



MEMORANDUM

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TO:	Ed Beaumont
FROM:	SE Group
DATE:	August 5, 2009
RE:	Wetlands Delineation, 0581 Fairview Blvd, Lot 13 Silver Shekel, Subdivision #1
Proponent Contact Information:	Ed Beaumont Woodland Escrow Inc. P.O. Box 9015 Woodland Park, CO 80866-9015
Authorized Agent Contact Information:	Travis Beck, SE Group PO Box 2729 323 West Main St Frisco, CO 80443

Introduction

This technical memorandum presents the results of a delineation of jurisdictional waters of the US, including wetlands, conducted by SE Group for the Lot 13 Silver Shekel Subdivision #1 within the Blue River watershed. Field work for this delineation was completed on August 4, 2009 for 0581 Fairview Blvd, Summit County, Colorado.

To ensure consistency with US Federal, Colorado State, and local regulations, SE Group delineated waters of the U.S., including wetlands, (as defined in 33 CFR 328.3 (a)(1-8) and 328.3 (b-c)) within the aforementioned property consistent with the methodology outlined in the 1987 Corps of Engineers Wetlands Delineation Manual and applicable portions of the Western Mountains, Valleys and Coast Region Interim Supplement.

The Findings section of this memorandum indicates the presence of Waters of the U.S. (WOUS), including wetlands on Lot 13 Silver Shekel Subdivision #1. Based on this delineation this wetland is isolated, with no connection to WOUS. Mapping from Range West indicates Lot 13 includes an adequate building envelope building envelop location, accounting for requisite setbacks.

Project Description

Ed Beaumont retained SE Group to conduct a wetland delineation of the property described above. Mr. Beaumont is in the process of selling this lot within the Silver Shekel subdivision and is doing his due diligence to recognize the amount of WOUS including wetlands on-site.

The site address is 0581 Fairview Blvd, located just north of Breckenridge, CO. To access the site, take State Highway 9 south to County Road 400, turn left (east). Stay on County Road 400 which turns into Fairview Blvd until lot 0518, on the right-hand side.

Wetland Delineation Findings

Lot 13 is bound to the west by Highway 9 and to the east by Fairview Blvd. The Blue River runs parallel to Highway 9 on the west side of the highway, approximately 200 ft from the western boundary of the aforementioned property. Residential development of this area has occurred over the last few decades, and both adjacent lots (12 and 14) have residential dwellings. No mapped WOUS appear within the area that may influence hydrology in Lot 13.

This jurisdictional delineation was performed in August during a year of average precipitation. The identified wetland within the Study Area is a scrub/shrub complex dominated by *Salix planifolia* and *Equisetum arvense*, with hydric mineral soils and saturated soil conditions. Ten sample pits were located throughout portions of the property to determine the presence/absence of hydric soils and hydrology. Each of the pits revealed a 6-11 inch thick clay loam or sandy clay A horizon with a gley matrix horizon beneath. During the time of the delineation, inundation was observed across approximately 25% of the wetland. No WOUS were identified adjacent nor was there a significant nexus to WOUS. Therefore, the identified wetland within the Study Area is presumed to be isolated from impacts to, or from, WOUS.

Table 1
Wetland Area by Type

Wetland ID	Cowardin Classification	Area (acre)
Lot 13 Silver Shekel, Sub #1	Shrub/Scrub	0.09

Salix planifolia and *Equisetum arvense* extended well outside the wetland boundary within the Study Area, however no drainage features or evidence of surface water flow was located outside the wetland and no hydrology or hydric soils were present. This Salix stand appears to access ground water below 20 inches (as determined by sample pits that were dry to that depth).

There is a potential drainage gully in the southeast corner of the property that appears to drain water from Fairview Blvd which is located uphill of Lot 13. However, no channel could be identified and dense upland vegetation (*Chamerion augustifolium*) covered the gully.

Conclusion

SE Group determined that in our professional opinion Lot 13 in Silver Shekel Subdivision #1 contains approximately 0.09 acre of wetlands. Wetlands are identified on the Lot 13 Silver Shekel Subdivision #1 plat dated August 2009.

Potential lot development could be designed and engineered to completely avoid impacts to waters of the U.S., including wetlands, accounting for requisite lot line and water quality setback distances. The amounts and types of waters, including wetlands, included in this jurisdictional delineation are conditional upon final jurisdictional determination by the U.S. Army Corps of Engineers.

Table 2
Plant Species Identified within Lot 13 Silver Shekel Subdivision #1
Study Area

Stratum	Common Name	Scientific Name	Indicator Status
Tree	Ponderosa Pine	<i>Pinus Ponderosa</i>	FACU
	Trembling Aspen	<i>Populus tremuloides</i>	FAC
Shrub/Sapling	Plane-leaf Willow	<i>Salix planifolia</i>	OBL
	Common Juniper	<i>Juniperus communis</i>	NI
	Scrub Birch	<i>Betula pumila</i>	NI
Herb	Common Horsetail	<i>Equisetum arvense</i>	FAC

