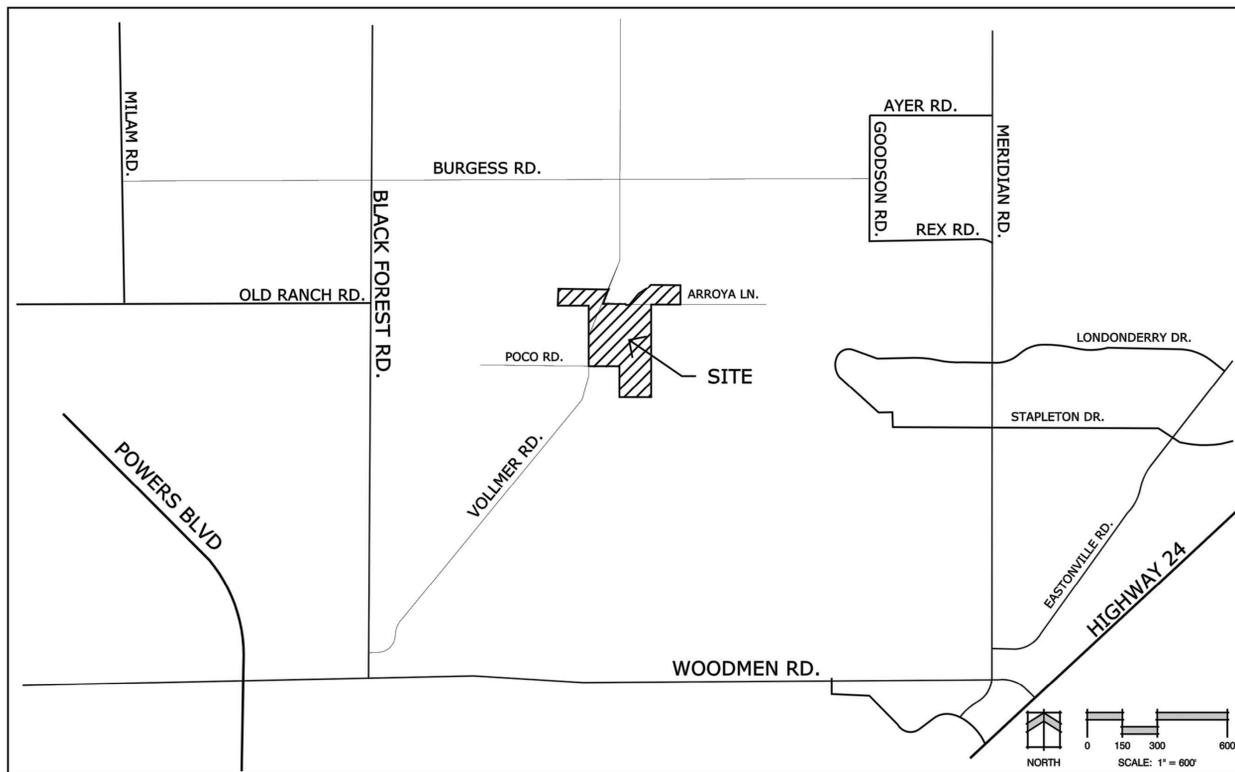


# RETREAT AT TIMBERRIDGE LAND SUITABILITY ANALYSIS

## VICINITY MAP



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**Retreat at TimberRidge**  
**PUD Development Plan**

VOLLMER ROAD & ARROYA LANE  
 EL PASO COUNTY, CO 80908

PROJECT INFO  
 DATE: 04-17-17  
 PROJECT MGR: J. MAYNARD  
 PREPARED BY: K. MARSHALL

**Land Suitability Analysis**  
**COVER SHEET**

SHEET TITLE

DATE:	BY:	DESCRIPTION:
6-20-17	KMM	Per Review Comments & Survey Updates
12-05-17	KMM	Density Revisions Per Review Comments

ISSUE / REVISION

PLAN FILE #  
 SHEET NUMBER  
**1** OF **7**

# 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

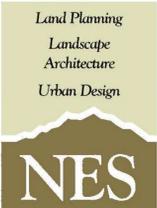
A visual analysis is an important aspect in determining land use alternatives. Visual impressions can add or detract from the image of the site and are significant in determining land use opportunities and constraints. Areas of visibility adjacent to roads, the visual content of short range and long 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.

