

WETLAND DELINEATION REPORT FOR:

Lot 384R, 97 Subdivision, Resubdivision of Lot 384 and 385

Prepared For:

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WETLAND DELINEATION REPORT

WETLAND DELINEATION SUMMARY

On July 24, 2019 a site visit was performed at the subject site to determine if/ and where wetlands were present on the subject site. During the site visit several soils samples were obtained and the vegetation and hydrology of the site were logged. The vegetation, soils and hydrology of two separate locations were documented through the use of Army Corps of Engineers approved data forms. Several other locations were tested throughout the wetlands present on the subject property. A search of the National Wetland Inventory (NWI) mapping, concluded no NWI designated wetlands on the subject site. The wetlands on the site are herbaceous wetlands, associated with seeps and springs.

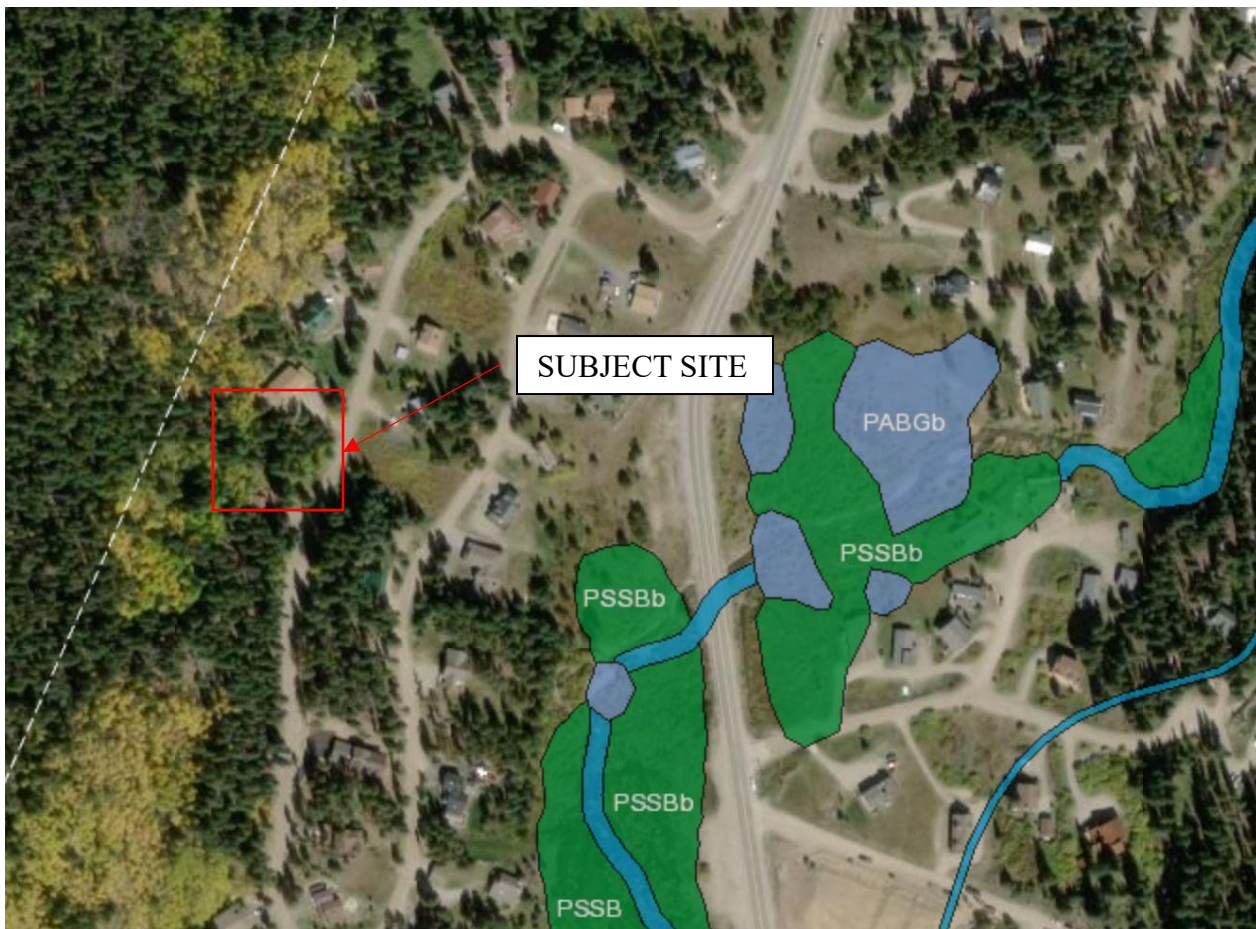


Figure 1 – National Wetland inventory map



INTRODUCTION

Purpose and goals

The purpose of this study was to identify and delineate any wetland areas within the property boundaries. This information may be used to help determine which portions of the lot can be disturbed and which portions may not be impacted without permitting and/or mitigation. This report has been prepared based on field data and pertinent background information. The purpose of this report is to detail the findings of the wetland delineation performed on the subject lot. During the site visits wetland flagging was placed and surveyed throughout the subject parcel.

METHODS

A site visit was performed to determine if/and where wetlands are present at the subject site. Wetland boundaries, if encountered, on the site were identified and delineated on the subject property according to the parameters specified in the *Corps of Engineers Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (Environmental Laboratory 2010). During the field inspection several observation locations were chosen within the site to evaluate the hydrology, vegetation, and soils. Data forms were filled out for several areas within the site boundaries. Soils coloring was determined using *Munsell Soils Color Charts* (Kollmorgen Instruments 2000). Vegetation was generally assessed within a 10 foot to 30-foot radius at each location. Plants were identified using various published materials, and were ranked using the *National Wetlands Plant List* (USACOE, 2015).

