

ROMENS SUBDIVISION

PUD PRELIMINARY PLAN

WETLAND IMPACT LETTER

MAY 2022

PROPERTY OWNER & DEVELOPER

Adelaida Romens Trustee,
Romens Living Trust
5135 Coneflower Lane,
Colorado Springs, CO. 80917-1316

CONSULTANT

Catamount Engineering

P.O. Box 221,
Woodland Park, CO 80866

PROJECT SUMMARY

The subject 34.47 acres consists of unplatted land to be developed into 7 rural residential lots (RR-5 zoning) located within the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 11 South, Range 64 West of the 6th principal meridian in unincorporated El Paso County.

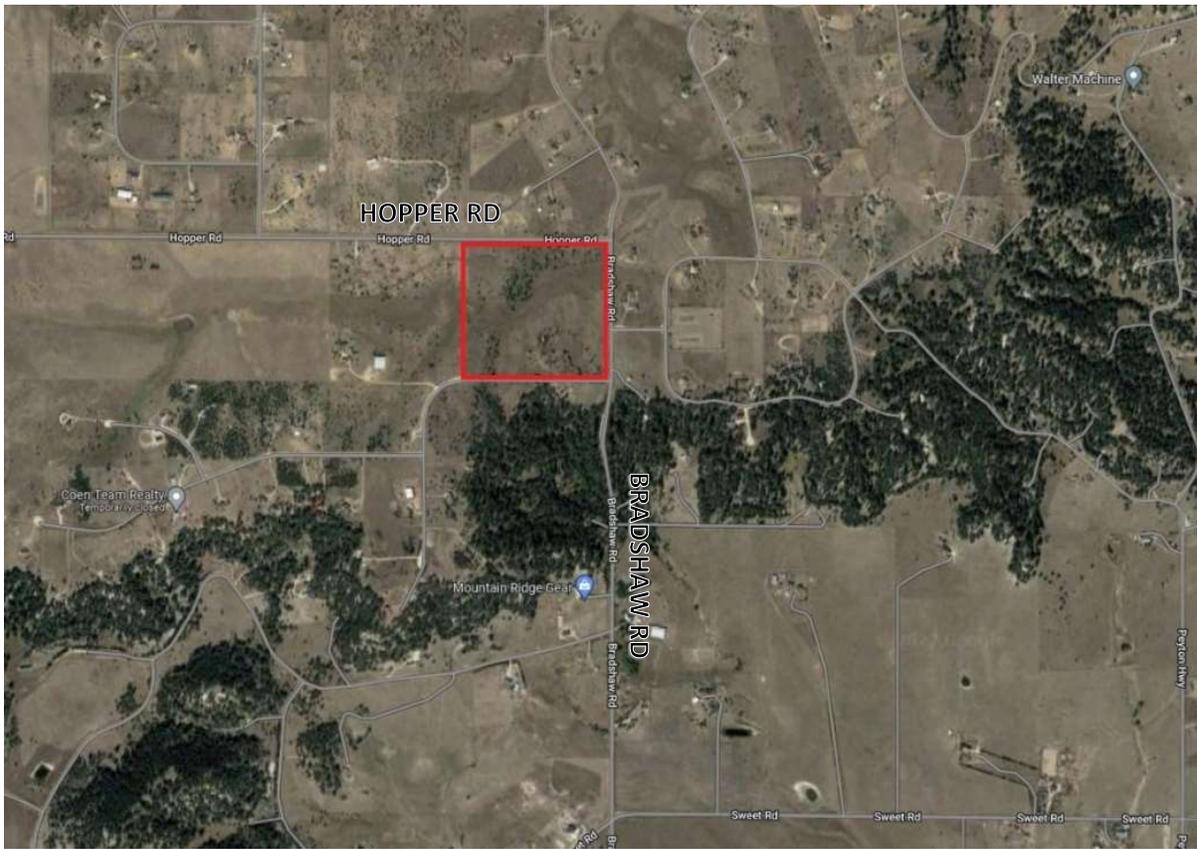
The parcel is bounded to the north by Hopper Road right-of-way, to the east by Bradshaw Road right-of-way, to the south Cleese Court, and to the west by the Hybar Subdivision. The existing access to the parcel is from Cleese Court, a gravel county local roadway.

The parcel is surrounded by sporadic rural residential and agricultural development.

The West Bijou Creek bisects the parcel and flows from west to east. The northerly portion of the parcel sheet flows south to West Bijou Creek within the RR-5 zoned parcel at slopes between 2% and 9%. The southerly portion of the parcel sheet flows north to West Bijou Creek within the parcel at slopes between 2% and 13%. The parcel is located within the Bijou Creek drainage basin.

Existing soils on the site consist of Brusset loam, hydrologic soil group B, and Peyton sandy loam, hydrologic soil group B as determined by the Natural Resources Conservation Service Web Soil Survey.

No portion of the site lies within an F.E.M.A. designated floodplain per FIRM 08041C0350 G and 08041C0375 G effective December 07, 2018. A firmette exhibiting the parcel has been included in the appendix of the Drainage Report.



WETLAND AND RIPARIAN AREAS:

A small portion of land representing the creek bed of west Bijou Creek is identified on the National Wetland Inventory as Freshwater Emergent (Palustrine) Wetland. An established reservation area has been delineated beyond the limits of the West Bijou Creek 100-year floodplain and the designated Emergent Wetland. There is no proposed development within this immediate area.