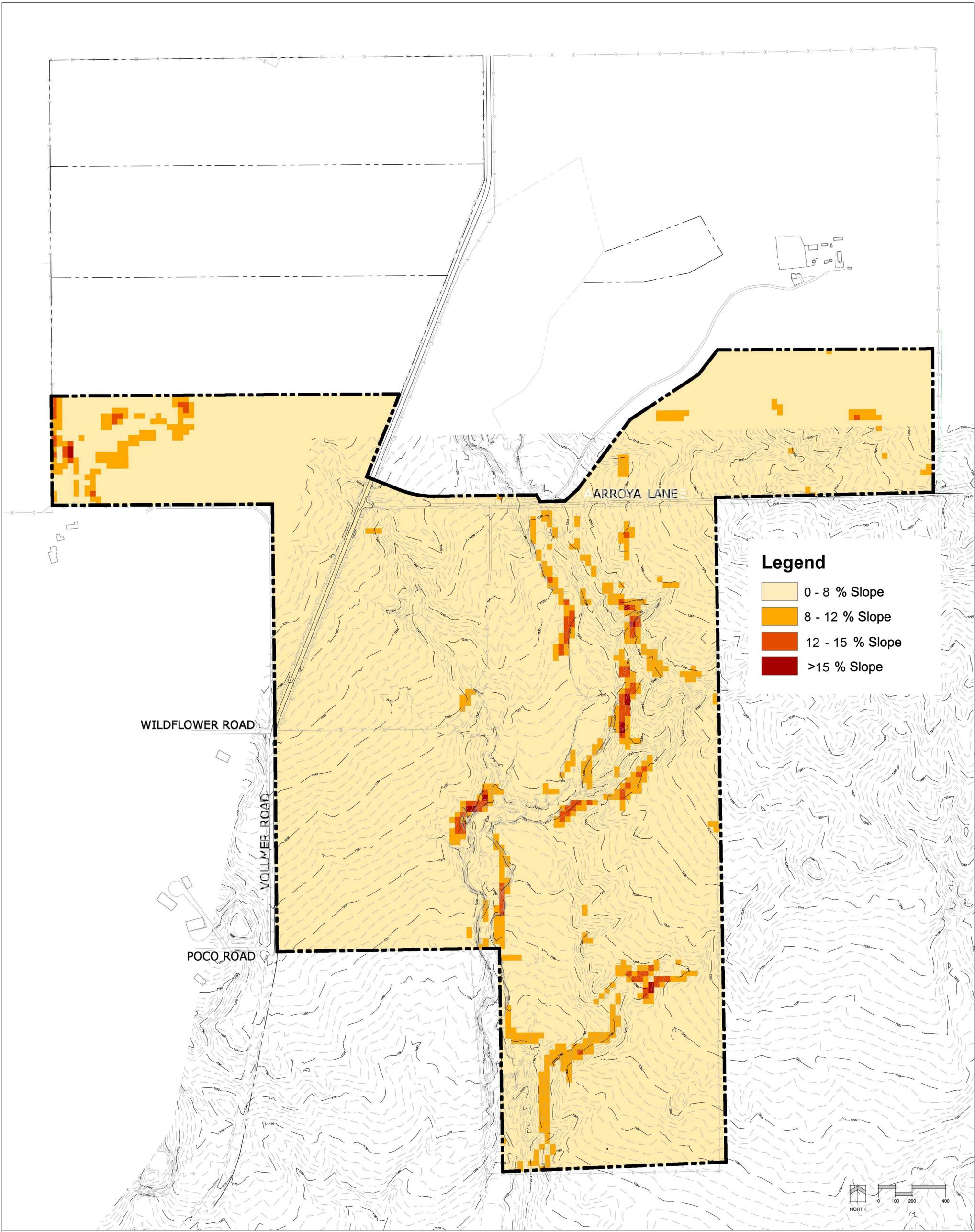
The primary focus of the visual analysis is of the Vollmer Road Corridor. The land use plan should provide a design that extends the visual features of the Ponderosa Pine forest southward along Vollmer Road to provide a visual entry to the timbered area of the Black Forest to the north and to visually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

## Conclusion

The Retreat at TimberRidge is appropriate for residential development. There are no significant man-made or natural constraints to development other than the Sand Creek corridor. Development should focus on the Sand Creek drainage and preserve this drainage as a feature of the development. Trees at the Vollmer Road/ Arroya Lane intersection should be preserved. Trees along Vollmer Road frontage should be preserved and the Vollmer Road frontage south of Wildflower Road should be enhanced with pine trees.