Pre-Field Review of Information

The following sources were reviewed prior to and after field visits to obtain information on vegetation patterns, topography, drainage and soils.

- City/County Inventory maps and property data
- U.S. Geological Survey (USGS) 7.5 minute topographic maps
- Natural Resources Conservation Service (NRCS) soils survey maps and information.
- Current and Historical aerial photography.
- National Wetlands Inventory Mapping



EXISTING CONDITIONS

Project area setting

The project site is located in Section 25, Township 7 South, Range 78 West, in Summit County, Colorado. The subject site lies at latitude 39°24'56.89"N and longitude - 106°02'51.73"W with an approximate elevation of 10,273 feet.

Wetland/Upland Summary

Based on information obtained during the site visit it was determined that wetlands exist on the parcel and are generally found along small surface water flows fed from groundwater springs and seeps. The three parameters of a wetland (hydric soils, hydrophytic vegetation, and hydrology) were observed within the wetland areas. In some locations hydrophytic vegetation was encountered, but these areas generally lacked the other required parameters and these areas were marked as uplands. Documentation of the soils, vegetation and hydrology is provided in the Data Forms in Appendix A.

The wetland boundary was marked with pink delineation flagging. During the site visit the flagging was surveyed and a copy of that survey is attached to this report.

Hydrology

Hydrology indicators were encountered in the testing locations within the wetlands areas. Hydrology is derived primarily from groundwater springs and seeps. Precipitation also contributes to the hydrology of the wetlands. Hydrology was not encountered in the upland areas on the site. Groundwater table depths may fluctuate with season and precipitation rates in both the wetland and upland areas.

Vegetation

Vegetation was observed throughout the property. Hydrophytic vegetation was encountered within the wetland boundaries on the site. Hydrophytic vegetation species observed outside of the wetlands locations was not present with dominance. Following is a partial list of plant species that were encountered at or near the wetland boundaries. The plants are ranked according to the 2016 National Wetland Plant List (USACOE, 2015). A scientific plant name and rating are included in the list below.



