

# Land Suitability Analysis Report

FOR

## **The Brickyard** **TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS** **STATE OF COLORADO**

August 25<sup>th</sup>, 2022  
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Harris Kocher Smith Project No.: 200726  
Town of Castle Rock Project No.: PREAPP21-0010 – ACME Brickyard

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## **I. Introduction**

This Land Suitability Analysis Report (LSAR) has been prepared for The Brickyard Project Planned Development (PD) and is intended to assess the property's development potential as well as any constraints and implications on the surrounding environment. The 31.1-acre Brickyard development ("Site") will consist of a hotel, condos, apartments, recreation center, retail, office buildings, a detention pond, and associated streets, walks, and landscape areas. This report identifies the Site's limitations for development by detailing the slope analysis, geologic hazards, soil types/conditions, vegetation, wildlife habitats, and wildfire migration zones, and is in accordance with the Town of Castle Rock's Land Suitability Analysis Report (LSAR) criteria.

## **II. Site Location**

The Site is located at 401 Prairie Hawk Drive within the Town of Castle Rock in Douglas County, Colorado. Millers Landing is located west and south of the Site. There is an existing Industrial Tributary located north of the Site. The Site is bounded by existing Prairie Hawk Drive on the northeast to southeast side. On the southeast corner, the Site is bounded by existing, nonconforming single-family lots. The Site will also be bounded by future Prairie Hawk Drive on the southwest portion of the Site. The Site is near downtown Castle Rock on the west side of Interstate 25. A Vicinity Map is included in Appendix A.

## **III. Slope Analysis**

The Site has a variety of topography. The ranges consist of flat to hilly, with most of the Site within less than 10% slope category. There are smaller areas with steeper slopes that occur primarily in the southern portion of the Site. A slope analysis has categorized the slopes into five categories consisting of 0%-5%, 5%-10%, 10%-20%, 20%-30% and 30%+. A Slope Analysis Map is included in Appendix D.

## **IV. Geologic Hazard**

This Site has been previously used as a brick plant and soil stockpile lot. According to a Preliminary Subsurface Soil Investigation for the property it mentions "the most significant geological issues at the Site are the significant thicknesses of undocumented and variable existing fills. Laboratory testing also indicates that the fills may exhibit a high swell potential. Perched groundwater may also impact design and construction." The ground cover on the northern portion of the Site generally consists of approximately 3 to 6 inches of concrete. Borings identified apparent fill likely placed during original Site grading for development of the brick facility, and bedrock at widely varying depths. The apparent fill is approximately 2 to 13 feet below the existing grade and the fill consisted of mixed clay, sand, gravel, and brick debris. Bedrock is the shallowest through the center of the Site and the southern end. The bedrock was consistent of sandstone and claystone which can be described as fine-grained sand, moist, yellow-brown and gray, and generally hard. Groundwater was found at a depth of 19 feet in soil boring B7 shown in the report. The report recommends that the groundwater level be determined prior to construction occurring.

The topography of the Site would seem to indicate that similar findings can be expected here. We know of no significant geologic hazard that could preclude development from occurring on this Site.

## **V. Soil Types/Conditions**

According to the National Resources Conservation Service (NRCS) Soil Survey, the predominant soil types on the Site are Newlin Gravelly sandy loam (NeE) and Fondis clay loam (FoD).

NeE is classified as Hydrologic Soil Group B. The typical profile for this soil type is as follows:

- Newlin (85%) (Soil Group B)
  - H1: 0-8 inches: Gravelly Sandy Loam
  - H2: 8-17 inches: Gravelly Sandy Clay Loam
  - H3: 17-22 inches: Gravelly Sandy Loam
  - H4: 22-60 inches: Very Gravelly Sand
- Minor Components (15%)

FoD is classified as Hydrologic Soil Group C. The typical profile for this soil type is as follows:

- Fondis (85%) (Soil Group C)
  - H1: 0-7 inches: Clay Loam
  - H2: 7-24 inches: clay
  - H3: 24-60 inches: Sandy clay loam
- Minor Components (15%)

## **VI. Vegetation/Cover**

The Site was previously an industrial yard consisting of mostly impervious area with some undeveloped land. The undeveloped land consisted of mostly native grasses and weeds with trees and shrubs throughout. We estimate that the vegetation cover across the Site is approximately 30%.