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 <p style="font-size: small;">Land Planning Landscape Architecture Urban Design</p> <p style="font-size: x-small;">N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel: 719.471.0073 Fax: 719.471.0267 www.nescolorado.com © 2012. All Rights Reserved.</p>	<p><b>Retreat at TimberRidge</b></p> <p>PUD Development Plan</p> <p style="font-size: x-small;">VOLLMER ROAD &amp; ARROYA LANE EL PASO COUNTY, CO 80908</p>	<p>Land Suitability Analysis</p> <p><b>WRITTEN ANALYSIS</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 25%;">DATE:</th> <th style="width: 25%;">BY:</th> <th style="width: 50%;">DESCRIPTION:</th> </tr> <tr> <td>6-20-17</td> <td>KMM</td> <td>Per Review Comments &amp; Survey Updates</td> </tr> <tr> <td>12-05-17</td> <td>KMM</td> <td>Density Revisions Per Review Comments</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE:	BY:	DESCRIPTION:	6-20-17	KMM	Per Review Comments & Survey Updates	12-05-17	KMM	Density Revisions Per Review Comments													<p style="writing-mode: vertical-rl; transform: rotate(180deg);">PLAN FILE #</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">SHEET NUMBER</p>
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Note: Analysis based on ColoradoView DEM 1-Degree Aerial Remote Sensing

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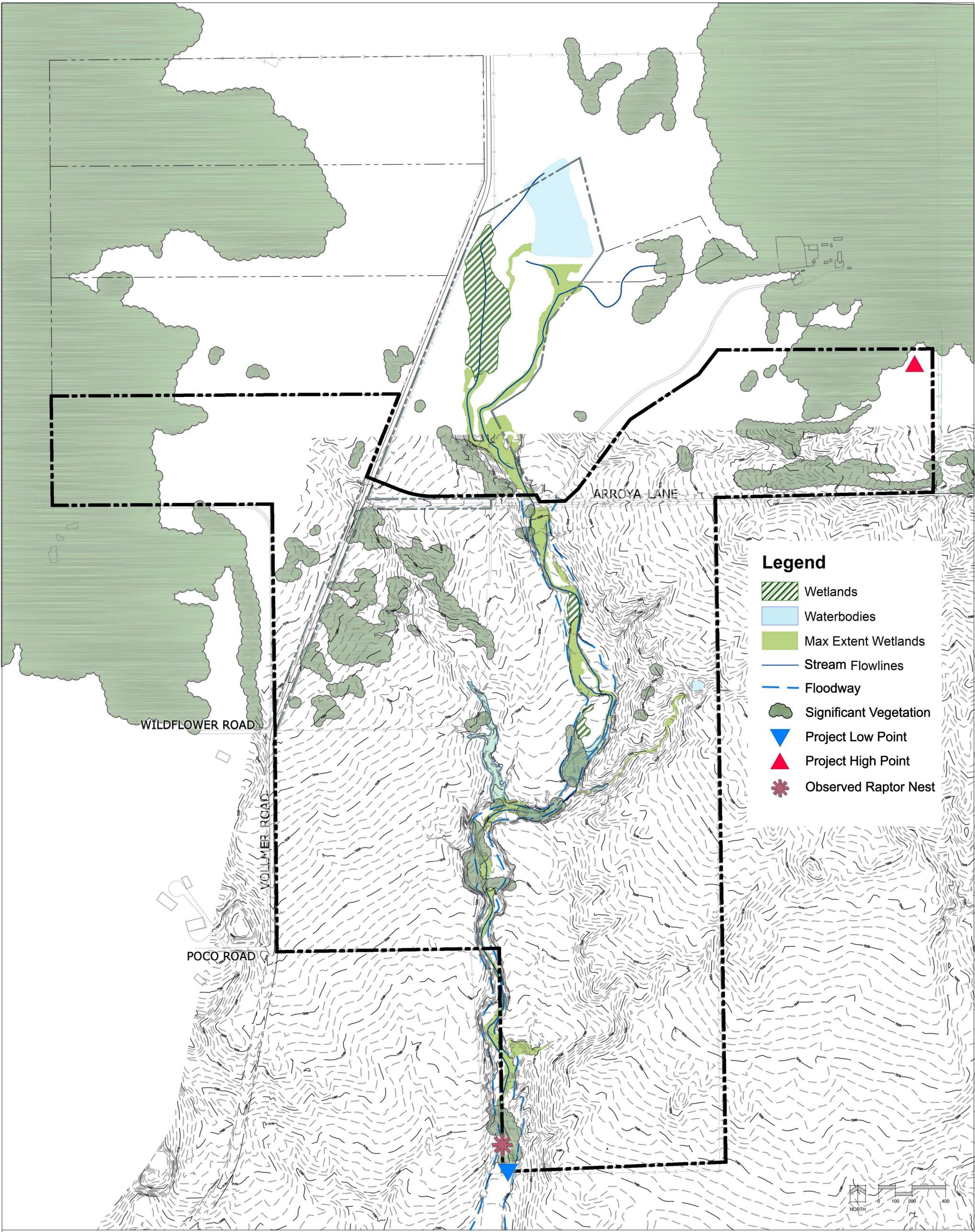
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Land Suitability Analysis  
**SLOPE ANALYSIS AND CONTOURS**

