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Chateau Valley

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LAND SUITABILITY ANALYSIS REPORT

1. INTRODUCTION

This report is provided in accordance with the submittal requirements of the Site Development Plan for Chateau Valley Subdivision (SDP). The report accompanies the SDP and is intended to assess the impact of proposed development on the site's physical and environmental attributes.

2. LOCATION

Chateau Valley is an infill subdivision having existing public streets dead-end at the North, South and West boundaries of the subdivision. Valley Drive is a collector street proposed to be connected through Chateau Valley Subdivision. Residential streets proposed to be extended into Chateau Valley Subdivision are Ash Avenue and Santana Drive. A network of residential streets are proposed to provide home sites and adequate traffic circulation to both residential Collector streets.

Chateau Valley is located within part of the South ½ of Section 12, Township 8 South, Range 66 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado.

3. SLOPE ANALYSIS

The slope analysis depicts existing slopes on the site in categories of 0-8%, 8-12%, 12-15%, 15-25%, and in excess of 25%

a. 25% and greater slopes

Within the proposed development area along the Northeast edges of the site that contain slopes of 25% or greater. The majority of the steeper slopes are located along Cliff regions with large rock and boulder outcroppings. It is anticipated that the site plan will be designed to take advantage of the slope by using the area as open space amenities.

b. 15%-25% slopes

Along the cliff bases and tops, slopes fall within the 15%-25% slope range. These areas are located adjacent to the steeper slopes stated above. It is anticipated that grading may occur for single family lots by filling and/or cutting these areas that may result in a maximum of 3:1 slopes. The proper planning and design of the homes with stepping foundations and walk out lower levels will aid in accommodating the slope lots.

c. 12%-15% slopes

Slopes ranging from 12-15% are generally scattered through the site. These areas, in most cases, will be graded to accommodate the lots and roads.

d. 8%-12%

The majority of the site has sloping topography in the 8%- 12% range. These areas, in most cases, will be graded to accommodate the lots and roads

e. 0%-8% slopes

The flatter areas of the site are located in the central and southwestern portions of the site and along an existing tributary to Sellars Gulch. The 0-8% slope category generally presents no constraints to development.

VEGETATION

Stands of Scrub Gambel Oak are located throughout the site. The Scrub Oak is more dense at the northern portion of the site, becoming more sparse at the central and southern portion of the site. Gambel Oak brush community varies in height and maturity. Ponderosa Pine and scattered evergreen trees are located along the far Southern edges of the property and Northwestern portion of the property. Much of the Scrub Oak will be removed during grading operations to accommodate urban development, while some of the evergreen trees may remain mostly undisturbed along the Southern perimeter. Many of the Evergreen trees located at the Northwestern portion of the site will be removed during grading operations to accommodate urban development. Approximately 100 Evergreen trees under 20-feet in height located at the Northwestern portion of the property will be transplanted in order to preserve the trees and provide aesthetic beauty and screening for the proposed homes. The trees will be transplanted in Tracts AA, D-1 and I.

4. WILDLIFE

Colorado Parks and Wildlife have stated the oak brush vegetative community and surrounding hills provide wildlife with food, water, shelter, and space. It is anticipated that many species of birds and raptors utilize this habitat year-round for nesting and hunting. Mule deer, antelope, elk, bear, coyote, red fox, and mountain lion also use this habitat for carrying out annual life functions. Development will impact habitat, however, continues and connected open space within Founders Vista and the adjacent neighborhoods will promote travel corridors and coverage for wildlife. Additionally, the preservation of vegetation along the site perimeter and along the existing drainageway enables much of the wildlife to stay along the perimeter and permits many species of this wildlife to continue migration, hunting, and gathering patterns unabated. It is anticipated that wildlife will continue to visit the area of development.

No known nationally designated threatened or endangered species have been observed or are known to exist within the property boundary. Prairie dog colonies may exist onsite, and the possibility exists for the presence of burrowing owls. A burrowing owl survey is recommended prior to any earthwork moving or earthwork moving should be limited between March 15 through October 31.

5. GEOLOGY, SOILS, and NATURAL FEATURES

This site continues two distinct soil and subsoil conditions. It is observed that the Rock-Boulder outcroppings surround the property in a “bowl shape”. Over many decades, the base of the property has filled in with sediment due to erosion from runoff to create the plateau features observed today. The Natural Resources Conservation Service (NRCS) web soils survey map identify soils for this site as 27 percent Blakeland sandy loam and Stapleton Bresser, having Hydrologic Soil Group A, and 39 percent Bresser Truckton sandy loams and soils, having Hydrologic Soil Group B, and Stoney Rough land, having Hydrologic Soil Group B. The PpE association soils are generally located in a linear fashion on ridges and valley sides. The soils are well drained with a typical profile of Sandy loam and Sandy clay loam.

A geotechnical engineering analyses and subsurface exploration with laboratory test will be conducted in the location of the proposed roads and residential structures to determine foundation type and pavement sections.

