1155 Kelly Johnson Blvd, Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

May 25, 2026

The Markets at Bent Grass – Preliminary Plan Application

NATURAL FEATURES REPORT

PROPERTY OWNER
Evergreen Devco, Inc.
1873 South Bellaire St., Suite 1200
Denver, CO 80222

CONSULTANT
Galloway
1155 Kelly Johnson Blvd. Ste 305
Colorado Springs, CO 80920

Parcel ID #: 5301000016, 5301000017, & 5301002007

PROPERTY DESCRIPTION
This property is located along the north side of the Woodmen Road frontage road and adjacent to the east side of Bent Grass Meadows Drive. The proposed development lies within three existing parcels with a combined area of approximately 53.91 acres. The site is vacant and free of any structures or improvements.

VEGETATION AND TOPOGRAPHY
There are no significant rock outcroppings or mature tree features on the site that require preservation. The topography is relatively gentle, generally sloping from the northwest to the southeast. There are no notable steep slopes or rock formations that would impact development or require preservation.

FLOODPLAIN
An existing improved channel traverses the east side of the property flowing from north to south. The mapped floodplain is defined as Zone AE per the Flood Insurance Rate Map (FIRM) number 08041C0553G with effective date 12/07/2018. This area is currently undergoing a Letter of Map Revision (LOMR) process with FEMA. The outcome of this LOMR will result in the proposed grading and improvements being removed from the floodplain, ensuring no adverse impact on the project site. Additionally, the proposed floodplain under the LOMR will be fully contained within a defined tract for the channel.

WETLANDS
Wetlands are present within the developed channel located along the eastern portion of the property. These wetlands are potentially jurisdictional and are entirely within proposed Tract A. These wetlands will remain undisturbed and preserved in their existing condition. Based on the current project plans, it is anticipated that wetland mitigation will not be required since no jurisdictional wetlands will be disturbed.

CONCLUSION
The natural features report identifies key environmental characteristics of the site, with special attention to the wetland area and the ongoing floodplain remapping. These findings will be addressed during the next stages of planning and design.

Please contact me at 719-900-7220 with any questions or comments.

Sincerely,
GALLOWAY

Jeffrey Odor, PE

Jeffrey Odor

From: Jeffrey Odor
Sent: Tuesday, May 26, 2026 2:56 PM
To: 'Delgado, Daniel I CIV USARMY CESPA (USA)'
Cc: 'Sean Murphy'; John Radcliffe
Subject: RE: The Markets at Bent Grass - Jurisdictional determination

Daniel,

Good afternoon. This email is a follow-up to our conversation last week regarding the request for a Jurisdictional Determination (JD). You indicated that you are scheduled to be out of town for a couple weeks, so I am providing this as a reminder to the conversation.

As we discussed, it sounds like this site may not require a JD as we are not intending to encroach on the anticipated jurisdictional wetlands. We recognize the presence of wetlands within the channel, but we are not intending to fill or disturb within the channel. The only exception is where we are discharging stormwater from a proposed detention facility at the south end of the channel. We further discussed that a No Permit Required Letter may be more applicable.

When you return, I would like to request that we have an additional conversation and maybe include the County staff to ensure that everyone is on the same page between the County and USACE.

If there are any questions of if you have any clarifications, please feel free to respond at your convenience.

Thank you,

From: Jeffrey Odor
Sent: Friday, May 22, 2026 2:18 PM
To: 'Delgado, Daniel I CIV USARMY CESPA (USA)' <Daniel.I.Delgado@usace.army.mil>
Cc: Sean Murphy <smurphy@evgre.com>
Subject: RE: The Markets at Bent Grass - Jurisdictional determination

Daniel,

Apologies, I was under the impression that the email request would initiate the process.

Am I understanding it correctly that we need to submit a Form “ENG-6247”? If so we will get that done in the near future. If a different form is required, can you please point me in the right direction?

Thank you,

From: Delgado, Daniel I CIV USARMY CESPA (USA) <Daniel.I.Delgado@usace.army.mil>
Sent: Thursday, May 21, 2026 6:07 PM
To: Jeffrey Odor <JeffreyOdor@GallowayUS.com>
Cc: Sean Murphy <smurphy@evgre.com>
Subject: RE: The Markets at Bent Grass - Jurisdictional determination

Jeffrey,

Have you submitted a request for an approved jurisdictional determination?

Respectfully,

Mr. Daniel Delgado
Senior Project Manager
U.S. Army Corps of Engineers-Albuquerque District
Regulatory Division, Southern Colorado Branch
Fort Carson Office
6082 Magrath, Bldg. 1359
Fort Carson, CO 80913
Phone: (719) 457-0918
Email: Daniel.i.Delgado@usace.army.mil

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From: Jeffrey Odor <JeffreyOdor@GallowayUS.com>
Sent: Thursday, May 21, 2026 5:23 PM
To: Delgado, Daniel I CIV USARMY CESPA (USA) <Daniel.I.Delgado@usace.army.mil>
Cc: Sean Murphy <smurphy@evgre.com>
Subject: [Non-DoD Source] RE: The Markets at Bent Grass - Jurisdictional determination

Daniel,

Good afternoon. I hope this finds you well.

I wanted to follow-up on this project as we are progressing it through the preliminary plan review process with the County. As we are progressing, the plan has not changed in the sense that we are still not encroaching into the channel where we recognize there may be some wetlands.

Are there any updates you can provide or do you need anything from us to process a jurisdictional determination?

Feel free to reach out.

Thank you,

Galloway
Jeffrey Odor PE
CIVIL PROJECT MANAGER
ASSOCIATE

1155 Kelly Johnson Blvd., Suite 305, Colorado Springs, CO 80920
O 719.900.7220 **C** 970.618.6081
JeffreyOdor@GallowayUS.com

GallowayUS.com

From: Jeffrey Odor
Sent: Monday, March 9, 2026 4:30 PM
To: 'Daniel.i.Delgado@usace.army.mil' <Daniel.i.Delgado@usace.army.mil>
Cc: Sean Murphy <smurphy@evgre.com>
Subject: The Markets at Bent Grass - Jurisdictional determination

Mr. Daniel Delgado,

Good afternoon. I hope this finds you well. I am writing to notify you of a development project that may require a Jurisdictional Determination (JD) as it relates to a development that is being considered. The development is located in El Paso County, near Falcon on the northeast corner of Bent Grass Meadows Drive and the Woodmen Frontage Road (Parcel No. 5301000016, 5301000017, 5301002007). The eastern portion of this property is encumbered by an improved drainage channel within the Falcon Drainage Basin Western Tributary to Black Squirrel Creek. We recognize the presence of wetlands within this channel and that a JD may be appropriate.

It is important to understand that the proposed development is designed to avoid any encroachment or disturbance to the channel, with the exception of extending a couple of storm drain outfalls. Additionally, the intent is to dedicate a tract specific to the channel to the County for ownership and maintenance.

We are preparing our submittal to the County for initial review of the Preliminary Plan for this development. As presented, can you advise on the next steps towards the Jurisdictional Determination so we can avoid any delays with the review process with El Paso County? Also, do you have any initial insight on if this channel falls under the jurisdiction of USACE?

If you have any questions or need anything from us, please don't hesitate to reach out at your convenience.

Thank you,