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 final plat 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.

FLOODPLAIN:

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

WETLANDS:

There are no mapped wetlands on this property. While the existing channel is identified as riverine with a classification of R4SBC the channel is dry most of the year. Snow melt and rain runoff are the only contributors to flows in this reach of channel. When there are no flows there are no isolated pools remaining

Classification code: R4SBC

System **Riverine (R)** : 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.

Subsystem **Intermittent (4)** : 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.

Class **Streambed (SB)** : 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.

Water Regime **Seasonally Flooded (C)** : 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.

EXISTING CHANNEL:

The existing channel running through the site enters 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.

From: Lisa Elgin
To: David Whitehead
Subject: Lions Den EA Meeting Follow-up
Date: Thursday, March 13, 2025 11:27:11 AM
Attachments: image001.png

David:

I have reviewed the lasted training on the preble's meadow jumping mouse procedures and followed through on them. There is no critical habitat for the mouse on the subject parcel so there is no need for more Fish and Wildlife review, however, El Paso County Environmental Services will still review your final plat application and may have further comment.

Please let me know if you have any further questions.

Lisa Elgin
Planner
El Paso County • Planning & Community Development
2880 International Circle| Colorado Springs, CO 80910
Office: (719) 520-6449
www.elpasoco.com