



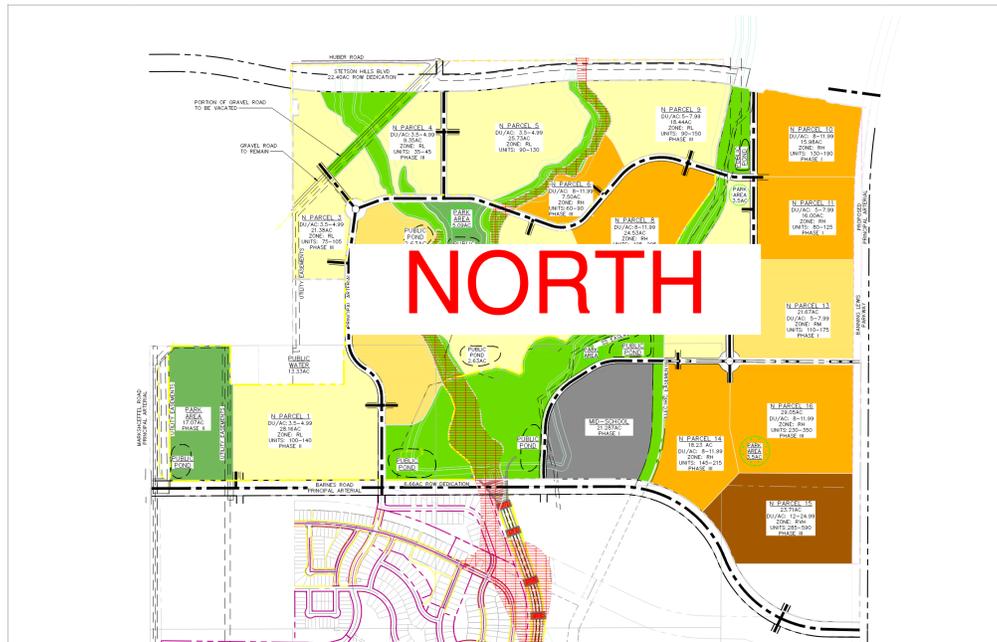
LAND SUITABILITY ANALYSIS

Freestyle Master Plan

Freestyle, Land Suitability Analysis

Introduction:

The following Land Suitability Analysis address approximately a 557 acres site within the Banning Lewis Ranch Master Plan and located along the east side of Marksheffel between future Stetson Hills Blvd and Barnes Road and west of the proposed Banning Lewis Parkway alignment.



Methodology:

A traditional analysis process was used to determine the suitability of this site for the proposed development. This process included site investigation and inventory, determination of relevant constraints, the creation of a composite map, and finally, the development of a preliminary Master Plan.

Initial analysis included several site visits to document significant land features. Further analysis utilized FIMS surveys and aerial photography. This information was collected and converted into maps reflecting slope and vegetation. Information concerning soils and geologic conditions was compiled by the El Paso County Soil Survey. This information was then analyzed and compiled into an overall composite map which presents, in a general manner, areas of the site which are most suitable for the development of the proposed use. The final product is an analysis which outlines a sensible approach to developing the site.

Sources from which data for the Land Suitability Analysis was gathered:

- City of Colorado Springs Zoning Map
- Soil Survey of El Paso County, U.S. Department of Agriculture Soil Conservation Service
- Division of Wildlife of the State of Colorado
- USGS Terra Server/Goggle Earth Aerial Photography

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Site Photos



Soils Analysis & Geologic Inventory:

<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>



Soil Map:

Types:

El Paso County Area, Colorado

Type-8—Blakeland loamy sand, 1 to 9 percent slopes

Map Unit Setting

- *Elevation:* 4,600 to 5,800 feet
- *Farmland classification:* Not prime farmland

Type 10—Blendon sandy loam, 0 to 3 percent slopes

Map Unit Setting

- *Elevation:* 6,000 to 6,800 feet
- *Farmland classification:* Not prime farmland

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Type-12—Bresser sandy loam, cool, 3 to 5 percent slopes

Map Unit Setting

- *Elevation:* 6,300 to 6,800 feet
- *Farmland classification:* Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Type-97—Truckton sandy loam, 3 to 9 percent slopes

Map Unit Setting

- *Elevation:* 5,300 to 6,850 feet
- *Farmland classification:* Not prime farmland

Vegetation Inventory

A Vegetation Inventory for the site was prepared using field notes and aerial photography. In general, the site contains native grasses, wildflowers, and Scrub Oak. The only significant vegetation on site is the Scrub Oak, which is found in small groups and by individual plants. They are both depicted with the clouding symbol.

