

South Academy Highlands Filing No. 2A Land Analysis Report

Owner/Applicant:

UTW Academy Development, LLC
1 Metropolitan Square, Suite 3000
St. Louis, MO 63102

Consultant:

Classic Consulting Engineers and Surveyors, LLC
619 N. Cascade Ave., Suite 200
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Site Details

TSNs:	6504412018
Acreage:	28.465
Current Zoning:	PUD
Current Use:	Vacant Commercial Lots
Request:	Preliminary Plat for 4 Commercial Lots and 1 Drainage Tract.



South Academy Highlands Filing No. 2A Land Analysis Report

To: City of Fountain

Subject: South Academy Highlands Filing No. 2A – Commercial Development (4 lots)

This Report is a 'Land Analysis Report' on South Academy Highlands Filing No. 2a, previously Lot 1 South Academy Highlands Filing No. 2, in the City of Fountain, Colorado. The entire site is 28.465 acres and includes an existing private detention and water quality facility servicing the existing/surrounding commercial development to the south. The lot has been previously overlotted graded with the surrounding development and is currently vacant/undeveloped with no significant vegetation.

Section 16.21.080 – 16.21.080 36.1. A Land Analysis Report (LAR) containing both mapped and written information identifying the extent of and impact upon the property's natural features and environmental constraints, and that addresses proposed mitigating measures which may include avoidance, replacement, proposed plat notes, etc. The LAR may take the form of a single report or multiple reports at the discretion of the subdivider. The intent of the report should be to identify all potential issues associated with the development of the property and, where appropriate, identify how proposal mitigates these issues or why an issue has been dismissed. At a minimum the report shall include the following:

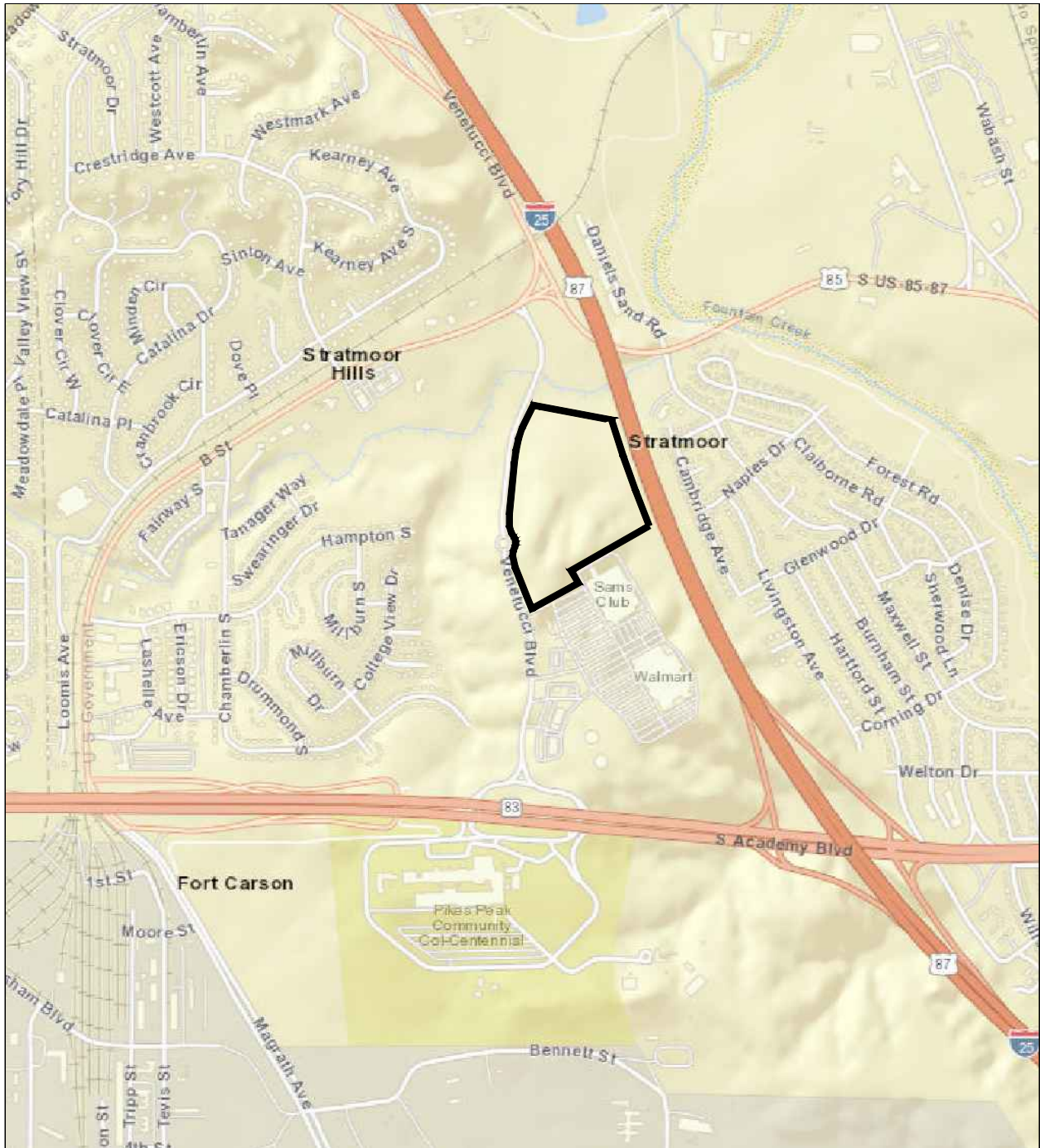
SITE FEATURES:

