



February 14, 2023

PCD File No.:

**NATURAL FEATURES REPORT
PEYTON RANCHES FILING NO. 1A
REPLAT OF A PORTION OF LOT 104, PEYTON RANCHES
(MVE Project No. 61140)**

Owner/Applicant:

Fridah Joanitah Wood
719 Mediterranean Point
Colorado Springs, CO 80910
(719) 623-4689

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736

Natural Features:

The site to be known as “Peyton Ranches Filing No. 1A” is made up of terrain that slopes southwest at a grade of about 6%. The lot is approximately 90% covered in vegetation. Said vegetation is made up of natural native grasses in fair to good condition. There is no indication of riparian zones being present anywhere on the site. There are no signs of natural swales, or channels running through the site. The wildlife on the site consists of prairie animals such as rabbits, and antelope. The proposed site will consist of one lot at 8.594 acres and therefore the sites natural features should not be affected by the subdivision.

Z:\61140\Documents\Correspondance\61140 Natural Features Report.odt

***Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com***