

Filing No. 1

RED ROCK ACRES ~~LOTS 1-5~~
NATURAL FEATURES REPORT
FINAL PLAT
SF2513
April 18, 2025



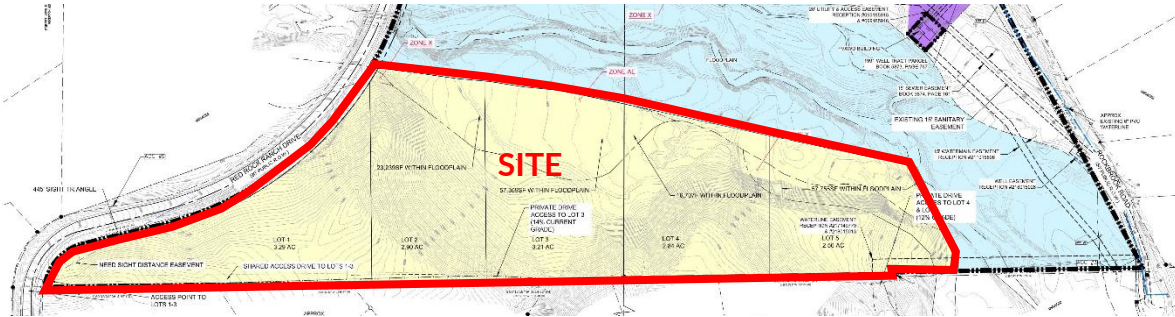
PREPARED FOR:
GTG Red Rock LLC
8605 Explorer Dr., Suite 250
Colorado Springs, CO 80920

PREPARED BY:
Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

Filing No. 1

Site Location, Size, and Zoning:

Red Rock Acres ~~LOTS 1-5~~ subdivision is proposing 5 large lot single family detached units on +/-14.957AC. Each lot will range from +/-2.637-3.538AC with a minimum 2.5AC lot size as permitted by the existing zoning. The project is located south of Monument Creek and situated between Red Rock Ranch Drive and Rockbrook Road. Each lot will be on well and septic and developed by an individual home builder. Lot areas within the existing floodplain or found on steep slopes shall be remain undisturbed. Access to lots 1-3 will be provided by a private drive connecting from Red Rock Ranch Drive. Access to lots 4 and 5 will be provided by a private drive connecting from Vista View Drive within the Cloven Hoof Estates development to the south. The project is a subdivision of TSN 7109014003 (~~part~~) and 7109000024 (~~part~~).



Topography:

The topography of the project site is rolling hills with grasses, ponderosa pine and gamble oaks. A field investigation, completed by Steve Spaulding in July of 2024, confirmed The Colorado Wildfire Assessment Web Portal (CO-WRAP) findings of timber/shrub/and grass areas. Overall slope of the buildable area within each lot ranges from 1%-25%. A ridge with over 25% slope loops from the northwest corner of the project site then south to Cloven Hoof Estates (on Lot 3) before looping up to the northeast corner of Lot 4 and connecting to Monument Creek. A second ridge, exceeding 25% slope, stretches along the northern section of Lot 5 from the east to Monument Creek. Monument Creek and its channel abuts the northern boundary of the site. The creek and flood channel are outside of the subdivision area. The development proposes no development within the Monument Creek Flood plain (zone AE).

Lots 2-5 are all located within the flood zone.

Hydrologic Features / Flood Hazard / Floodplain: The main natural feature, Monument Creek, runs west to east along the northernmost boundary of the site.

Monument Creek is a known jurisdictional WOTUS under Section 404 of the CWA and therefore the wetlands immediately adjacent are assumed to be jurisdictional (USACE 1987). The creek is classified as an R4SB3C (intermittent cobble-gravel bottom streambed with seasonal flooding) and riverine habitat. These habitats are intermittent with water flowing part of the year. When water is not flowing, it may remain in isolated pools or surface water may be absent. Seasonal surface water is present for extended periods especially early in the growing season but is absent by the end of the growing season in most years. After flooding ceases, the water table will vary from saturated to a water table well below the ground surface. The Monument Creek channel and floodplain area is highly vegetated with grasses, willow, and Gamble Oak. The creek and flood channel are north of the project area and will be unaffected by the subdivision.