The site encompasses 28.465 acres, and will be broken up into 4 commercial use lots and 1 Tract (existing detention facility). The site has been graded and native grass established and was planned for the proposed commercial development. A 'no build area' was previously established with the South Academy Highlands Filing No. 2 Final Plat and has been slightly modified with the proposed re-plat and is maintaining minimum open space requirements per the South Academy Highlands Overall Development Plan. The site is located along Venetucci Blvd. with access directly onto Venetucci at one location and access to the parking lot to the south. Interstate 25 runs along the east side of the site and down a significant slope, with no direct access to the site.

The developable portion of the site currently has flat slopes (0%-10%) with small drainage swales to an existing temporary sediment basin. 3:1 grades existing to the north and east of the developable area, draining toward I-25 and to the existing detention facility at the north end of the site. The existing facility is a Private Full Spectrum Detention and Storm Water Quality Pond (Extended Detention Basin). There are no building structures or any existing infrastructure this needs to be removed within the development. There are known natural features or constraints that require mitigation. This includes wildlife, wetlands, soils, geologic hazards, wildfire hazards, and or other issues.



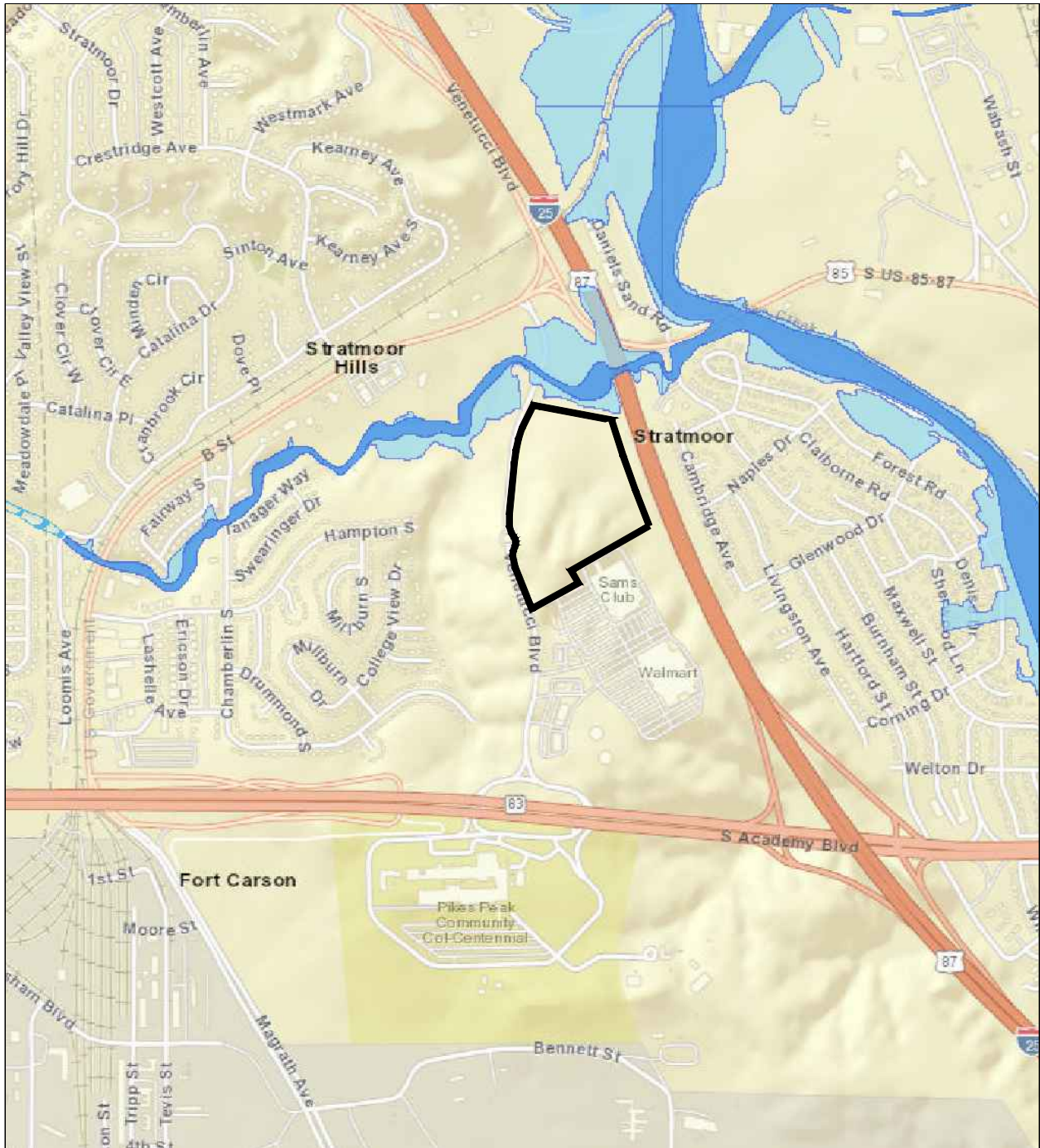