There are potential existing wetlands east of the Site, as identified in the US Fish and Wildlife (USFWS) National Wetlands Inventory Map. Note, these potential wetlands are not shown to be on Site but are depicted on the adjacent undeveloped property east of the Site. There are no known wetlands on the Site. A copy of the National Wetland Inventory map is included in Appendix C.

## **VII. Wildlife Habitat/Migration**

According to Matt Martinez, the District Wildlife Manager for Castle Rock, there are no concerns with endangered species or conservation within the bounds of the Site.

## **VIII. Wildfire Mitigation Zones**

According to the Colorado Wildfire Risk Assessment Portal the Site risk is assessed as Minimal Direct Wildfire Impact. As stated previously the Site currently consists of native grasses and weeds. The proposed development should take into consideration using building materials to minimize fire risks. Despite the minimal fire risks associated with the Site, a fire station is located east of the Site on Perry Street on the eastern side of Interstate 25.

## **IX. Cultural Resources**

No historic structures are observed to be on Site at the time of this report, and there have been no known recovered artifacts of historical significance from the Site.

According to the GIS of the Town of Castle Rock, the Site is not within the bounds of any historic overlays.

## **X. Conclusion**

Based off the preliminary findings as documented in this LSAR, the proposed location for The Brickyard appears to be feasible. The constraint of the existing topography at the proposed Site location will be the most challenging aspect to successfully developing this parcel. It is not expected that the development of the Site will have any negative impacts to wildlife or the surrounding environment.

Please contact me if you have any questions or require additional information at [jorourke@hkseng.com](mailto:jorourke@hkseng.com) or 303-623-6300.

