Site Development Plan

Land Suitability Analysis Report

Alexander Place PDP Amendment No. 1

SDP26 – XX

September 2026

PREPARED FOR:
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PREPARED BY:
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AND
IMEG CORP.

1. Introduction

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

The Land Suitability Analysis Report (LSAR) has been prepared for the Soleana Place Site Development Plan and is provided in accordance with the approved Planned Development Plan, Amendment No. 1 recorded at _____. The PDP incorporated a portion of the Cooper-Hook Integrated Business PD Planning Areas known as Transitional /Integrated Business "C" and a portion of Integrated Business "A," recorded on 2/12/1988 at Reception Number 8803381; in combination with the Alexander Place PD recorded on 8/7/2020 at Reception No. 2020072794.

More specifically the property is located in portions of the north one-half of Section 26, Township 7 South, Range 67 West of the 6th Principal Meridian, Town of Castle Rock, County of Douglas, State of Colorado.

This analysis explores the property's opportunities and constraints for development by identifying surrounding land uses, the slope of topography, drainages, existing vegetation, existing man-made improvements, geology, wildlife habitat, soils, wildfire mitigation, and other natural features found on the site.

2. Surrounding Land Uses

Surrounding uses include commercial/office uses to the west, Town of Castle Rock open space to the east dedicated to the Town with the Cooper-Hook PD; the Metzler Family Open Space owned by the Town of Castle Rock to the south; Douglas County agricultural zoning to the east; and the Alexander Way (Soleana) PD to the north.

3. Existing Improvements

The parcel is currently vacant of new improvements, however, the parcel at 379 Alexander Place includes several structures, fences, corals, and unpaved roads or paths. The existing improvements will be removed as part of the land development process.

4. Methodology

This LSAR has been compiled utilizing existing reports and maps, supplemented by on-site review of existing conditions and visual topography. The process for compiling the LSAR included site investigation, surveys, and field inventory to determine physical and environmental constraints to development.

5. Slope Analysis

The property gently rises in topography from west to east. The slope analysis depicts existing slopes on the site in categories of 0-8%, 8-12%, 12-15%, 15-25%, and more than 25%.

a. 25% and greater slopes

The majority of the 25% or greater slopes are located along the major and moderate ridges within the existing developed area. It is anticipated that that these slopes will be graded to accommodate the development of homesites and roads.

b. 15%-25% slopes

15% - 25% slope range is generally located adjacent to the steeper slopes stated above. The proper siting and design of the homes with stepping foundations and walk out lower levels will aid in accommodating the sloping lots.

c. 12%-15% slopes

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

d. 8%-12% slopes

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

e. 0-8% slopes

The flatter areas of the site are located in the western portions of the site. The 0-8% slope category presents no development constraints.

6. Geologic Hazard

A Preliminary Geotechnical Engineering Report prepared by Pickering, Cole, and Hivner dated November 16, 2015, was conducted for the 382 Alexander Place property addresses geotechnical concerns related to the previous development proposal. Generally, items mentioned were expansive soils, existing fill material in some areas at a depth of 7 feet, with sedimentary bedrock at a depth ranging from 7 – 23 feet below existing site grades. Some groundwater was present at depths of 19-feet in some borings. The study recommends supplemental geotechnical exploration and engineering analyses after over-lot grading is complete in order to develop final design parameters and to confirm or modify the preliminary recommendations and conclusions contained in the 2 study.

Additionally, CTL Thompson prepared a Geologic Investigation dated 2022 and a subsequent report dated November 2025 for lots, 55-77 within Soleana adjacent to 379 Alexander Place. This study provided an additional evaluation of the subsurface conditions and included recommended additional investigations and services at the time of development. Given the proximity of the three sites including Soleana, Cooper/Hook Main Place and Alexander Place, and the four studies that have been completed, including the above mentioned, in combination with the WJE report for Alexander Way dated 2022, an overall general understanding of the geotechnical conditions of the Soleana Place SDP site can be surmised based on the four previous reports.

However, in accordance with the Colorado Geological Survey recommendations, a site-specific geologic/geotechnical report or compliance study with the existing studies should be performed prior to development to address foundation design, grading, drainage, expansive soils, and other geotechnical considerations specific to the Soleana Place SDP. Colorado Geological Survey also stated that the recommendations of a report titled Alexander Way Geologic Hazards Assessment WJE No. 2022.0308 (Wiss, Janney, Elstner Associates, Inc. (WJE), June 22, 2022 should be followed. The Town of Castle Rock has requested that the site specific geologic/geotechnical report be submitted with SDP (Site Development Plan) submittal, and the Colorado Geological Survey will be a reviewing entity on that submittal.

The above four referenced Studies are included with this SDP Submittal.

