NATURAL FEATURES REPORT
FOR
CALM BREEZE FILING NO. 1 – FINAL PLAT

JUNE 2026

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Project #08-055
SF26000

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APPENDIX

NATURAL FEATURES REPORT
FOR
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Purpose

The purpose of this Natural Features Report is to document and evaluate the project's existing natural conditions. This informs responsible planning, design, and land management decisions. The report overviews and analyzes key environmental characteristics, including site topography and hydrologic features, such as floodplains and flood hazard areas, riverine wetland habitats, and existing drainage ways. It also examines ecological resources on or near the site, including wildlife, potential habitat, vegetation communities, and the presence of noxious or invasive weeds. In addition, the report considers natural hazards and environmental risks, with a focus on wildfire potential and hazard mitigation. Together, this assessment establishes a baseline understanding of the site's natural systems and identifies constraints, opportunities, and management needs to support sustainable development and environmental stewardship.

General Location, Location Map and Project Description

The proposed Clam Breeze Filing No. 1 subdivision plat covers a 42.219-acre parcel and owners intend to subdivide the property into four ~10 acres residential lots. This parcel is currently identified by the El Paso County Assessor's tax parcel number 5211000013. It is located in part of the southeast quarter of Section 11 and the northeast quarter of Section 14, Township 12 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado. The site is surrounded by residential properties zoned RR-5. Access is provided by Shoup Road, a public roadway. A gravel private access road, about 20 feet wide, runs through the property for internal and adjacent access.

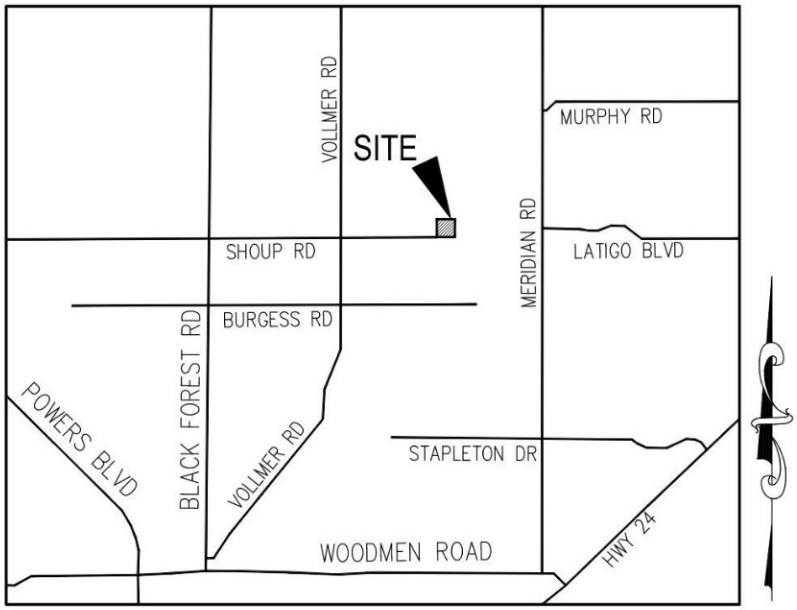


Figure 1. - Vicinity Map

Topography

The topography of the project site is gentle rolling hills in a southeasterly direction with a variety of native grasses, shrubs, ponderosa pines, and gamble oaks. The overall site slope within each lot ranges from ~1% to ~33%. Each of the proposed lot delineations has several buildable pad sites with slopes ranging from ~2% to ~12%.

The southern side of the site includes a section of the Black Squirrel Creek (BSC), which flows eastward. The BSC creek has a typical bottom-of-creek slope of ~1% with side slopes ranging from ~10% to ~33%. There is an existing unnamed tributary reach running north to south that converges with BSC to the south, from which then flows off-site to the east. The tributary creek reach bottom of this reach is ~1% with ranging side slopes of ~2-33%. This development shall not propose new development within the BSC flood plain or within the unnamed tributary reach.

Floodplain Discussion and FIRM

According to the Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM) panel no. 08041C0320G with an effective date of December 7, 2018 has been examined as it relates to the property being platted. Most of the site is located within Zone X, which includes areas determined to be outside the 0.2% annual chance floodplain.

A portion of the site at the southern end of the site lies within a section of the Black Squirrel Creek, which flows eastward. This area has been designated as Zone A, indicating a 1% annual chance of flooding, however, no base flood elevation is determined. The Zone AE floodplain limits and base flood elevations, as shown on the Calm Breeze Filin No. 1 plat, are per the interpolated BFE extents provided by Keith Curtis (Pikes Peak Regional Building Department, Floodplain Division). The FIRM is included in the appendix of this report.

