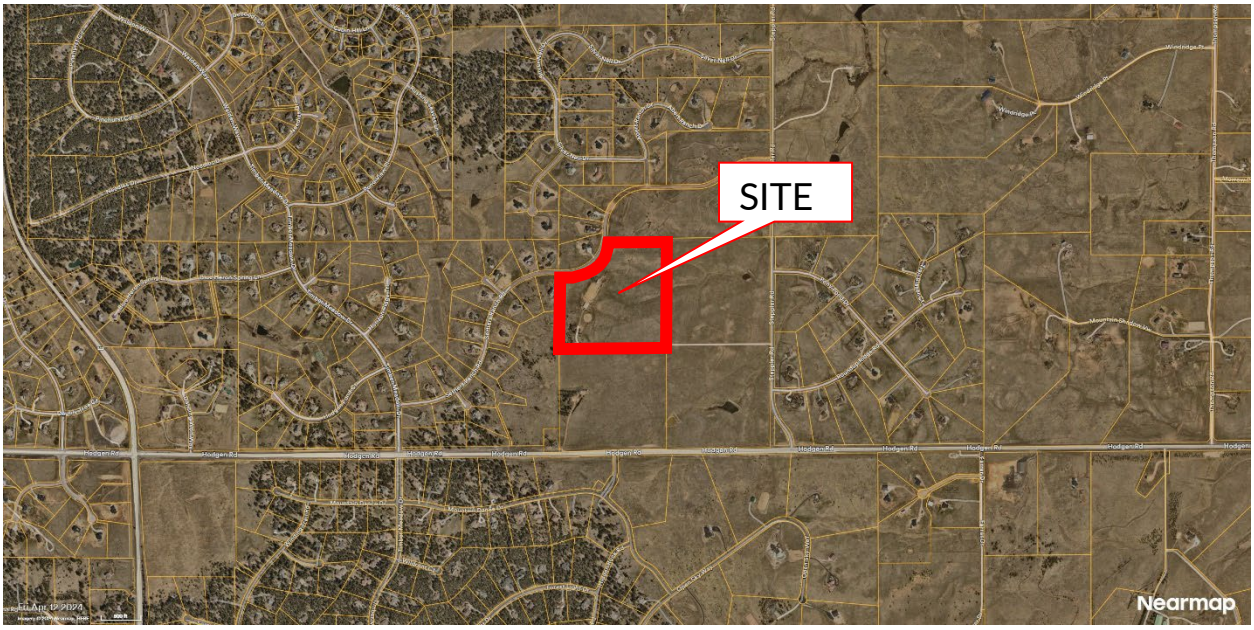
SKYE VISTA SUBDIVISION
NATURAL LANDFORMS, VEGETATION, RIPARIAN ANALYSIS
FINAL PLAT

December 5, 2024



PREPARED FOR:
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Site Location, Size, and Zoning:

Skye Vista Subdivision is proposing 13 large lot single family detached units on 36.38AC. Each lot will have a minimum lot size of 2.5AC as permitted by the existing zoning. The project is located north of Hodgen Road, immediately east and south of the Settlers Ranch Subdivision Filing 2B and 2C and adjacent to the southern boundary of Settlers Ranch Road. Settlers Ranch Subdivision Fil. 3, a proposed 24 lot residential subdivision will bound the western and northeastern boundaries of the Skye Vista Subdivision.

Each lot will be on well and septic and developed by an individual home builder. Primary access to the site is provided by Settlers Ranch Road. This road currently connects from Timber Meadow Drive and Hodgen Road to the proposed subdivision and ends at the Settlers Ranch Subdivision. Secondary access to Skye Vista will be provided by the extension of Settlers Ranch Road to Albert Ranch Drive. Future connections to Steppler Road will be constructed with the Settlers Ranch Subdivision Fil. 3 (currently under final

review). This subdivision will construct Settlers Ranch Road to Steppler Road which will provide secondary access to Skye Vista, Abert Ranch Subdivision and Settlers Ranch Subdivisions.

Skye Vista Subdivision is located within Zone X, area of minimal flood hazard as shown on FEMA Floodmap panel number: 08041C0305G effective 12/7/2018.

