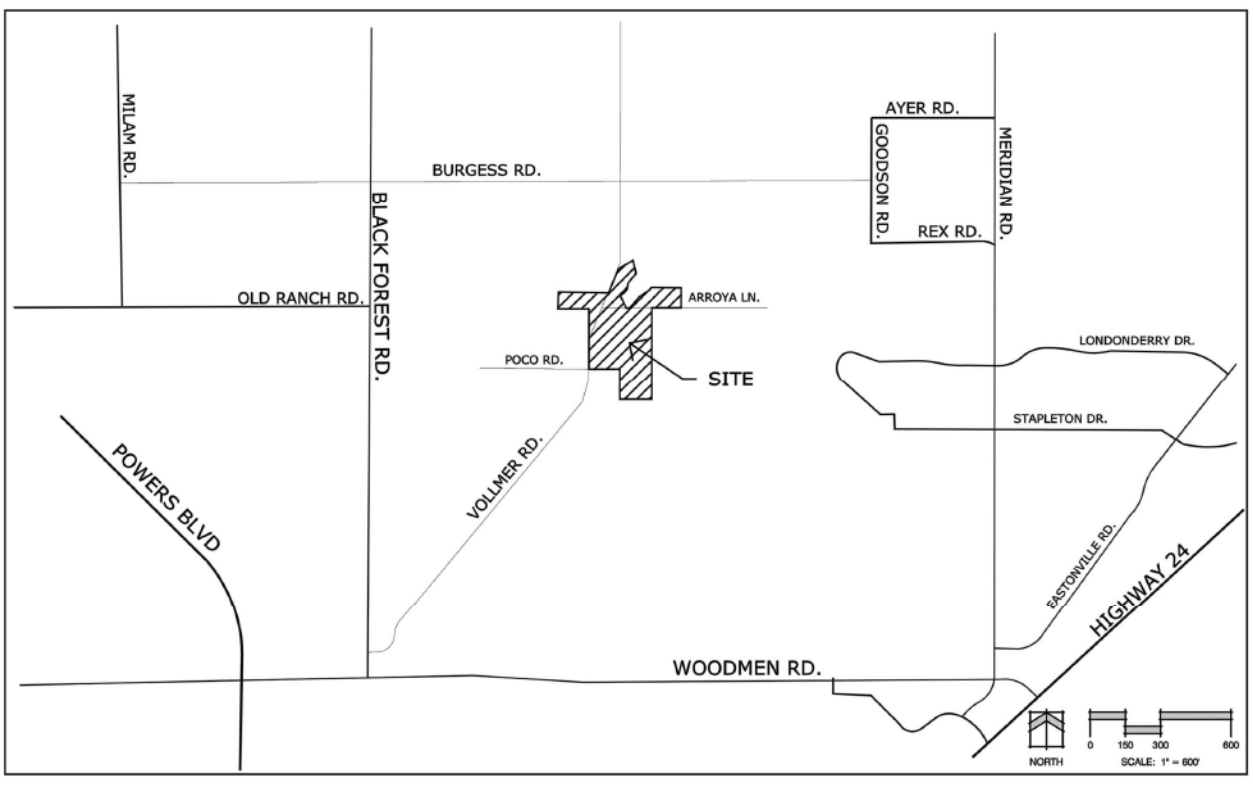
RETREAT AT TIMBERRIDGE

LAND SUITABILITY ANALYSIS

VICINITY MAP



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PROJECT INFO

Retreat at TimberRidge

PUD Development Plan

VOLLMER ROAD & ARROYA LANE
EL PASO COUNTY, CO 80908

DATE: 04-17-17

PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

SHEET TITLE

Land Suitability Analysis

COVER SHEET

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1 OF 6

LAND SUITABILITY ANALYSIS

Land Suitability Analysis is a process employed to determine the most appropriate uses of land. Using information about a site's physical characteristics and features, an assessment is made of topography, vegetation, soils, wildlife – particularly threatened and endangered species, - drainage patterns including wetlands, and potential visual impacts. The assessment "layers" potential impacts of these features to create, by mapping, a composite of constraints to the use of land. The following factors have been analyzed and mapped to form a basis for the land use plan proposed in this application.

Man-made Features

No man-made features are found on this site which would contribute to or influence the design of the subdivision. However, land use plans and county transportation systems will influence any development proposal. This property is within the Black Forest Preservation Plan boundary and is affected by the recommendations of that Plan. Conformance with the Plan is discussed in the Letter of Intent. Vollmer Road is the primary site access. Three access points, shown in *Figure 04*, are allowed based on the access constraints of Vollmer Road.