Geologic & Soils Hazards

A Soils and Geology Study prepared by Entech Engineering, Inc., dated May 29, 2026, is included as part of this submittal package.

This Soils and Geology Study concludes that the proposed development is appropriate for the planned four ~10-acre lot subdivision. This conclusion applies provided all outlined precautions and recommendations regarding design and construction are followed. As part of the study, four exploration test borings were completed around the ~42-acre site. The study identified several geologic hazards and constraints as described in Section 6.0 of the report. These include artificial fill, potentially expansive soils, drainage and floodplain areas, potentially shallow or seasonally shallow groundwater areas, slope stability and landslide susceptibility, downslope creep, potentially unstable slope areas, and radon. The report notes that, if hazards cannot be avoided, they can be mitigated through proper engineering, design, and construction practices. It also recommends further investigation of individual lots and selected building sites for specific details and mitigation recommendations.

Wetlands

The USFWS National Wetland Inventory (NWI) and the UDGS National Hydrography Dataset (NHD) databases were reviewed for potential wetlands and surface waters within the project site shown in the appendix of this report. No natural wetland is known to be on the project site. However, the data indicate that there are two

streams running through the site. The southern side of the site includes a section of the named Black Squirrel Creek (BSC), which flows eastward. There is an existing unnamed tributary reach running north to south that converges with BSC to the south, from which the flow then continues off-site to the east.

As noted in the Floodplain Discussion section, a small section at the southern end of the site includes a section of Black Squirrel Creek, which flows eastward. This area has been designated as Zone A, indicating a 1% annual chance of flooding.

Soils

As previously mentioned, Entech Engineering, Inc., conducted a Soils and Geology Study for the subject site. The soil types found are identified and characterized in Section 5.4 of the report.

Soil Type 1: classified as a silty to clayey sand (SM, SC).
Soils Type 2: classified as highly weathered sandstone or clayey sand when classified as a soil (SM).

Wildfire

A Wildfire Mitigation Plan has been prepared and provided with this application submission. The report has been prepared by a Wildfire Mitigation professional as required by El Paso County, by Root Forestry, LLC, dated April, 2026. This report analysis the current hazards and recommends mitigation measures and also provides a forest management plans so that the future homeowners may maintain healthy, fire adapted forest near and around their homes.

According to USDA and USFS community risk mapping, most of the project site faces moderate wildfire risk, with 10-15% classified as high risk due to dense ponderosa pines and gamble oaks in the western-central area. Burn probability is rated high to moderate. See maps in the appendix.

The project site is located within the Black Forest Fire Rescue district, with Station 1 at 11445 Teachout Rd, ~4.6 miles from the subject site, and Station 2 at 16465 Ridge Run Dr, ~7.5 miles from the project site.

Noxious Weeds

Noxious weeds are present on the project site in various areas, but in generally limited quantities. There does not appear to be any large concentrated quantities of noxious weeds, but scattered noxious weeds were found throughout various portions of the site in isolated areas. It's possible that additional noxious weed populations may be present on the site, and a site inventory may be necessary to identify and map noxious weeds during the growing season would be required to accurately catalog all populations on the site.

Wildlife and Critical Species

The project site lies near two Southwestern Tablelands ecoregions, known as Pine-Oak Woodlands and Foothill Grasslands. The undeveloped portions of each lot will remain as native vegetation and undisturbed wildlife habitat. The Colorado Parks and Wildlife notes that the following wildlife is present in the subject area:

Black Bear – Human Conflict Area
Black Bear- Summer Concentration

Black-Tailed Prairie Dog Colony Potential Occurrence
Black-Tailed Prairie Dog Colony Overall Range
Mountain Lion Human Conflict Area
Mountain Lion Overall Range
Mule Deer Concentration Area
Preble's Meadow Jumping Mouse Overall Range
Pronghorn Overall Range
Bullsnake Overall Range
Common Lesser Earless Lizard Overall Range
Hernandez's Short=horned Lizard Overall Range
Milkshake Overall Range
Ornate Box Turtle Overall Range
Painted Turtle Overall Range
Prairie Lizard and Plateau Fence Lizard Overall Range
Prairie Rattlesnake and Western Rattlesnake Overall Range
Six-lined Racerunner Overall Range
Smooth Greensnake Overall Range
Terrestrial Gartnersnake Overall Range
Variable Skink and Many -Lined Skink Overall Range
Lesser Sand Hill Crane Overall Range
White-tailed Deer Overall Range
Wild Turkey Overall Range
Brown Big Bear Overall Range
Fringed 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 Sparrow Breeding Range
Lark Bunting Breeding Range
Lazuli Bunting Breeding Range
Northern Harrier Breeding Range
Prairie Falcon Breeding Range
Rufous Hummingbird Migration Range
Swainson Sparrow Breeding Range
Virginia Warbler Breeding Range
Olive-backed Pocket Mouse Overall Range
White-Tailed Jackrabbit Overall Range

