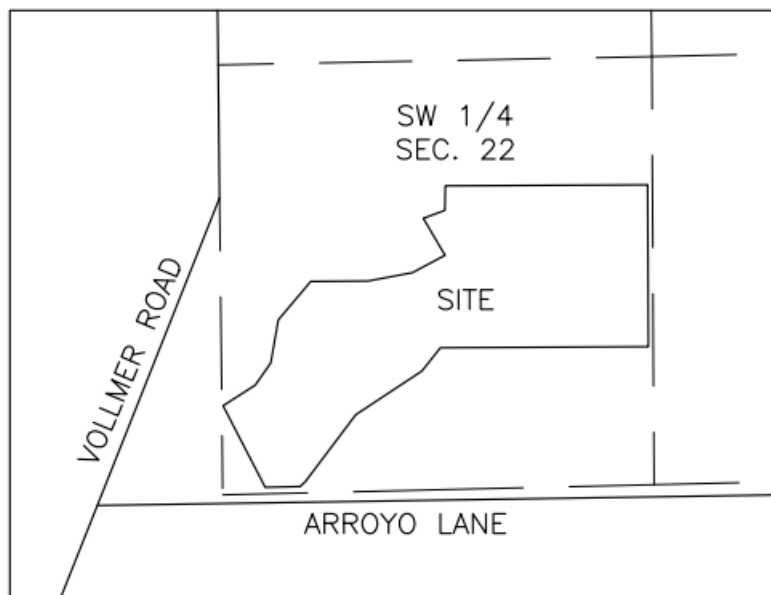


Timbers at Black Forest

Natural Features Report



Prepared By:
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5825 Delmonico Drive, St 320
Colorado Springs, CO 80919

On Behalf of:
Timbers of Black Forest, LLC
9220 Arroya Lane
Colorado Springs, CO 80908

Site Location, Size, Zoning:

Parcel ID Nos.: 5222000025

Area/Acreage: 55.707 AC

Existing Zoning: RR-5 (Proposed RR-2.5)

Location: The project site is located within the SW¼ of Section 22, Township 12 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The site is located just south of the Palmer Divide and approximately 2 miles north-northeast of Colorado Springs city limits on the southern side of Black Forest.

Topography

The topography of the site is generally gradually sloping to the southwest with moderate slopes to the west along the Sand Creek drainage in the western portion of the site. The drainage generally flows in southwesterly direction, with other drainages on the site dry at the time of this investigation.

Wetlands

There are no jurisdictional wetlands found on site.

Vegetation and Soils

The site primarily contains field grasses and weeds with Ponderosa Pines along the northern side of the site. The Natural Resource Conservation Service, previously the Soil Conservation Service, has mapped three soil types on the site. In general, it is a sandy loam. The soils are described below:

Type	Description
40	Kettle gravelly loamy sand, 3 to 8% slopes
41	Kettle gravelly loamy sand, 8 to 40% slopes
71	Pring coarse sandy loam, 3 to 8% slopes

Unique Natural Areas

There are no rock outcroppings or jurisdictional wetlands onsite. A natural drainageway, known as Riverine R5UBH & R4SBC in the National Wetland Mapper, traverses a portion of the northern lot line. This drainageway has been depicted as no-build on the final plat.

Wildlife and Migratory Birds

The property is located within the PMJM Block Clearance. The Colorado Division of Wildlife notes the following species are present in the area; however, the Division also expresses no concern regarding negative and/or unmitigated impacts to wildlife:

- Mule and White Tailed Deer
- Fox species
- Coyote

- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that the project will have no 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 eight (8) migratory birds that may be affected; however, this list may also include birds occurring outside this area's FWS office jurisdiction.