URBAN LANDING PUD/PRELIMINARY PLAN

NATURAL FEATURES REPORT

MAY 2024

OWNER:

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APPLICANT:

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LOCATION

Urban Landing is located east of the intersection of Spanish Bit Drive and Struthers Road in the Gleneagle community. Spanish Bit Drive forms the northern boundary of the property. Across Spanish Bit Drive is a Big R retail store and 4.5 acres of planned commercial development. To the east of the property is the Chaparral Hills rural residential subdivision (.4 du/acre), and to the south is the Struthers Ranch suburban residential subdivision (zoned PUD with a density of 1.64 du/ac). The property is bounded on the west by Struthers Road and Interstate-25, across which the planned Falcon Commerce Center will be located. The site comprises approximately 6.57 acres.

The topography of the site is typical of a high desert, short prairie grass with relatively flat slopes generally ranging from 2% to 12% across the site. No areas with unique or significant historical, cultural, recreational, aesthetic or natural features exist on site. There are no trees located on the project site, and it is mainly composed of native grasses and yucca. There is a small patch of shrubs in the western corner of the site next to an existing drainage pipe. All new plantings on the site will be native species. All tracts will be owned and maintained by the Urban Landing HOA.

The project site drains generally in a southwesterly direction towards the existing lowpoint on the property at the southeast corner of Spanish Bit Drive and Struthers Road. A natural ravine traverses the

site from northeast to southwest. This drainageway will be overlot graded and urbanized with the proposed residential development.

No geologic hazards were identified that are believed to preclude development of the site. Two soil types and two bedrock types were encountered in the 17 test borings drilled for the subsurface investigation. Highly expansive clays have been encountered in the area. Groundwater was encountered in three of the test borings but will likely not affect the construction of shallow foundation systems on the site. Deep utility excavations may encounter water. These conditions can be mitigated with engineering design and construction methods commonly employed in the area. More information is provided in the Subsurface Soil Investigation prepared by Entech Engineering, Inc.