

LIONS DEN
PCD No. SF2525

Natural Features Report

Site Address: El Paso County
Unincorporated El Paso County, Colorado.

Tax ID No. 6213000006

Development Type: Seven 5-acre lots for single family residential homes

Land Vegetation: Forested with Ponderosa Pine.

PROPOSED DEVELOPMENT:

Lions Den is a proposed residential development on 36.16 acres consisting of 7 approximately 5-acre lots. There is one existing single-family residence which will remain. The site lies in Section 13 of Township 12 South, Range 66 West of the 6th Principal Meridian. The proposed subdivision is south of Shoup Road and west of Casey Lane in northern El Paso County.

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 this preliminary plan does have a natural drainage channel running through it. This channel will be discussed further in the drainage report. The property does not contain any of the other unique or distinctive features as set forth above. The property’s features are consistent with the surrounding area in terms of vegetation, drainage, and wildlife habitat.

WETLANDS:

The site is not mapped within any floodplains according to FEMA Map No. 08041CO315G, dated December 7, 2018.

EXISTING CHANNEL:

There is an existing channel running through the site. It enters the site on the east side from a public concrete box culvert under Casey Lane (public). The creek runs westerly and then turns south and leaves the site at the southerly boundary. According to the Soils and Geology report, Entech Job Number 213150, August 15, 2025, the channel slopes are stable. No constructed mitigation is needed or proposed. The proposed plat is creating a drainage easement for the channel, following the top of the channel. A 30-foot no-build area will be created beyond the easement line.