The U.S. Fish and Wildlife Service IPaC mapper database showed one critical mammal species, the Preble's Jumping Mouse (threatened). Preble's Jumping Mouse critical habitat does not lie within the project site. However, their preferred habitats may be present within the project area's floodplain. The floodplain area is to remain undisturbed; therefore, there are no anticipated impacts on the mouse species from the proposed project.

The Eastern Black Rail and Piping Plover (both threatened) were identified in IPaC mapping. However, their critical habitats are outside the project site. The proposed subdivision is unlikely to result in—or contribute to—water depletions on Black Squirrel Creek. Therefore, no direct or indirect impacts to these species are likely from the proposed subdivision.

The Monarch butterfly is designated on site as (proposed threatened). It may be present during migration (May–October) and breeding in early spring (February–March).

Conclusion

In conclusion, the Natural Features Report for the Clam Breeze Filing No. 1 subdivision provides a comprehensive evaluation of the site's existing environmental conditions and identifies key factors relevant to responsible development. The approximately 42.219-acre property exhibits gently rolling topography, generally suitable for residential construction, with adequate buildable areas across the proposed lots.

Hydrologic features, including Black Squirrel Creek and an unnamed tributary, introduce localized constraints associated with floodplain areas; however, these features have been appropriately identified, and no development is proposed within designated flood-prone zones.

Geotechnical analysis indicates that the site is suitable for the proposed subdivision, provided that recommended engineering design and construction practices are implemented. While no jurisdictional wetlands have been identified, drainage features and floodplain areas will require careful consideration to preserve natural functions and minimize impacts.

The site supports a range of native vegetation and wildlife species, including potential habitat for the Preble's Meadow Jumping Mouse and seasonal use by migratory birds and Monarch butterflies. With the preservation of floodplain areas and adherence to best management practices, impacts to sensitive species are expected to be minimal. The presence of noxious weeds is limited and manageable with proper monitoring and control measures.

Wildfire risk represents a notable environmental consideration due to existing vegetation communities. However, with the implementation of recommended mitigation strategies, including defensible space and vegetation management, risks can be effectively reduced to acceptable levels.
Overall, the site presents both opportunities and constraints typical of a semi-rural, natural landscape. With appropriate planning, adherence to engineering and environmental recommendations, and continued stewardship of natural resources, the proposed development can proceed in a manner that balances residential use with the protection and preservation of the site's ecological integrity.

References

U.S Fish and Wildlife
https://ipac.ecosphere.fws.gov/

Colorado Geospatial Portal
https://gis.colorado.gov/viewer/

Colorado Natural Heritage Program
https://cnhp.colostate.edu/projects/noxious-weed-inventory/

Colorado Park and Wildlife
https://www.arcgis.com/home/item.html?id=50322b83e815436aadf588757822e72f

Wildfire Risk and Burn Probability US Forest Service
https://data-usfs.hub.arcgis.com/datasets/d93720867d1a4aa69f4a15dbf3ddeaea/explore?location=41.379285%2C-123.966590%2C4

