

**The Trails at Aspen Ridge Filing No. 1
NATURAL FEATURES REPORT**

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PREPARED FOR:

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PROJECT NO. 181710415

Geological and Soil Hazards

According to the Soil Survey of the El Paso County Area, Colorado by the United States Department of Agriculture Soil Conservation Service, the soil types of this area are comprised of several different soil types; the site falls into the following soil types:

1. “11” Bresser sandy loam, 0 to 3 percent slopes.
2. “12” Bresser sandy loam, 3 to 5 percent slopes.
3. “30” Fort Collins loam, 0 to 3 percent slopes.
4. “39” Keith silt loam, 0 to 3 percent slopes.

All the soils are classified as Hydrological Group B.

There is no evidence of mining material in the area according to the Master Plan for the Extraction of Mineral Resources.

Vegetation and Wildlife

A. Summary of Proposed Subdivision

The Trails at Aspen Ridge is a proposed single-family subdivision and is within the boundaries of the Waterview East Preliminary Plan a proposed mixed-use development on 195.25 acres; The proposal is for 180 single family (RS-5000) lots on 55.8 acres.

The site lies in Section 9 of Township 15 South, Range 65 West. The proposed Preliminary Plan is south of Bradley Rd. and east of Powers Boulevard and lies within the Jimmy Camp Creek Drainage Basin and the Crews Gulch Drainage Basin.

B. Vegetation

The terrain generally slopes to the south and east with slopes ranging from 2% to 8%. The vegetation is typical eastern Colorado prairie grasses with little or no shrubs. There are no trees present. Runoff from this site eventually outfalls into Fountain Creek and ultimately to the Arkansas River.

The site has soil characteristics of hydrologic soil Group B as classified by the Soil Conservation Service.

There are no irrigation facilities, utilities or other encumbrance that affect the drainage analysis of this site.

C. Wildlife

Wildlife consists primarily of small prairie animals. According to the EPC Wildlife Maps the area has been designated as a “low potential for impact zone” for wildlife. The parcel has not been identified as Prebles Meadow Jumping Mouse habitat, according to the EPC Wildlife Maps. The Waterview East Preliminary Plan which is inclusive of this application provided a Wildlife Study for reference

D. Wetlands

There are no wetlands on site.