

March 15, 2021



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Re: Land Suitability Analysis Report  
2583-2633 Liggett Road  
Unincorporated Douglas County, Colorado  
Terracon Project No. 25217134

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Land Suitability Analysis Report (LSAR) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P25217134, dated March 11, 2021.

We appreciate the opportunity to be of service to you on this project. In addition to LSAR services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at [www.terracon.com](http://www.terracon.com). If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

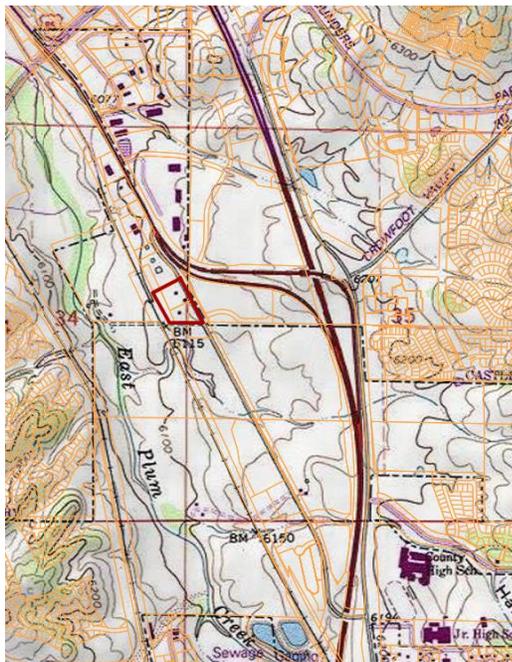
## **Introduction**

This LSAR has been prepared for William Warren Group (WWG) for a site that comprises approximately 5.3 acres of previously developed land occupied by a self-storage facility, a maintenance shop, an unpaved recreational vehicle (RV) storage lot and a residence.

According WWG's Project Narrative, after demolition of the existing structures, planned development includes a new interior-access self-storage facility with RV parking. The proposed structure will be a four-story commercial building with a leasing office, seven drive-up storage buildings containing a total of 136 storage units, two covered RV parking areas and two uncovered RV parking areas. The development plan also includes a stormwater detention pond and landscaping.

This LSAR will explore the site's opportunities and constraints for redevelopment by identifying drainages, slope topography, existing vegetation, existing man-made improvements and other unique natural features found on the site.

## Vicinity Map



Site Vicinity Map provided by AEI Consultant's Phase I ESA, dated February 19, 2021

### Location

The site is located in the east half of Section 34 and the west half of Section 35, Township 7 South, Range 67 West of the 6<sup>th</sup> Prime Meridian, County of Douglas, State of Colorado. In addition, the site adjoins the Town of Castle Rock to the north and adjoins the site to the east <sup>1</sup>.

### Methodology

Terracon reviewed readily available reports, maps, photographs and on-line resources to determine existing on-site conditions. The process for compiling the LSAR included a site investigation to assist in evaluation of physical and environmental opportunities and constraints.

Sources of information used in the development of this LSAR are as follows:

- Phase I Environmental Site Assessment (ESA), prepared by AEI Consultant's, dated February 19, 2021 and prepared for WWG
- Geotechnical Engineering Report, prepared by Terracon Consultants, Inc., dated March 5, 2021 and prepared for WWG
- National Wetlands Inventory on-line Wetlands Mapper, data retrieved on March 12, 2021
- FEMA's National Flood Hazard Layer (NFHL) Viewer, data retrieved on March 12, 2021
- Colorado Division of Wildlife
- Colorado State Historic Preservation Office-Office of Archaeology & Historic Preservation COMPASS
- Town of Castle Rock Geographic Information Systems, Interactive Town Maps, reviewed on March 12, 2021
- USGS National Elevation Dataset, 1/3-arc-second (~3 meter) horizontal resolution, processed by Terracon Consultants, Inc., viewed March 2021
- USGS The National Map: 3D Elevation Program, <https://apps.nationalmap.gov/viewer/>, viewed March 2021

Information in this LSAR is subject to the accuracy of the third party data provided and third party information referenced above.

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<sup>1</sup> Standard-Town Map obtained from [crgov.com/416/Standard-Town-Maps](http://crgov.com/416/Standard-Town-Maps))

## **Site History**

According to AEI Consultant's Phase I ESA, between 1944 and 1953 three small structures appeared on the southern portion of the site. Between 1955 and 1984 residential buildings were observed on the southern portion of the site and vehicle salvage yard was observed on the balance of the site. Between 1993 and 1997 residential and commercial listings and services were noted in the aerial photographs, city directories, and an interview with person familiar with the site's history. Between 1998 to present, the site was improved with buildings similar in size, structure, and footprint to the existing buildings.