A portion of the subdivision is located within a designated FEMA 100 year floodplain as determined by flood insurance rate map, community map number: 08041C02576 effective 12/7/2018. This area is to remain undisturbed and therefore would not require a formal wetland delineation and Section 404 permit authorization from the USACE.

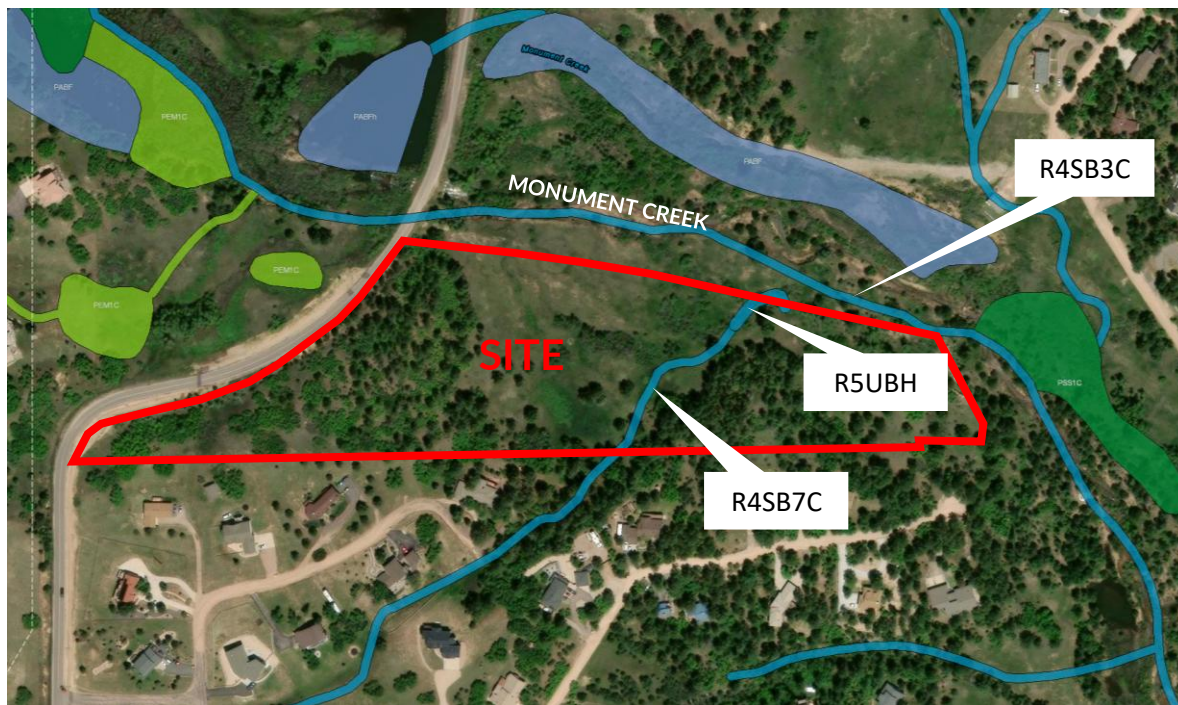
and partially within

, designated as no-build areas,



A secondary un-named riverine wetland habitat and drainageway, defined as R4SB7C (riverine, intermittent, streambed, vegetated, seasonally flooded), is located on site and follows the existing ridge from Cloven Hoof Estates, south of the development, to Monument Creek. This un-named drainage way is fully vegetated with no wetland indicators. The drainage is not considered to be WOTUS, is constrained by slopes exceeding 25% and will remain undeveloped.

A small northern segment of the un-named drainageway is defined as R5UBH (riverine, unknown perennial, unconsolidated bottom, and permanently flooded). No development is proposed within this area. This area is to remain undisturbed.