Black Forest Fire Rescue
https://www.bffire.org/uncategorized/district-map/

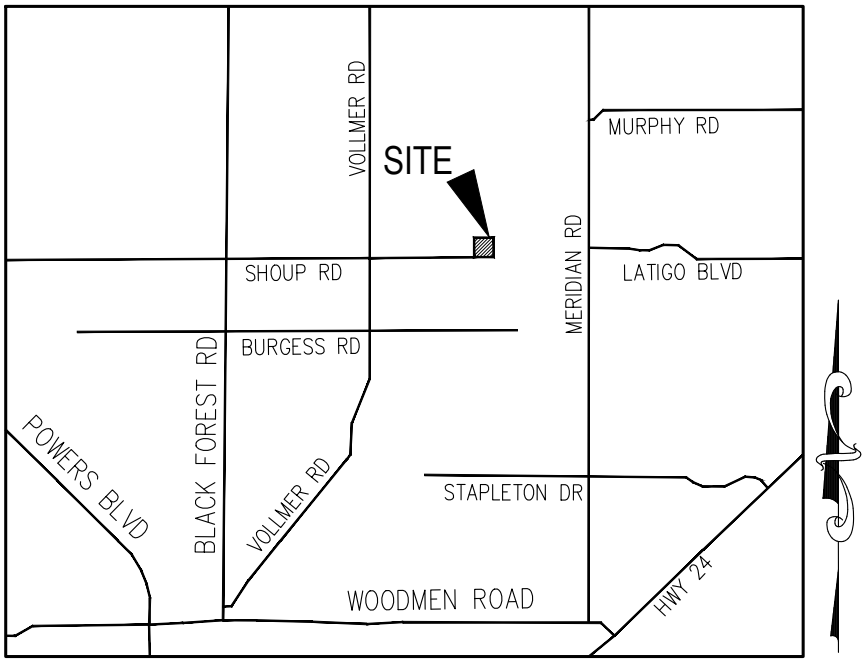
USGS
https://apps.nationalmap.gov/

National Wetland Inventory
https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

NOAA Digital Coast
https://coast.noaa.gov/digitalcoast/data/nwi.html

APPENDIX

APPENDIX A
VICINITY MAP



VICINITY MAP

N.T.S.

APPENDIX B
FEMA MAP

National Flood Hazard Layer FIRMette

FEMA

104°38'20"W 39°1'3"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

104°37'42"W 39°0'35"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/10/2026 at 1:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the **North American Vertical Datum of 1988 (NAVD88)**. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at http://www.ngs.noaa.gov/.