## **Site Conditions**

The site is currently developed as noted above. According to AEI Consultant's Phase I ESA and the Town of Castle Rock Interactive Town Maps, the northerly adjoining property is a construction contractor yard located at 2755 Liggett Road. The easterly adjoining property is Liggett Road, followed by Castle Rock Water identified at 175 Kellogg Court. The southerly adjoining property appears an undeveloped vacant land. A railroad line abuts the site to the west followed by undeveloped vacant land.

## **Slope Summary**

Generally, the site topography is relatively flat, with the majority of the site in the less than 2 degree slope category.

An isolated area of steeper slopes is present south of the southern site boundary. Steeper slopes are present southwest of the site along and west of East Plum Creek. The slope analysis was prepared with categories of 0-2 degrees, 2-5 degrees, 5-10 degrees, 10-15 degrees, 15-21 degrees, 21-31 degrees, and >31 degrees. The Slope Exhibit is included in the attached Appendix.

## **Geology**

The geology at the site was identified as Castle Rock Conglomerate (late Eocene) in AEI Consultant's Phase I ESA. AEI referenced the source as the Geologic Map of The Castle Rock North Quadrangle, Douglas County, Colorado 2005. The description of the Castle Rock Conglomerate is a fluvial deposit flanking the east side of the Colorado Front Range and lying with the Colorado Piedmont.

Terracon's Geotechnical Engineering Report, dated March 5, 2021 (Terracon Project No. 25215018), was used to develop this section. This report includes soil borings performed at the site to depths of approximately 20 feet below existing ground surface and presents the subsurface soil and groundwater conditions encountered in the soil borings at the time the field work was performed. Existing fill materials, native sand soils and native clay soils were encountered in the soil borings drilled at the site. Groundwater was not encountered in any of the soil borings at the

time the field work was performed. Please refer to the above-referenced report for additional details on the recommendations for development of the site.

### **Soil Type**

The soils are composed of Bresser sandy loam, cool, in one to three percent slopes.

### **Soil Conditions**

In general, subsurface conditions at the site consist of sand and clay soils. Asphalt and concrete pavements were encountered in portions of the site, as described in the Geotechnical Engineering report referenced above. Again, existing fill materials were encountered. As recommended in the Geotechnical Engineering Report, the existing fill materials should not be used to support foundations and interior slabs without complete removal and modification or replacement. Loose soils may be locally present that require improvement or stabilization. Please refer to the above-referenced report for additional details on the recommendations for development of the site.

### **Vegetation/Cover**

The approximate 5.3-acre site is predominately developed with paved surfaces at the self-storage facility, gravel and paved surfaces associated with the landscaping firm operations, and graded surfaces associated with the RV storage yard.

### **Wildlife Habit/Migration**

The USFWS IPaC was used to determine the likelihood of occurrence of federally listed Threatened and Endangered species within the property. The IPaC query listed seven species, including two flowering plants, two birds, one mammal, and two fish with the potential to occur within the property. Additionally, the IPaC query stated there is no critical habitats at this location.

This area is an existing self-storage/commercial area that does not contain contiguous wildlife habitat. No field survey was conducted for threatened or endangered species.

### **Wildfire Mitigation Zones**

According to the Douglas County, Colorado Community Wildfire Hazard Potential map dated August 8, 2011, the site is not located in High, Very High or Extreme Community Hazard Rating. The site does lay within the community hazard rating of mixed. In addition, the Douglas County, Colorado Wildfire Hazard Potential map indicates that the site in a low to moderate hazard area.

## **Cultural Resources Search Results**

Terracon conducted a desktop search for cultural resources located within the proposed project area and areas adjacent to the project area. According to COMPASS, the Colorado State Historic Preservation Office-Office of Archaeology and Historic Preservation's online database, there are two National Register of Historic Places-eligible cultural resources, 5DA.921.1 and 5DA.2720, located west of the proposed project area. 5DA.921.1, the Denver and Rio Grande Railroad (segment) is a historic railroad and linear resource. 5DA.2720, the Peter Smidt Ranch/Gotlob Bader Ranch, is a historic ranch property located across the historic railroad from the project area. There are no known cultural resources located within the proposed project area at 2583-2633 Liggett Road.

## **Composite Analysis**

The Composite Analysis for this development included with this report represents, in a comprehensive manner, the physical attributes associated with the site. The project site is identified as mainly flat with steeper slopes present south of the southern site boundary. Additionally, the project area has not been identified within a cultural resource. Overall, the site has fairly standard characteristics within Douglas County and is suited for construction of the proposed improvements.