Wetlands:

The site contains one seasonally flooded intermittent riverine habitat that bisects the site (R4SB7C) and a small segment of a seasonally flooded intermittent riverine habitat classified as riverine, unknown perennial, unconsolidated bottom, and permanently flooded (R5UBH). This habitat follows the ridge from Cloven Hoof Estates, south of the development, to Monument Creek. Average slope of the ridge exceeds 25%. Both areas and associated habitats will remain undisturbed with the development.

Type: Riverine Habitat (R4SBC)

Size: 0.84 acres

- R** System **Riverine** : The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.
- 4** Subsystem **Intermittent** : This Subsystem includes channels that contain flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent.
- SB** Class **Streambed** : Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem of the Riverine System that are completely dewatered at low tide
- C** Water Regime **Seasonally Flooded** : Surface water is present for extended periods especially early in the growing season but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Type: Riverine Habitat (R5UBH)

Size: 0.11 acres

R System **Riverine** : The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

5 Subsystem **Unknown Perennial (5)** : This Subsystem designation was created specifically for use when the distinction between lower perennial, upper perennial, and tidal cannot be made from aerial photography and no data is available.

UB Class **Unconsolidated Bottom (UB)** : Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

H Water Regime **Permanently Flooded (H)** : Water covers the substrate throughout the year in all years.

Soils:

A "Soil and Geology Study", by RMG October 31, 2024 is included with the submittal package. There are no significant geological hazards; however, the potential for geologic hazards or constraints includes expansive near surface soils and bedrock, soils susceptible to erosion, steep slopes, and flood prone areas. Regional geologic conditions that impact the site include seismicity and faults. These geological conditions can be mitigated with engineering design and construction methods commonly employed in this area.

Scenic Resources and Unique Natural Areas:

The proposed subdivision overlooks Monument Creek, which runs west to east immediately north of the site. The backdrop of the Mt Herman to the south is a scenic viewshed seen from nearly all points of the property. The proposed low density and surrounding low density allows this view to remain relatively unobstructed. Scenic qualities of the overall site are rolling meadows, clusters of pine and gamble oak, undeveloped ridgelines and an overlook of Monument Creek.





Wildlife and Migratory Birds:

The project area is located within the Southern Rockies Level III ecoregion. This area is distinguished from neighboring plains ecoregions by their high elevation, steep, and rugged mountains. The undeveloped portions of each lot will remain as native vegetation and un-disturbed wildlife habitat.

The Colorado Parks and Wildlife note the following wildlife as present in the area:

- Albert's Squirrel
- Black Bear – Fall Concentration Area
- Black Bear Human Conflict Area
- Black Tailed Prairie Dog Colony potential

- Elk – Summer Range
- Great Blue Heron Foraging Area
- Gunnison's Prairie Dog – Overall Range
- Moose – Overall Range
- Mountain Lion – Human Conflict Area & Overall Range
- Mule Deer – Concentration Area & Overall Range
- Preble's Jumping Mouse
- Bullsnake – Overall Range
- Hernandez short horned lizard
- Milk Snake – Overall Range
- Plains garter snake – Overall Range
- Prairie and Western Rattlesnake – Overall Range
- Six lined race runner – Overall Range
- Smooth Greensnake – Overall Range
- White tailed deer – Concentration Area
- Wild Turkey – Winter Concentration Area
- Brown Bat – Overall Range
- Hoary Bat – Overall Range
- Little Brown, Long Eared, Western Small Footed and Long legged Myotis – Overall Range
- Red & Silver Bat – Overall Range
- Townsends Big Eared Bat - Overall Range
- Band Tailed Pigeon – Breeding Range
- Brewer Sparrow - Breeding Range
- Brown Capped Rosy Finch – Overall Range
- Burrowing Owl – Breeding Range
- Golden Eagle – Breeding Range
- Grasshopper Sparrow – Breeding Range
- Lark Bunting – Breeding Range
- Lazuli Bunting – Breeding Range
- Lewis Woodpecker – Breeding Range
- Northern Harrier - Breeding Range
- Prairie Falcon – Breeding Range
- Rufous Hummingbird – Migration Range
- Virginia Warbler – Breeding Range
- Dwarf Shrew – Overall Range
- White Tailed Jack Rabbit – Overall Range

The project area is located outside of the Northern Leopard Frog critical habitat; however, both of their preferred habitats may be present within the Project Area.