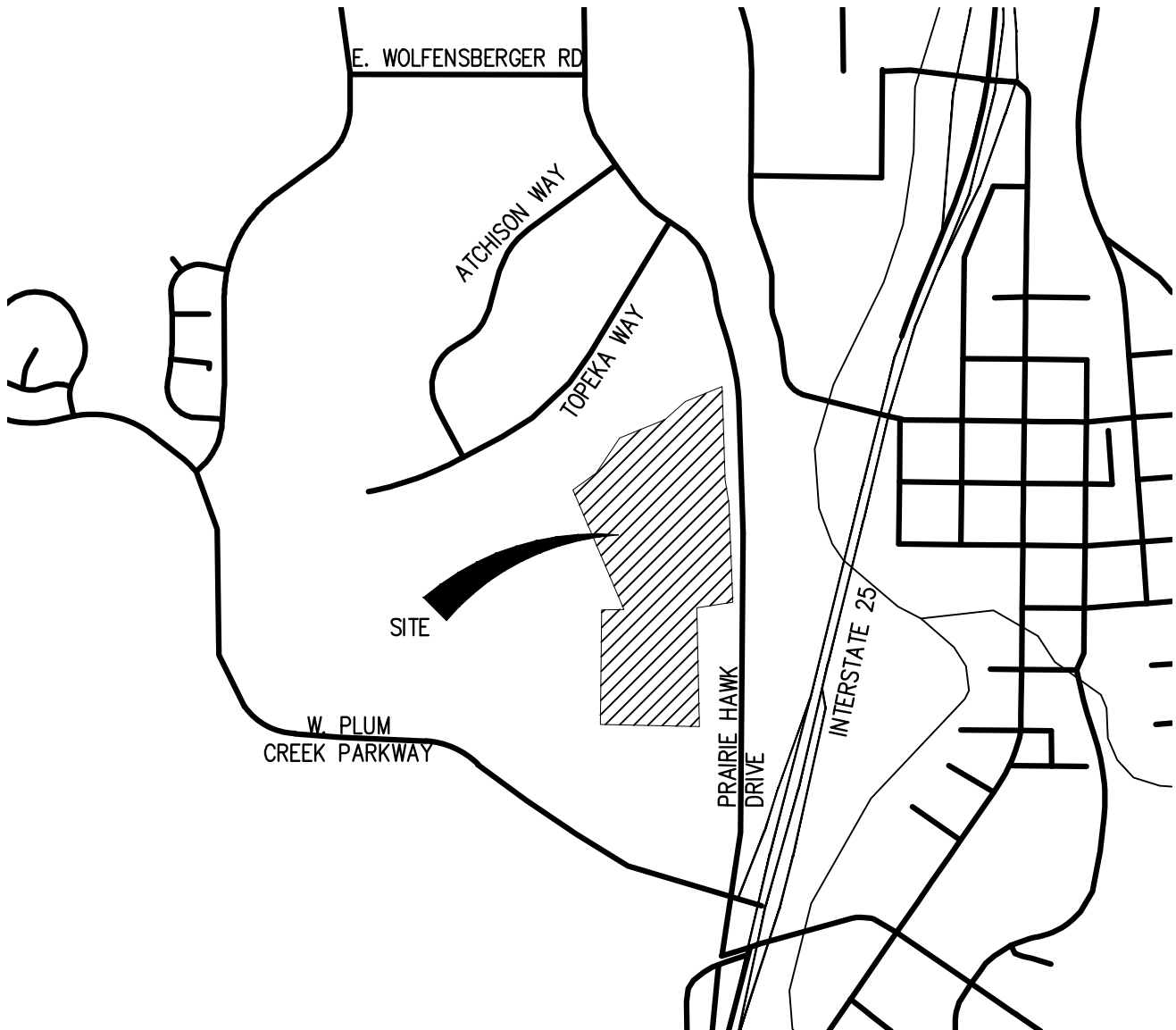
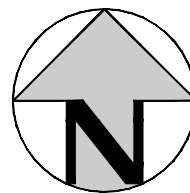
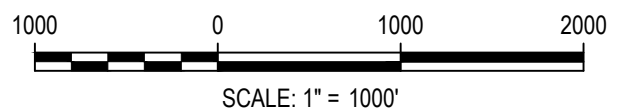
Sincerely,  
HARRIS KOCHER SMITH



John O'Rourke, PE  
Principal

**EXHIBIT A**  
**VICINITY MAP**

Plotted: WED 08/24/22 1:48:53P By: Jessica Metcalf Filepath: k:\200726\engineering\ref\vicinity map.dwg Layout: layout1



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THE BRICKYARD VICINITY MAP

PROJECT #: 200726  
SHEET NUMBER

1

1 OF 1

**EXHIBIT B**  
**NRCS SOILS SURVEY**



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Castle Rock Area, Colorado**