Slope

A Slope analysis is one of the primary determinants of development suitability. The site was mapped using two foot contour intervals and slope categories of 0% - 8%; 8% - 12%; 12% - 15%; and greater than 15%, as shown on *Figure 01*. These categories reflect generally accepted ranges that relate to land development as follows:

0% - 8% - generally unconstrained

8% - 12% - roads can be constructed to meet acceptable grades

12% - 15% - some road grade constraints; good building sites

15% - 25% - "hillside characteristics" – good building sites if accessible

Greater than 25% - not found within site

The Slope Analysis reveals that the site is relatively unconstrained by slope other than slopes found within the Sand Creek channel.

Natural Features

Figure 02, the Natural Features Map, shows the vegetation inventory for The Retreat @ Timber Ridge. The Natural Features Map was initially prepared by CORE Consultants. The site consists of moderately sloped rolling topography that drains to the north/south running Sand Creek channel that bisects the property. The property consists of mostly open meadow areas covered in both short and tall grass species native to the prairie edge to the east. Small concentrations of Ponderosa Pine are found in the northeast corner of the site and south of the Arroya Lane/Vollmer Road intersection. Riparian vegetation including some trees is found in the Sand Creek drainage.

Floodplain/Drainage

The Sand Creek drainage is the major natural feature of the site. The floodway determined by CORE and FEMA floodplain are depicted in the Natural Features Map, *Figure 02*. It should be preserved as a greenway. The MMDP for the project addresses how drainage detention and water quality will be addressed.

Wildfire

A Wildfire Hazard and Mitigation Report has been prepared for the Retreat @ TimberRidge by Steve Spaulding. The Report is included as a part of the application. In summary, the Report classifies the site as having a low potential for wildfire primarily due to the grassland vegetation.

Geology and Soils

Soil properties can exert a strong influence on land use patterns. A need exists in all planning efforts to examine the soils present on a site in order to determine constraints to development or use, and to manage soil resources on site. Soil analysis was performed on The Retreat @ TimberRidge by Entech Engineering. Generally soil types, with the exception of very limited areas in obvious wetland/stream bed areas, are suitable for residential structures, pending detailed site review required at building permit stage. Prior to any development of the site, more specific soils analysis will be performed.

Visual Analysis

A visual analysis is an important aspect in determining land use alternatives. Visual impressions can add or detract from the image of the site and are significant in determining land use opportunities and constraints. Areas of visibility adjacent to roads, the visual content of short range and long range views from the site, and areas where views are blocked or screened by natural features forming barriers to views are all important considerations in visual analysis and land use planning. *Figure 03* depicts the Visual Inventory of The Retreat @ TimberRidge.

The primary focus of the visual analysis is of the Vollmer Road Corridor. The land use plan should provide a design that extends the visual features of the Ponderosa Pine forest southward along Vollmer Road to provide a visual entry to the timbered area of the Black Forest to the north and to visually reduce the impacts of proposed development.

Conclusion

The Retreat @ TimberRidge is appropriate for residential development. There are no significant man-made or natural constraints to development. Development should focus on the Sand Creek drainage and preserve this drainage as a feature of the development.

