



June 13, 2022

Chadwin Cox
Western Engineering Consultants
127 South Denver Avenue
Fort Lupton, CO 80723

RE: **Wetlands Assessment**
 18955 Beacon Lite Road
 Monument, El Paso County, Colorado
 Project No. 22.159.06

Dear Mr. Cox,

Purpose

This assessment was performed to identify potential jurisdictional wetlands on the project site, as defined above. The goal of the assessment was to determine if these environmentally sensitive habitats were present on the site in an effort to limit the impacts that proposed development may have on jurisdictional wetlands as defined by the US Army Corps of Engineers (USACE).

Project Location

The site is an approximate 5.02-acre partially developed parcel (Parcel No. 7111306016) located at 18955 Beacon Lite Road, Monument, El Paso County, Colorado. A project location map is included as Figure 1. A National Wetlands Inventory map depicting the site is included as Figure 2.

Field Assessment and Observations

Pickering Hivner LLC (PH) performed an assessment of the property on June 2, 2022. Site photographs are included in Appendix A. Pedestrian surveys of the property, property boundaries, and a visual survey of adjoining properties from property boundaries were performed to identify existing vegetation, wetlands, and/or riparian areas.

The site is bordered by Interstate 25 to the east, a developed light industrial property to the south, Beacon Lite Road to the west, and a vacant lot to the north. General development in the surrounding area includes residential and light industrial properties. Site gradient is to the south.

The site has been previously disturbed as part of development and consists of a raised graded lot to the east with a light industrial building on the eastern portion of the property.

A drainage trending north to south bisects the west portion of the site. The drainage is crossed by an existing driveway and a pipeline, each of which contain a culvert to direct surface water drainage to the south. The drainage terminates at the southern boundary of the site in a riprap structure that redirects the former down gradient portion of the drainage to the west. The upland portions of the property are generally sparsely vegetated with various weedy species, grasses, and coniferous trees. The drainage area is primarily a sedge/grass vegetative community. Water was observed to be flowing in the drainage at the time of the site visit. The presumed wetland area within the drainage is approximately 0.23 acres.

Wetlands

Based on a review of appropriate National Wetland Inventory (NWI) maps, wetlands designated as a freshwater emergent wetland were noted to cross the site from north to south in the area of the existing drainage. This area is at a lower elevation than the proposed construction disturbance area and is not proposed for disturbance as part of the current project (Figure 3). The proposed project is not anticipated to impact wetlands areas.

Conclusions

An apparent and potentially jurisdictional wetland is present on the site. Based on the review of information included in this assessment, specific site inspections, and information provided by the client, it is not anticipated that the proposed project will negatively impact potentially jurisdictional wetlands. If the wetland areas are to be disturbed, PH recommends consultation with USACE regarding wetland delineation, protection, and/or mitigation.

We appreciate the opportunity to provide this evaluation. If you have any questions or require additional services, please contact me at 303-720-1116 or *rpickering@pickeringhivner.com*.

Sincerely,
Pickering Hivner



Russell Pickering, MS
Attachments: Figures, Site Photos, Supporting Documentation

