

TELLE SUBIDIVISION

Natural Features Report

Site Address: 12730 Bridle Bit Rd
Colorado Springs CO 80908

Unincorporated El Paso County, Colorado.

Tax ID No. 6210001011

Fire Protection District: Black Forest Fire Protection District
11445 Teachout Rd
Colorado Springs, Co 80908

Development Type: Single family residential
2.5 acre lots.
Two lots on 10.12 Acres.
One (1) existing Single-family residence.
One (1) new Single-family residence

Land Vegetation: Forested with Pine trees, stands of Gambel Oak and open grass areas.

NATURAL FEATURES:

Natural Features are considered to include “unique or distinctive topographic features including buttes and rock outcroppings; existing vegetation; drainage; riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features.”

The property contained in the proposed subdivision does not contain any unique or distinctive features as set forth above. The property’s features are consistent with the surrounding area in terms of vegetation, drainage and wild life habitat.

The proposed development is a single-family residential home on the newly created lot. Disturbance will be limited to the construction of the residence and the driveway to the residence from Bridle Bit Road a septic system and water well. The remainder of the property will remain in its current state. Disturbed areas will be reclaimed with vegetation consistent with existing vegetation.