

**WATERVIEW EAST  
NATURAL FEATURES REPORT**

May 2017

**PREPARED FOR:**

CPR Entitlements, LLC  
31 N. Tejon  
Suite 500  
Colorado Springs, CO 80903

**PREPARED BY:**

Stantec  
31 N. Tejon Street, Suite 500  
Colorado Springs, CO 80903  
719.227.7388

**PROJECT NO. 02-16-02**

## **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**

Waterview East is a proposed mixed use development on 195.4 acres; The proposal is for 713 single family (RS-5000) lots on 169.3 acres with 26.1 acres of commercial (CS) development. The Preliminary Plan is for Parcels P-17 and P-18 of the Waterview Sketch Plan as amendment.

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 application includes a Wildlife Study for reference

**D. Wetlands**

There are no wetlands on site.