

Paint Brush Hills Filing 14 Preliminary Plan & Final Plat Natural Features Report



Vicinity Map:

General Location

The Paint Brush Hills Filing 14 project is proposing 224 single family detached residential units on 88-acres located at the far northwest corner of Londonderry Drive, west of Meridian Road and north of Stapleton Drive within the Paint Brush Hills master development community. The entire Paint Brush Hills subdivision encompasses approximately 300 acres and illustrates over 500 residential units. The site is currently vacant and does not contain any natural features such as streams, creek corridors, rock outcroppings, and does not contain any significant stands of vegetation.

Topography

The existing topography is gently to moderately sloped to the southwest with natural drainage flowing to the south/ southwest where an existing off-site detention facility will capture storm water runoff from this development. A small natural drainage way flows across the site from the northeast in a southwesterly direction; however, this drainage way is minor in nature and will not be utilized to capture storm water runoff nor does this drainageway prevent development of this parcel. Across the entire site there is approximately 40-60' of grade change from the high point to the low point yet the site is not impacted by steep or severe slopes as this occurs over nearly 2,000 linear feet of terrain. The slopes found on-site are suitable for development utilizing current acceptable state and local best grading practices for design and construction.

Hydrologic Features

There are no significant hydrologic features within the development of Paintbrush Hills Filing 14. There is a small, non-tributary existing drainage way flowing to the southwest that will be removed as part of the construction of this development. This drainage way is minor in nature and will not be utilized to capture storm water runoff nor does this drainageway prevent development of this parcel.

An offsite existing water quality detention pond located southwest of this development will be used to treat and release captured storm water at acceptable levels as required by El Paso County and the state of Colorado. There are no other water or natural features present in the project area.

Flood Hazard/ Floodplain

This property is not located within a designated FEMA Floodplain as determined by the flood insurance map, community map number '08041C0535G' effective date December 7, 2018.

Wetlands

A search of the US Fish and Wildlife Service National Wetlands Inventory mapper website (<https://www.fws.gov/wetlands/>) did not indicate any jurisdictional wetlands find within the site. The site contains a small Riverine Channel (R4SBC) and a small freshwater pond (PUSA) but no wetlands exist.

There are no mitigation or wetland protection measures required. All drainage and erosion criteria will be met following El Paso County Development Standards.

Vegetation and Soils

A majority of the site is vacant with short grass prairie species. There are no existing stands of vegetation and a few trees on the northeast of the site.

Scenic Resources

The natural mountain backdrop of the Rampart Range is perhaps the best natural feature. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Wildlife Habitats and Migration Routes

While the area's most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Deer
- Black Bear
- Numerous Small Mammals

Rare Species

Due to adjoining developments, it is not anticipated that this application will have significant impacts on wildlife in the area. A review of rare species and critical habitats within the project area was completed using the U.S. Fish and Wildlife Service's IPaC mapper and website (<https://ecos.fws.gov/ipac/>). The mapper identifies species either threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat within the project areas. The report indicates that there are no critical habitats within the project area and therefore no rare or threatened species were found to be present on the site. The site appears to be just outside the U.S. Fish and Wildlife Service block clearance letter for the City of Colorado Springs; however, there are no streams or riparian corridor habitats present on-site. The USFWS will review the proposed development for impact by the Preble's Meadow Jumping Mouse.

Unique Natural Areas

There are no unique natural features found on the site.