Base Map information shown on this FIRM was provided in digital format by El Paso County, Colorado Springs Utilities, City of Fountain, Bureau of Land Management, National Oceanic and Atmospheric Administration, United States Geological Survey, and Anderson Consulting Engineers, Inc. These data are current as of 2006.

This map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact **FEMA Map Service Center** (MSC) via the FEMA Map Information eXchange (FMIX) 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The MSC may also be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov/.

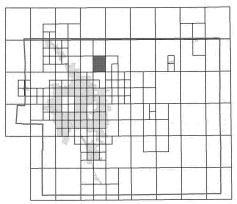
If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

El Paso County Vertical Datum Offset Table

Flooding Source	Vertical Datum Offset (ft)

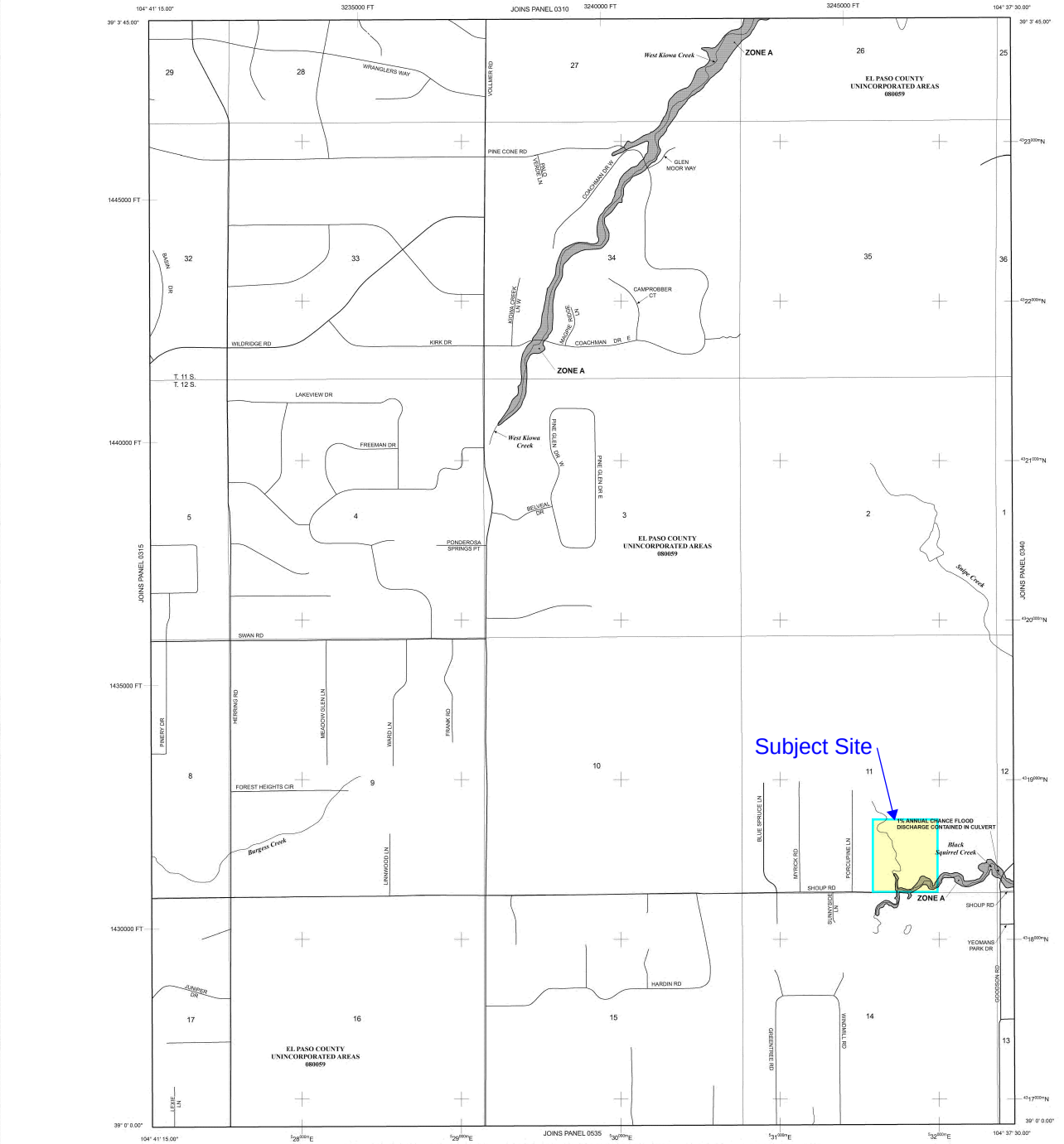
REFER TO SECTION 3.3 OF THE EL PASO COUNTY FLOOD INSURANCE STUDY FOR STREAM BY STREAM VERTICAL DATUM CONVERSION INFORMATION

