

**SPRINGS AT WATERVIEW  
NATURAL FEATURES REPORT**

May 2017

**PREPARED FOR:**

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**PROJECT NO. 02-16-01**

## **Geological and Soil Hazards**

According to the Soil Survey of the El Paso County Area, Colorado by the United States Department of Agriculture Soil Conservation Service, the soil types of this area are comprised of several different soil types; the site falls into the following soil types:

1. "11" Bresser sandy loam, 0 to 3 percent slopes.
2. "12" Bresser sandy loam, 3 to 5 percent slopes.
3. "30" Fort Collins loam, 0 to 3 percent slopes.
4. "39" Keith silt loam, 0 to 3 percent slopes.

All the soils are classified as Hydrological Group B.

There is no evidence of mining material in the area according to the Master Plan for the Extraction of Mineral Resources.

## **Vegetation and Wildlife**

### **A. Summary of Proposed Subdivision**

Springs at Waterview is a planned 77 unit residential development within the north half of the northeast quarter of Section 7, Township 15 South, Range 65 West of the 6th Principal Meridian, in El Paso County, Colorado. It is located south of Goldfield Drive and northeast of Grinnell Boulevard and Bradley Road. It is part of the Waterview Sketch Plan located west of Waterview Filings No. 1 and 2. The development is in the Windmill Gulch Drainage Basin.

### **B. Vegetation**

The terrain generally slopes to the west with slopes ranging from 2% to 8%. The vegetation is typical eastern Colorado prairie grasses with little or no shrubs. There are no trees present. Runoff from this site eventually outfalls into Fountain Creek and ultimately to the Arkansas River.

The site has soil characteristics of hydrologic soil Group B as classified by the Soil Conservation Service.

There are no irrigation facilities, utilities or other encumbrance that affect the drainage analysis of this site. However, the FMIC ditch does have an alignment between the outfall of the site and Windmill Gulch west of Grinnell Boulevard.

**C. Wildlife**

Wildlife consists primarily of small prairie animals. According to the EPC Wildlife Maps the area has been designated as a “low potential for impact zone” for wildlife. The parcel has not been identified as Prebles Meadow Jumping Mouse habitat, according to the EPC Wildlife Maps.

**D. Wetlands**

There are no wetlands on site.