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

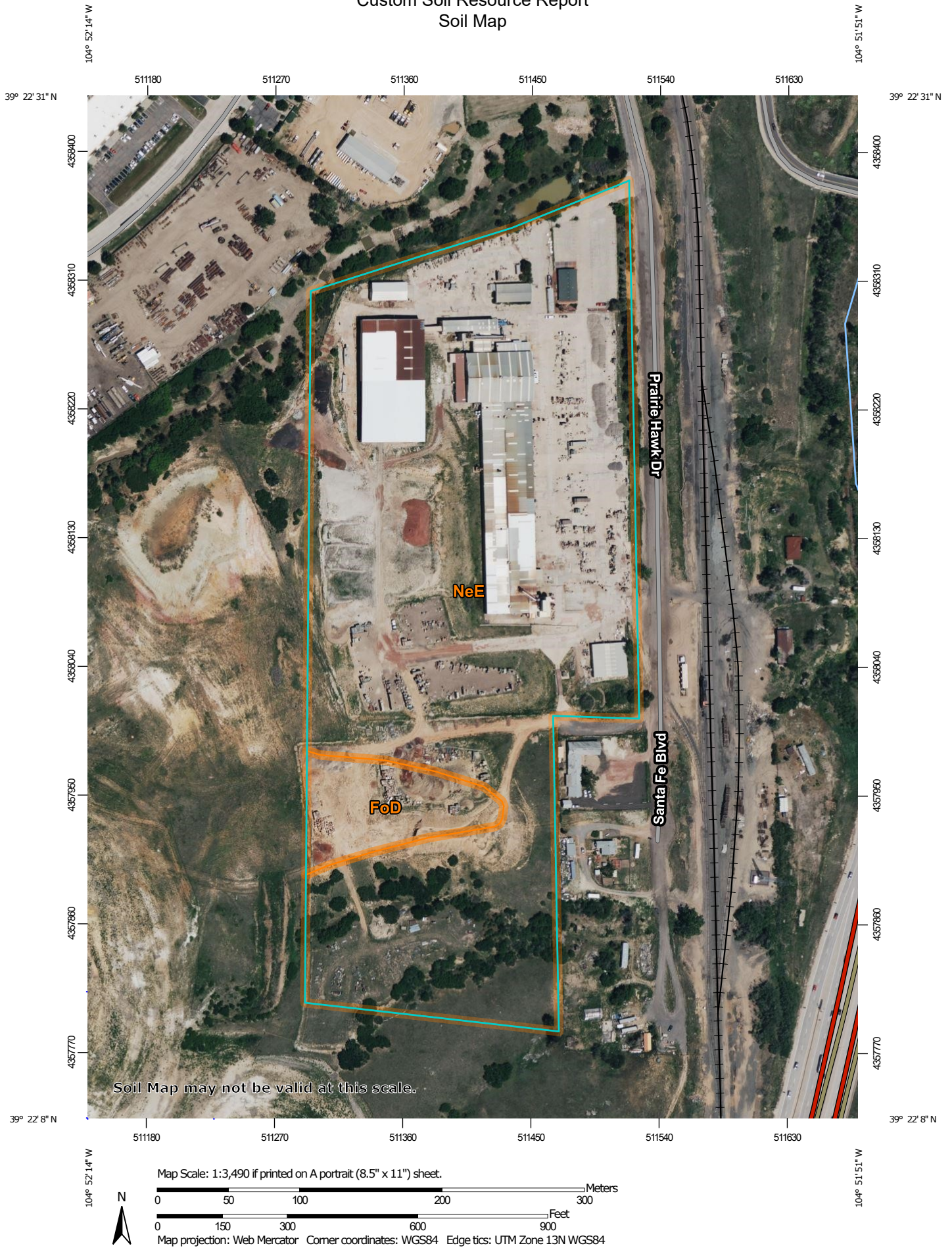
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



# Custom Soil Resource Report

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals

### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado  
Survey Area Data: Version 14, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                                      | Acres in AOI | Percent of AOI |
|------------------------------------|----------------------------------------------------|--------------|----------------|
| FoD                                | Fondis clay loam, 3 to 9 percent slopes            | 1.9          | 6.6%           |
| NeE                                | Newlin gravelly sandy loam, 8 to 30 percent slopes | 26.2         | 93.4%          |
| <b>Totals for Area of Interest</b> |                                                    | <b>28.1</b>  | <b>100.0%</b>  |

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Castle Rock Area, Colorado

### FoD—Fondis clay loam, 3 to 9 percent slopes

#### Map Unit Setting

*National map unit symbol:* jqyp  
*Elevation:* 5,500 to 6,800 feet  
*Mean annual precipitation:* 15 to 19 inches  
*Mean annual air temperature:* 47 to 50 degrees F  
*Frost-free period:* 120 to 135 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Fondis and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Fondis

##### Setting

*Landform:* Mesas, buttes, ridges  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Eolian deposits over coarse-silty outwash derived from arkose

##### Typical profile

*H1 - 0 to 7 inches:* clay loam  
*H2 - 7 to 24 inches:* clay  
*H3 - 24 to 60 inches:* sandy clay loam

##### Properties and qualities

*Slope:* 3 to 9 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 15 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* High (about 9.4 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 4e  
*Land capability classification (nonirrigated):* 4e  
*Hydrologic Soil Group:* C  
*Ecological site:* R049XB208CO - Clayey Foothill  
*Hydric soil rating:* No

