintain as much of the vegetation as possible. Per the U.S. Fish and Wildlife Service's website database, the threatened flowering plant Ute Ladies'-tresses are potentially affected by activities in this location. However, the large-lot quality of this site should not effect these plants significantly. Proposed landscaping should include low-water use plant material, and where possible, be native to the Colorado Springs region.

SCENIC RESOURCES AND UNIQUE NATURAL AREAS: No significant natural landscapes or features have been identified on this site.

WILDLIFE AND MIGRATORY BIRDS:

This section is intended to fulfill the requirement of Section 6.3.9 of the development code.

The proposed development is 38.77 acres in size with the disturbed areas likely to be much less. This is not large enough on its own to impact any wildlife values positively or negatively. In addition, the proposed subdivision is surrounded by similarly zoned RR-5 development. Therefore, any steps taken to favor any wildlife species would be lost in the neighboring developments.

The Colorado Park & Wildlife note the following as also present in the area.

- Big Brown Bat Overall Range
- Fringe Myotis Overall Range
- Hoary Bat Overall Range
- Little Brown Myotis Overall Range
- Red Bat Overall Range

- Silver-haired Bat Overall Range
- Band-tailed Pigeon Breeding Range
- Brewer Sparrow Breeding Range
- Burrowing Owl Breeding Range
- Cassin Sparrow Breeding Range
- Golden Eagle Breeding Range
- Grasshopper Breeding Range
- Lark Bunting Breeding Range
- Lazula Bunting Breeding Range
- McCown Longspur Breeding Range
- Mountain Plover Breeding Range
- Northern Harrier Breeding Range
- Prairie Falcon Breeding Range
- Rufous Hummingbird Migration Range
- Swainson Hawk Breeding Range
- Black-tailed Prairie Dog Overall Range
- Arkansas Darter
- Mountain Lion Overall Range
- Mule Deer Overall Range
- Olive-backed Pocket Mouse Overall Range
- Preble's Meadow Jumping Mouse Overall Range
- Pronghorn Concentration Area & Overall Range
- Bullsnake Overall Range
- Coachwhip Overall Range
- Common Lesser Earless Lizard Overall Range
- Hernandez's Short-horned Lizard Overall Range
- Milksnake Overall Range
- Painted Turtle Overall Range
- Plains Gartersnake Overall Range
- Prairie Lizard & Plateau Fence Lizard Overall Range
- Prairie Rattlesnake & Western Rattlesnake Overall Range
- Six-Lined Racerunner Overall Range
- Terrestrial Gartersnake Overall Range
- Variable Skink & Many-lined Skink Overall Range
- Lesser Sandhill Crane Overall Range
- Scaled Quail Overall Range
- White-tailed Deer Overall Range
- White-tailed Jackrabbit Overall Range

The U.S. Fish and Wildlife Service's IPaC mapper and website database was also used to determine the potential of migratory birds within the area. The IPaC mapper listed two migratory birds that may be affected by this project (Golden Eagle, Eastern Black Rail, Ferruginous Hawk, Grasshopper Sparrow, Northern Harrier and Piping Plover); however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection. No critical habitats or rare/threatened species have been found on the site.

Construction activity is not anticipated to have significant impacts on wildlife in the area due to the size of the subdivision and surrounding development.

WETLANDS:

This section is intended to fulfill the requirement of Section 6.3.8 of the development code.

The Environmental Protection Agency defines wetlands as "areas where water covers the soil or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season.

Per the USGS National Wetlands Inventory map, there is a wetland found on this site classified as PUBF (Palustrine, Unconsolidated Bottom, Semipermanently Flooded).

A copy of the Wetland Map of the property is attached to the end of this report.

NOXIOUS WEEDS:

This section is intended to fulfill the requirement of Section 6.3.7 of the development code.

'Noxious weed' refers to an alien plant or parts of an alien plant that have been designated by rule as being noxious or has been declared a noxious weed by a local advisory board, and meets one or more of the following criteria: (a) Aggressively invades or is detrimental to economic crops or native plant communities; (b) Is poisonous to livestock; (c) Is a carrier of detrimental insects, diseases, or parasites; (d) The direct or indirect effect of the presence of this plant is detrimental to the environmentally sound management of natural or agricultural ecosystems. Without controls to keep them in check, these weeds quickly dominate existing native and economic plant communities.

