

STERLING RANCH FILING 5

PUD/PRELIMINARY/DEVELOPMENT PLAN

NATURAL FEATURES REPORT

AUGUST 2023

PROPERTY OWNER & DEVELOPER

Classic SRJ Land LLC
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921

CONSULTANT

N.E.S. Inc.
619 North Cascade Avenue,
Colorado Springs, CO 80903

LOCATION

Sterling Ranch Filing 5 lies in the northwest corner of Dines Boulevard and Sterling Ranch Road. The property is currently vacant. The project proposes a mix of 72 attached and detached single family homes with a proposed gross density of 6.17DU/AC. The site is accessed by Hazlett Drive and Manor House Way with no direct access onto Sterling Ranch Road. Hazlett Drive serves to connect Sterling Ranch Filing 4 and Sterling Ranch Filing 5 to Sterling Ranch Road. Manor Way connects Sterling Ranch Filing 5 to Dines Boulevard.

The site is predominantly surrounded by detached single family residential. RS-5000 is to the northeast, south, southwest, and west of the site. Sand Creek is directly east of the site. Northwest of the site is I-3 with vacant commercial lots.



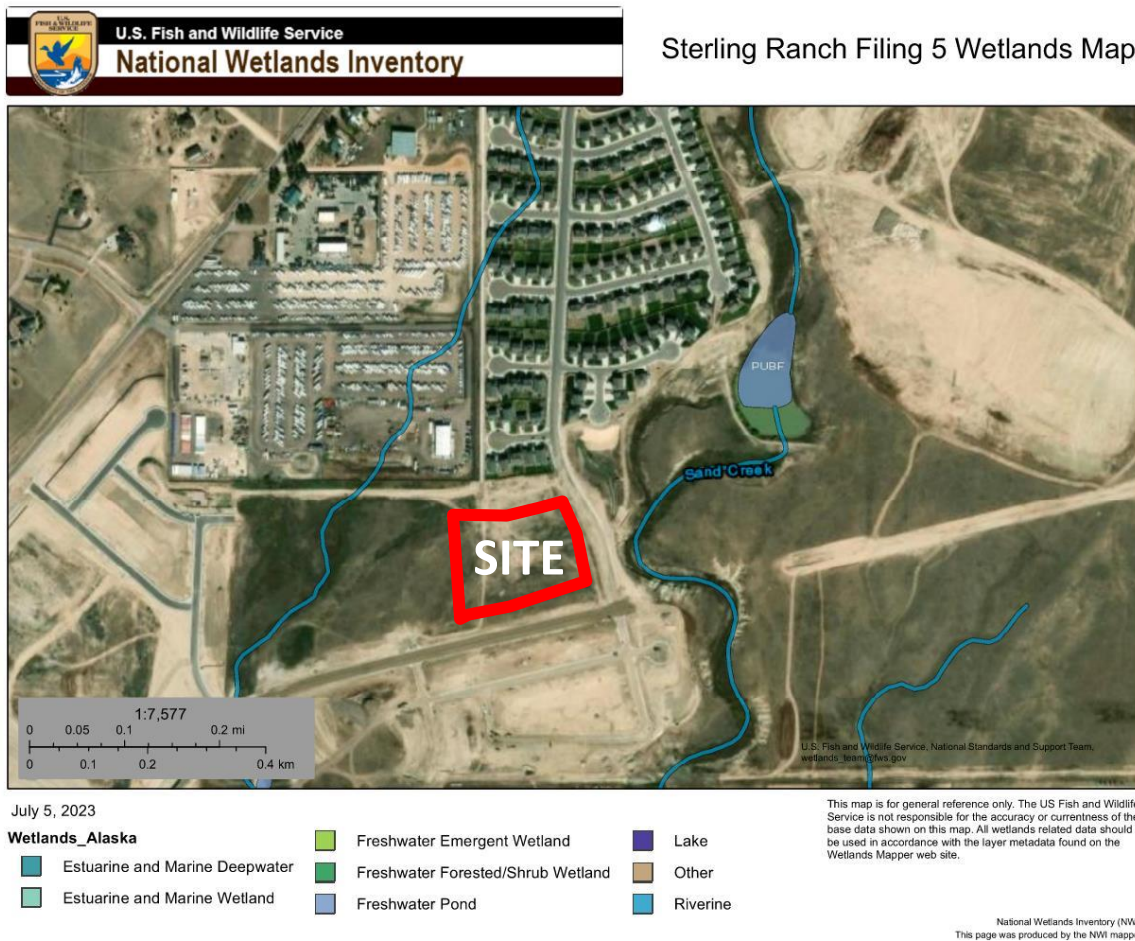
GEOLOGIC & SOIL HAZARDS: The Soils, Geology and Geologic Hazard Study prepared by Entech Engineers, determined the site to be suitable for the proposed development and achievable by avoidance or proper mitigation through standard construction methods. Geologic hazards encountered at the site include, artificial fill, expansive soils, subsidence area, slope stability and landslide hazard, debris fans, groundwater and floodplain areas, potentially seasonal shallow groundwater, faults, dipping bedrock, shallow bedrock, and radio activity. The geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. November 2022).

A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

VEGETATION & WILDLIFE: The area is designated by the U.S. Geological Survey as an area of urban development with no significant vegetation or wildlife.

USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER:

This area is outside of the Sand Creek Channel and associated habitats. There are no wetlands found on this site.



NOXIOUS WEEDS: A noxious weed management plan, created by Walsh Environmental Scientists and Engineers, LLC Feb. 2010, found vegetation to be primarily composed of native short grass prairie community in excellent condition. Weed management strategies include inspecting the site for weeds by a qualified natural resource specialist and including a landscape maintenance scope of work as a component of revegetation plans. If weeds are found on the site before or after construction, proposed weed control methods will follow recommendations of Colorado State University, the Natural Resources Conservation Service, and El Paso County and will in most cases include both mechanical and chemical treatments.

WILDFIRE HAZARD: This site has a moderate fire risk with vegetation mainly consisting of grassland, shrubland and sparsely vegetation pockets. Overall, the fire load for the area is low with short, dry climate grass as the main fuel type.



Colorado Wildfire Risk Public Viewer

<https://co-pub.coloradoforestatlas.org>

Wildfire Risk

The overall composite risk occurring from a wildfire derived by combining Burn Probability and Values at Risk Rating.

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Wildfire Risk

- Lowest Risk
- Low Risk
- Moderate Risk
- High Risk
- Highest Risk

County Boundaries

< 1:1,500,000

