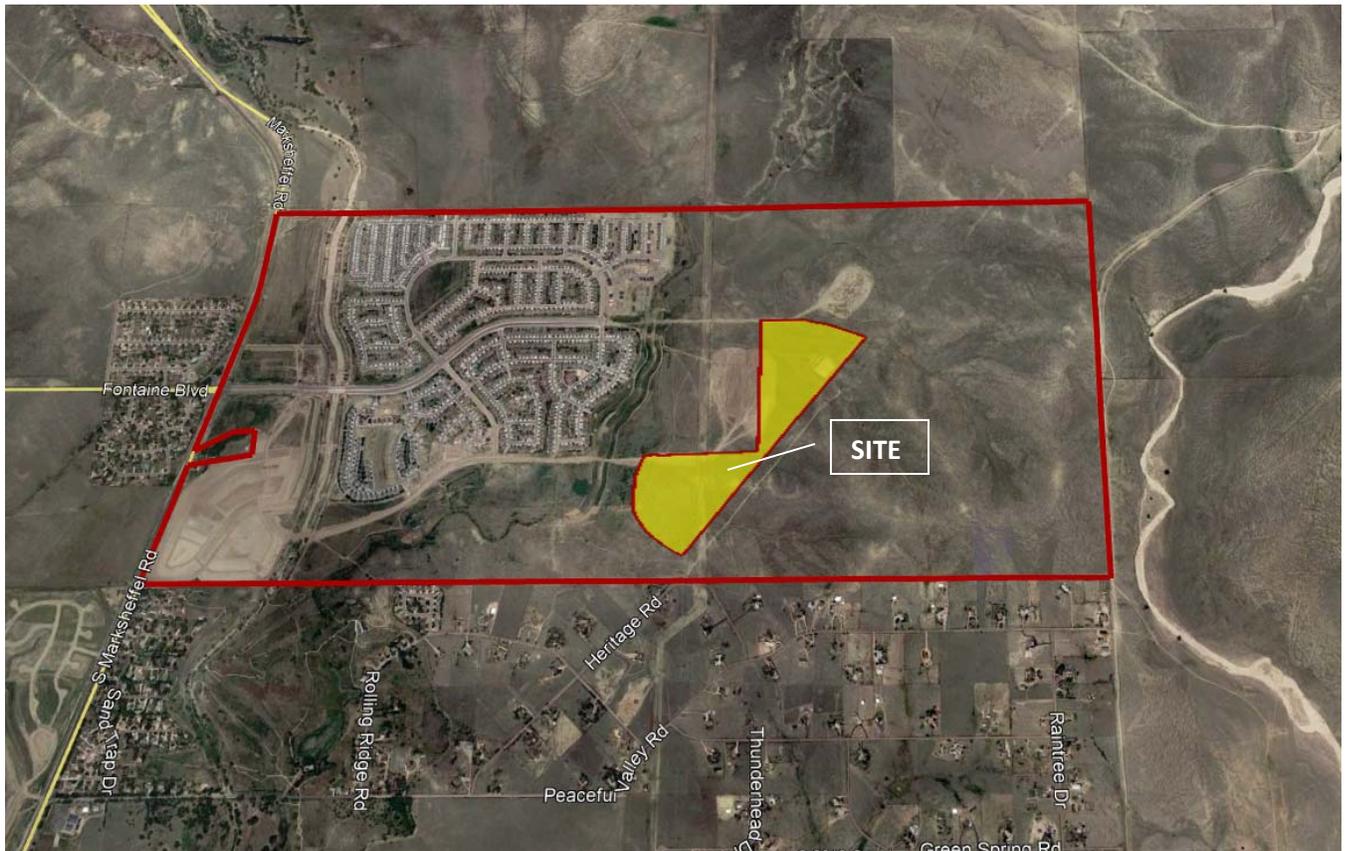


LORSON RANCH EAST

Filing 4

Natural Features Report



Vicinity Map

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General Location

The site is 54.471 acres and proposes 246 single family lots located within the eastern portion of Lorson Ranch in southeastern El Paso County. The plat property lies east of the Jimmy Camp Creek East Tributary between the northern boundary and Fontaine Blvd, specifically portions lie south of Lorson and Fountain Boulevards. This filing will be a continuation of the Lorson Ranch PUD Development and Preliminary Plan. There are no existing structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. In addition, the existing SDS (Southern Delivery System) easement and watermain crosses the property from north to south which shall remain in place. The design of the Lorson Ranch East development project takes this into account and will cause little to no impact on this easement.