Topography:

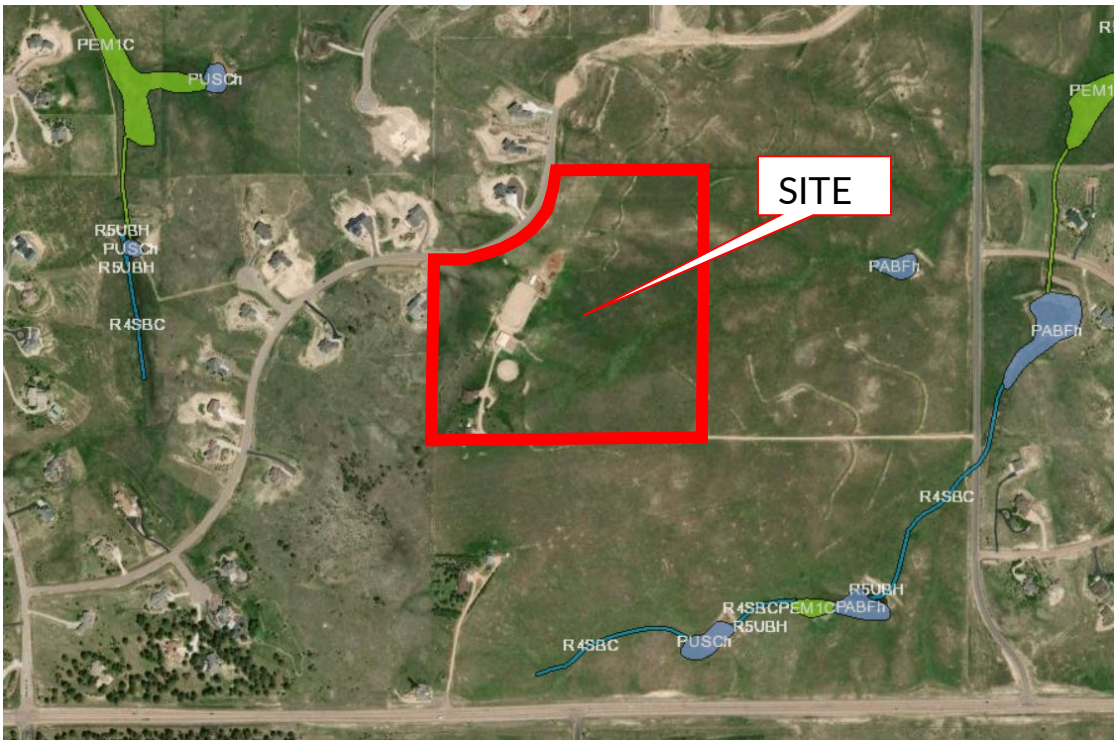
The topography of the project site is rolling hills with grasses, ponderosa pine and gamble oaks. Overall slope of the site ranges from 0-17%, with a majority of the site within 4-10% slope. No significant natural features, such as distinctive topographic features including buttes and rock outcroppings; existing vegetation, drainage, riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features have been identified within the project boundary. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations.

Regional geology mapping shows sandstone of the Dawson Formation at the surface of the site. There may be areas on the site in which bedrock is near or at the ground surface. No bedrock was encountered in any of the test pits to a depth of 8 feet below the ground surface. Although not encountered in any of the test pits, lenses of claystone bedrock may be encountered within the sandstone. Sandstone encountered on this site is anticipated to be uncemented to moderately cemented. No geologic hazards were found that would preclude the proposed development as planned.

Recommendations regarding mitigation of the identified potential hazards must be addressed in the lot specific geotechnical investigation report, or through the use of current build design codes.

Hydrologic Features / Flood Hazard / Floodplain:

There are no identified hydrological or floodplain features as shown on the National Wetlands Inventory and surface waters and wetlands mapper. No wetlands or hydrological features are anticipated to be impacted by this development.



All of the Skye View Subdivision is located within Zone X, area of minimal flood hazard as shown on FEMA Floodmap panel number: 08041C0305G effective 12/7/2018.

Wetlands: There are no identified hydrological or floodplain features within the Skye Vista Subdivision as shown on the National Wetlands Inventory and surface waters and wetlands mappers. No wetlands or hydrological features are anticipated to be impacted by this development.

Soils:

A "Geology and Soils Evaluation Report" completed by Vivid Engineering Group in November of 2024, found soils onsite to predominantly consist of clayey to silty sand and poorly to well graded sand soils. Regional geology mapping shows sandstone of the Dawson Formation at the surface of the site. There may be areas on the site in which bedrock is near or at the ground surface. No bedrock was encountered in any of the test pits to a depth of 8 feet below the ground surface. Although not encountered in any of the test pits, lenses of claystone bedrock may be encountered within the sandstone. Sandstone encountered on this site is anticipated to be uncemented to moderately cemented. No geologic hazards were found that would preclude the proposed development as planned. The following present a list of geologic hazards encountered on this site:

- Expansive/Settlement prone soil
- Erodible Soils
- Corrosive Soils
- Seismicity
- Radiation

No geologic hazards that exist on site pose a significant risk to the proposed project or adjacent properties that cannot be mitigated through proper land usage planning, foundation design, engineering design, and/or construction practice generally as discussed above. Recommendations regarding mitigation of the identified potential hazards must be addressed in the lot specific geotechnical investigation report, or through the use of current build design codes. A copy of the report has been included in the submittal package.

