

# Meadowbrook Crossing

## Natural Features Report

Vicinity Map:



Prepared By:

THOMAS  THOMAS

702 N. Tejon Street  
Colorado Springs, CO  
P: (719) 578.8777  
W: [www.ttplan.net](http://www.ttplan.net)

## **General Location**

The site is located off of Meadowbrook Parkway near the intersection of US-24 and Highway 94, East of Peterson Road in eastern Colorado Springs. The entire site is currently vacant with the East Fork of Sand Creek running in a southwesterly direction in the northwestern corner of the site. The site is 32.273 Acres and has been successfully rezoned from I-2 and CR to RS-5000 which will allow for 114 dwelling units for a gross density of 3.53 DU/ Acres.

## **Topography**

The topography of the project site has rolling topography with a few high points and steeper areas that transition to the East Fork of Sand Creek. The site is split by the East Fork of the Sand Creek which flows through the site from the northeast corner to the west side of the property. The existing ground to the south of the creek generally slopes between 1-3% to the southwest. The existing ground north of the creek generally slopes between 2-6% to the south back to the creek. The East Fork of Sand Creek will undergo channel alignment work that will be reflected in the letter of map revision (LOMR) submitted as part of this project. Across the entire site there is approximately 30' of grade change from the high point to the low point yet the site is not impacted by steep or severe slopes. The slopes found on-site are suitable for development and current acceptable state and local best grading practices will be employed. The site slopes gently to the south and east where drainage will be collected into a detention facility prior to discharge into the East Fork of Sand Creek or off-site.

## **Hydrologic Features**

The most noticeable hydrologic feature within the development along the northern boundary is the East Fork of Sand Creek. This is an existing drainage way flowing to the Southwest that will remain in its general location but with improvements intended to formalize the channel and banks as part of the site development. On December 13, 2006, there was a LOMR completed and approved to the Northeast of the site, Case No. 06-08-B137p. Within this development the area from Sand Creek to the Northern property line will remain as open space and can serve as a natural corridor to species such as deer, fox, birds, and other small mammals. A water quality detention pond will be placed in the Southwest corner of the property as this is the natural low point for the site. There are no other water or natural features present in the project area.

## **Flood Hazard/ Floodplain**

A small portion of this site is located within a designated FEMA floodplain along the Northern boundary as determined by the flood insurance map, community map number '08041C0752F' effective date March 17, 1997. A LOMR has been submitted to FEMA for the area that is currently impacting lots located in the Northern portion of the site along the southern banks of the creek. There is an existing LOMR to the Northeast of the site, Case No. 06-08-B137p effective date of revision December 13, 2006. See attached LOMR for this project.

The development will drain into one detention pond/water quality basins located in the southwest corner of the property. Flows will then be conveyed to the East Fork of Sand Creek and/ or off-site in a manner consistent with El Paso County and State requirements.

## Wetlands

A search of the US Fish and Wildlife Service National Wetlands Inventory mapper website (<https://www.fws.gov/wetlands/>) didn't indicate any jurisdictional wetlands although the site does contain the presence of a riverine system **R4SBA**. The coding is described as follows:

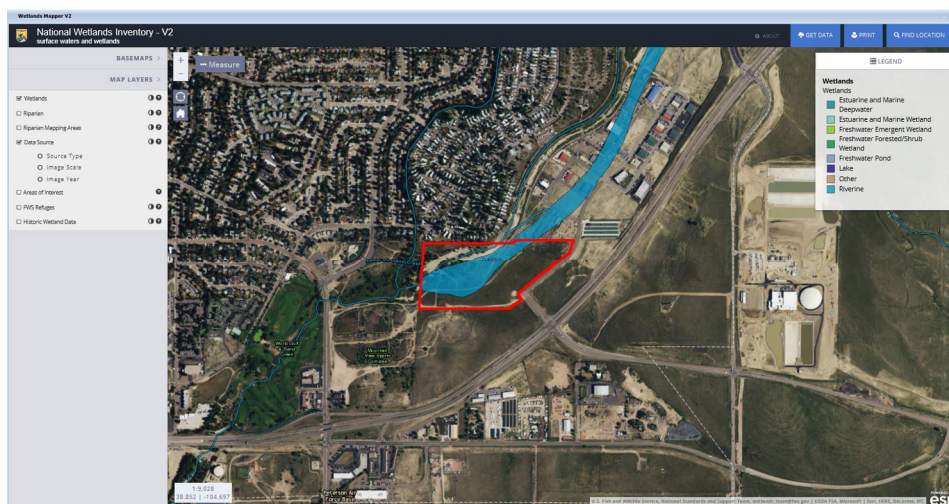
**R System RIVERINE:** The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

**4 Subsystem INTERMITTENT:** This Subsystem includes channels that contain flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent.

**SB- Class STREAMBED:** Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem of the Riverine System that are completely dewatered at low tide.

**A Water Regime Temporary Flooded:** Surface water is present for brief periods (from a few days to a few weeks) during the growing season, but the water table usually lies well below the ground surface for the most of the season.