Other vegetation found on site include some warm and cool season grasses such as the Western Wheat Grass, Side-oats Grama, and Needleandthread. No real stands of trees are found on site, but ones that be found include Rocky Mountain Juniper, Ponderosa Pine, Eastern Redcedar, Russian Olive and Siberian Elm that are found as random individuals found along the edges of the site. Other small pockets of shrubs include Skunkbush, Siberian Peashrub, Sumac, Mountain Mahogany and yucca

With much of the diversity is found along the drainages and the development shall seek to avoid riparian areas and native plantings. Much of the site's has been used grazeland for more them 50+ years and the native grasses have not been disturbed. This is a very typical eastern Colorado Springs open landscape.

Wildlife Inventory:

This inventory is derived from two sources: First, *The Soil Survey of El Paso County Area, Colorado*, issued June 1981 by The United States Department of Agriculture Soil Conservation Service in cooperation with the Colorado Agricultural Experiment Station. The second source is a in-personal inventory during summer and fall site visits,

The Soil Survey describes the site being best suited for open land and range land wildlife. Pronghorn antelope and Scaled Quail could be encouraged by developing livestock watering facilities. Two individual lone coyote sightings were also noted during separate site visits.

The surrounding areas of the development historically provided as migration corridor for Antelope but this has be lost do to the years of encroaching urbanization. The smaller animals on site include skunks, raccoons, rabbits and numerous birds. Raptors species such as owls and hawks can found hunting on the site from time to time.

No endangered or threatened species are have been found on the site, and there are no other species that would be harmed or threatened by the development. Due to the lack of vegetation.

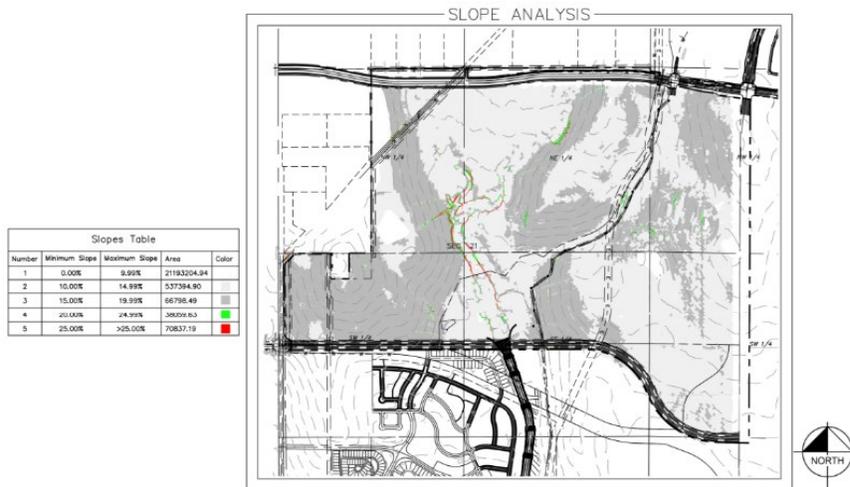
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Wildfire Hazard Potential:

The CSFD Wildfire Risk Evaluation Map, as shown on the right, rates the degree of fire danger on an individual lot basis. The map shows the degree of risk for the surrounding developed lots. Since the Tuscan Village site is not yet developed, it has not been evaluated, but based on the neighboring lots it can be assumed that the fire risk is moderate to high risk. All protective measures should be taken to minimize the fire risk.

