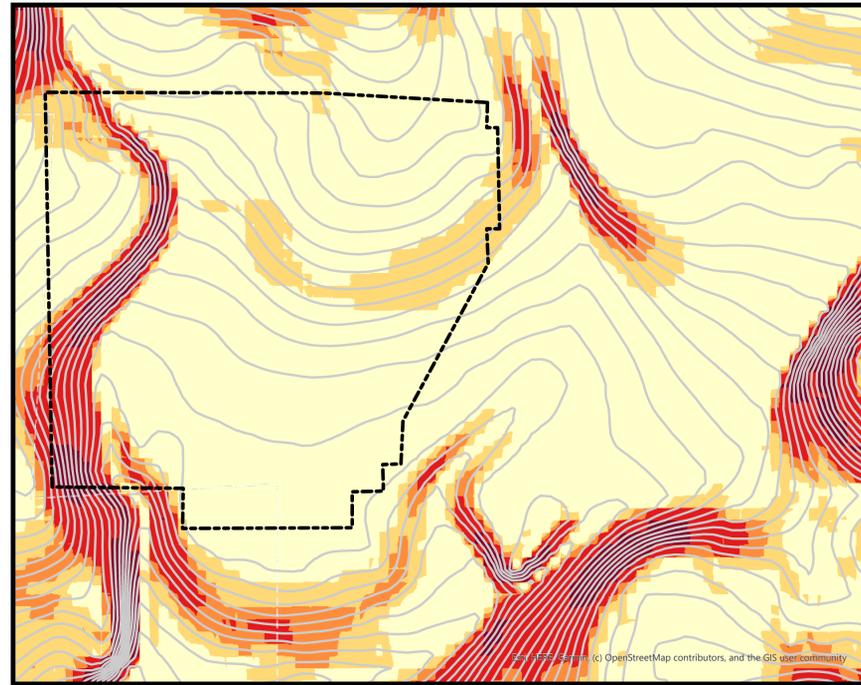


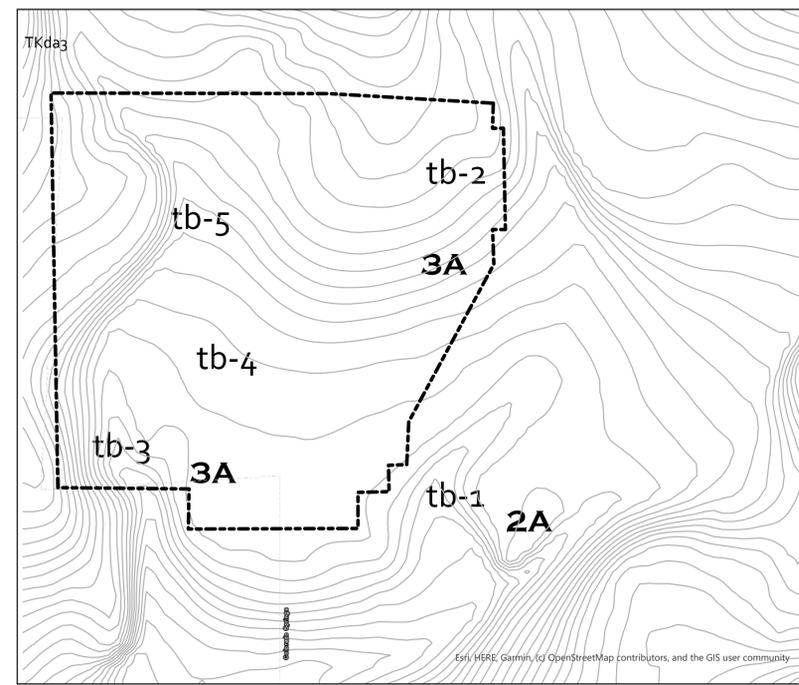
# COTTAGES AT WOODMEN HEIGHTS

COLORADO SPRINGS, COLORADO

## DEVELOPMENT PLAN - LAND SUITABILITY ANALYSIS



Slope Table		
Minimum Slope	Maximum Slope	Color
0%	8%	Light Yellow
8%	12%	Yellow
12%	15%	Orange
15%	25%	Red-Orange
25%	50%	Dark Red



### Legend:

tb-1 LOCATION OF EXPLORATORY BORING  
EXISTING TOPOGRAPHY

### GEOLOGIC UNITS (MODIFIERS):

**Qam** Middle alluvium (late Pleistocene) - Cherty pale brown, light yellowish brown, and grayish brown poorly sorted sand, silt, and clayey sand, and beds of very fine to medium pebble gravel. Unit underlies a terrace that is 10-15 ft higher than stream channel, except along Cottonwood Creek and its tributaries where Qam is as much as 40 ft higher than the channel. A soil profile consisting of an ABwBC horizon sequence (Benton soil series). Lenses, silt is developed in the upper few feet of Qam. Organic rich sediment in Qam about 5 ft below the ground surface provided a s.c. Age of 16,000 to 6,000 B.P. (USGS 1:50,000 scale 1:87, Table 1). Unit is covered with at least part of the Broadway Alluvium in the Denver area. Estimated thickness is 10-20 ft.

**Qay2** Young alluvium (late and middle Holocene) - Cherty dark gray and grayish brown, thin bedded to massive (in the sense of appearing to have no internal structure), poorly sorted fine and medium sand, silt, sand, and minor pebble gravel. Beds of massive silt sand which vary from very fine to medium pebble (about 1/4 to 1/2 in. in maximum dimension) are more or less uniformly dispersed are characteristic of Qay2. Unit underlies low terraces typically 5-6 ft higher Denver area. Except in places along Cottonwood Creek, Qay2 is subject to infrequent large floods. Thickness is 3-10 ft, thin channel levels in most main valleys, except that of Cottonwood Creek, where remnants of Qay2 are 20 ft higher than channel level. In the uppermost reaches of most drainage basins, Qay2 also covers the floor.

