

NATURAL FEATURES REPORT

McLean Subdivision

Landforms, Riparian and Vegetative Analysis

PROJECT SUMMARY The subject 38.66 acres is to be subdivided into two rural residential lots with a shared driveway. The parcel is located within the Section 28, Township 11 South, Range 66 West of the 6th principal meridian in unincorporated El Paso County. The parcel is bounded to the north by unplatted land zoned RR-5 and A-5, to the west by platted RR-5 residential lots, east by unplatted RR-5 lots, and to the south by both platted and unplatted RR-5 parcels.

Existing soils on the site consist of Peyton sandy loam, hydrologic soil group B (51%), and Peyton -Pring complex, hydrologic soil group B (49%) as determined by the Natural Resources Conservation Service Web Soil Survey. The site is located within the Smith Creek Basin. No portion of the property contains the FEMA Floodplain.

The site will be developed into two rural residential lots and will utilize individual wells and on-site wastewater treatment systems. Per the Geotechnical Report prepared by Entech Engineering, the site is suitable for development.

WETLANDS AND RIPARIAN AREAS

There are no wetlands or riparian areas within the project boundaries.

WILDLIFE AND VEGETATION

Vegetation on the site primarily consist of ponderosa pines with field grasses and weeds. There is no critical habitats, refuges, or fish hatcheries within the project area.