Hydrophytic Species

- Cardimine cordifolia – OBL
- Delphinium glaucum – FACW
- Equisetum arvense - FAC
- Heracleum maximum - FAC
- Lonicera involucrata - FAC
- Mertensia Ciliata – FACW
- Sceniso triangularis - FACW

Non - Hydrophytic Species and not listed species

- Arnica cordifolia – N/L
- Chamerion angustifolium – N/L
- Fragaria virginiana – Virginia strawberry – FAC
- Picea Engelmanni – FAC
- Populus tremuloides - FACU
- Rosa woodsii - FACU

* = Tentative assignment based on limited information

OBL = Occurs almost always (estimated probability 99%) under natural conditions in wetlands.

FACW = Usually occurs in wetlands (estimated probability 67%-99%), but occasionally found in non-wetlands.

FAC = Equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66%).

FACU = Usually occurs in non-wetlands (estimated probability 67%-99%), but occasionally found on wetlands (estimated probability 1%-33%).

UPL = Occurs in wetlands in another region, but occurs almost always (estimated probability 99%) under natural conditions in non-wetlands in the regions specified.

NI = No indicator

N/L = Not listed

Soils

The upland soils were fairly consistent throughout the testing pits. In general, a small organic layer underlain by sandy loams, with cobbles.

Hydric soils were encountered within the wetlands. The hydric soils generally consisted of saturated soils with low chroma and value and redoximorphic features. Sandy hydric soils were also encountered at the site. See attached data forms for more specific information regarding soil types. According to NRCS soils map data, the wetland areas of the project are located within the mapping unit 5F – Frisco-Peeler Complex with 25% – 65% slopes.



Figure 2 – USDA Web Soil Survey Mapping

Summit County Area, Colorado (CO690)			
Summit County Area, Colorado (CO690)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5E	Frisco-Peeler complex, 6 to 25 percent slopes	4.1	6.9%
5F	Frisco-Peeler complex, 25 to 65 percent slopes	24.4	40.5%
7D	Grenadier gravelly loam, 6 to 15 percent slopes	18.1	30.0%
7F	Grenadier gravelly loam, 15 to 55 percent slopes	1.8	3.0%
8D	Handran gravelly loam, 3 to 15 percent slopes	8.6	14.3%
10	Histic Cryaquolls, nearly level	3.3	5.5%
Totals for Area of Interest		60.4	100.0%

Figure 3 – USDA Soil Map Unit Legend



References:

- Environmental Laboratory. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (9Version 2.0)*, Technical Report, U.S. Army Engineer Waterway Experiment Station, Vicksburg, Mississippi.
- Kollmorgen Instruments. 2000. *Munsell Soil Color Charts*. Kollmorgen Instruments Corporation, Baltimore, MD.
- Us Army Corps of Engineers (USACOE). 2015. *National Wetland Plant List*. Biological Report <http://rsgisias.crrel.usace.army.mil/NWPL/>
- Soil Survey Staff. *Web Soil Survey of Summit County, Colorado*. Natural Resources Conservation Service, United States Department of Agriculture. *Web Soil Survey*. <<http://websoilsurvey.nrcs.usda.gov/app/>>.
- USDA, NRCS. 2007. The PLANTS Database (<http://plants.usda.gov>, October 2007). National Plant data Center, Baton Rouge, LA 70874-4490 USA.
- Soil Survey Staff. 2006. *Keys to the Soil Taxonomy*, 10th ed. USDA-Natural Resources Conservation Service, Washington, DC.
- Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979. *Classifications of wetlands and deepwater habitats of the United States*. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. Jamestown, ND: Northern Prairie Wildlife Research Center Home Page. <http://www.npwrc.usgs.gov/resource/1998/classwet/classwet.htm> (Version 04DEC98)