Noxious weeds known to exist in El Paso County are the Common Cutleaf Teasel (List B), Diffuse Knapweed (List B), Hoary Cress (List B), Leafy Spurge (List B), Musk Thistle (List B), Russian Olive (List B), Spotted Knapweed (List B), and Yellow Toadflax (List B). Per the El Paso County Community Services Department Environmental Division, these List B weeds are "Discretely distributed noxious weeds that must be eradicated, contained, or suppressed, depending on their location, to stop their continued spread."

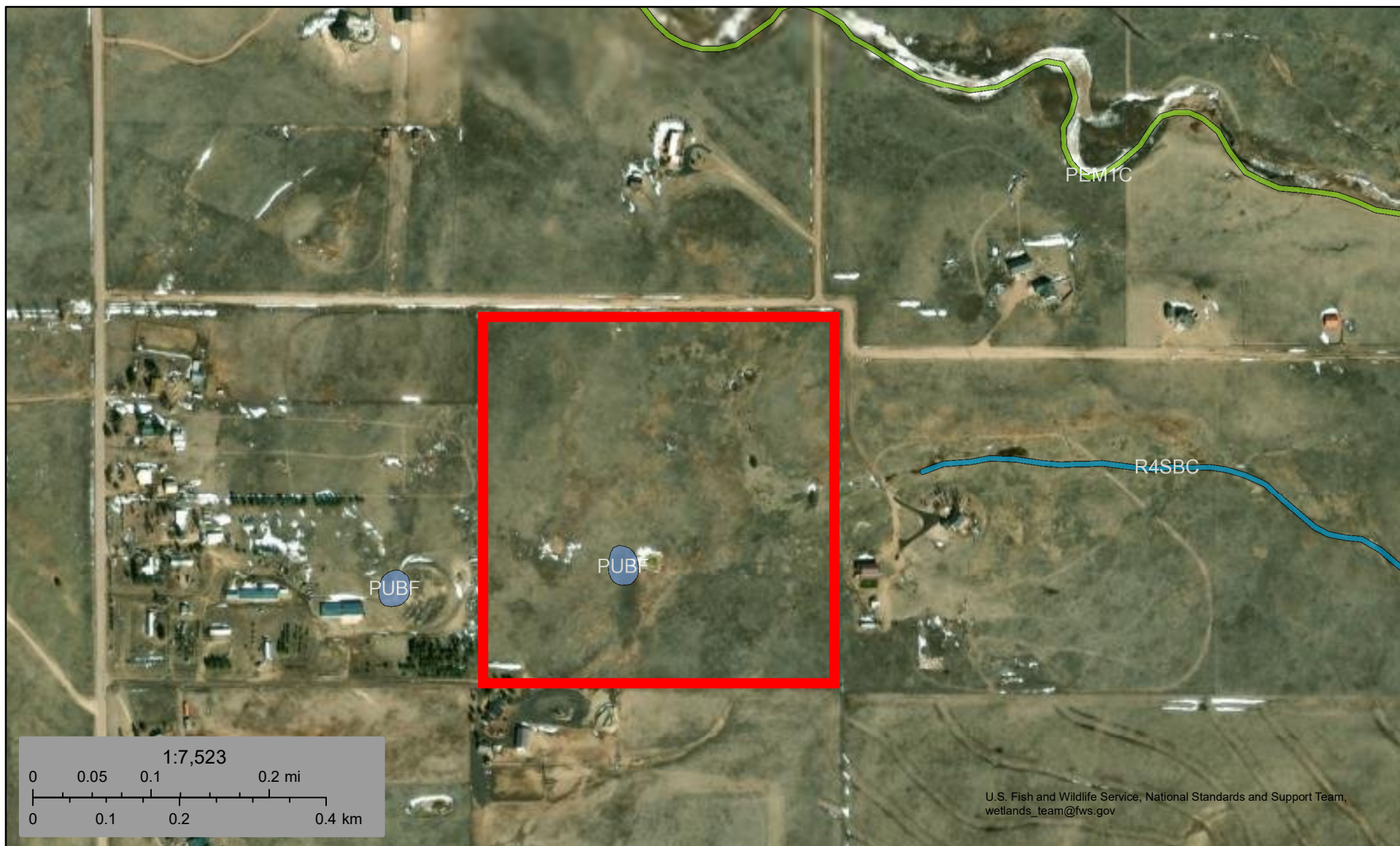
Noxious weeds are not known to be present on this property, but if found, a Noxious Weed Management Plan may be needed to provide guidelines for managing the noxious weeds that represent a threat to the natural and agricultural ecosystems of El Paso County. It is ultimately the responsibility of all landowners to employ methods and strategies to manage noxious weeds found on their property.



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetland



August 13, 2026

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.