



EASTWOOD VILLAGE
A REPLAT OF
TRACT F CLAREMONT RANCH FILING NO. 7
Natural Features Report

Prepared for:

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Prepared by:

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Site Information

Parcel ID No.: 5404304013

Area: ±9.80 Acres

Existing Zoning: RM-30

Location: 1249 Meadowbrook Parkway

Current Land Use: Vacant

Topography

The topography of the site is mixed between relatively flat and steep with slopes ranging from 2% throughout the central and northern portions of the site to 28% along a steep hill located along the southern property line of the site. While sections of the site are considered very steep, these slopes should not interfere with development as slopes will either be avoided or mitigated through use of retaining walls. The site is suitable for development and is not impacted by the flat or steeply sloped grades as current acceptable state and local best grading practices will be employed during development including grading and erosion control activities. The site generally slopes from southeast to northwest, and historic drainage patterns will generally be maintained with the proposed development.

The current site does not have any existing stormwater infrastructure with the exception of a 36" RCP storm pipe that current accepts flows from the majority of the site. Detention and water quality facilities are anticipated with this development and will be provided in the northwest corner of the Site.

Geologic & Soil Hazards

Based upon the evaluation of the geologic conditions prepared by Entech Engineers on January 25, 2022 it is supported that the granular soils found on site will provide good support for pavements and structures given completion of proper mitigation techniques. Mitigation of geologic conditions is most effectively accomplished by avoidance. However, where avoidance is not a practical or acceptable alternative, geologic conditions should be mitigated by implementing appropriate planning, engineering, and suitable construction practices.

Groundwater was not encountered on site, and it is anticipated groundwater will not affect construction on the site. Development of this and adjacent properties as well as seasonal changes may affect groundwater elevations.

Wetlands/Floodplains

There are no jurisdictional wetlands found within the proposed project site. Review of FEMA Firm Panel '08041C0756G', effective date 'December 7,2018' shows the proposed project area is outside of a FEMA flood risk area. The parcel is identified as Zone X – Area of Minimal Flood Hazard.

Vegetation & Wildlife

The proposed project area is designated by the U.S. Geological survey as an area of urban development with no significant vegetation or wildlife. Existing vegetation consists of short prairie grasses and shrubs.

Sites of Historical Significance

The site is currently vacant land with no known historical significance.

Water

The proposed residential development is not anticipated to be a source of pollution.

Please contact me at (719) 453-0180 or Kevin.Kofford@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Kofford, P.E.

Project Manager