Panel Location Map



This Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperating Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA).

Additional Flood Hazard information and resources are available from local communities and the Colorado Water Conservation Board.



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 11 SOUTH, RANGE 65 WEST, AND TOWNSHIP 12 SOUTH, RANGE 65 WEST.

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR Special Flood Hazard Area Formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary
Floodway boundary
Zone D Boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513 (EL 987) Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

A — A Cross section line
23 — 23 Transect line
97° 07' 30.00" / 32° 22' 30.00" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4275000mN 1000-meter Universal Transverse Mercator grid ticks, zone 13
6000000 FT 5000-foot grid ticks: Colorado State Plane coordinate system, central zone (FIPSZONE 0502), Lambert Conformal Conic Projection
DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5 River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
MARCH 17, 1997

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
DECEMBER 7, 2018 - to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0320G

FIRM
FLOOD INSURANCE RATE MAP
EL PASO COUNTY, COLORADO
AND INCORPORATED AREAS

PANEL 320 OF 1300
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
EL PASO COUNTY	080059	0320	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
08041C0320G

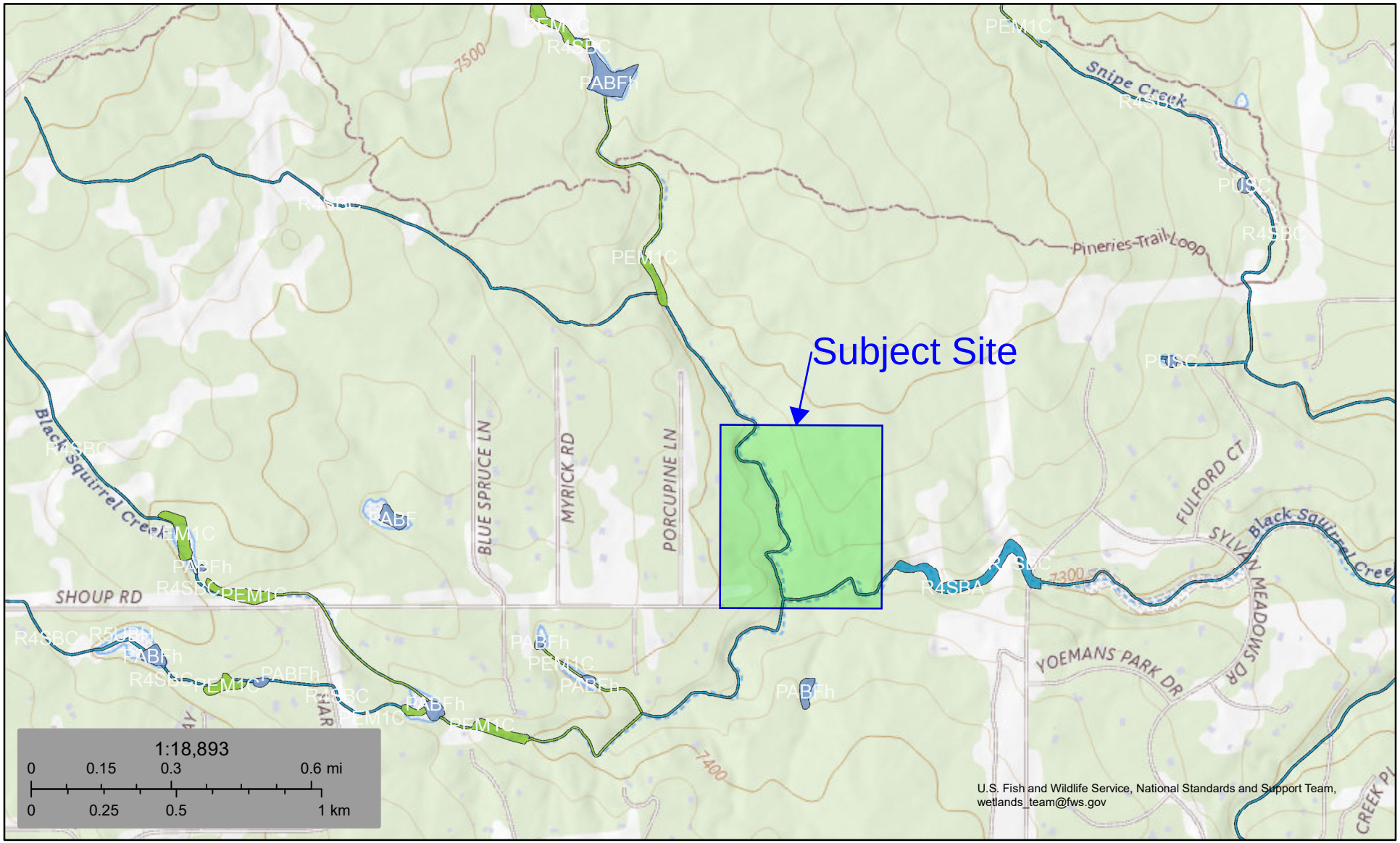
MAP REVISED
DECEMBER 7, 2018

Federal Emergency Management Agency

APPENDIX C
WETLAND MAP

U.S. Fish and Wildlife Service
National Wetlands Inventory

12650 Calm Breeze Point - Wetland



March 16, 2026

Wetlands

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

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

APPENDIX D
SOILS MAP

Soil Map—El Paso County Area, Colorado
(Calm Breeze Point)

Map Scale: 1:2,960 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 23, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 23, 2024—Aug 4, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Elbeth sandy loam, 8 to 15 percent slopes	19.8	47.0%
41	Kettle gravelly loamy sand, 8 to 40 percent slopes	22.4	53.0%
Totals for Area of Interest		**42.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

El Paso County Area, Colorado

26—Elbeth sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 367y
Landscape: Uplands
Elevation: 7,300 to 7,600 feet
Farmland classification: Not prime farmland

Map Unit Composition

Elbeth and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Elbeth

Setting

Landscape: Uplands
Landform: Hills
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from arkose

Typical profile

A - 0 to 3 inches: sandy loam
E - 3 to 23 inches: loamy sand
Bt - 23 to 68 inches: sandy clay loam
C - 68 to 74 inches: sandy clay loam

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F048AY908CO - Mixed Conifer
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 10 percent
Hydric soil rating: No

Pleasant

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

41—Kettle gravelly loamy sand, 8 to 40 percent slopes

Map Unit Setting

National map unit symbol: 368h
Landscape: Uplands
Elevation: 7,000 to 7,700 feet
Farmland classification: Not prime farmland

Map Unit Composition

Kettle and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kettle

Setting

Landscape: Uplands
Landform: Hills
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium derived from arkose

Typical profile

E - 0 to 16 inches: gravelly loamy sand
Bt - 16 to 40 inches: gravelly sandy loam
C - 40 to 60 inches: extremely gravelly loamy sand

Properties and qualities

Slope: 8 to 40 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Ecological site: F048AY908CO - Mixed Conifer

Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 10 percent
Hydric soil rating: No