**TKda3** Facies Three (Pebbles) Unit is made up of nearly equal amounts of three lithologies: arkose and arkose conglomerate, micaceous feldspathic sandstone, and sandy chertstone. The arkose rocks are white, tan, and light gray, thick bedded, massive (in the sense of appearing to have no internal structure) or cross bedded, and contain pebbles that are as large as 4 in. These strata resemble arkoses in TKdas, but are finer grained, generally thinner, and commonly more quartz rich. Furthermore, pebble compositions may be more varied than in TKdas and include quartz, white and pink feldspars, white and pink granite, and small amounts of tan vuggy dolomite and red, black, and orange brown chert. A few subrounded to rounded pebbles of altered volcanic rocks also are present. The beds of micaceous feldspathic sandstone are cherty light green to olive gray, fine to medium grained, thin to thick bedded.

**Qao1** Old alluvium (late middle Pleistocene) - Cherty brown and light yellowish brown, thin bedded, extremely poorly sorted, very fine to medium pebble gravel and pebbly fine to very coarse sand. Locally, the unit also contains large pebbles and small boulders. Unit underlies terraces that, depending on the drainage basin, are 20-40 ft higher than stream channels. Qao1 may include deposits of more than one age that are subdivided because they are nearly at the same level in the landscape and relative age dating techniques based on weathering and soil formation are not useful in differentiating them. Unit is covered to depths of 8 ft or more, but soil development generally is weaker than in Qam. Soils in Qao1 consist of ABwC and ABwC horizon sequences. In places, clay lamellae, which are indicative of soil formation, are present in the upper 3/4 of the unit. However, in other places, distinct primary stratification is within 1 ft of the ground surface, indicating that the upper part of Qao1 has been reworked or stripped. The upper limit of stratification marks the depth to which rooting, burrowing, and B horizon development have penetrated. Unit may correlate with the Lower alluvium in the Denver area. The thin weakly developed weathering profile in this unit is inconsistent with the age indicated by its position in the landscape. Scott and Holm (1972) mapped much of the unit as Pine Creek Alluvium, presumably because of the weak soil development. However, it seems unlikely that substantial drainage like those in the southern part of the map area would have spread alluvium, typically 2-10 ft thick, over areas as broad as 5-10 mi during the late Holocene. Pine Creek Alluvium along

### ENGINEERING UNITS (MODIFIERS):

**2A** SAND, SILTY CLAYEY, dark brown to dark grey, very loose, moist to wet

**3A** SAND, SILTY, with gravel light brown, loose to medium dense, moist to wet

Slope Analysis

Geology, Soil, and Natural Features

Vegetation



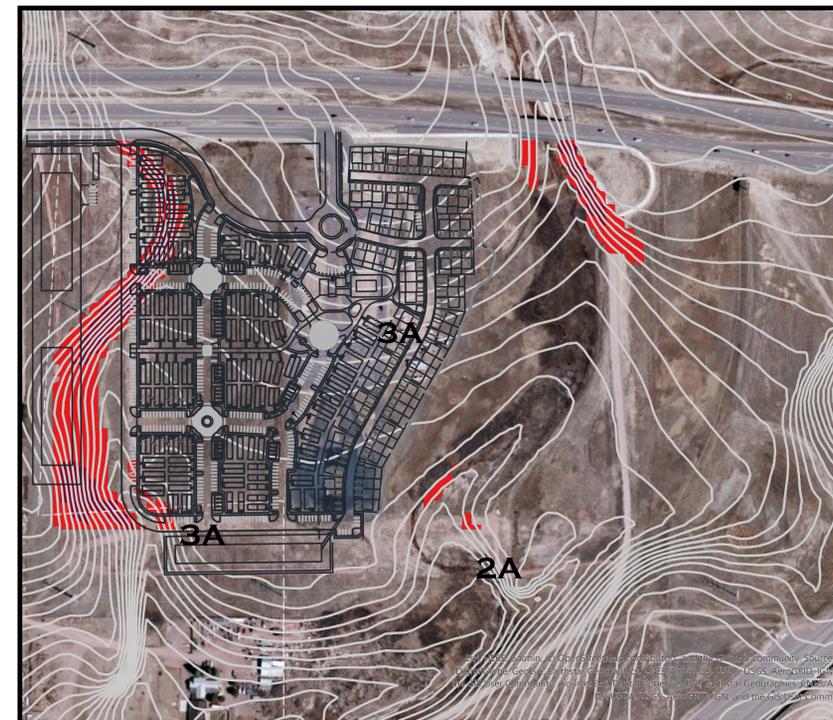
### Legend:

Riparian Vegetation

Native Grass

Riparian Vegetation Corridor

Composite Analysis



### Legend:

Slope Table		
Minimum Slope	Maximum Slope	Color
15%	25%	Yellow
25%	50%	Red-Orange

### ENGINEERING UNITS (MODIFIERS):

**2A** SAND, SILTY CLAYEY, dark brown to dark grey, very loose, moist to wet

**3A** SAND, SILTY, with gravel light brown, loose to medium dense, moist to wet

Riparian Vegetation

Native Grass

Land Planning  
Landscape Architecture  
Urban Design



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Planner/Landscape Architect

In Association With

Project Info

Seal

Sheet Title

Sheet #

File #

Project Area

# COTTAGES AT WOODMEN HEIGHTS DEVELOPMENT PLAN

Date:  
Project Manager: KELLY M.  
Prepared by: KALEB P.

## Land Suitability Analysis

1 OF 1

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US Feet  
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