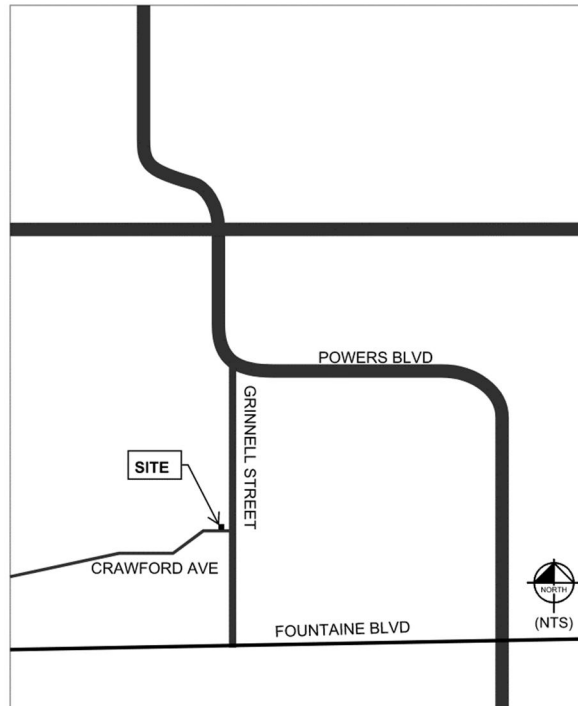


CRAWFORD MULTIFAMILY  
SITE DEVELOPMENT PLAN AND FINAL PLAT  
Natural Features Report

Vicinity Map



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Site Location, Size, Zoning:

Parcel ID Nos.: 6513125009

Area/Acreage: ±1.16 AC

Existing Zoning: RM-30

Location: The Project is located within part of the NE1/4 of the NE1/4 of Section 13, Township 15 South, Range 66 West of the 6th Principal Meridian, County of El Paso, State of Colorado ("the Site"). The Site is bounded by Grinnell Boulevard (east), Crawford Avenue (South), Fleming Street (West), on Fountain Valley Ranch Subdivision Filing No. 6B.

### Topography

The topography of the project site is mixed between relatively flat to moderately sloped towards the southerly direction. The existing slopes are slight to moderate with no portions of the proposed site possessing slopes that would prevent development. A portion of this site has been previously graded and used for access to the adjacent property in recent history. The site is suitable for development and is in an acceptable condition and will meet local best grading practices during development. The site slopes to the south and west where drainage will be collected into detention facilities prior to discharge into the Big Johnson drainage basin. The existing Project Site generally slopes at 1.5 – 5.5%. The historical drainage patterns will be generally maintained. The Site is vacant today.

Detention and water-quality facilities are required and have been addressed with the drainage report.

### Wetlands

There are no jurisdictional wetlands found on site.

### Vegetation and Soils

The site contains a mix of native grasses and re-vegetative areas disturbed by previous disturbance and the site today still is.

### Scenic Resources & Unique Natural Areas

Wildlife impacts are expected to be generally very low based on review of the El Paso County Wildlife Descriptors Map. Additional wildlife impacts may be identified by other entities with wildlife jurisdiction, but little activity has been noted with on-site visits. The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of the site with sweeping views the mountain skyline to the west. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite notable. There are no unique natural features on the site. The site is across Grinnell Boulevard from the Big Johnson Reservoir and Bluestem Prairie Open Space.

### Wildlife and Migratory Birds

While the area's most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife notes the following as also present in the area; however, the Division also expresses no concern regarding negative and/or unmitigated impacts to wildlife:

- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that the Crawford Multifamily project will have significant impacts on wildlife in the area. The majority of the anticipated wild activity will be associated with the open space east of Grinnell Boulevard.

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 5 migratory birds that may be affected; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection; however, the site contains very few if any trees.