Appendix A

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 507 97 CIRCLE City/County: SUMMIT Sampling Date: 07/24/19
 Applicant/Owner: LAWN State: CO Sampling Point: A
 Investigator(s): JENNIFER MIGLIARATO Section, Township, Range: S25, T7S, R7W
 Landform (hillslope, terrace, etc.): SLOPE Local relief (concave, convex, none): CONCAVE Slope (%): 25%
 Subregion (LRR): E Lat: 39°24'56.89" N Long: -106°02'51.73" W Datum: _____
 Soil Map Unit Name: SF - FRISCO-PEELER 35-65% SLOPES NWI classification: NONE

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation NO, Soil NO, or Hydrology NO significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation NO, Soil NO, or Hydrology NO naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes _____ No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes _____ No <input checked="" type="checkbox"/>	
Remarks:		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
1. <u>Picea Engelmanni</u>			<u>FAC</u>	
2. <u>Populus fremuloides</u>			<u>FACU</u>	
3. _____				
4. _____				
_____ = Total Cover				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Sapling/Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Arnica cordifolia</u>			<u>N/L</u>	
2. <u>Fragaria virginiana</u>			<u>FACU</u>	
3. <u>Chamerion angustifolium</u>			<u>N/L</u>	
4. <u>Rosa woodsii</u>			<u>FACU</u>	
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
_____ = Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				
2. _____				
_____ = Total Cover				
% Bare Ground in Herb Stratum _____				
Remarks:				
Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>				



SOIL

Sampling Point: A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
4"	—	—	—	—	—	—	—	ORGANIC DUFF
10"	10YR 3/3	—	—	—	—	—	—	SANDY LOAM

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
 Type: CURABLE MATRIX
 Depth (inches): 10"

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)	Secondary Indicators (2 or more required) <input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)
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Field Observations:

Surface Water Present? Yes <input type="checkbox"/> No <input type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input type="checkbox"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes <input type="checkbox"/> No <input type="checkbox"/> Depth (inches): _____	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 50797 CIRCLE City/County: SUMMIT Sampling Date: 07/24/2019
 Applicant/Owner: LAIN State: _____ Sampling Point: B
 Investigator(s): JENNIFER MIGLIORATO Section, Township, Range: S25 T7S R78W
 Landform (hillslope, terrace, etc.): SLOPE Local relief (concave, convex, none): CONCAVE Slope (%): 25%
 Subregion (LRR): E Lat: 39° 24' 56.89" N Long: -106° 02' 51.73" W Datum: _____
 Soil Map Unit Name: SF-FRISCO-PREAR 25-65% SLOPES NWI classification: NONE
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation NO, Soil NO, or Hydrology NO significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation NO, Soil NO, or Hydrology NO naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/>	No _____	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/>	No _____
Hydric Soil Present?	Yes <input checked="" type="checkbox"/>	No _____			
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/>	No _____			
Remarks:					

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u>Picea engelmannii</u>				Number of Dominant Species That Are OBL, FACW, or FAC: _____	(A)
2. _____				Total Number of Dominant Species Across All Strata: _____	(B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC: _____	(A/B)
4. _____				Prevalence Index worksheet:	
_____ = Total Cover				Total % Cover of: _____	Multiply by: _____
Sapling/Shrub Stratum (Plot size: _____)				OBL species _____ x 1 = _____	
1. _____				FACW species _____ x 2 = _____	
2. _____				FAC species _____ x 3 = _____	
3. _____				FACU species _____ x 4 = _____	
4. _____				UPL species _____ x 5 = _____	
5. _____				Column Totals: _____ (A) _____ (B)	
_____ = Total Cover				Prevalence Index = B/A = _____	
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. <u>Delphinium glaucum</u>			<u>FACW</u>	<input checked="" type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation	
2. <u>Mertensia ciliata</u>			<u>FACW</u>	___ 2 - Dominance Test is >50%	
3. <u>Scenesio triangularis</u>			<u>FACW</u>	___ 3 - Prevalence Index is ≤3.0 ¹	
4. <u>Hieracium maximum</u>			<u>FAC</u>	___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
5. <u>Sagittaria venenosa</u>				___ 5 - Wetland Non-Vascular Plants ¹	
6. <u>Equisetum arvense</u>			<u>FAC</u>	___ Problematic Hydrophytic Vegetation ¹ (Explain)	
7. <u>Lonicera involucrata</u>			<u>FAC</u>	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
8. <u>Cardamine cordifolia</u>			<u>FACW</u>		
9. _____					
10. _____					
11. _____					
_____ = Total Cover				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____	
Woody Vine Stratum (Plot size: _____)					
1. _____					
2. _____					
_____ = Total Cover					
% Bare Ground in Herb Stratum _____					
Remarks:					