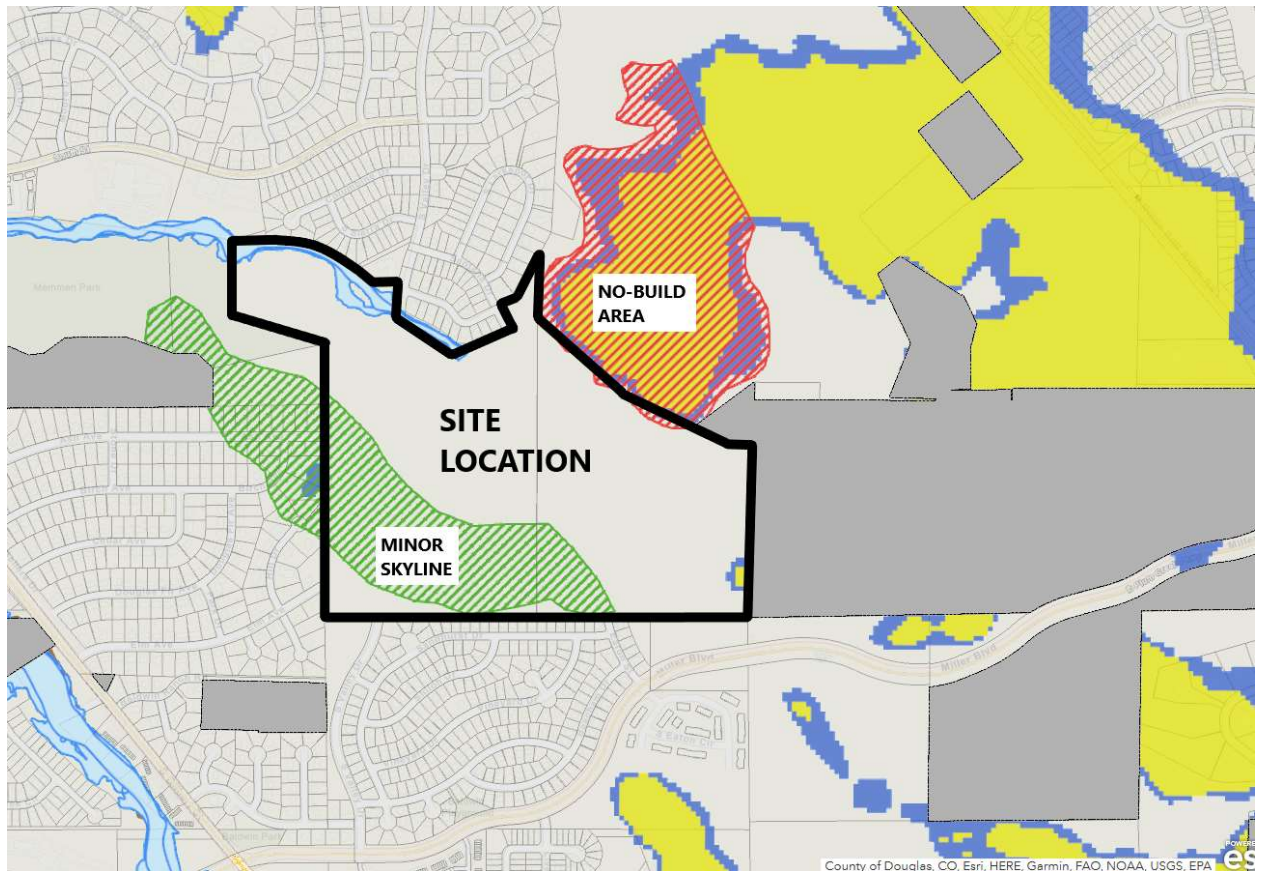
6. SKYLINE/RIDGELINE

The Northeastern portion of the site, is located within the No-build area which is located totally within the open space buffer area at the base of a cliff.

A portion of the southwest portion of the site is located within the Minor Skyline. Minor ridgeline areas are ridgeline areas with a minor visual impact. Minor Skyline areas are skyline areas where a 25-foot high structure would not be visible, but a 35-foot high structure would be visible from several points along the viewing platforms.

The Town’s Skyline-Ridgeline Ordinance limits the height of all primary and accessory structures to 35-feet. The maximum height allowed for all primary and accessory structures in Chateau Valley Subdivision is 35-feet.

The primary and accessory structures within the Minor Skyline area shall comply with the Skyline-Ridgeline Ordinance to mitigate visual impacts to the development.



7. OPPORTUNITIES AND CONTRAINTES

The site is suited for development and will be designed to function in harmony with the natural features of the site o the extent possible while meeting the Town’s criteria. Additionally, the design of the homes will provide stepping foundations and walk-out lower levels to aid accommodating sloping lots.

8. CONCLUSION

The Land Suitability Analysis shows that the site on which Chateau Valley will be developed, is appropriate for the centrally located urban development having substantial perimeter open space and along the existing tributaries.