#### Minor Components

##### Kutch

*Percent of map unit:* 5 percent  
*Hydric soil rating:* No

**Englewood**

*Percent of map unit: 5 percent*

*Hydric soil rating: No*

**Denver**

*Percent of map unit: 4 percent*

*Hydric soil rating: No*

**Aquic haplustolls**

*Percent of map unit: 1 percent*

*Landform: Swales*

*Hydric soil rating: Yes*

**NeE—Newlin gravelly sandy loam, 8 to 30 percent slopes**

**Map Unit Setting**

*National map unit symbol: jqzg*

*Elevation: 5,500 to 6,600 feet*

*Mean annual precipitation: 15 to 19 inches*

*Mean annual air temperature: 49 to 51 degrees F*

*Frost-free period: 120 to 135 days*

*Farmland classification: Not prime farmland*

**Map Unit Composition**

*Newlin and similar soils: 85 percent*

*Minor components: 15 percent*

*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Newlin**

**Setting**

*Landform: Terraces, mesas, plateaus*

*Landform position (three-dimensional): Riser*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

*Parent material: Unconformable sandy and gravelly and/or mixed source alluvium*

**Typical profile**

*H1 - 0 to 8 inches: gravelly sandy loam*

*H2 - 8 to 17 inches: gravelly sandy clay loam*

*H3 - 17 to 22 inches: gravelly sandy loam*

*H4 - 22 to 60 inches: very gravelly sand*

**Properties and qualities**

*Slope: 8 to 30 percent*

*Depth to restrictive feature: More than 80 inches*

*Drainage class: Well drained*

*Runoff class: Medium*

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high  
(0.20 to 2.00 in/hr)*

*Depth to water table: More than 80 inches*

## Custom Soil Resource Report

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Low (about 3.8 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 6e

*Hydrologic Soil Group:* B

*Ecological site:* R049XY214CO - Gravelly Foothill

*Hydric soil rating:* No

### **Minor Components**

#### **Bresser**

*Percent of map unit:* 5 percent

*Hydric soil rating:* No

#### **Satanta**

*Percent of map unit:* 4 percent

*Hydric soil rating:* No

#### **Stapleton**

*Percent of map unit:* 4 percent

*Hydric soil rating:* No

#### **Aquic haplustolls**

*Percent of map unit:* 2 percent

*Landform:* Swales

*Hydric soil rating:* Yes

# **Soil Information for All Uses**

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## **Soil Properties and Qualities**

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

## **Soil Qualities and Features**

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

## **Hydrologic Soil Group**

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

## Custom Soil Resource Report

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

# Custom Soil Resource Report Map—Hydrologic Soil Group



## Custom Soil Resource Report

### MAP LEGEND

#### Area of Interest (AOI)

 Area of Interest (AOI)

#### Soils

##### Soil Rating Polygons

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

##### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

##### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

#### Water Features

 Streams and Canals

#### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

#### Background

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado  
Survey Area Data: Version 14, Aug 31, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Hydrologic Soil Group**

| Map unit symbol                    | Map unit name                                      | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|----------------------------------------------------|--------|--------------|----------------|
| FoD                                | Fondis clay loam, 3 to 9 percent slopes            | C      | 1.9          | 6.6%           |
| NeE                                | Newlin gravelly sandy loam, 8 to 30 percent slopes | B      | 26.2         | 93.4%          |
| <b>Totals for Area of Interest</b> |                                                    |        | <b>28.1</b>  | <b>100.0%</b>  |

**Rating Options—Hydrologic Soil Group**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

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## Custom Soil Resource Report

