

Crystal Valley Ranch Filing No. 14, Amendment No. 1

January 26, 2026

LAND SUITABILITY ANALYSIS REPORT

1. INTRODUCTION

This report is provided in accordance with the submittal requirements of the Site Development Plan (SDP). The report accompanies the attached Existing Conditions / Land Suitability Analysis Map and is intended to assess the impact of proposed development on the site's physical and environmental attributes.

2. LOCATION

Crystal Valley Ranch Filing No. 14, Amendment No. 1 is comprised of approximately 21.08 acres and located north of Crystal Valley Parkway, east of Rhyolite Regional Park and west of Snow Goose Road. More specifically, the property is located in Section 24, Township 8 South, Range 67 West of the Sixth Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado.

The site is adjacent to existing development and is a logical extension of residential development primarily given the adjacent uses and existence of utility infrastructure.

3. SLOPE ANALYSIS

The property contains various sloping areas throughout. The slope analysis on the Land Suitability Analysis Map Page 2 attached to this narrative depict existing slopes on the site in categories of 0-3%, 3-6%, 6-15%, 15-25%, and more than 25%.

The predominant slopes range from 6-15%, with steeper areas in the northern half of the property. Slopes within the 15-25% range are present on the east side of the property and in the southwest corner at the edges of the existing detention pond, and scattered in the northern half.

4. VEGETATION

There is no native vegetation present other than native grasses and a few scattered shrubs. Landscaping that was installed with the construction of Crystal Valley Parkway, Filing 14 east and the detention pond will be protected in place. Only a few existing trees north of the sidewalk along Crystal Valley ranch Parkway will have to be removed because of grading activity.

5. WILDLIFE

The potential animals found on site include those found in shortgrass prairie habitats in Colorado. Large mammals include mule deer, coyotes and foxes. Small mammals may include rodents such as voles, gophers and ground squirrels. The variety of wildlife that inhabits an area is directly related to the amount, type and variety of vegetation present in the area. Each species of wildlife has certain requirements for water, ground cover, food source and territory. If an area provides the right combination of these special parameters, it is considered prime habitat for the type of wildlife that is adapted to it.

This site is located in an area with surrounding development with a primary road corridor to the south. The wildlife will continue to visit the site given the connective and continuous open space corridors within Crystal Valley Ranch. The most significant areas for wildlife are north of Crystal Valley Parkway where there is a significant area of open space. Once developed, the open space adjacent to the site will continue to provide cover for rodents, snakes, birds and small mammals normal to this area of Castle Rock.

No known nationally designated threatened or endangered species have been observed or are known to exist within the development site.

6. GEOLOGY, SOILS & NATURAL FEATURES

This site contains several distinct soil conditions as noted on the attached Land Suitability Analysis Map. The Fondis-Kutch association soils (Fu) are located in a small area of the very northwest corner and at the access road from the park site. The Kutch sandy loam soils (KtE) are distributed over a part of the northwest area, but the majority of them are in the southeast half of the site. Stony rough land (Su) is found in a small area bisecting the Kutch sandy loam area in the northwest half of the property.

A geotechnical engineering analysis 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. These investigations will be provided to the Town upon completion.

7. SKYLINE / RIDGELINE

A Minor Skyline is located along the eastern edge of the site where the proposed extension of Snow Goose Drive turns west. Development of the homes will be in compliance with the Town of Castle Rock's Skyline/Ridgeline Ordinance.

8. OPPORTUNITIES AND CONSTRAINTS

The proposed site plan for Filing 14 is well suited given the limited natural features of the site described in this LSAR. The only constraints are located in the north half where there are steeper slopes.

