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5410 E PIKES PEAK AVE CITY OF COLORADO SPRINGS, COLORADO LAND USE PLAN

DEVELOPER: APPLICANT: ENGINEER:	PROJECT TEAM	*Minimum building and parking compliance with the landscape r *As appropriate use-specific sett requirements in Article 7.3.308i	Landscape Setbacks/Buffers: E Pikes Peak Ave: Joystone Dr: South Landscape Buffer:	Side: Salding Sethack (U): Front: Side: Salding Sethack (U): Front: Side: Salding Sethack (BP): Max Height (BP): Max Height (BP): Max Height (BP):	Current Use: Proposed Use: Building Setbacks (BP):	Taxi D Number: Total Ares: Development Schedule: Master Flan: Drainage Basin: Current Zoning: Proposed Zoning:	SITE DATA
Stockelle Investigation ILLC 2220 Black Ave. 2220 Black Ave. 200 Black Ave. Sales 200 Colonals Sorings, Col 88000 Colonals Sorings, Col 88000 Colonals Sorings, Col 88000 Colonals Sorings, Col 88000	IM Stockpile Investments U.C 2220 Busch Are Colonado Springs, CO 80904	"Minimum building and parking for selabads shall be determined by compliance with the Mandezpea requirement in Arctio 7.4. "As appropriate see-specific selabads shall be in compliance with with requirements in Arctic 7.3.3058.	er. 100	৪ ক ° % ফুচ	Vacant Business Park & Light Industrial 201	6413000083 11.26 AC 154 TOOS TOOMS EAST AP TO BE CANNELLY FOR ECONNELLY FOR ECONNELLY	

SHEET INDEX

Sheet 1 of 4: Cover Sheet
Sheet 2 of 4: Land Use Plan
Sheet 3 of 4: Streamtide Plan
Sheet 3 of 4: Land Suirability Analysis

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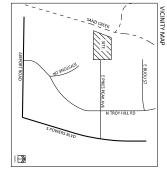
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GENERAL NOTES



N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903

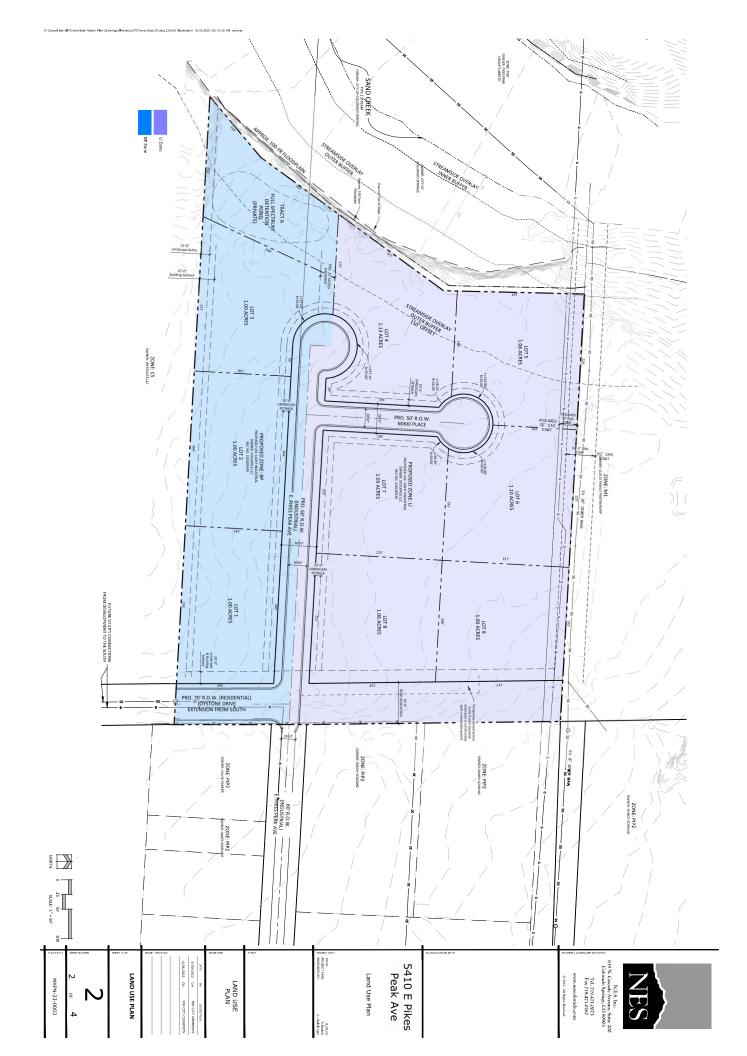
www.nescolorado.com Tel. 719.471.0073 Fax 719.471.0267

