

The North Ranch

Natural Features Report

Prepared By:
Vertex Consulting Services
5825 Delmonico Drive, St 320
Colorado Springs, CO 80919

On Behalf of:
North Ranch LLC
944 Cheyenne Blvd
Colorado Springs, CO 80905

Site Location, Size, Zoning:

Parcel ID Nos.: 6100000369

Area/Acreage: 47.55 AC

Existing Zoning: RR-5 (Proposed RR-2.5)

Location: The project site is located within the SE¼ of Section 11, Township 12 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The site is located approximately 4 miles east of the town of Monument, Colorado on the eastern side of Highway 83 between Hodgen Road and Walker Road.

Topography

The topography of the site is generally gradually to moderately sloping to the west, with several minor drainages in the eastern and southern portions of the site. A tributary of West Cherry Creek is located in the southern extent of the site. West Cherry Creek which flows north is located on the west side of Highway 83.

Wetlands

There are no wetlands found on site.

Vegetation and Soils

Vegetation observed on the site includes field grasses, weeds, and Ponderosa Pines with landscaped areas around the existing residences. The Natural Resource Conservation Service, previously the Soil Conservation Service, has mapped three soil types on the site. In general, it is a sandy loam. The soils are described below:

Type	Description
26	Elbeth sandy loam, 8 to 15% slopes
28	Ellicott loamy coarse sand, 0 to 5% slopes
92	Tomah-Crowfoot loamy sands, 3 to 8% slopes

Unique Natural Areas

There are no rock outcroppings or jurisdictional wetlands onsite.

Wildlife and Migratory Birds

The property is located approximately 3 miles north of the PMJM occupied range. The Colorado Division of Wildlife notes the following species are present in the area; however, the Division also expresses no concern regarding negative and/or unmitigated impacts to wildlife:

- Mule and White Tailed Deer
- Fox species
- Coyote
- Rabbits
- Raptors

- Songbirds
- Numerous Small Mammals

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

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 eight (8) migratory birds that may be affected; however, this list may also include birds occurring outside this area's FWS office jurisdiction.