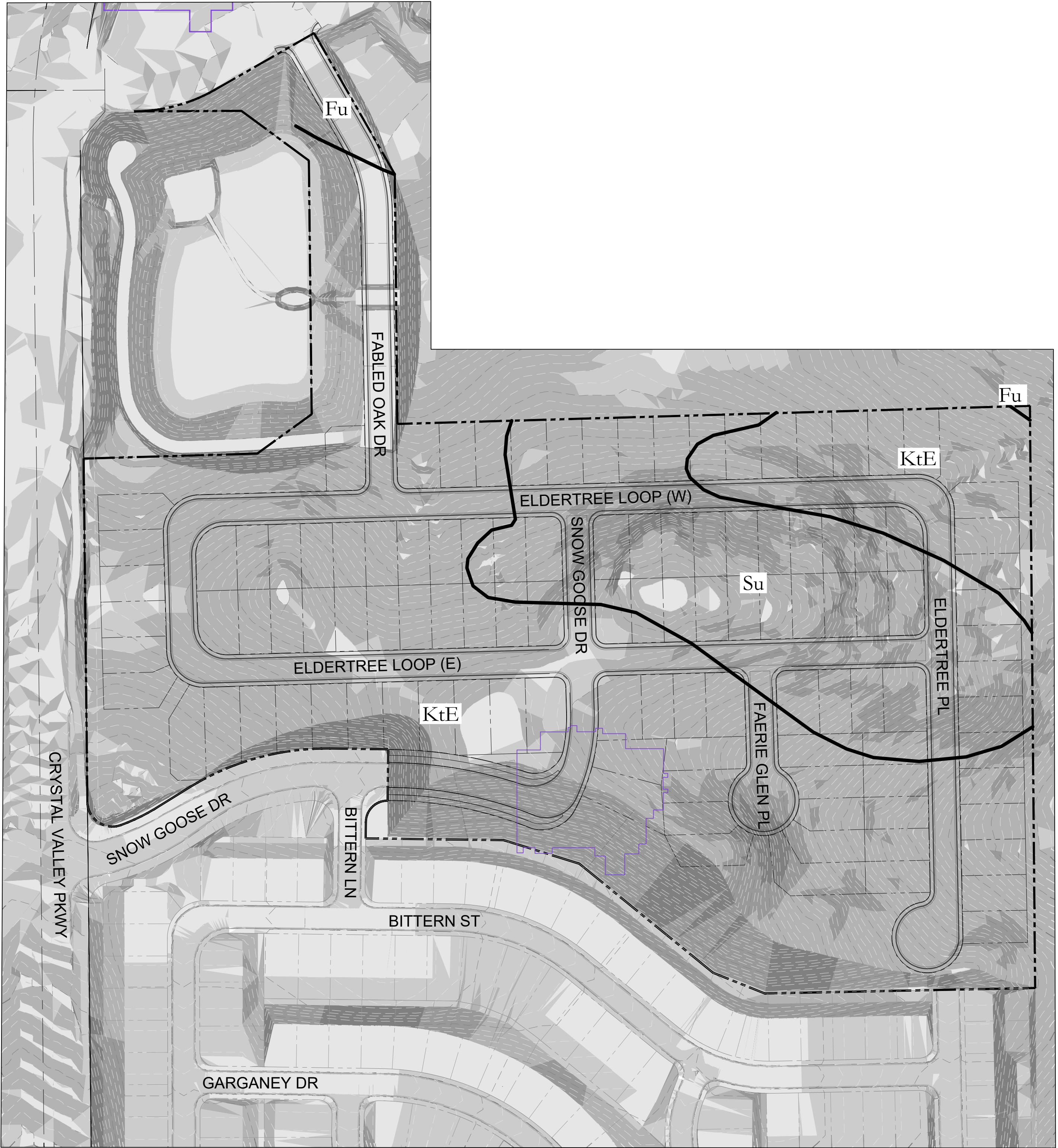
9. CONCLUSION

The Land Suitability Analysis shows that the site on which Crystal Valley Ranch Filing 14, Amendment 1 will be developed is appropriate for the medium sized single family detached lots as intended. The Land Suitability Analysis Map illustrates limited areas of steeper slopes which will have to be retained along the northern property line and around the detention pond in the northwest corner of the project. The streets will be graded in accordance with Town criteria, and overlot grading of the site will be necessary. The site contains no adverse soils or geology that would limit development. Mitigation techniques and building heights restrictions will be met in accordance with Town criteria.

CRYSTAL VALLEY RANCH FILING NO. 14, AMENDMENT NO. 1

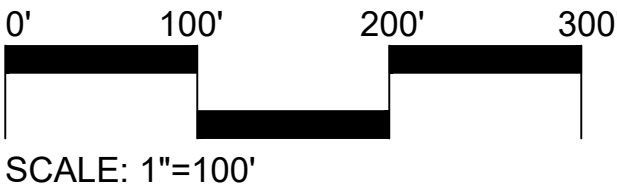
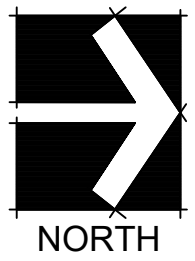
LSAR

A PARCEL OF LAND LOCATED IN SECTION 24, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- 1' Contour
- 5' Contour
- PROPERTY BOUNDARY
- 0-3% Slope
- 3-6% Slope
- 6-15% Slope
- 15-25% Slope
- 25% + Slope
- SOIL BOUNDARY
- KtE Kutch sandy loam, 5 to 20 percent slopes
- Fu Fondis-Kutch association
- Su Stony rough land
- MINOR SKYLINE



LSAR MAP
CRYSTAL VALLEY RANCH FIL. NO. 14
AMENDMENT NO. 1
SITE DEVELOPMENT PLAN
FEBRUARY, 2026
SHEET 1 OF 1 (PROJ # SDP26-0001)

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