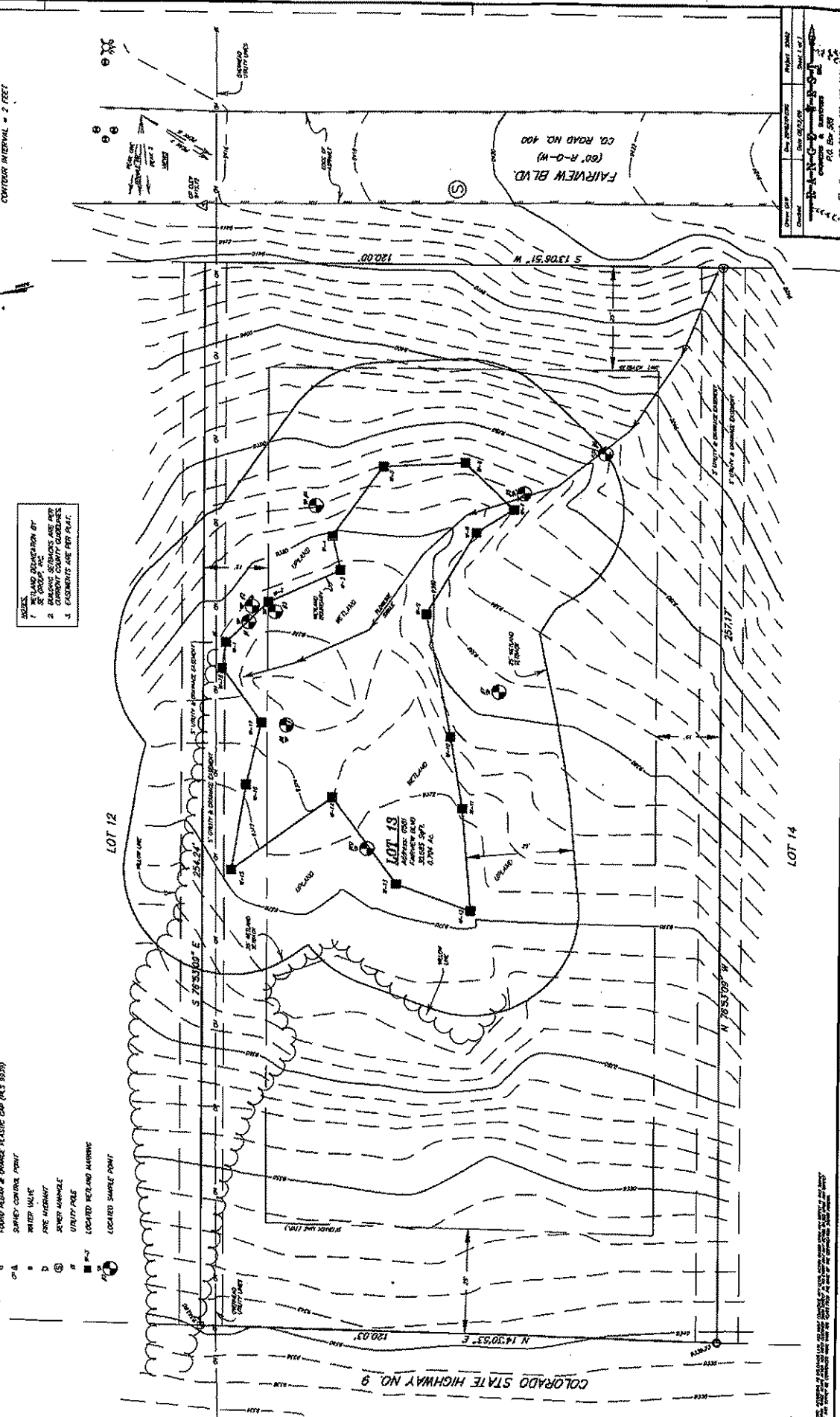
A WETLAND LOCATION AND TOPOGRAPHIC MAP OF
LOT 13, SILVER SHEKEL, FIL. NO. 1
 ACCORDING TO THE PLAT RECORDED 10/30/1967 AT REC. NO. 108047
 SUMMIT COUNTY, COLORADO



ELEVATIONS BASED ON U.S.G.S. DATUM
 DATE OF FIELD SURVEY: 08/05/09
 CONTOUR INTERVAL = 2 FEET

- INDEX**
- 1. ALL INFORMATION BY THIS SURVEYOR
 - 2. EXISTING STRIKES ARE NOT CURRENT COUNTY GUIDANCE
 - 3. EXISTENCES ARE PER PLAT.

- LEGEND**
- FOUND NO. 4 REBAR & RED PLASTIC CAP (FOLLOWER)
 - FOUND REBAR & ALUMINUM CAP (P.C.S. 444)
 - FOUND REBAR & ORANGE PLASTIC CAP (P.C.S. 8839)
 - FOUND REBAR & ORANGE PLASTIC CAP (P.C.S. 8839)
 - SURVEY CONTROL POINT
 - WATER HOLE
 - FIRE HYDRANT
 - JEWEL MARKER
 - UTILITY POLE
 - LOCATED WETLAND MARKING
 - LOCATED SHARPLE POINT



PROJECT NAME: LOT 13, SILVER SHEKEL, FIL. NO. 1
 DATE OF SURVEY: 08/05/09
 SURVEYOR: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN
 SHEET NO. 5 OF 5
 SHEET TOTAL: 5 OF 5
 SHEET SIZE: 11" x 17"

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF COLORADO. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION IN THE STATE OF COLORADO.