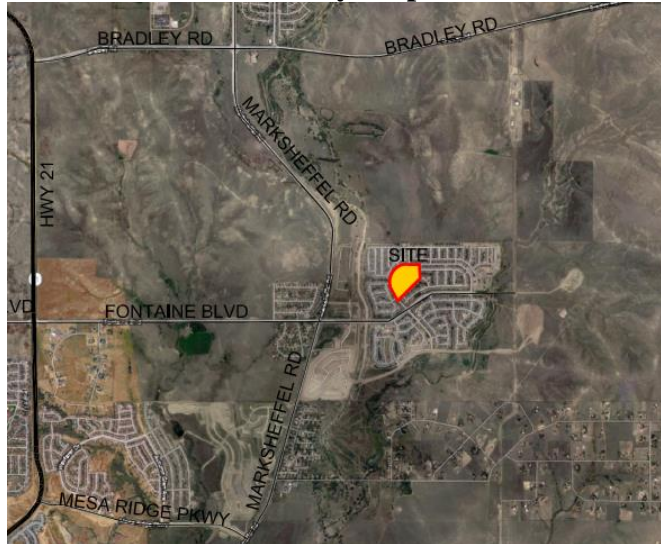


Ponderosa at Lorson Ranch Filing 3 Natural Features Report

Vicinity Map:



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General Location

The site is located within the Lorson Ranch planned community development northeast of the intersection of Fontaine Blvd. and Old Glory Drive. Ponderosa At Lorson Ranch Filing No. 3 is a continuation of the Ponderosa development constructed between 2006 and 2010. The site is 10.38

acres and was identified as Tract L on the Ponderosa Filing No. 1 final plat. Ponderosa at Lorson Ranch Filing No. 3 PUD proposes 90 single-family attached dwelling units.

Topography

The topography of the project site is relatively flat with gently sloping topography. The site topography is not impacted by steep or severe slopes and is suitable for development. 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

There are no water or surface hydrologic 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 '08041C0957 G, Dated December 7, 2018.

Wetlands

There are no wetlands, natural drainage ways or water courses found on site, as a result there are not wetlands present.

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.

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 or critical wildlife habitat on the site.