SITE CONTEXT



LEGEND

 SITE

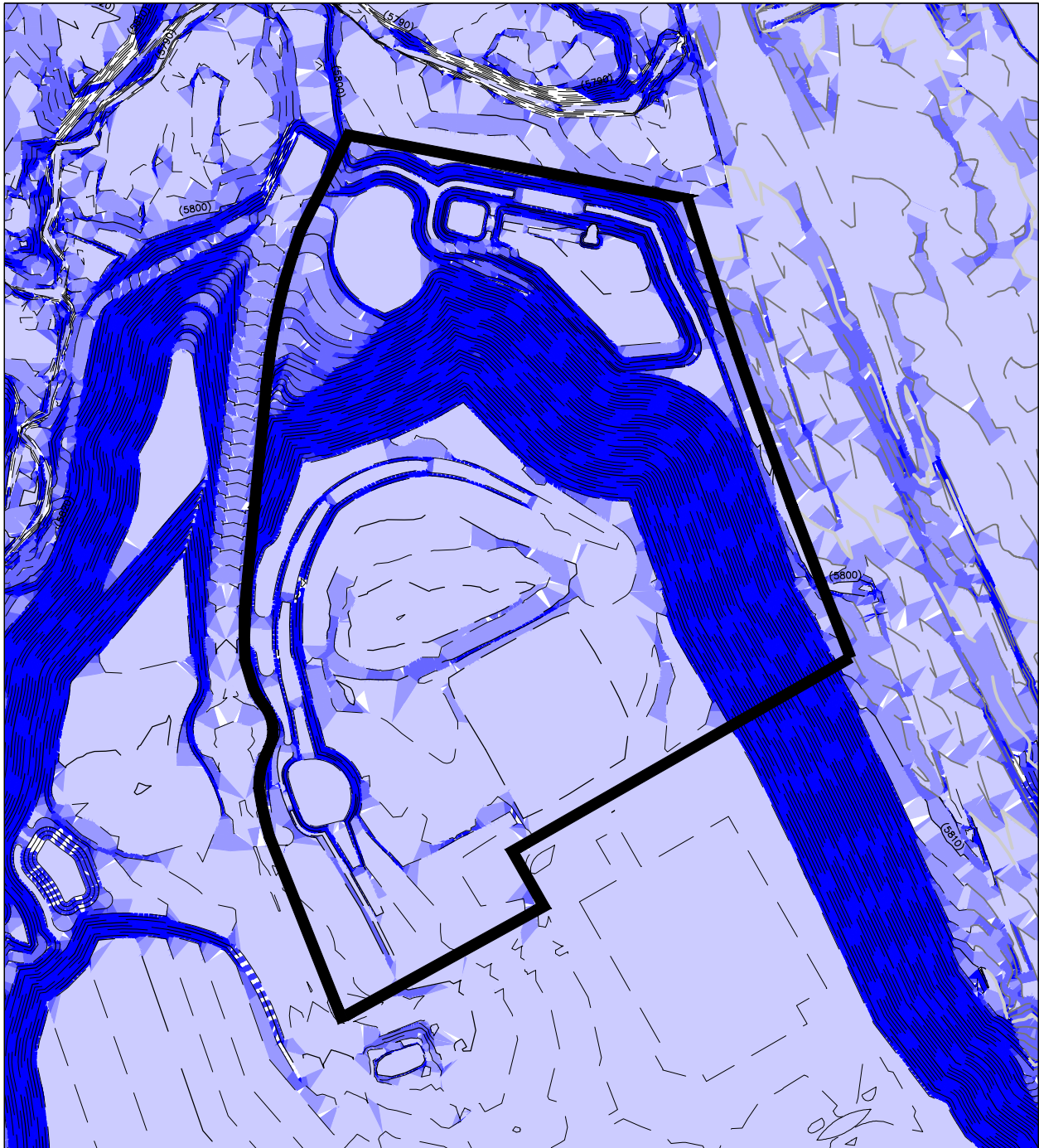
SITE CONTEXT



LEGEND

 SITE

SLOPE ANALYSIS








LEGEND

CONTOURS TYPE

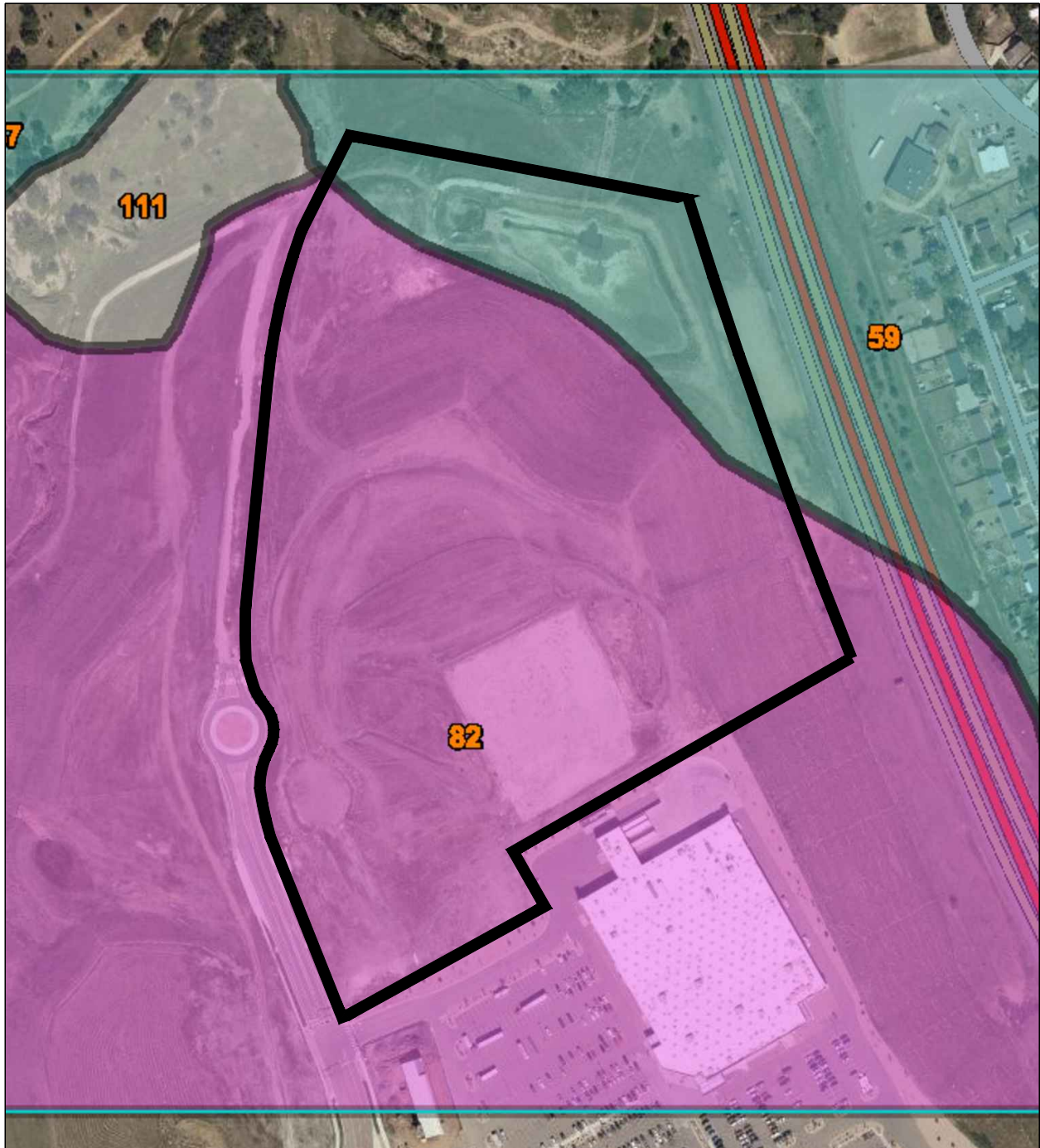
	2 FT
	10 FT
	SITE

SLOPE ANALYSIS VALUE





	0%–5%		20%–25%
	5%–10%		25+%
	10%–20%		



SOILS

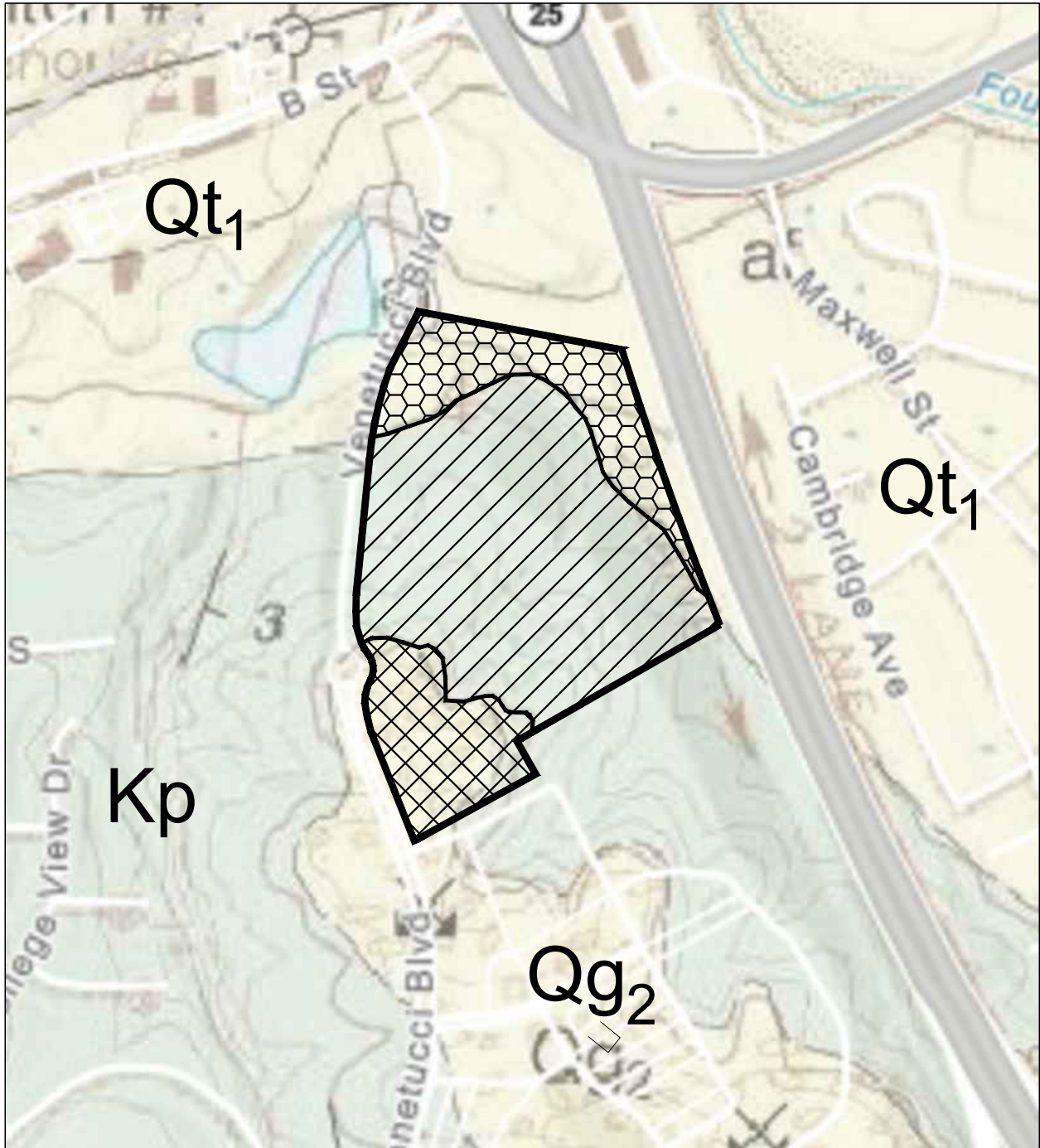


LEGEND

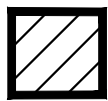
SOILS	
	SITE
	82 SCHAMBER-RAZOR COMPLEX 8 TO 50 PERCENT SLOPES
	59 NUNN CLAY LOAM 0 TO 3 PERCENT SLOPES
	111 WATER