Therefore, no mitigation or wetland protection measures are required. All drainage and erosion criteria have been met following El Paso County Development Standards.



**Vegetation and Soils**

A majority of the site is vacant with short grass prairie species. The soils are classified as sandy plains/loamy plains per the Colorado Springs General Vegetation & Soils Map and are suitable for development. There are no existing stands of vegetation and a few trees on the northeast of the site. Any vegetation along the East Fork of Sand Creek will be retained as possible pending creek and channel improvements.

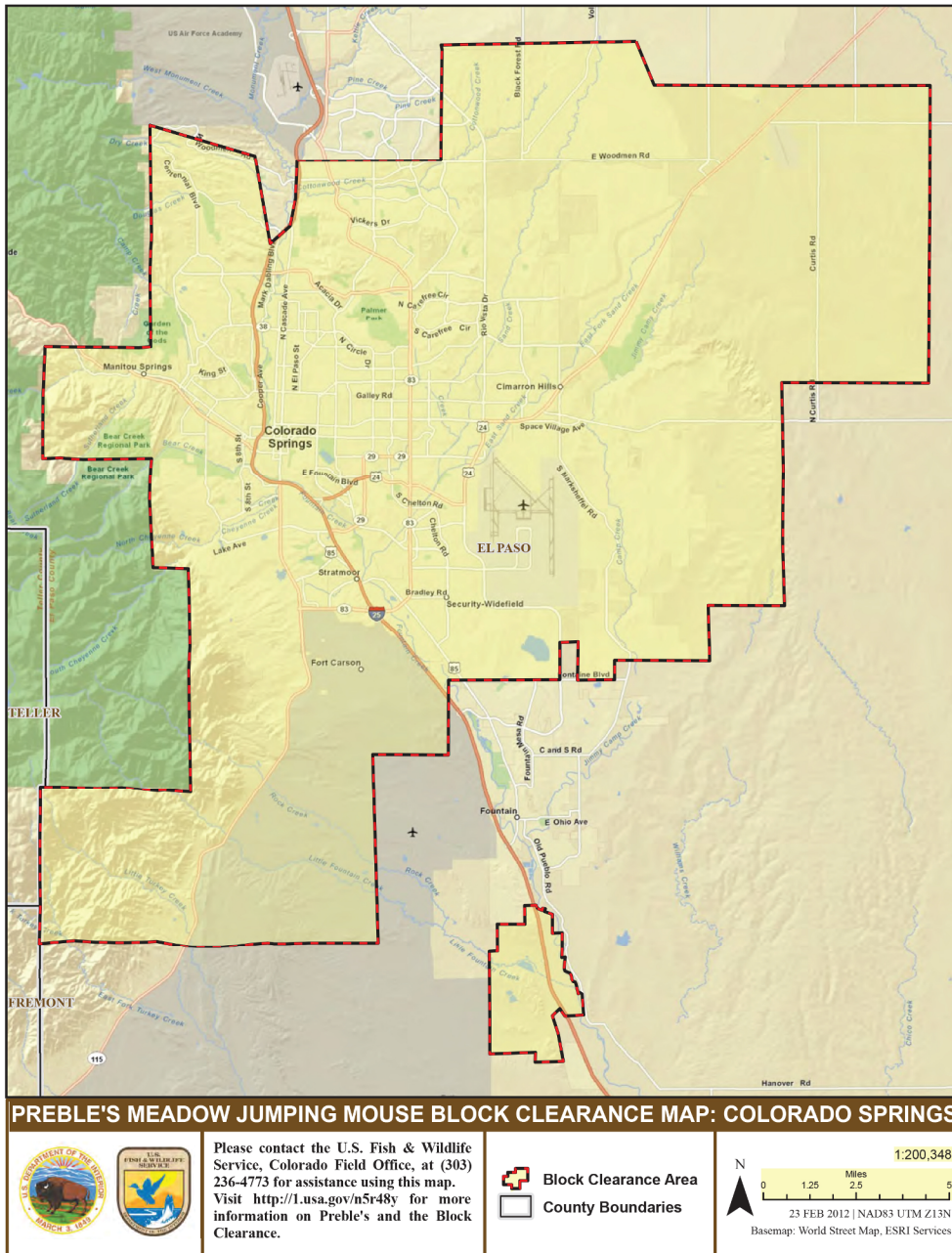
**Scenic Resources**

The natural mountain backdrop of the Rampart Range is perhaps the best natural feature. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

**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 33 threatened, endangered, or candidate species on the species list. 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. No rare species were found to be present on the site as determined by Colorado Parks & Wildlife as well as the U.S. Fish and Wildlife Service. The USFWS has cleared the area as part of the block clearance map for Colorado Springs related to impact on the Preble's Meadow Jumping Mouse.





(<https://ecos.fws.gov/ipac/>).

### Unique Natural Areas

There are no unique natural features on the site other than the East Fork of Sand Creek which has been discussed above.