APPENDIX A: FIGURES, SITE PHOTOS

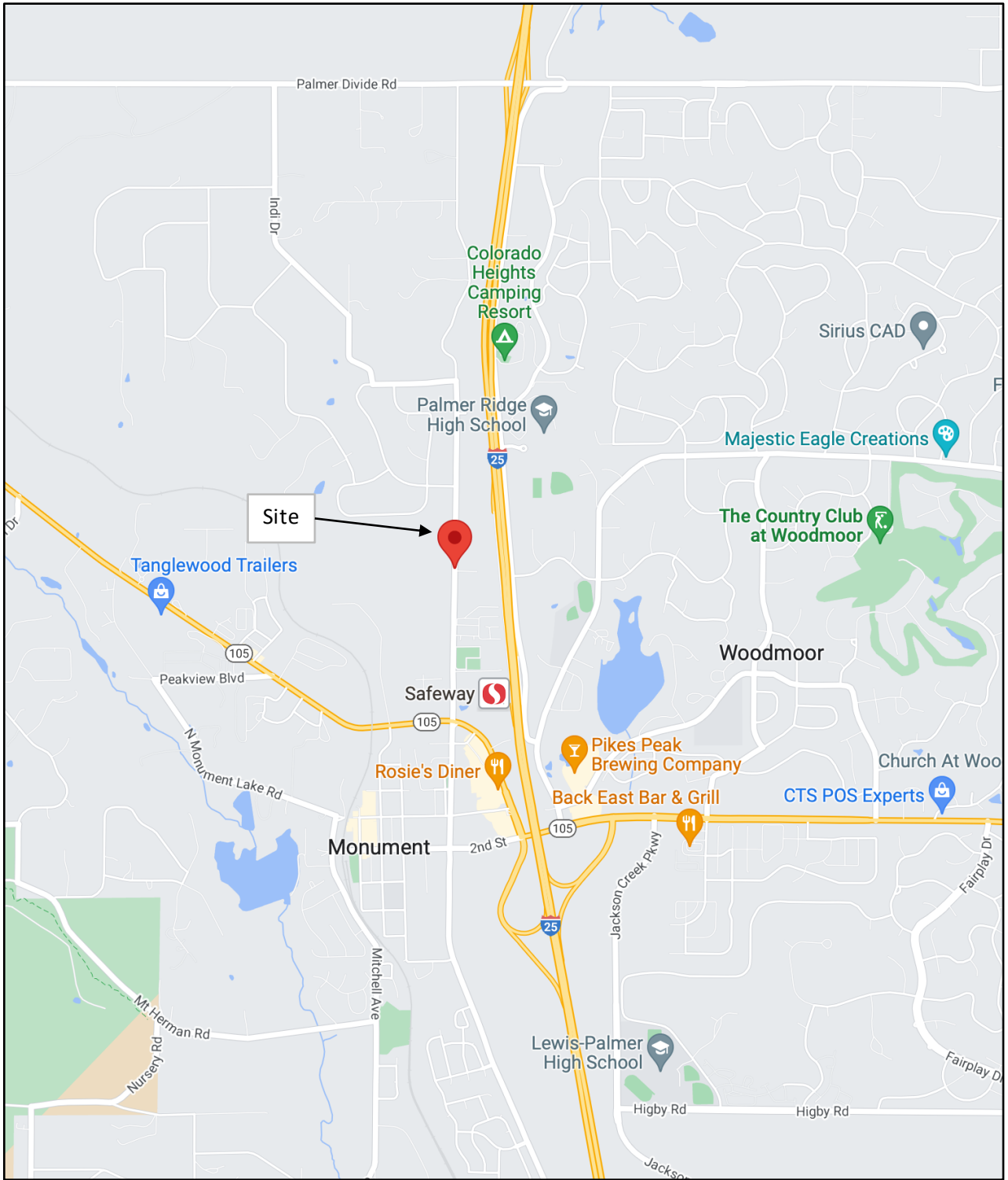


Figure 1
Project Location

PICKERING HIVNER

18955 Beacon Lite Road
Monument, CO

Project No. 22.159.06



U.S. Fish and Wildlife Service
National Wetlands Inventory

Trailers Direct Express



- May 16, 2022
- Wetlands**
- Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Estuarine and Marine Wetland
 - Estuarine and Marine Deepwater
 - Other
 - Lake
 - Riverrine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currency of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

U.S. Fish and Wildlife Service, National Standards and Support Team
wetlands_team@fws.gov

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Figure 2
National Wetlands Inventory Map

