

Carriage Meadows South at Lorson Ranch Filing 2 Natural Features Report

Vicinity Map:



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General Location

The site is located within the Lorson Ranch planned community development southeast of the intersection of Fontaine Blvd. and Carriage Meadows Drive. Carriage Meadows South Filing 2 is a continuation of the Carriage Meadows South development recently constructed. The site is 5.322 acre and was identified as Tract O on the Carriage Meadows South Filing 1 final plat. With a combined PUD Development Plan/ Preliminary Plan submittal, the proposed Carriage Meadows South Filing 2 proposes 50 single-family attached dwelling units. The site is currently zoned RMH (Residential Medium/ High 10-13 DU/ Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment approved on April 21, 2016. The parcel is currently vacant except for existing utility improvements installed along the southern boundary with the first phase of the Carriage Meadows South development.

There is also an existing FMIC drainage ditch and easement located outside the eastern boundary for this project that shall remain. The Jimmy Camp Creek main channel has already been constructed is not affected by this proposed project.

Topography

The topography of the project site is relatively flat with gently sloping topography. Portions of site have already been graded as part of the FMIC Ditch construction. Jimmy Camp Creek has been improved and completed along this stretch of the creek so no further improvements are needed. The site is suitable for development and is not impacted by steep or severe slopes. The site slopes gently to the south and east where drainage will be collected into existing detention facilities already constructed prior to discharge into Jimmy Camp Creek or off-site.

Hydrologic Features

The most noticeable hydrologic feature near this site is the main tributary of Jimmy Camp Creek. This is an existing drainage way that will remain as is since all intended improvements have been completed as part of previous channel reconstruction projects. The drainage way includes a regional trail corridor along its eastern bank and also serves as a natural corridor to species such as deer, fox, birds, and other small mammals. There is no other water or natural features present in the project area.

Flood Hazard/ Floodplain

This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0975F' effective date March 17, 1997 which was revised per LOMR Case No. 06-08-B643P effective date of revision August 29, 2007.

Wetlands

There are no wetlands, drainage ways or water courses found on site, as a result there are not wetlands present. All drainage and erosion criteria have been met following El Paso County Development Standards.

Rare Species

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 reviewed the overall Carriage Meadows South development for impact on the Preble's Meadow Jumping Mouse and determined the proposed project is not likely to impact the Preble's and thus has been cleared.

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 or trees on site.

Scenic Resources

The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Lorson Ranch with sweeping view in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Unique Natural Areas

There are no unique natural features on the site other than the Jimmy Camp Creek main tributary which has been discussed above.