



LAND PLANNING
CIVIL ENGINEERING
CONSTRUCTION SUPPORT

Buildability Analysis
for
Single Family Lots

Trees Resort at Darkhorse
August 2017

Single-Family Lots Buildability Analysis

Six (6) of the originally proposed fourteen (14) single-family lots have been removed from the project due to their high level of potential impact on natural and golf resources. The remaining eight (8) single-family lots below have been analyzed for their suitability/buildability and determined to be appropriate for development and consistent with other existing lots within the Darkhorse subdivision.

<u>New Lot</u> (Old Lot #)	<u>Driveway</u> <u>Grade</u>	<u>Sensitive resources and considerations</u>
1 (1)	< 15%	Oak woodlands; (see Management Plan by Foothill) Steep slopes; (plenty of room for a building footprint. The steep slopes are manmade fill slopes along Landon Ln.)
2 (2)	< 15%	Oak woodlands; (see Management Plan by Foothill) Steep slopes; (plenty of room for a building footprint. The steep slopes are manmade fill slopes along Landon Ln.) Drainage; minor drainage from a small 24” road culvert can be avoided with building footprint.

3 (3)	< 10%	<p>Oak woodlands; (see Management Plan by Foothill)</p> <p>Steep slopes; (plenty of room for a building footprint. The steep slopes are manmade fill slopes along Landon Ln.)</p> <p>Drainage; minor drainage from a small 24" road culvert can be rerouted around building footprint if needed.</p> <p>Cart Path; the existing dirt road on Lot 3 is not a cart path, it is an informal remnant from the original Darkhorse construction and is unnecessary for the golf course operation.</p>
4 (8)	< 20%	<p>Oak woodlands; (see Management Plan by Foothill)</p> <p>Steep slopes; (plenty of room for a building footprint. The steep slopes are manmade cut slopes along Darkhorse Dr and the cart path cut slope.)</p> <p>The driveway will follow the old cart path route and the cart path will be rerouted around the perimeter of the lot.</p>
5 (7)	< 10%	<p>Oak woodlands; (see Management Plan by Foothill)</p> <p>Steep slopes; (plenty of room for a building footprint. The steep slopes are manmade cut slopes along golf course perimeter.)</p> <p>The driveway will cross over the cart path and the cart path will remain in its current location.</p>
6 (10)	< 10%	<p>Oak woodlands; (see Management Plan by Foothill)</p> <p>Steep slopes; (plenty of room for a building footprint. The steep slopes are manmade fill slopes along Darkhorse Drive and the golf course.)</p> <p>The lot has been reconfigured so the existing restroom will remain in its current location.</p>
7 (11)	< 5%	<p>Oak woodlands; (see Management Plan by Foothill)</p> <p>Steep slopes; (none.)</p>
8 (13)	< 5%	<p>Oak woodlands; (see Management Plan by Foothill)</p> <p>Steep slopes; (none.)</p> <p>The lot has been reconfigured to avoid the culvert and associated stream.</p>