Topography

The topography of the project site is mixed between relatively flat to slightly rolling and more moderately rolling hills. There are grade changes of approximately 30-40' over several hundred feet, yet grade changes of only 10-15' over that same distance. The existing slopes range between slightly sloped of 1-3% up to 5-7% in the more moderately sloped areas. The proposed site has been graded per the Lorson Ranch East Early Grading plans as part of the Lorson Ranch East PUD/preliminary plan. The site is suitable for development and is not impacted by the flat or moderately steep slopes as current acceptable state and local best grading practices will be employed. A majority of the site slopes to the south and west where drainage will be collected into detention facilities prior to discharge into the Jimmy Camp Creek East Tributary.

Hydrologic Features

The most noticeable hydrologic feature is the Jimmy Camp Creek East Tributary, bordering the development along the western edge of the Filing 4 plat area. This tributary is an existing drainage flowing in a southwesterly direction that will remain.

Flood Hazard/ Floodplain

Per the drainage and creek improvements as illustrated above, portions of the property are located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0975F' effective date March 17, 1997. However, other portions of the floodplain have been revised per LOMR Case #14-08-053p effective date January 29, 2015. The development site will drain into several detention pond/water quality basins located centrally and within the southwest corner of the project limits. Flows will then be conveyed to Jimmy Camp Creek and/ or off-site in a manner consistent with El Paso County and State requirements.

Vegetation and Soils

The site is vacant and characterized by tall and short grass prairie species. The soils on site range from silty to sandy claystone and shale with the geology of the area typically stream terrace deposits and alluvium soils overlying Pierre Shale. For more detailed information regarding soils, please refer to the Soils and Geology report completed by RMG-Rocky Mountain Group included with the recorded PUD and Preliminary Plan submittal. There are no existing stands of vegetation or trees on site. Any vegetation within the existing Jimmy Camp Creek East Tributary will be retained as possible pending required creek or channel improvements.

Scenic Resources & Unique Natural Areas

The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Lorson Ranch with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There are no unique natural features on the site other than the Jimmy Camp Creek East Tributary which has been discussed above.

Rare Species

A review of rare species and critical habitats within the project area was completed using the U.S. Fish and Wildlife Service's IPaC mapper and website (<https://ecos.fws.gov/ipac/>). The mapper identifies species either threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat within the project areas. Per the IPaC mapper, there are a total of 11 threatened, endangered, or candidate species on the species list; however, many of these species exist in another geographical area or exist within bodies of water of which this parcel has no water present. However, the report also indicates that there are no critical habitats within the project area and therefore no rare or threatened species were found to be present on the site.

Wetlands

There are no jurisdictional wetlands found on site or within the Jimmy Camp Creek East Tributary as determined during the 404 permit process acquired to complete the existing channel improvements discussed above. In addition, a search of the US Fish and Wildlife Service National Wetlands Inventory mapper website (<https://www.fws.gov/wetlands/>) did not indicate any jurisdictional wetlands although the site does contain the presence of Freshwater Emergent Wetlands within the east tributary north of Fontaine Blvd. These emergent wetlands are coded as (PEM), Palustrine emergent herbaceous march, fen, swale and wet meadow. Any impacts and mitigation will be determined during the LOMR/ CLOMR and 404 Permit Process during the necessary creek improvement study and construction.

The coding is described as follows: *"The (P) Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin*

less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.” In addition, the Emergent Classe (EM) “is characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.”