Scenic Resources and Unique Natural Areas:

The proposed subdivision is situated just outside of the Black Forest. The site overlooks rolling hills and open meadows with Pikes Peak as a backdrop. The proposed low density and surrounding low density allows the surrounding views to remain relatively un-obstructed. Scenic qualities of the overall site are rolling meadows, clusters of pine, and back drop of Pikes Peak.

Wildlife and Migratory Birds:

The project area is located within the Southern Rockies Level III ecoregion. This area is distinguished from neighboring plains ecoregions by their high elevation, steep, and rugged mountains. The undeveloped portions of each lot will remain as native vegetation and un-disturbed wildlife habitat.

The US Fish and Wildlife note the following endangered species as present in the area:

- Eastern Black Rail
- Piping Plover
- Whooping Crane
- Pallid Sturgeon
- Monarch Butterfly
- Ute Ladies' tresses
- Western Prairie Fringed Orchid

No critical habits have been identified on this site. There are no documented cases of eagles being present at this location. The US Fish and Wildlife note the following migratory birds may be present on the site:

- Broad-tailed Hummingbird
- Ferruginous Hawk
- Northern Harrier
- Pinyon Jay
- Red-Headed Woodpecker

The U.S. Fish and Wildlife Service's IPaC mapper and website database (https://ecos.fws.gov/ipac/) showed two endangered species, the Whooping Crane and Pallid Sturgeon. The proposed project location does not overlap Whooping Crane critical habitat. No critical habitat has been identified for the Pallid Sturgeon. This species resides in water and only needs to be considered if the project includes water-related activities and/or use in the N. Platte, S. Platte and Laramie River Basins which may affect listed species in Nebraska. This species is not likely to exist within the project area because there are no streams or identified wetlands.

The project area is located outside of the Preble's Jumping Mouse and Ute Ladie's Tresses critical habitat.

The Piping Plover and Eastern Black Rail were also identified as present on the site. The proposed subdivision would not result or contribute to water depletions on the South Platte River, therefore, no direct or indirect impact to these species would occur as a result of the project.

The Monarch Butterfly may be present on the site during migration season (May-October); presence of this species on site is not likely.

Migratory birds and raptors could be potentially impacted from the Project, both directly through habitat loss and indirectly due to avoiding areas around newly constructed housing. Construction-related disturbances that occur during the migratory bird and raptor nesting season (January 15 through September 30) could result in direct mortality to raptors and migratory birds and cause others to become displaced. Migratory bird nesting habitat occurs immediately adjacent to the Project Area; therefore, project activities could directly impact active nests, resulting in direct mortality to eggs or nestlings. Occupied nests and a specified buffers should be avoided until a qualified biologist can confirm that fledglings have left the nest. CPW provides additional recommendations on nest buffers for raptors and eagles. Additionally, construction lighting, noise, and vibration in the immediate vicinity of active nests, could also result in nest failure or abandonment. To avoid impacts to migratory birds and raptors, the following mitigation measures should be implemented:

- Vegetation should be removed prior to the migratory bird and raptor nesting season (January 15 through September 30).

- If it is not possible to remove habitat (clearing/grubbing) prior to the nesting season, the contractor must have a qualified biologist survey the site for nesting migratory birds within seven days prior to clearing/grubbing or other construction activities. Active nests should be identified, protected, and avoided.

- USFWS will need to be contacted should an active nest become abandoned as a result of construction activities.

If other active raptor nests are observed within the construction area during clearing/grubbing or construction, USFWS must be contacted for guidance on avoidance/setback or biological monitoring requirements.

All construction is recommended to avoid the FEMA 100-year floodplain and wetland areas. Additionally, the proposed project may require tree and scrub-shrub clearing. Because the Project Area contains habitat for nesting bird species, it is recommended all ground and tree clearing activities be completed outside of the nesting bird season (January 15 through September 30). If ground and tree clearing activities must be completed during the nesting bird season, a nesting bird survey to comply with the MBTA and BGEPA is recommended.