
HAVEN VALLEY

NATURAL FEATURES

APRIL 2021

APPLICANT	OWNERS		CONSULTANT:
Richmond American Homes 4350 S. Monaco Street Denver, CO 80237	MIDCO Investments LLC. PO Box 60069 Colorado Springs, CO 80960	Fountain Mutual Metro District PO Box 1976 Colorado Springs, CO. 80901	N.E.S. Inc. 619 North Cascade Ave. Colorado Springs, CO 80903

LOCATION

Haven Valley development is located south of Bradley road at the intersection of Cable Lane and Alturas Drive in El Paso County. This is a infill development surrounded by residential development and churches. The site is approximately 11.76-acres. The property is currently vacant and undeveloped.



VEGETATION AND NOXIOUS WEEDS

The existing ground cover on site is sparse vegetation consisting of a slight to moderate stand of mostly grasses and weeds and scattered deciduous trees. There are some cottonwood trees, Rocky Mountain junipers, Russian olive and Siberian elms, and a few Ponderosa pines.

The site is unoccupied and undeveloped. Native noxious weeds exist throughout the property. Weed control prior to and during construction shall take place to eliminate existing weeds and to prevent introducing new weeds. Following construction, the Homeowners Association will be responsible for weed control in the open area and throughout the development.

WILDLIFE

The site is surrounded by urban development and has been previously disturbed and thus does not provide ideal habitat for wildlife species. Impact of development on potential wildlife habitat will be negligible and there are no known protected species on the site. A 'Nest Survey' was conducted by Tetra Tech in 2007, as a result of the Colorado Division of Wildlife's previous concerns regarding the removal of trees associated with the project. In summary, it was determined that there was no evidence of nesting at the site.

SOILS AND GEOLOGY

The Geologic Hazard Evaluation and Due Diligence Geotechnical Investigation prepared by CTL Thompson dated October 8, 2018, revised March 30, 2021, indicates that no geologic hazards were identified that would preclude development of the project.

The property consists of primarily natural, slightly silty to silty sand. The soils encountered were judged by CTL Thompson to be non-expansive or have a low swell potential. The site has been previously disturbed, and there were structures located at the northeast corner of the site which have been removed.

The report identifies suspect quality fill and recommends that this be removed and replaced with compacted fill. Groundwater was evident in some borings but not at a level that would be a concern for crawl space construction.

FLOODPLAIN AND WETLANDS

There are no floodplain areas on this site. There are no wetlands on this site.

Wildfire Hazard Mitigation

Wildfire hazard for the site was evaluated using the Colorado State Forest Service's online Wildfire Risk Assessment Portal. The Site is mapped as "Lowest" wildfire risk and is rated "Low" to "Very Low" in terms of burn probability based on the available fuels at the site. The nearest fire response in the Security Fire Protection District is Station 3, which is less than a ¼ of a mile away. Development of the site would result in a reduction of the available fuels for wildfires, while simultaneously increasing the values and assets present on the site. As such, the wildfire risk index for the project is expected to stay close to the same as a result of development. No specific fire mitigation plans or other actions are necessary.