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**EXHIBIT C**

**USFWS NATIONAL WETLANDS INVENTORY MAP**



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## ACME - Wetlands Map



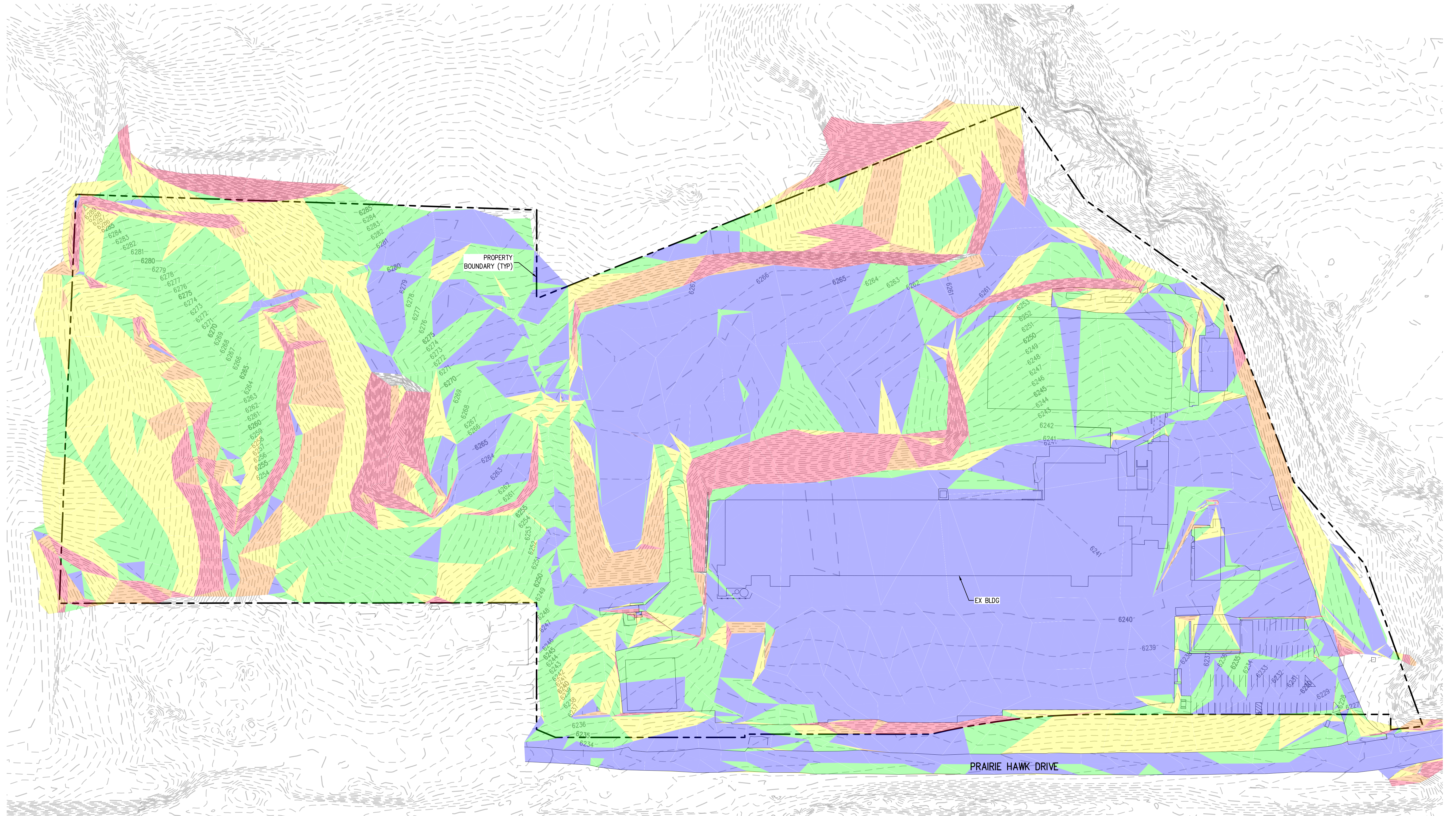
September 14, 2020

### Wetlands

|                                                                                     |                                |                                                                                     |                                   |                                                                                       |          |
|-------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------------------------------------------|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|                                                                                     |                                |  | Freshwater Pond                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

**EXHIBIT D**  
**SLOPE ANALYSIS MAP**



**SLOPE LEGEND:**

- 0% - 5%
- 5% - 10%
- 10% - 20%
- 20% - 30%
- 30% +