SOIL

Sampling Point: B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
4"								ORGANICS/DUFF
6"	2.5YR 2/1							SANDY LOAM
12"	2.5YR 2/2							SANDY LOAM GRAVELS

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F7)	
	<input type="checkbox"/> Redox Depressions (F8)	

Restrictive Layer (if present):

Type: COBBLE MATRIX

Depth (inches): 12"

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

<input checked="" type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes No Depth (inches): 2"

Water Table Present? Yes No Depth (inches): 6"

Saturation Present? (includes capillary fringe) Yes No Depth (inches): TO SURFACE

Wetland Hydrology Present? Yes No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

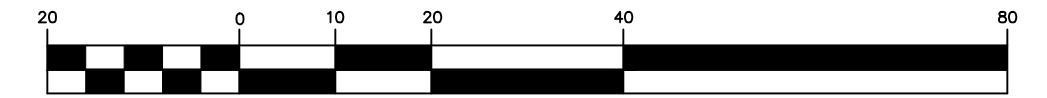
Remarks:

A TOPOGRAPHIC SURVEY WITH WETLANDS
LOT 384R, THE '97 SUBDIVISION-THE BLUE RIVER ESTATES

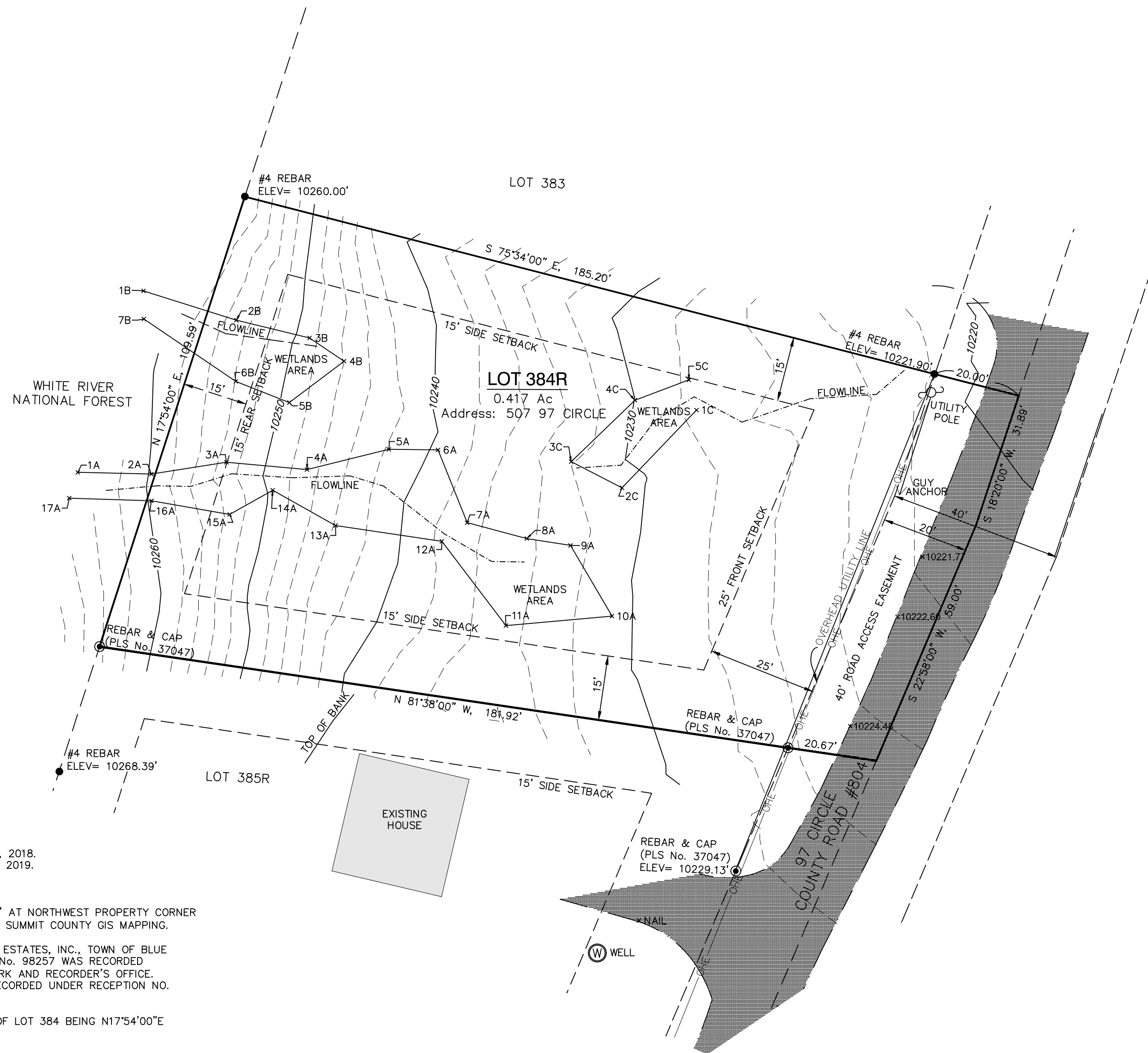
SECTION 25, TOWNSHIP 7 SOUTH, RANGE 78 WEST OF THE 6TH P.M.
 TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO



GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.



GENERAL NOTES

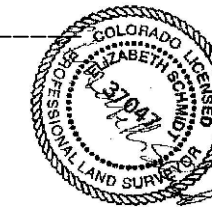