PICKERING HIVNER

18955 Beacon Lite Road
Monument, CO

Project No. 22.159.06

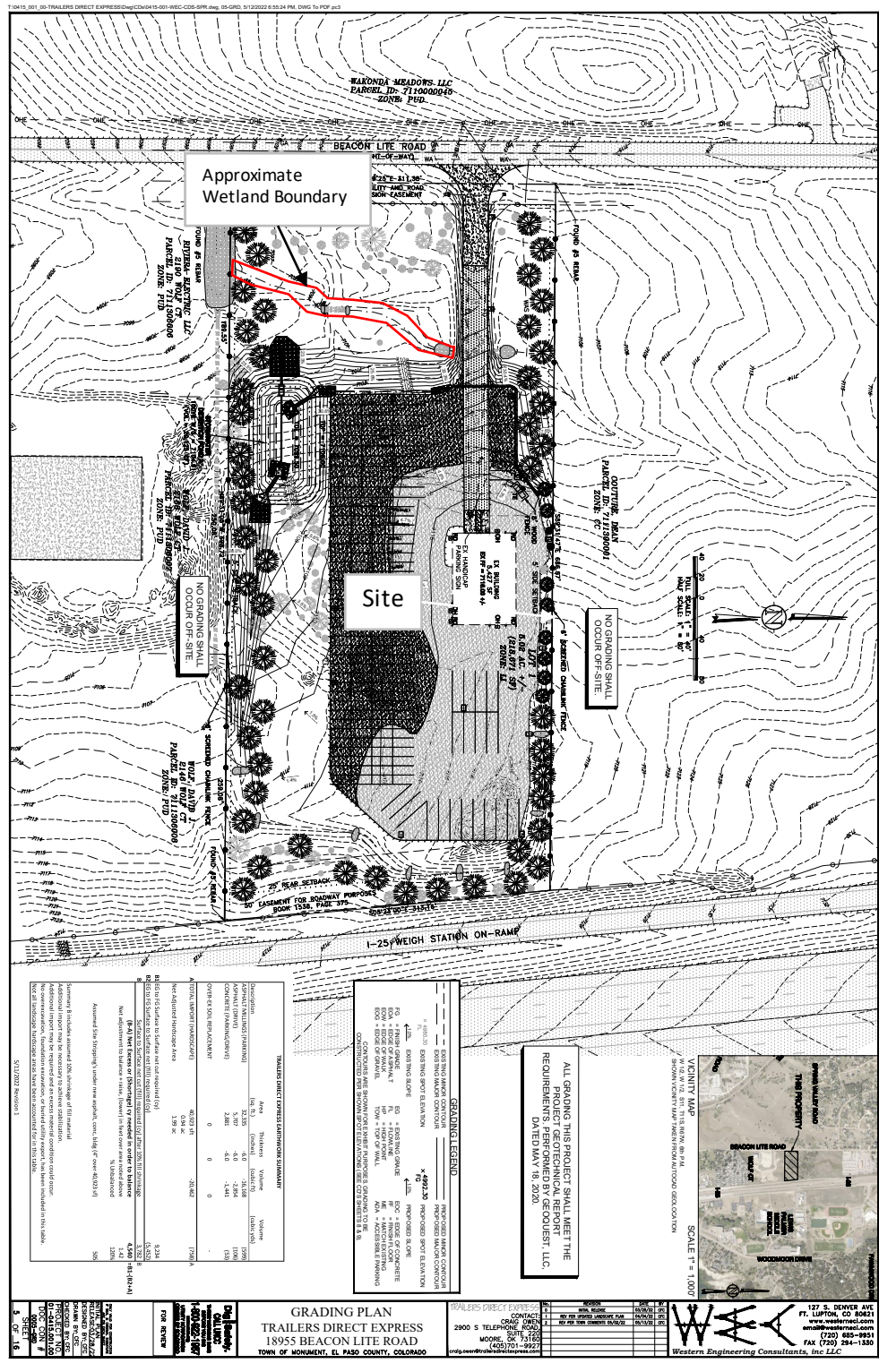


Figure 3
Grading Plan

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18955 Beacon Lite Road
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Photo #1 Site, north portion, view to northwest



Photo #2 Site, culverts, view to south from driveway



Photo #3 South culvert



Photo #4 Wetland, south portion, view to south



Photo #5 Wetland, north portion, view to north with driveway culvert outlet



Photo #6 Wetland outlet riprap structure, south boundary of site