The U.S. Fish and Wildlife Service's IPaC mapper and website database (<https://ecos.fws.gov/ipac/>) showed two critical mammal species, the Gray Wolf (currently experimental, non-essential population) and Preble's Jumping Mouse (threatened). The gray wolf is not likely present within the project area.

The project area is located outside of the Preble's Jumping Mouse and Ute Ladie's Tresses critical habitat; however, both of their preferred habitat(s) may be present within the floodplain of the project area. As this area is to remain undisturbed there are no anticipated impacts on these species from the proposed project.

The Piping Plover and Eastern Black Rail were also identified as present on the site. The proposed subdivision would not result or contribute to water depletions on the South Platte River, therefore, no direct or indirect impact to these species would occur as a result of the project.

The Monarch Butterfly may be present on the site during migration season (May-October); presence of this species on site is not likely.

Migratory birds and raptors could be potentially impacted from the Project, both directly through habitat loss and indirectly due to avoiding areas around newly constructed housing. Construction-related disturbances that occur during the migratory bird and raptor nesting season (January 15 through September 30) could result in direct mortality to raptors and migratory birds and cause others to become displaced. Migratory bird nesting habitat occurs immediately adjacent to the Project Area; therefore, project activities could directly impact active nests, resulting in direct mortality to eggs or nestlings. Occupied nests and a specified buffer should be avoided until a qualified biologist can confirm that fledglings have left the nest. CPW provides additional recommendations on nest buffers for raptors and eagles. Additionally, construction lighting, noise, and vibration in the immediate vicinity of active nests, could also result in nest failure or abandonment. To avoid impacts to migratory birds and raptors, the following mitigation measures should be implemented:

- Vegetation should be removed prior to the migratory bird and raptor nesting season (January 15 through September 30).
- If it is not possible to remove habitat (clearing/grubbing) prior to the nesting season, the contractor must have a qualified biologist survey the site for nesting migratory birds within seven days prior to clearing/grubbing or other construction activities. Active nests should be identified, protected, and avoided.
- USFWS will need to be contacted should an active nest become abandoned as a result of construction activities.

If other active raptor nests are observed within the construction area during clearing/grubbing or construction, USFWS must be contacted for guidance on avoidance/setback or biological monitoring requirements.

A baseline environmental report, created by Matrix Design Group in 2024, concluded that no species would be affected based on our understanding of the proposed project and federal, state and local regulations pertaining to natural resources. All construction is recommended to avoid the FEMA 100-year floodplain and wetland areas. Additionally, the proposed project may require tree and scrub-shrub clearing. Because the Project Area contains habitat for nesting bird species, it is recommended all ground and tree clearing activities be completed outside of the nesting bird season (January 15 through September 30). If ground and tree clearing activities must be completed during the nesting bird season, a nesting bird survey to comply with the MBTA and BGEPA is recommended.

V1 - Natural Features Report - RLR.pdf Markup Summary


Callout (5)