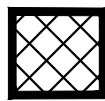
GEOLOGY



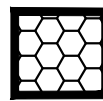
LEGEND GEOLOGY



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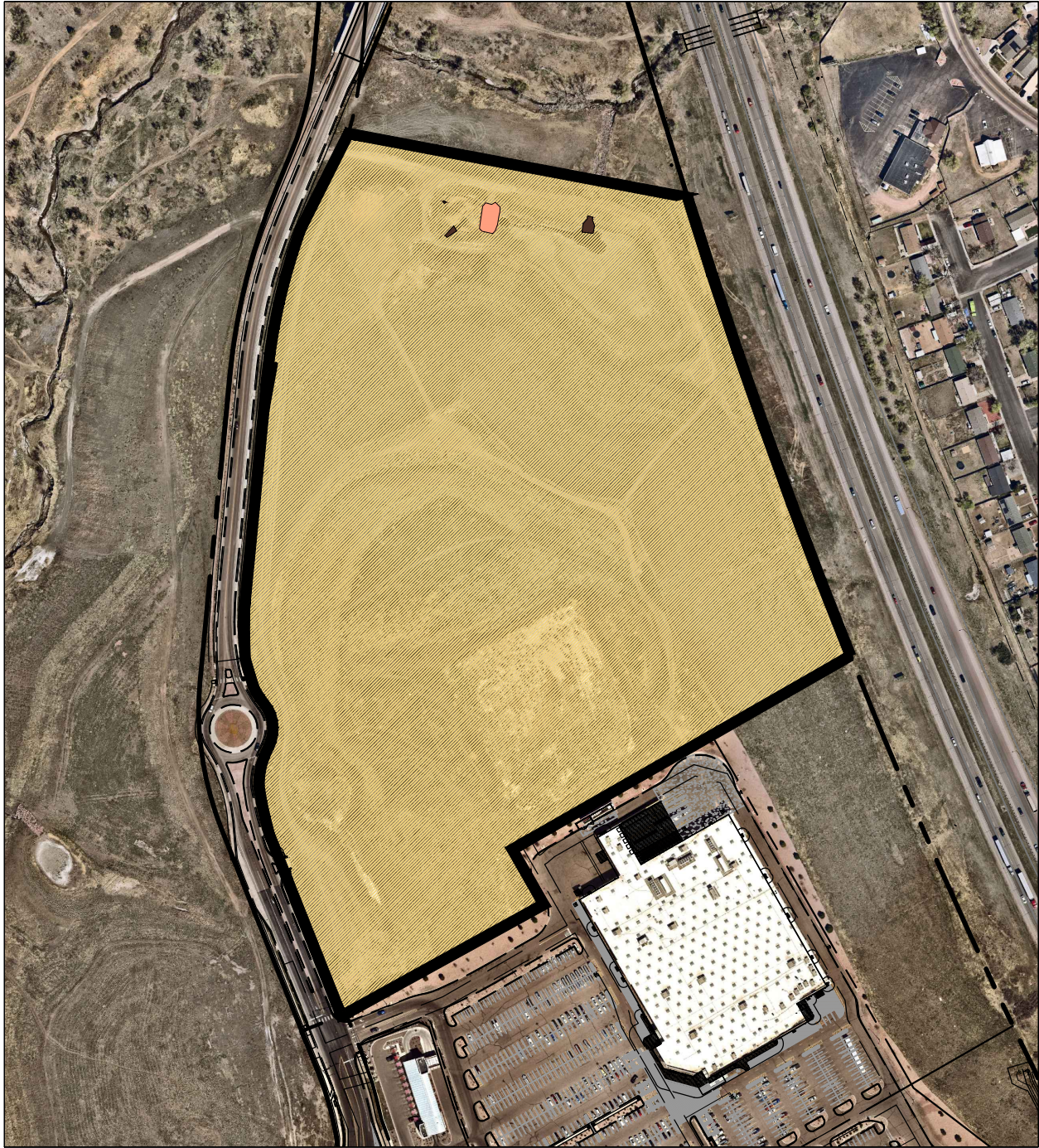


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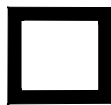


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MANMADE AND NATURAL FEATURES



LEGEND



SITE



NATURAL GRASSES

POND STRUCTURES

RIP-RAP



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SOILS REPORT:

See Geotechnical Report submitted concurrently with this LAR and Preliminary Plat.

WATER SUPPLY:

Service will be provided by Stratmoor Hills Water District.

WASTEWATER PROVISION:

Service will be provided by Stratmoor Hills Sanitation District.

LOCATION:

Fountain, Colorado in El Paso County

OTHER UTILITIES:

ELECTRIC: Colorado Springs Utilities

GAS: Colorado Springs Utilities

DRAINAGE: Private – Lot Owners

FIRE PROTECTION:

Stratmoor Fire Department

ZONING:

PUD – South Academy Highlands Overall Development Plan

SUITED FOR:

Commercial development



South Academy Highlands Filing No. 2A

Land Analysis Report

NEIGHBORS:

<u>Direction</u>	<u>Adjacent Street</u>	<u>Adjacent Property Use</u>
South	none – parking lot	Sam’s Club (Commercial)
South	none – parking lot	Car Wash (Commercial)
West	Venetucci Blvd.	Vacant/unplatted
North	none	Open Space – City of Fountain
East	Interstate 25	Single Family Residential (Stratmoor Valley)