7. Soil Types/Condition

According to the Soil Conservation Service mapping, soils on the site contain two distinct soil and subsoil conditions, KtE Kutch sandy loam and Sv Stony steep land. The general soil classifications are noted on the LSAR map. The Kutch sandy loam association soils are generally located within the western half of the site in slopes of 5 to 20%, well drained with a typical profile of Loam, Clay, and Sandy clay loam. The Stony steep land association soils are generally located within the northeastern corner of the site along the hillside. The soils are well drained with a typical profile of sandy loam and sandy clay loam. Lean clays and clayey sands are present; however, some silty and coarse sands were also encountered. In addition, approximately 7 feet of lean clay and clayey sand fill were found within the site.

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.

8. Vegetation/Cover

The site is mostly vegetated in the existing condition with the exception of the areas with improvements. Vegetation consists of native grasses, shrubs, and trees. Stands of native Gambel Oak are located throughout the site. The Gambel Oak brush community varies in height and maturity. There are a few scattered evergreen trees located amongst the Gambel Oak communities.

9. Flood Hazard Zones

Physical Setting

Property Characteristic	Description	Reference Map
Elevation of Subject Property	Approximately 6,280 feet above mean sea level.	USGS Topographic Maps Castle Rock North, CO Sedalia, CO Quadrangles 2019
Topographic Gradient	Varied, slight relief to the west-southwest.	
Closest Surface Water	An intermittent stream traverses the subject property.	
Groundwater Flow Direction	Groundwater is assumed to generally follow the topographic gradient to the west-southwest.	ERIS Physical Setting Report Cooper-Hook and Martinez Properties May 27, 2025
Wetlands	None depicted on or adjacent to the subject property.	
Flood Hazard Zones	The subject property is depicted in an area of minimal flood hazard.	
Soil Information	Sandy loam and cobbly sandy loam.	

The following provides a summary of the minimal flood risk for the property.

The PSR provided by ERIS depicts the subject property in an area of minimal flood hazard. The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

10. Wildlife Habitat/Migration

The Colorado Department of Wildlife provided comments on the Alexander Way/Soleana site located north of the Soleana Place site. Given the location, vegetative type, and topography, it is assumed wildlife frequenting the site would be similar. As such, the wildlife habitat found on site is assumed to be of that found in shortgrass habitats in Colorado and smaller species such as coyotes, prairie dogs, red foxes, voles, gophers, ground squirrels, and a variety of birds. The site is located within an area that has been designated as overall range for big game species including elk, deer, mountain lions, and bears.

As CPW stated, the main impacts to wildlife from new development would be fragmentation and loss of habitat. Although it is impossible to eliminate fragmentation and habitat loss with any development, impacts to wildlife can be minimized through the use of clustering configurations, density reduction, and providing open space for wildlife. The property is adjacent to a large amount of open space to the south as part of the Metzler Family Open Space. This will provide cover and travel corridors for wildlife. By keeping open space areas contiguous and of larger size, the overall benefit to wildlife increases dramatically.

Overall, development will impact habitat; however, continuous and connected open spaces within the adjacent Soleana, the Town owned open space to the east and the Metzler Family Open Space will promote travel corridors and coverage for wildlife.

No known nationally designated threatened or endangered species have been observed or are known to exist within the property boundary. Coordination with Colorado Parks and Wildlife will be ongoing during the design and Site Development Plan process and will aid in identifying key wildlife areas and travel corridors and methods to mitigate impacts on wildlife.

11. Wildfire Mitigation Zones

This property is bound to the west by developed property, to the south by designated open space, to the north by Soleana, and to the east by one home on A-1 Zoned parcel in Douglas County.

