

NATURAL FEATURES

For

Trails at Aspen Ridge PUDSP Amendment

Prepared for:

El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

On Behalf of:

COLA, LLC
555 Middle Creek Pkwy, Suite 500
Colorado Springs, CO 80920

Prepared by:



Matrix

2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
(719) 575-0100
fax (719) 572-0208

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Geological and Soil Hazards

According to the Soil Survey of the El Paso County Area, Colorado by the United States Department of Agriculture Soil Conservation Service, the soil types of this area are comprised of several different soil types; the site falls into the following soil types:

1. "11" Bresser sandy loam, 0 to 3 percent slopes.
2. "12" Bresser sandy loam, 3 to 5 percent slopes.
3. "30" Fort Collins loam, 0 to 3 percent slopes.
4. "39" Keith silt loam, 0 to 3 percent slopes.

All the soils are classified as Hydrological Group B.

There is no evidence of mining material in the area according to the Master Plan for the Extraction of Mineral Resources.

Vegetation and Wildlife

A. Summary of Proposed Subdivision

The Trails at Aspen Ridge consists of 680 single family lots on 118-acres. The site lies in Section 9 of Township 15 South, Range 65 West. The proposed development is south of Bradley Rd, east of Powers Boulevard. The property was recently rezoned from RS-5000 to PUD and will remain PUD to allow for a variety of lot sizes.

B. Vegetation

The terrain generally slopes to the south and east with slopes ranging from 2% to 8%. The vegetation is typical eastern Colorado prairie grasses with little or no shrubs. There are no trees present. Runoff from this site eventually outfalls into Fountain Creek and ultimately to the Arkansas River.

The site has soil characteristics of hydrologic soil Group B as classified by the Soil Conservation Service.

There are no irrigation facilities, utilities or other encumbrance that affect the drainage analysis of this site.

C. Wildlife

Wildlife consists primarily of small prairie animals. According to the EPC Wildlife Maps the area has been designated as a “low potential for impact zone” for wildlife. The parcel has not been identified as Prebles Meadow Jumping Mouse habitat, according to the EPC Wildlife Maps. The application includes a Wildlife Study for reference

D. Wetlands

There are no wetlands on site.