1. DATE OF SURVEY: AUGUST 11, 2017 & JUNE 14, 2018.
 WETLANDS ADDED AUGUST 8, 2019.
2. CONTOUR INTERVAL = TWO FEET
3. PROJECT BENCHMARK: HELD ELEVATION 10260.0' AT NORTHWEST PROPERTY CORNER OF LOT 384R (#4 REBAR) INTERPOLATED FROM SUMMIT COUNTY GIS MAPPING.
4. THE PLAT OF THE '97 SUBDIVISION, BLUE RIVER ESTATES, INC., TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO, RECEPTION No. 98257 WAS RECORDED DECEMBER 2, 1963 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE. THE RESUBDIVISION PLAT FOR LOT 384R WAS RECORDED UNDER RECEPTION No. 1173270 ON JUNE 28, 2018.
5. BASIS OF BEARING: THE WEST PROPERTY LINE OF LOT 384 BEING N17°54'00"E BETWEEN TWO FOUND No. 4 REBAR MONUMENTS.
6. WETLANDS DELINEATED BY 285ENGINEERING.
7. SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

NOTICE:
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, ELIZABETH K. SCHMIDT, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____



Elizabeth K. Schmidt
 ELIZABETH K. SCHMIDT
 COLORADO P.L.S. 37047

Drawn EKS & TMB	Dwg 1917 TP.dwg	Project 1917
Date 8/12/19	Scale 1" = 20'	Sheet 1 of 1



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