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Land Suitability Analysis

WRITTEN ANALYSIS

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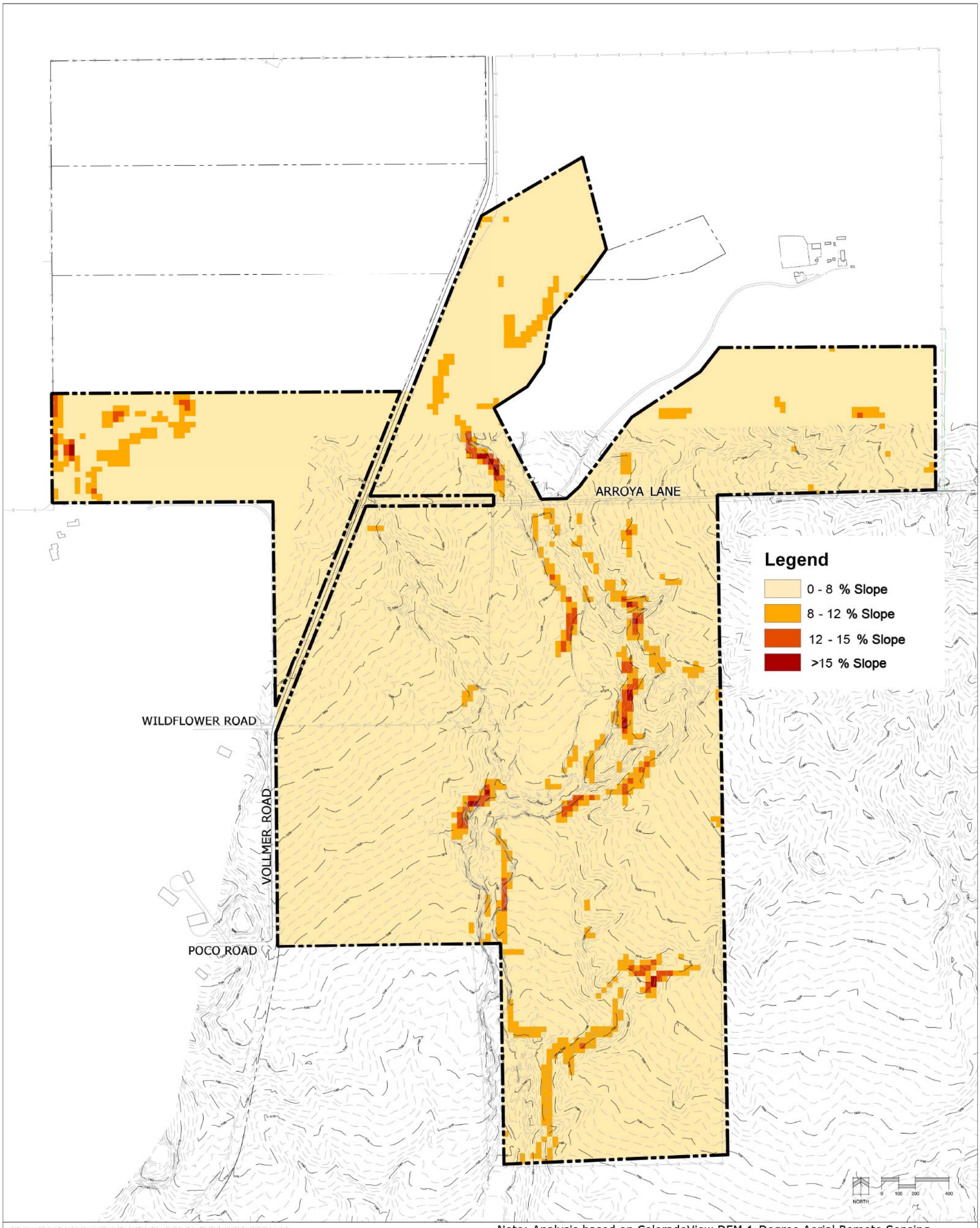
SHEET NUMBER 2 OF 6



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Note: Analysis based on ColoradoView DEM 1-Degree Aerial Remote Sensing

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SLOPE ANALYSIS AND CONTOURS

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Figure 01

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ARROYA LANE

WILDFLOWER ROAD

VOLLMER ROAD

POCO ROAD

Legend

- Wetlands
- Waterbodies
- Max Extent Wetlands
- Stream Flowlines
- Floodway
- 1997 Fema Floodplain
- Significant Vegetation
- Project Low Point
- Project High Point
- Observed Raptor Nest

NORTH

0 100 200 400

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NATURAL FEATURES ANALYSIS

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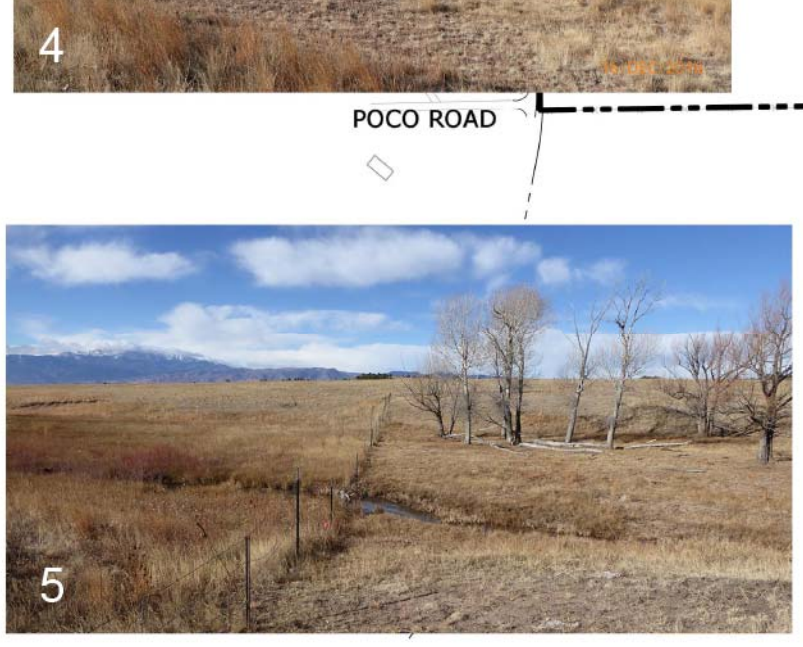
Figure 02



