

**OUTLOOK AT POWERS
FINAL PLAT
NATURAL FEATURES REPORT**

MAY 2023

APPLICANT

Evergreen Devco, Inc.
1873 S. Bellaire St, Ste 1200
Denver, Colorado 80222

OWNERS

Cygnat Land, L.L.C.
630 Southpointe Ct, suite 200
Colorado Springs, CO 80906

CONSULTANT:

N.E.S. Inc.
619 North Cascade Ave.
Colorado Springs, CO 80903

LOCATION

The 16.783 -acre project site for Ascent at Waterview lies south of S. Powers Boulevard and east of Grinnell Boulevard. The site is vacant and unplatted. Existing residential development is located to the east and south. Vacant industrial land is situated to the north, with the Amazon distribution facilities beyond. To the west is vacant land zoned A-5.



GEOLOGIC & SOIL HAZARDS: The

Geotechnical Engineering Report prepared by Cole Garner Geotechnical, determined the site to be suitable for the proposed development which is achievable by use of shallow foundations on at least 3' of recompacted on-site or imported soils. Geologic hazards were not explored as no report is required for this application.

VEGETATION & WILDLIFE: The area is designated by the Colorado Forest Service as grassland and shrubland. The Waterview Sketch Plan Amendment Wildlife Report (2017) indicated that wildlife in the area consists primarily of prairie animals, and has been designated as a “low potential for impact zone” for wildlife. The property has not been identified as Preble’s Meadow Jumping Mouse habitat.

USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER:

There are no wetlands within the project boundaries, and there are no waterbodies which would create floodplains on or in the area of the property. The property is in Zone X, Area of Minimal Flood Hazard.