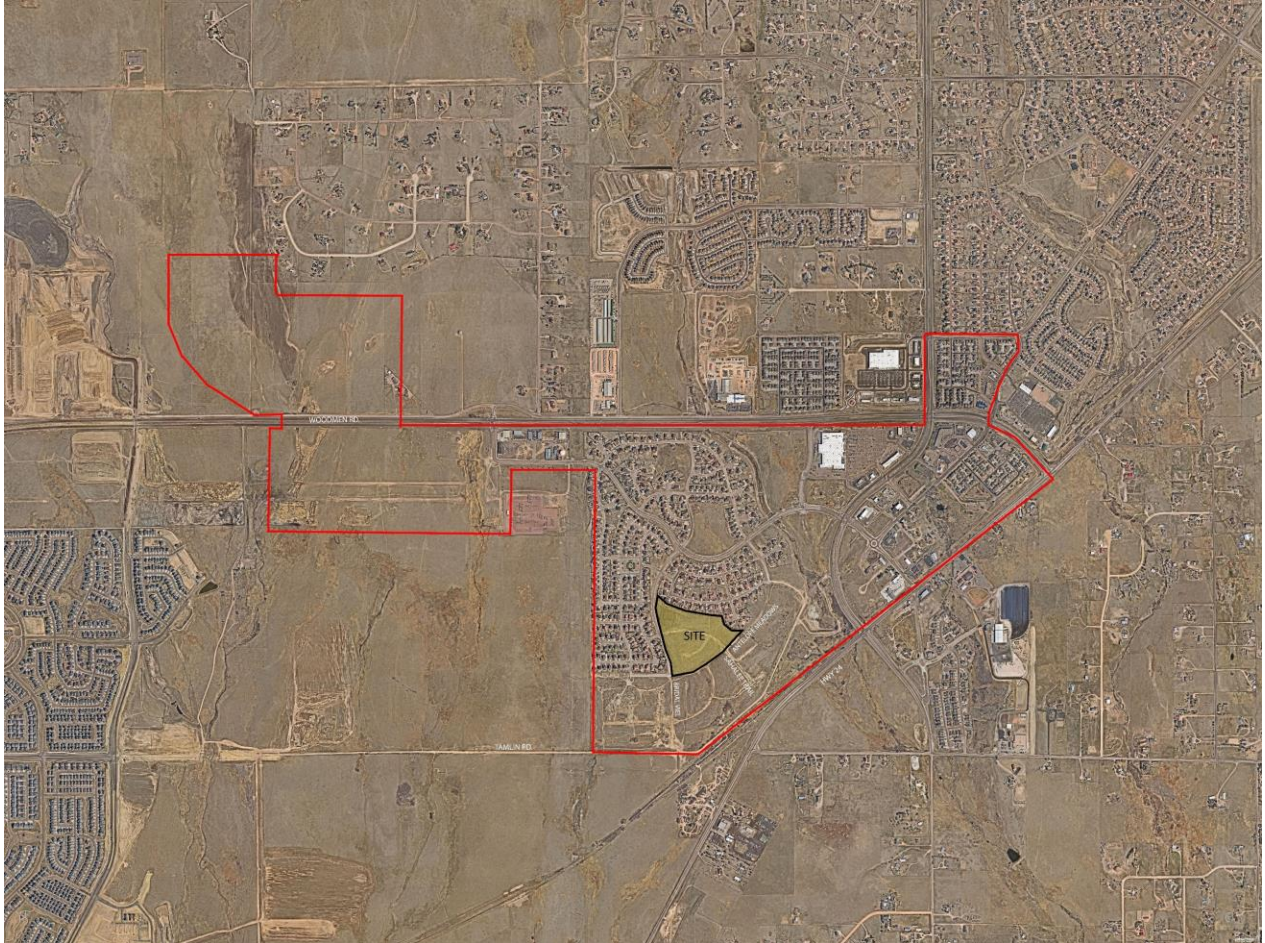


**FALCON HIGHLANDS SOUTH FILING 1
NATURAL RESOURCE REPORT
FINAL PLAT**

August 14, 2024



PREPARED FOR:

Challenger Communities
8605 Explorer Dr., Suite 250
Colorado Springs, CO 80920

PREPARED BY:

Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

Owner/ Applicant: Challenger Communities and Next Top Holdings
8605 Explorer Dr., Suite 250
Colorado Springs, CO 80920
Office: (719) 598-5192

Planner: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Office: (719) 575-0100

Civil Engineer: Daniel Madruga
ATWELL, LLC
303.521.1289 Mobile
6200 S. Syracuse Way, Suite 470
Greenwood Village, CO 80111
Office: (303) 462-1100

Tax Schedule No: 5300000588; 5300000587, 5300000817 (Part)

Site Location, Size, Zoning:

The project being submitted to El Paso County is a development application for the proposed Falcon Highlands South Filing 1 Final Plat. Falcon Highlands South is located south of Woodmen Rd, west of State Highway 24 and west of New Meridian Rd., in the greater Falcon area of El Paso County. The site is +/-23.592AC acres and proposes 24 single family detached residential lots with a gross density of 1.02 DU/ Acre.

