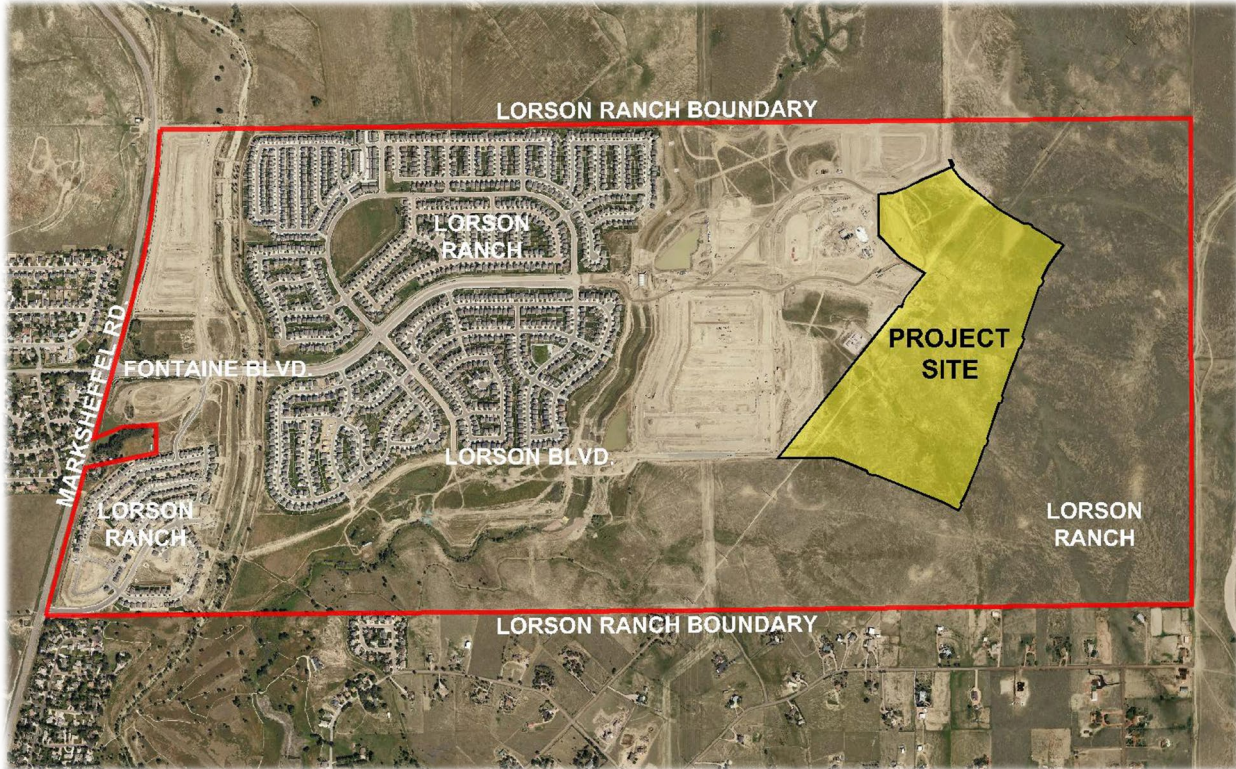


THE HILLS AT LORSON RANCH

Natural Features Report

May 26, 2020



PREPARED FOR:

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Site Location, Size, Zoning:

The Hills at Lorson Ranch project is 123.17 acres and is located within the eastern portion of Lorson Ranch between the Jimmy Camp Creek east tributary and the eastern Lorson Ranch PUD boundary line. With a combined PUD/ Preliminary Plan submittal, the proposed Hills project will be a continuation of the Lorson Ranch development. The site is currently zoned RLM (Residential Low/ Medium 4-6 DU/ Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment approved on April 21, 2016. The parcels are currently vacant. There also exists a 225' Public Service Company Electric easement and a 100' Tri-State Generation & Transmission Assoc. easement that shall remain. The proposed development will not interfere with this easement and meet all necessary requirements.

Topography

The topography of the project site is moderately sloped towards the east/ northeast. There are grade changes of approximately 60' in a northerly direction as the site slopes towards the east. The existing slopes are slight to moderate with no portions of the proposed site possessing slopes that would prevent development. The site is suitable for development and is not impacted by the moderately sloped grades as current acceptable state and local best grading practices will be employed. The site slopes to the north and east where drainage will be collected into detention facilities prior to discharge.

Hydrologic Features/ Flood Hazard/ Floodplain

There is no major hydrologic feature within the project site. This property is not located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0976G', effective date 'December 7, 2018'.

The development will drain into detention pond/water quality basins located centrally within the project limits as well as a proposed pond/water quality basin outside the north project limit and an existing pond/water quality basin outside the central-west project limit. Flows will then be conveyed to Jimmy Camp Creek and/ or offsite in a manner consistent with El Paso County and State requirements.

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 Jimmy Camp Creek East Tributary channel improvements. A previous application of delineation, approval and monitoring of the 404 Permit for this area was granted under Action #2005 00757 through Army Corps of Engineers which remains active through 2021 per a letter dated September 7, 2017 provided by the Army Corps of Engineer's Southern Colorado Regulatory Branch.

Vegetation and Soils

A Geology and Soils Report was prepared by RMG-Rocky Mountain Group and is included with the submittal package. As part of this report, 110 exploratory test borings were completed. There are no significant geological hazards found to be present on the site. There was no ground water encountered and the site was found to possess low to moderate potential for either expansive or hydrocompactive soils. Bedrock was also encountered in the majority of test borings performed and is anticipated to be encountered in the building excavations or utility trenches for this development. It may be necessary to design and implement mitigation alternatives on a lot by lot basis although the conditions found at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. Refer to the soils

report for more detailed information.

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 project site.

Wildlife and Migratory Birds

Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White Tailed Deer
- 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 either application will have significant impacts on wildlife in the area.

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 by Hills at Lorson Ranch East; 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. There is potential for vegetation to be reestablished along the banks of the Jimmy Camp Creek which could introduce additional bird habitat. In addition, there are no critical habitats or rare/ threatened species found to be present on the site.