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PLAN FILE #  
**Figure 01**  
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PLANNER / LANDSCAPE ARCHITECT



**Legend**

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

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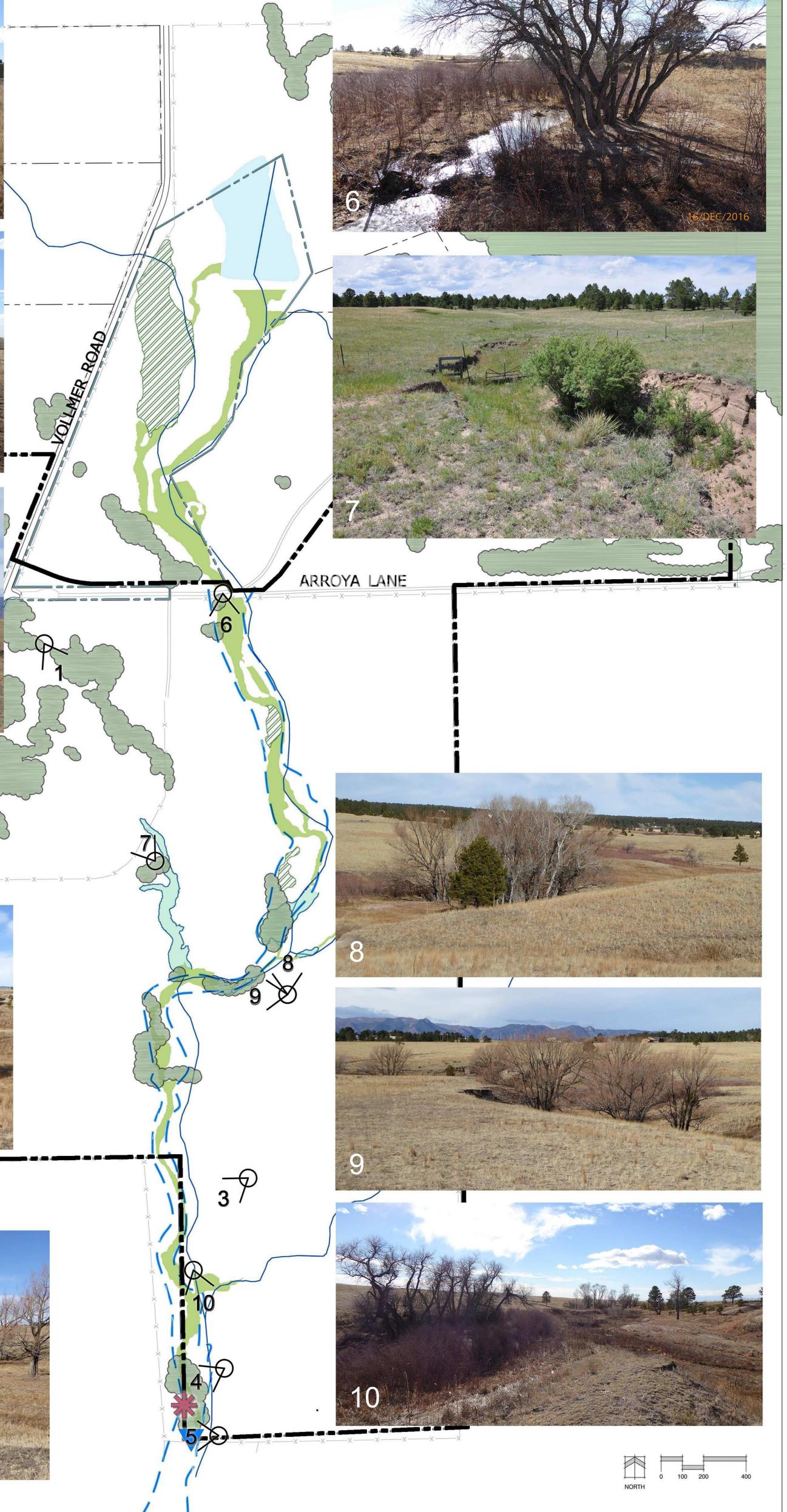


