

# ASPEN RANCH

## LAND SUITABILITY ANALYSIS PRELIMINARY PLAT March 2020



VICINITY MAP

## **Aspen Ranch Preliminary Plat**

### **Owner/ Developer:**

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### **Planners/ Civil Engineer:**

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### **SITE INFORMATION:**

The project known as Aspen Ranch lies in Section 4, Township 16 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The site is generally located in Fountain, Colorado northeast of the intersection of Link Road and Kane Road. The site is currently vacant and consists of three separate parcels totaling 58.86 acres. The site is bound by Link Road to the west, Kane Road to the south, Crescent Moon Drive to the east and commercially zoned vacant land to the north. The Aspen Ranch site was recently approved for a zone change to Planned Unit Development (PUD) and ODP (Overall Development Plan) on January 14, 2020 by the Fountain City Council. The approved PUD Zone and ODP allows for mixed unit size residential, a park site, open space, and a 1 acre safety center.

### **TOPOGRAPHY**

The topography of the project site is mixed between relatively flat to moderately sloping towards the south/ southwest. There are grade slopes ranging from 3% up to 20% flowing in a southwesterly direction towards the low spot of the parcel at the intersection of Link Rd and Kane Rd where drainage will be collected into a detention facility prior to discharge under Link Rd. The existing slopes are slight to moderate with no portions of the proposed site possessing slopes that would prevent development. The site is suitable for development and is not impacted by the flat or moderately sloped grades as current acceptable state and local best grading practices will be employed.

### **EXISTING SITE CONDITIONS**

The site contains limited vegetation of tall native grasses, weeds, and shrubs. There are small stands of existing trees located within the detention pond area that will be removed as part of new construction. An existing active detention pond is located near the southwest corner of the property where most of the surficial water is routed and then released under Link Rd via existing culverts. The site also contains a defined Natural Gas Pipe and Easement that runs in a southwesterly direction. This gas line and easement will remain.

A Phase I Environmental Site Assessment (ESA) was completed and provided for review with the ODP application process. Per the ESA, a limited amount of potentially hazardous material near the northeast corner of the property was evaluated and mitigated (removed) by a qualified environmental contractor and no further action is required.

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### PRELIMINARY SOILS INVESTIGATION

The Preliminary Soils Investigation and findings has been included with this submittal for Preliminary Plat, refer to this report for more information. The subsurface conditions on the site were investigated by drilling 45 exploratory test borings on a “grid” pattern to depths of 20 to 30 feet below the existing ground surface. Soils found on site were classified utilizing the Unified Soils Classification System and grouped into general categories of native silty to clayey sand, native sandy clay, sandstone, and claystone. The borings found no man-placed fill materials.

The soils investigation also observed groundwater in 15 of the 45 test borings, generally in the southern portion of the site. These depths range from approximately 14 feet to 27 feet at the time of drilling. The borings were subsequently checked one to five days after drilling with groundwater measured at depths ranging from 10.5 feet to 21.5 feet. Fluctuations in groundwater and subsurface moisture conditions may occur due to variations in rainfall and other factors not readily apparent at the time of this report.

### SCENIC RESOURCES & UNIQUE NATURAL AREAS

The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Aspen Ranch with sweeping views in nearly all directions. There are no unique natural features found on the site.

### HYDROLOGIC FEATURES/ FLOODPLAIN

There are no noticeable hydrologic features such as creeks or drainage channels found on the site nor does any designated FEMA floodplain exist as determined by FEMA Map 08041C0958G and 08041C0966GM, effective date December 7, 2018. However, the site is a conveyance of historical flow patterns for released upstream irrigation tailwater. The Fountain Mutual Irrigation Company (FMIC) ditch system periodically releases tailwater flows within this drainage basin which follows the existing natural overland drainage swales. At the properties eastern most boundary, Crescent Moon Drive provides a barrier where flow is collected on the easterly side then overtops and travels westerly within the Black Hills Energy Gas main corridor through the site to the project low point ultimately crossing Link Rd and continuing northwesterly to Jimmy Camp Creek. Crescent Moon Drive has been designed to provide a low point for irrigation tailwater collection at the historic natural swale location where inlets will join 48-inch RCP pipe crossing under Crescent Moon Drive. This proposed inlet will capture tailwater to be piped around the Aspen Ranch project to the existing storm drain currently crossing under Link Rd. Any FMIC tailwater collected and routed around the Aspen Ranch development will by-pass the proposed detention facility, releasing through the existing 42” storm pipe under Link Road as it does today.

### WETLANDS

There are no jurisdictional wetlands found on site per the U.S. Fish & Wildlife Service’s National Wetlands Inventory mapping database (<https://www.fws.gov/wetlands/data/Mapper.html>).

### WILDFIRE RISK

The Aspen Ranch project is considered a low risk area for wildfire as the site is primarily native grassland or improved development areas. There is a small pocket of existing trees near the detention facility that will be removed as part of the site construction. To help mitigate and provide enhanced fire protection services a 1-acre site will be dedicated to the Fountain Fire Department for a future safety center.

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### WILDLIFE

While the area's most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife notes the following as also present in the area.

- Mule Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Per the U.S. Fish and Wildlife Service's IPaC mapper and website database (<https://ecos.fws.gov/ipac/>) there are no critical habitats or rare/ threatened species found to be present on the site. The IPaC mapper did indicate this area may be affected by migratory bird patterns though this list may also include bird species occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection which could limit when construction and disturbance would be permitted; however, the site contains very few trees.

### UTILITIES

The City of Fountain will provide water service for the Aspen Ranch development via connections through the city's existing 12" PVC water distribution mains located within Link Rd and Kane Rd. Water service lines will be provided throughout the development including service taps to each proposed lot and irrigation taps as needed to irrigate common park and open space areas. The Fountain Sanitation District will provide wastewater services to the development via connections to the existing 12" PVC sewer mains within Link Rd. and Kane Rd. New 8" sewer line collection mains through the development, generally installed down the centerline of local streets, will provide service taps to each lot.