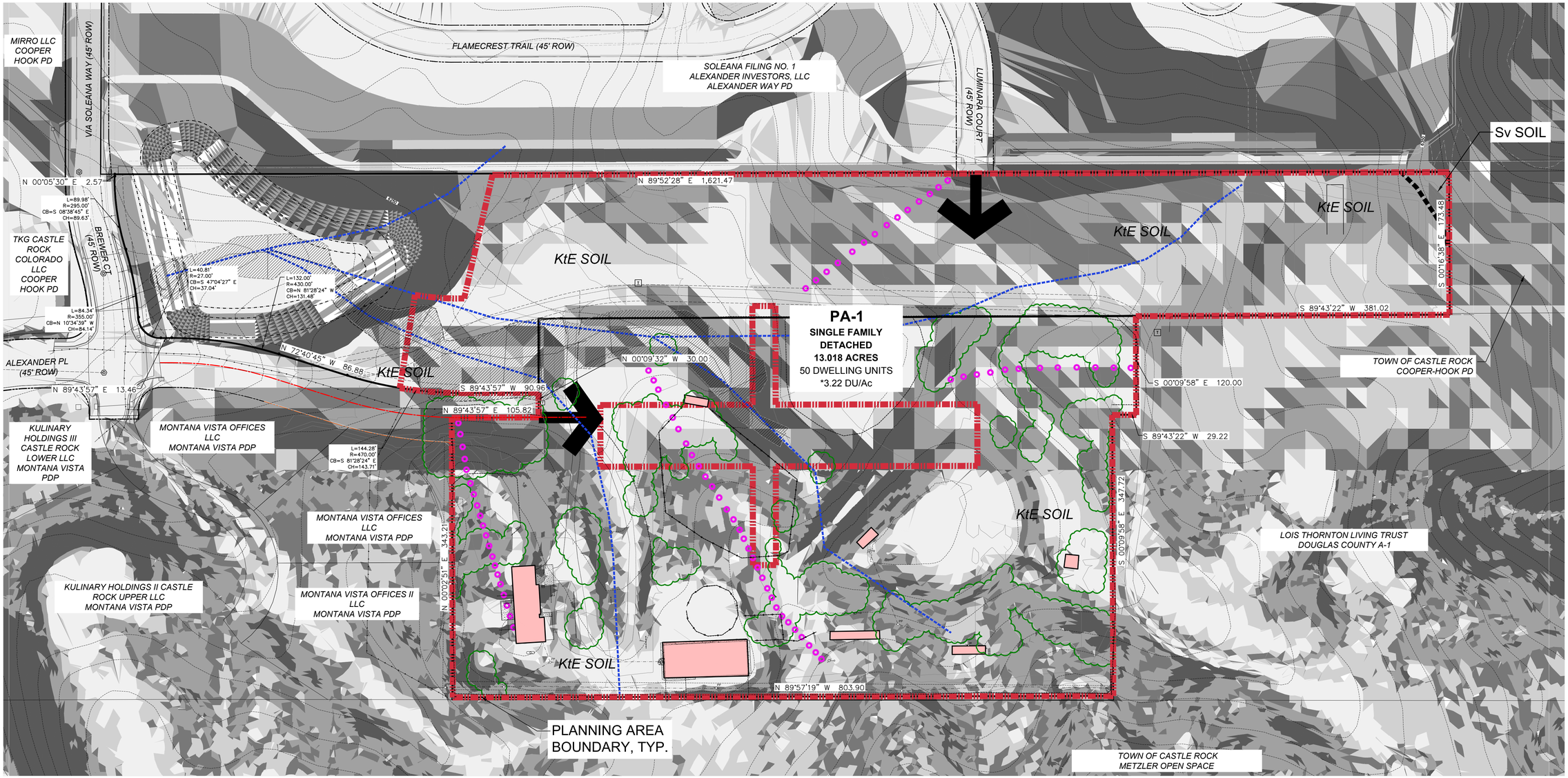
The property is mostly vegetated in the existing condition as noted in the Vegetation/Cover section. The wildfire hazard rating for the site is assumed to be low. The proposed development will modify the existing fuels (vegetation/cover) by removing these fuels and creating fuel breaks such as roadways and walks within the site.

12. Conclusion

The most significant site constraint is the topography that will be graded, and the proposed development will be developed and constructed to integrate into the existing surrounding topography. The development of this property should not impact wildlife habitats, vegetation or natural features surrounding the site.

SITE DEVELOPMENT PLAN

A TRACT OF LAND LOCATED IN THE NORTHERN HALF OF SECTION 26,
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PLANNING AREA 1 BOUNDARY
- EXISTING VEGETATION
- EXISTING FENCING - TO BE REMOVED
- EXISTING STRUCTURES - TO BE REMOVED
- 5' EXISTING CONTOUR
- PLUM CREEK TRIBUTARY C 100 YEAR FHAD MAPPED LIMIT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- KtE — KUTCH SANDY LOAM SOIL
- Sv — STONY STEEP LAND SOIL
- SOIL BOUNDARY
- MINOR RIDGE
- EXISTING DRAINAGE PATTERN
- PROPOSED ACCESS POINT
- 0-8% SLOPE
- 8-12% SLOPE
- 12-15% SLOPE
- 15-25% SLOPE
- 25+% SLOPE

North

0' 60' 120' 180'
Scale: 1" - 60'

SITE DEVELOPMENT PLAN
SOLEANA PLACE
TOWN OF CASTLE ROCK
PROJECT NO. SDPXX-XXXX

Sheet: 1 of 1

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IMEG

Revision Type:

No.	Rev. Date:
1	
2	
3	
4	
5	
6	

Designed By: HDG Date: 09/01/2026
Prepared By: HDG Horiz. Scale:
Approved By: Vert. Scale:

Location: TOWN OF CASTLE ROCK, COLORADO
Plan Set: SITE DEVELOPMENT PLAN
Sheet Name: LSAR / EXISTING CONDITIONS
Job No.:
Sheet:

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