

Lot 1 Crossroads Mixed Use Filing No. 3 Natural Features Report

A. Potential Sources of Air, Water, Noise Pollution

The site is impacted by traffic noise generated by the adjacent US Highway 24 and by overhead flight activities associated with the Colorado Springs Airport and Peterson Airforce Base. Noise impacts generated by operations at Peterson Airforce Base and Colorado Springs Airport are mitigated through the regulatory requirements of the overlying CAD-O.

B. Relationship of Site Development Plat to Pre-Existing Wildlife Habitats

There are no pre-existing sanctioned wildlife habitats on the site, nor is it in consideration to be used as a habitat.

C. Vegetation

The majority of the site consists of a combination of native grasses, shrubs and weeds.

D. Drainage / Topography

The site currently lies within the Sand Creek Drainage Basins. Drainage improvements will be constructed in accordance with the approved Final Drainage Report and Construction Documents as applicable. The site does not lie within jurisdictional waters of the United States; refer to the attached US Army Corps of Engineers letter. The overall topography of the site slopes down from the southeast to the southwest. It is anticipated the direction of surface water and groundwater flows in the same direction, i.e., toward East Fork Sand Creek.

E. Significant Historical and Archeological Sites

There are no known historical or archeological sites identified in the site.

F. Sites of Natural or Scenic Importance

There are no sites of natural or scenic importance on the site.

G. Pre-existing Conditions

The site topography is generally level, moderately sloping NE to the SW portion of the site.