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Land Suitability Analysis  
**NATURAL FEATURES ANALYSIS**

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PLAN FILE #  
**Figure 02**  
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Land Suitability Analysis  
VISUAL ANALYSIS

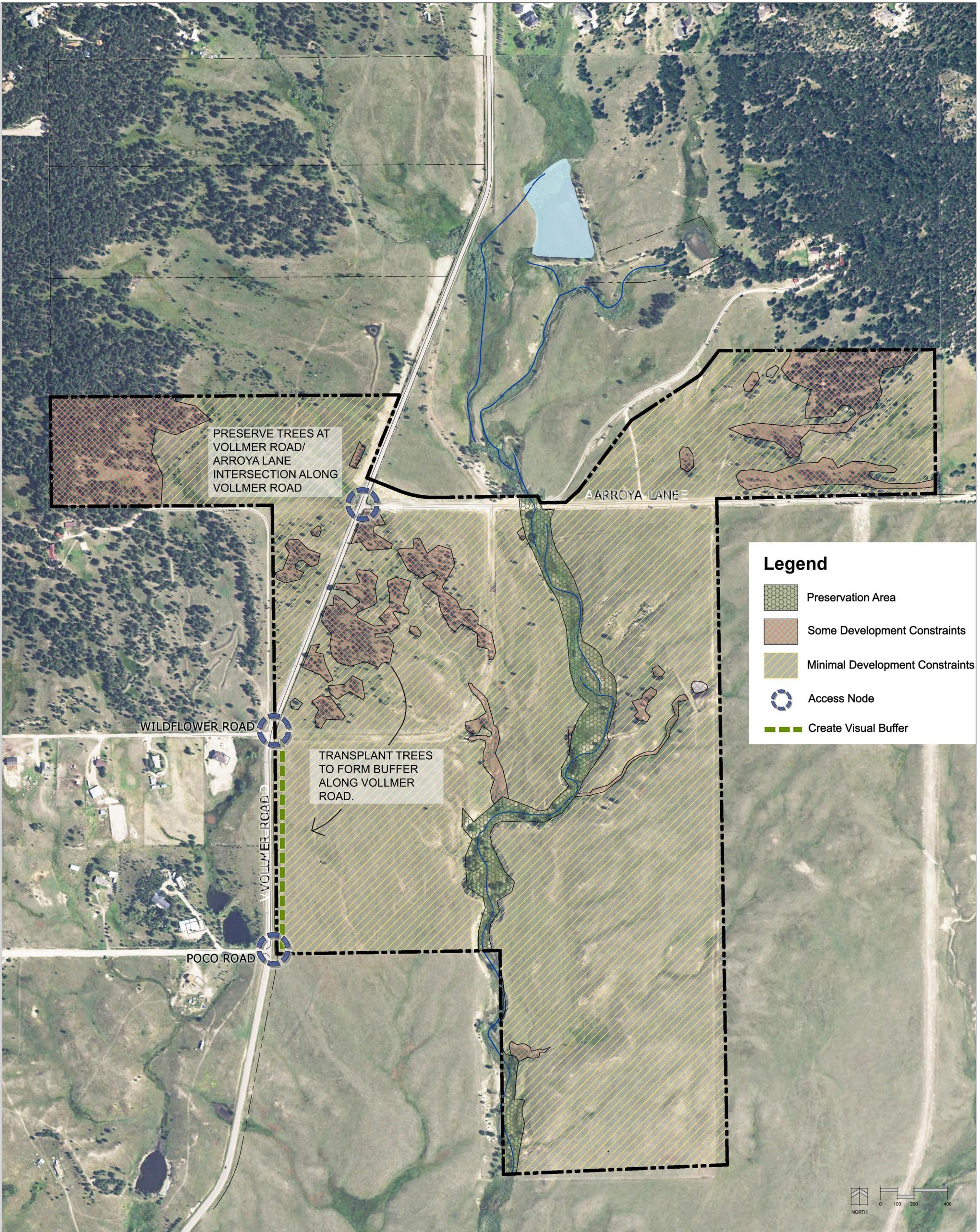
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**Figure 03**