Pleasant

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

APPENDIX E
WILDFIRE HAZARD MAP

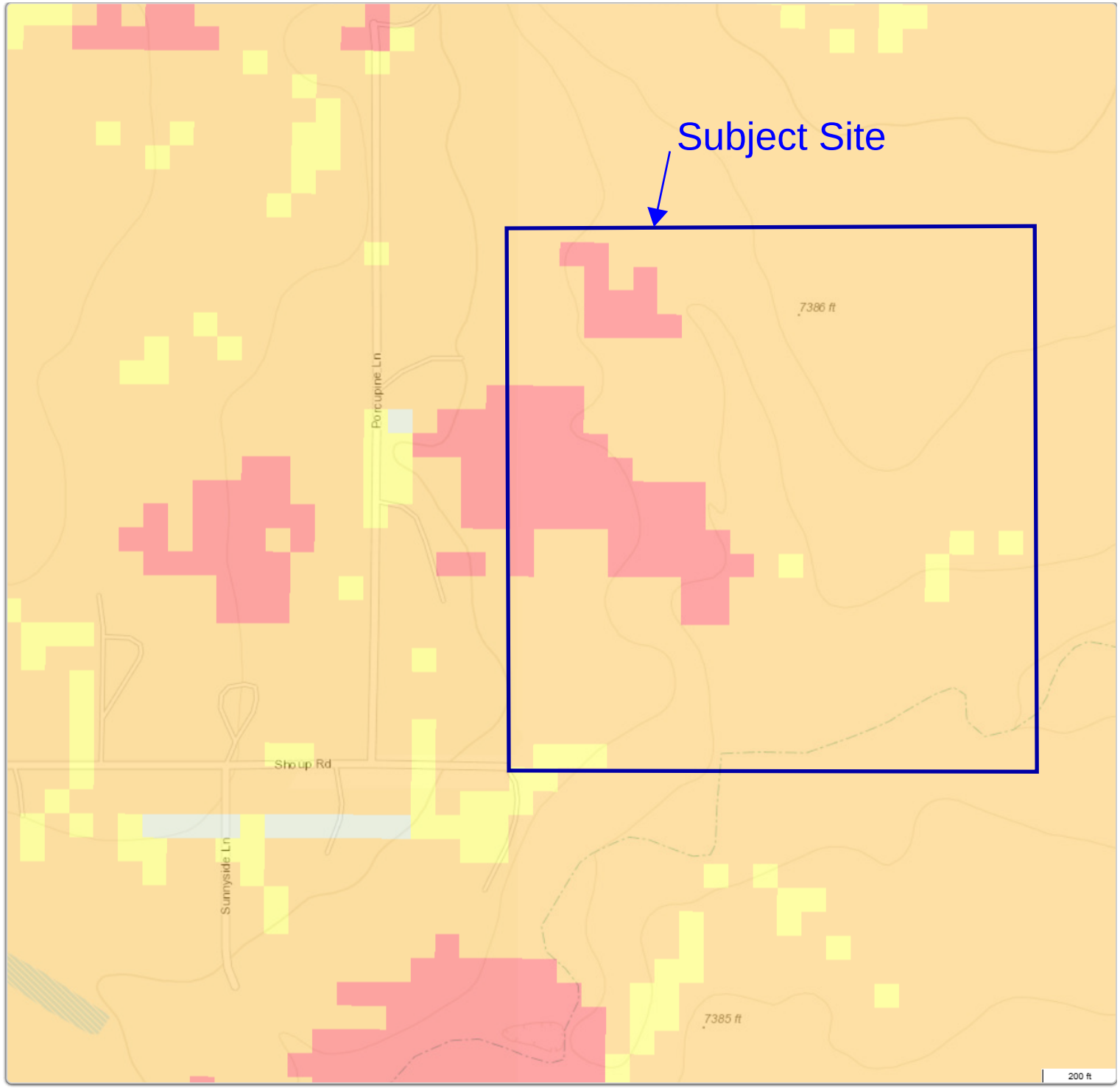
Colorado Wildfire Risk Viewer

https://co-pub.coloradoforestatlas.org

Fire Intensity

12650 Calm Breeze Point ~42-acres

Created on:
3/11/2026, 2:49 PM



Legend

https://co-pub.coloradoforestatlas.org

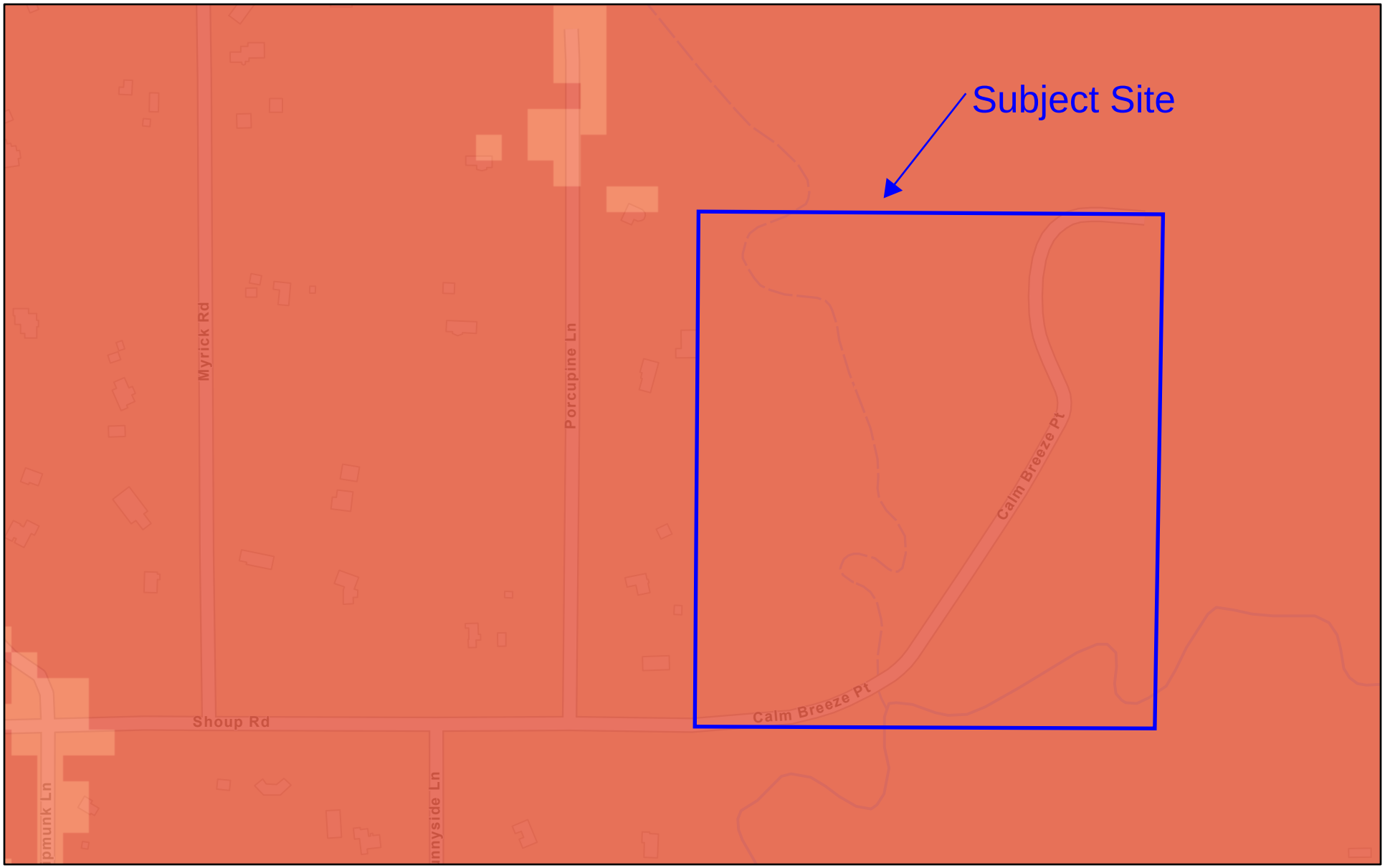
Fire Intensity Scale

- Lowest Intensity
- Low Intensity
- Moderate Intensity
- High Intensity

Counties

APPENDIX F
BURN PROBABILITY

12650 Calm Breeze Pt



3/17/2026

Wildfire Risk to Communities Burn Probability (Image Service)

1-in-464 to 1-in-215

1-in-215 to 1-in-100

1:6,284

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Funding for this project was provided by USDA Forest Service, Fire and Aviation Management; USDA Forest Service, Fire Modeling Institute, which is

APPENDIX G

FIRE DEPARTMENT MAP

BLACK FOREST FPD

Tax Boundary

1 inch = 7,460.72 feet

08/19/2022 EPC Assessor's Office
NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
Projection: Lambert_Conformal_Conic

DOUGLAS COUNTY

ELBERT COUNTY

BFFR Station

Subject Site

BFFR Station