Slope Analysis

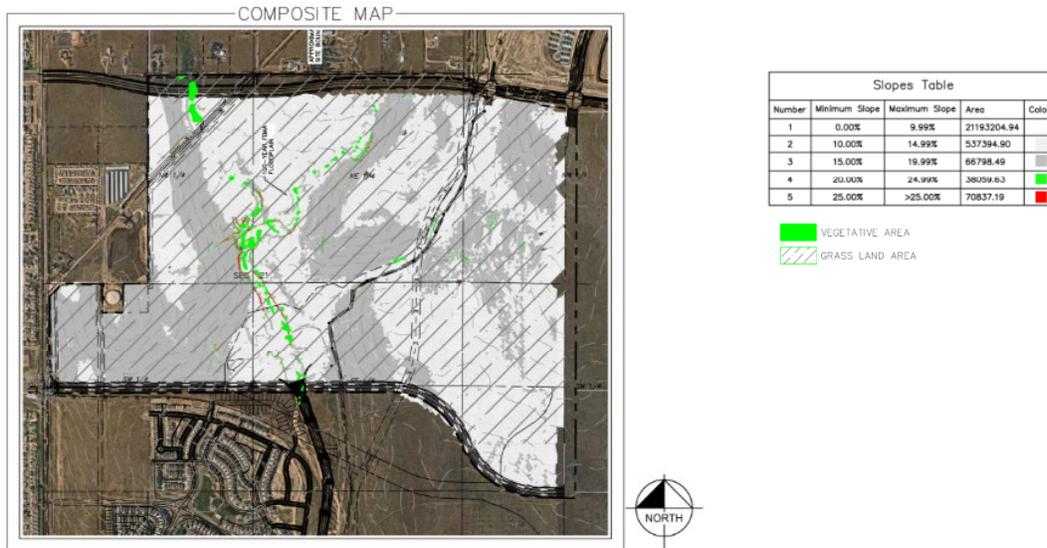
A computerized slope analysis was performed on the Freestyle North site and it revealed a few constraints presented by the existing topography. The foothills environment and the upper end of swales don't not impact the proposed land use. There are some small but significant 25% slopes along the specific drainage edges. Some of the steeper slope conditions have been created by man-made activities associated with past utility work in the area. But with the limited and focused slope conditions, there should be no development concerns.



Composite Study:

After the compilation of data regarding the various natural and manmade factors that affect development, a composite analysis has been derived. The map combines data collected from the vegetation, soils and slope analysis. The areas that have the least building impact are those which contain no notable shrub and tree plantings, and slopes are less than 25%. Consideration is also given to preserving the function and character of major drainageways. The medium impact areas are those which contain slopes greater than 25%. The greatest impact areas are those containing large shrub and slopes greater than 25%.

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Natural / Man-made Features:

The man-made features are found Markscheffel and the existing central utility easements that have been graded in the past. The natural features of this site that make it unique are its foothill-prairie topography with the knolls and draws. These are the only significant feature on the site, but it should be respected and complimented when laying out roads and building locations. This will also support development that preserve western mountain views.

Slopes:

While the site has very few constraining slopes, the steep topography is one of the primary constraints that project will need to deal with in the development of this site. It is recommended that development be concentrated, but not entirely restricted to the areas of 25% slope or less. In areas that exceed 25%, creative and sensible solutions are to be utilized in order to minimize the impact on the site and function of the major drainageways.

Vegetation:

The most significant native vegetation located within the development are native grasses. They are a few small clusters of shrub and tree plantings concentrated primarily within the drainage swales within the project limits. While much of the site will graded with the proposed development, care will be taken to preserve or reestablish the warm and cool season grasses such as the Western Wheatgrass, side-oats grama, and needle and thread along the drainage ways.

Wildlife:

Since this area has been grazed over the years, the site is very open with little vegetation variation for cover. There are no big game animals living within the site. No significant habitats will be harmed by development.

Conclusion:

This composite analysis is based upon information, derived from a variety of sources. The information is general in character and not specific. Individual soil and geotechnical analysis would need to be performed on each individual building lot.