<div><div>Filing No. 1</div><div>OCK ACRES LOTS 1-5 AI FFATURES RFPOR</div></div>	<div><div>Subject: Callout</div><div>Page Label: 1</div><div>Author: Lisa Elgin</div><div>Date: 7/14/2025 1:43:31 PM</div><div>Status:</div><div>Color: <div></div></div><div>Layer:</div><div>Space:</div></div> <div>Filing No. 1</div>
<div><div>Filing No. 1</div><div>ion, Size, and Zoning: Acres Lots 1-5 subdivision all area from +/-2.637-3.5</div></div>	<div><div>Subject: Callout</div><div>Page Label: 1</div><div>Author: Lisa Elgin</div><div>Date: 7/14/2025 1:43:42 PM</div><div>Status:</div><div>Color: <div></div></div><div>Layer:</div><div>Space:</div></div> <div>Filing No. 1</div>
<div><div><div>formed The Colorado Wetlands Assessment a Channel edge of the Subdivisible area a steep slope from the northwest corner of the topping up to the northeast corner of Lot 2.25% slope, channel along the northern the subdivision. (Note: the channel is not meat and its channel abuts the northern in zone 4. (Note: the channel is not this flood zone. and within the</div><div>a 404 of the CWA and therefore the USACE 1987). The creek is classified as an meat flooding and erosion related. These an water is not flowing, it may result in water to present for extended periods</div></div><div>designated as no-build areas.</div></div>	<div><div>Subject: Callout</div><div>Page Label: 2</div><div>Author: Lisa Elgin</div><div>Date: 7/14/2025 9:55:33 AM</div><div>Status:</div><div>Color: <div></div></div><div>Layer:</div><div>Space:</div></div> <div>Lots 2-5 are all located within the flood zone.</div>
<div><div><div>meat and its channel abuts the northern in zone 4. (Note: the channel is not this flood zone. and within the</div><div>designated as no-build areas.</div></div></div>	<div><div>Subject: Callout</div><div>Page Label: 2</div><div>Author: Lisa Elgin</div><div>Date: 7/14/2025 9:57:14 AM</div><div>Status:</div><div>Color: <div></div></div><div>Layer:</div><div>Space:</div></div> <div>, designated as no-build areas,</div>
<div><div><div>ment Creek channel and floodplain area is highly creek and flood channel are north of the project a of the subdivision is located within a designated I ance rate map, community map number: US041C disturbed and therefore would not require a for tion from the USACE.</div><div>and partially within</div></div></div>	<div><div>Subject: Callout</div><div>Page Label: 2</div><div>Author: Lisa Elgin</div><div>Date: 7/14/2025 9:58:20 AM</div><div>Status:</div><div>Color: <div></div></div><div>Layer:</div><div>Space:</div></div> <div>and partially within</div>


Line (5)

<div><div>on, Size, and Zoning: acres Lots 1-5 subdivision is pr ll range from +/-2.637-3.538A : project is located south of Mc Road. Each lot will be on well :</div></div>	<div><div>Subject: Line</div><div>Page Label: 1</div><div>Author: Lisa Elgin</div><div>Date: 7/14/2025 9:42:18 AM</div><div>Status:</div><div>Color: <div></div></div><div>Layer:</div><div>Space:</div></div>
--	--


RES LOTS 1-5
JRES REPORT
AT

Subject: Line
Page Label: 1
Author: Lisa Elgin
Date: 7/14/2025 9:42:24 AM
Status:
Color: 
Layer:
Space:


Cloven Ho
03 (part) at

Subject: Line
Page Label: 1
Author: Lisa Elgin
Date: 7/14/2025 9:50:06 AM
Status:
Color: 
Layer:
Space:

24 (part).


Subject: Line
Page Label: 1
Author: Lisa Elgin
Date: 7/14/2025 9:50:10 AM
Status:
Color: 
Layer:
Space:

th of th

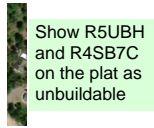
Subject: Line
Page Label: 2
Author: Lisa Elgin
Date: 7/14/2025 9:58:27 AM
Status:
Color: 
Layer:
Space:


Text Box (2)

RELEVANCE
FINAL PLAT
SF2513
April 18, 2025

Subject: Text Box
Page Label: 1
Author: Lisa Elgin
Date: 7/14/2025 9:40:32 AM
Status:
Color: 
Layer:
Space:

SF2513



Subject: Text Box
Page Label: 4
Author: Lisa Elgin
Date: 7/14/2025 10:04:55 AM
Status:
Color: 
Layer:
Space:

Show R5UBH and R4SB7C on the plat as unbuildable