VOLLMER ROAD

ARROYA LANE

WILDFLOWER ROAD

POCO ROAD

1 2 3 4 5 6 7 8 9 10

NORTH 0 100 200 400

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VISUAL ANALYSIS

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Figure 03

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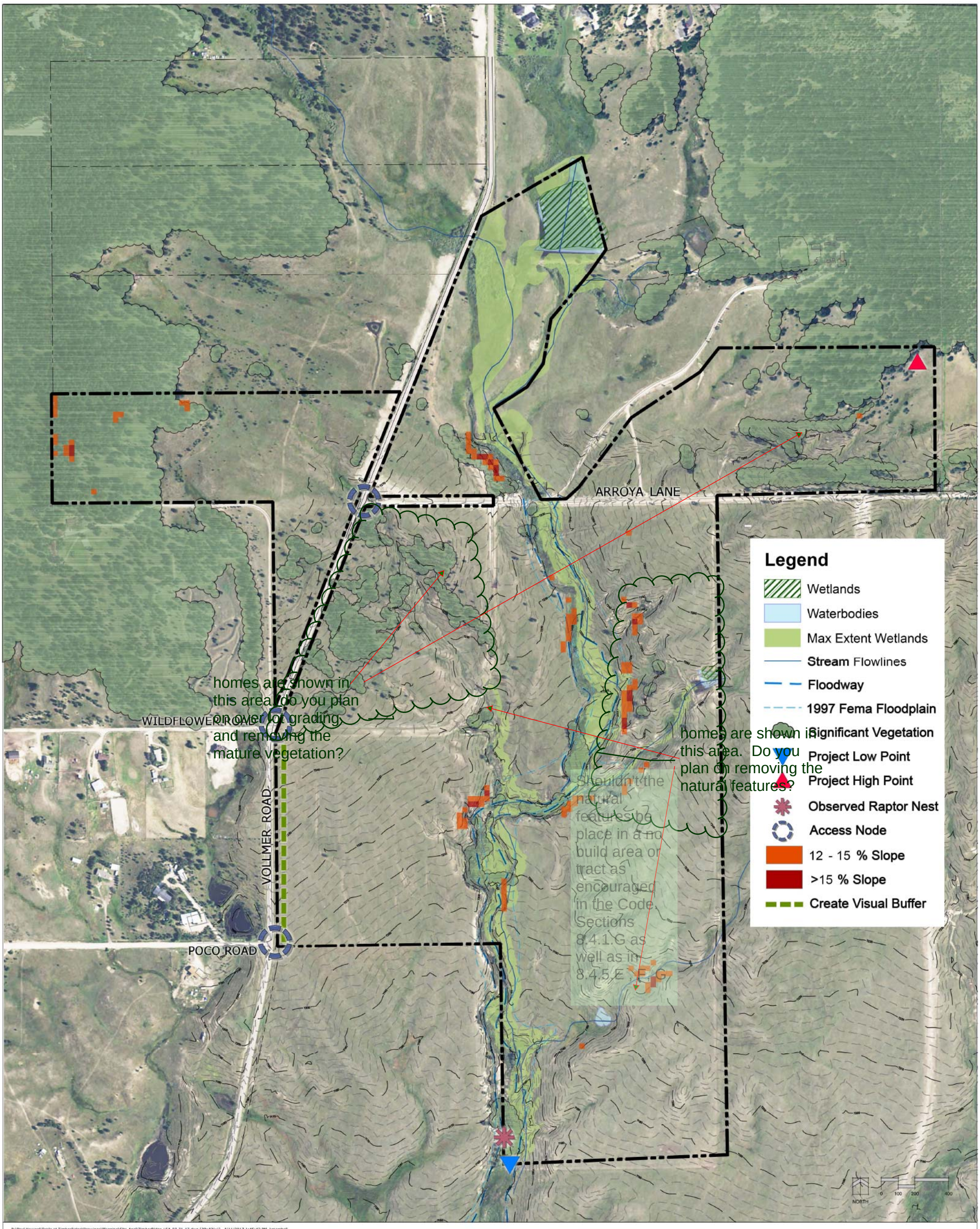

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COMPOSITE ANALYSIS

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Figure 04

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Markup Summary

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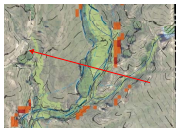

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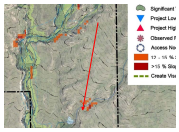

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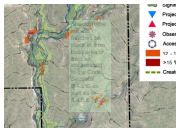

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Shouldn't the natural features be place in a no build area or tract as encouraged in the Code. Sections 8.4.1.G as well as in 8.4.5.E , F, G

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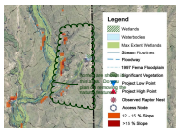

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homes are shown in this area. Do you plan on removing the natural features?

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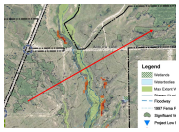
homes are shown in this area, do you plan on over lot grading and removing the mature vegetation?



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