NATURAL FEATURES REPORT

Landforms, Riparian and Vegetative Analysis

PREPARED BY
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PROJECT SUMMARY

The subject 35 acres is to be subdivided into four 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 south and east by unplatted land zoned RR-5, to the north and west by platted PUD residential lots.

The site will be developed into four 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 jurisdictional wetlands onsite, however, there is a mapped PUSCh area per the National Wetlands Inventory. This small, less than an acre, area has been depicted as no-build on the associated plat drawing. The PUSCH is defined as follows:

> System Palustrine (P) : 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.
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> Class Unconsolidated Shore (US) : Includes all wetland habitats having two characteristics: (1) unconsolidated substrates with less than 75 percent areal cover of stones, boulders or bedrock and; (2) less than 30 percent areal cover of vegetation. Landforms such as beaches, bars, and flats are included in the Unconsolidated Shore class.

Water Regime Seasonally Flooded (C) : 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.

Special Modifier Diked/Impounded (h) : These wetlands have been created or modified by a man-made barrier or dam that obstructs the inflow or outflow of water.

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. 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.