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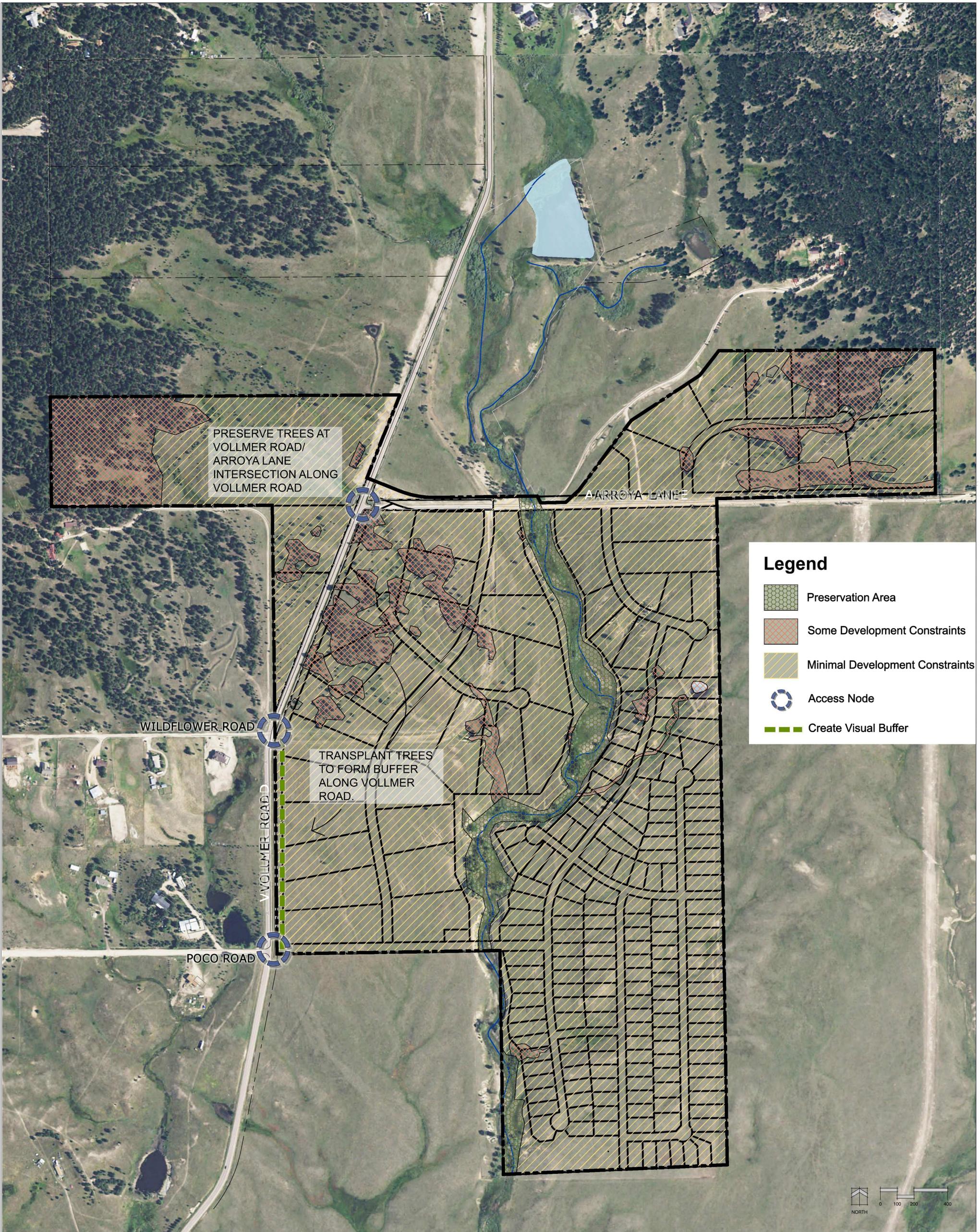
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**COMPOSITE ANALYSIS**

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**Figure 04**  
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### Legend

-  Preservation Area
-  Some Development Constraints
-  Minimal Development Constraints
-  Access Node
-  Create Visual Buffer



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**Figure 04**

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