## **Conclusions**

There are no significant, environmentally sensitive areas that would be impacted by the proposed development. There are no heavily vegetated areas, extreme slopes, or major drainage ways on site. The development of this property does not appear to significantly impact wildlife, vegetation, or natural features. There are no constraints to development as identified by this report. This Land Sustainability Analysis Report determines that this site is suitable for development as proposed through zoning.

Information in this LSAR is subject to the accuracy of the third party data provided and third party information referenced above.

## **Appendices**

Slope Summary Exhibit

**SLOPE EXHIBIT**

Castle Rock LSAR ■ Castle Rock, Colorado  
March 15, 2021 ■ Terracon Project No. 25217134

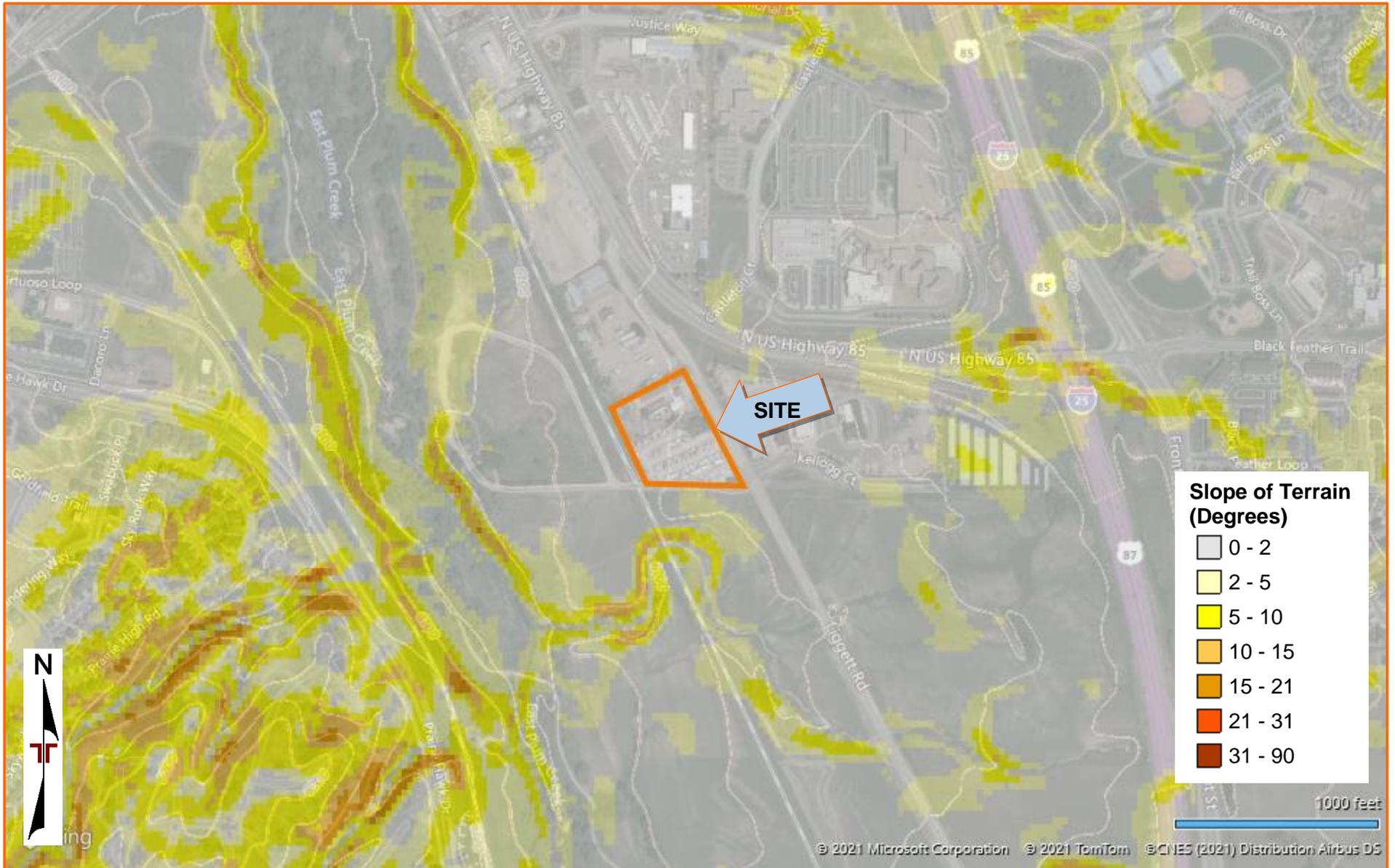


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

AERIAL PHOTOGRAPHY PROVIDED BY MICROSOFT BING MAPS. SLOPE OF TERRAIN MAP AND TOPOGRAPHY PROVIDED BY USGS.