The site layout encompasses 24 larger lots north of Antelope Meadows Circle. Minimum lot size within the development is 19,000 SF to promote compatibility with the existing Falcon Highlands lots to the north and west. The development will be accessed by Bridel Veil Way which will connect to Sahalee Trail, an urban local public road.

Topography

The topography of the project site is relatively flat draining to the south. There are grade changes of approximately 20' in a southwesterly direction as the site slopes down towards the south and west. The existing slopes are slight to moderate with no portions of the proposed site possessing slopes that would prevent development. The site is suitable for development and is not impacted by the existing grades. Current acceptable state and local best grading practices will be employed. The site slopes to the south and west where drainage will be collected on site and then piped to a temporary detention pond just south of property.

Hydrologic Features/ Flood Hazard/ Floodplain

There is no major hydrologic feature within the project site. The entire development is within "Zone X" as designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0561G', effective date 'December 7, 2018'.

The development will drain to a temporary detention pond that is located just south of Filing 1 where the future park will be constructed with a later Filing. From there the water will then enter

a swale to the existing detention ponds along the southern edge of the property, adjacent to Tamlin Rd. Flows will then be conveyed offsite in a manner consistent with El Paso County and State requirements.

Wetlands

There are designated wetlands within the greater Falcon Highlands South development; however, these areas are located within existing drainage ways and area not included within the Filing 1 boundary. The existing ponds will be contained by individual tracts limiting development and will not be disturbed by this development.

Soils

The soils are suitable for construction with any necessary soil hazards to be mitigated using common and accepted engineering design techniques. More detailed soil investigations may be provided with future submittals. A Preliminary Soils and Geologic Hazards Study was completed for the Falcon Highlands South development. This study indicated the site is relatively free from geologic hazards with the more significant hazard potential to be erosion, potential for flooding and shallow groundwater. The potential hazards identified are relatively common to the region and are mitigated by accepted engineering design techniques and construction practices. More detailed soil investigations may be provided with future submittals.

Scenic Resources & Unique Natural Areas

There are no unique natural features or scenic resources on the project site.

Utilities

Falcon Highlands South water service will be provided by Falcon Highlands Metropolitan District. This district currently cannot serve the entire proposed development; however, there is sufficient water for the 24 lots within Filing 1 and there are plans in place to make the necessary upgrades, including redrilling an additional well for future units.

Woodmen Hills Metropolitan District will service sanitary sewer for this development and there is sufficient sewer capacity available for the 24 lots within Filing 1. At full build out, Falcon Highlands South will ultimately trigger upgrades to the existing lift station as well as the force main per the Wastewater Report.

Wildlife/Endangered Species

The Colorado Division of Wildlife note the following as present in the area.

- Prairie Dog
- Mule Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

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 Gray Wolf as an endangered species and two bird as threatened species in area. All three of these cover a very broad area and are not site specific.

Due to the construction activity and adjoining residential developments, it is not anticipated that this application will have significant impacts on wildlife in the area.

Raptor Nesting

It is also assumed that this area has been identified as being within the buffer area of seasonal raptor nesting. The exact species and number of raptors that may occupy this area remains confidential due to safety concerns. The types of raptors that may be present include Bald Eagle, Golden Eagle, Osprey, Ferruginous Hawk, Red-Tail Hawk, Swainson’s Hawk, Peregrine Falcon, Prairie Falcon, Northern Goshawk and Burrowing Owl. Each of these species has different recommended buffering zones and seasonal restrictions for surface occupancy and human encroachment. Consultation with the Colorado Division of Wildlife and/or bird specialist prior to construction is recommend ensuring compliance with all federal, state and local laws pertaining to the raptor nesting protection requirements.

Migratory Birds

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 zero migratory birds that may be affected by Falcon Highlands South.

Preble’s Meadow Jumping Mouse

This development is within the Preble’s Meadow Jumping Mouse block clearance area per the US Fish and Wildlife Map dated February 23, 2012. P Protecting mouse habitat is not applicable for this project.