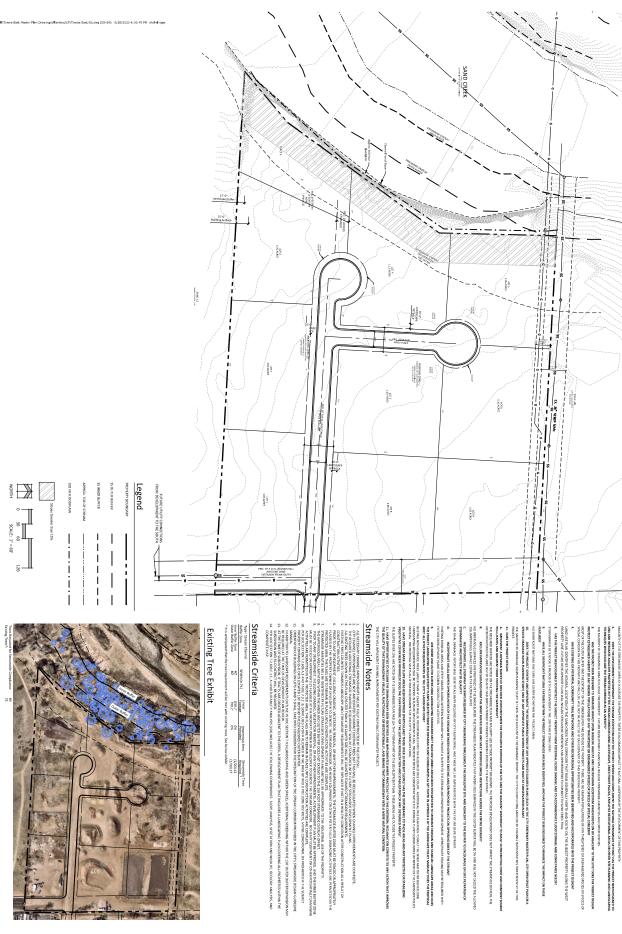
5410 E Pikes Peak Ave Land Use Plan 4.18.23 A.Barlow C. Helminger

REVISION				DESUE DIPO	STAMP	PROJECT INFO
	6/28/2023 CH	5/30/2023 CH	DATE: BY:	LAND USE PLAN		DATE: PROJECT NGR: PREPARED BY:
	PER CITY CO	PER CITY CO	CESCULION	N		ç

MAPN-23-0003

COVER





Streamside Review Criteria

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OTHER CITY GRADING AND FILLING REGULATIONS?

AND THE PROJECT HER RESIDENCE TO MANUFACT INFORMATION AND THE PROJECT HER RESIDENCE THE PROJECT

INSIGNO CONTINUA, COMMUNITA MALHATWANIS AND OMB BECKNICHMAN PROCEDURINIS BETH MERRITION AND ROCKHOMEDS MOTHER MOST CESSON. SHIFHES THE GERBAN, LOCATION OF THE SAND CREEK THAIL CORRIDOR THAIR RUNS GEMERALLY ROUTH HAVE SOUTH ON THE SUBJECT PROPERTY ALONG THE WIST UTHER DEVICEMENT PAND THAIR RECORDS THE AND RECORDS THAIR STATE OF CONNECT TO SAND CHECK THAIR.

N.E.S. Inc. 9 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903

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Tel. 719.471.0073 Eax 719.471.0267

A ME WOTTO DE LESAMACE DA MONAMENT ES DESCRIPCIO PER DA MAI TE COSTOS DE DEDIVIDE DOS DE MOI MOST DES DE TRIBADOS AUTES. THE LECAS NA FELO LIGATI POR MONAMENTO DE PRIMET ENDAMENTO EN NAVERNO. MENORIA SE LOCALITA DE MONAMENTO DE PRIMET ENDAMENTO PER NAVERNO. MENORIA SE MONOMENTE EN MONAMENTO DE MONAMENTO PER MONOMENTO DE ACOSTO HE ENTRE ORIGINAT. MENORIA PER FORMA DE ANTI-CENTRA DE L'ENAMOST LAN ROCCITE NET PUPINO MESANACES NET COTTE ANTI-CENTRA DE AND MENORIA DE L'AUTO DELL'ANDI-TRECONNET NET COSTELLA PER.

AND DUTE MENTE ZOM LHOCKHONG SHAMARDS MET PANT GOLUMED MEKK HEN REVIGETATED TO MENILLE HOOSIGH AND SEMILLE LAKKAR HEALA AND DOIS JAMPIG DESIGN SEKETE PANT SELECTIO TROM THE BRAINAN PLANT COMMUNITIES AS SET FORTH IN JUPPHDOX A OT THE LANDSCHEF CHILT MANUAL DOIS THE PROPOSAL JURIEMENTS OF THE CIT'S LANDSCHEF COOFT

II. AND OPPORTUNITED DE SCLAM THE SEMANDARY HE RESERVED AND THE THE SCHAME AND TH), HAVE STREAM AMAK AND SLOPE AREAS REIN HORTFRED (PARTICULANLY THOSE OVER 15 FORCINT SLOPE)? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE ON STABUZING EGETATIVE COVER BEEN ANNIHAZED? DOES THE PLAN PROVINCE FOR THE SUITBBLE REPUBEEATION AND STABUZATION OF ANY INSTURBED AREAS?

5410 E Pikes

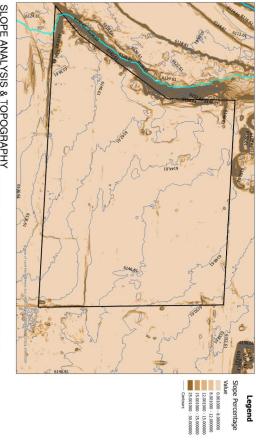
Footage 839.7 799.2



Peak Ave

STREAMSIDE PLAN

STREAMSIDE PLAN



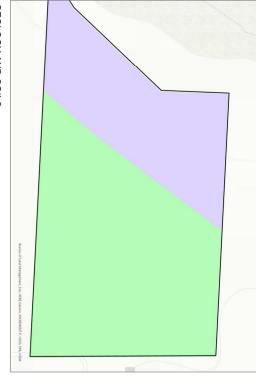
SLOPE ANALYSIS & TOPOGRAPHY

THE TOPOGRAPHY WARES FROM METY LOW SLOPES, MAKING UP MOST OF THE SITE. TO VERY STEEP SLOPES ON THE WEST SIDE OF THE SITE.

NELHING SAND CREENING TOPOGRAPHY MERIES FROM VERY LOW SLOPES, MAKING UP MOST OF THE SITE. TO VERY STEEP SLOPES ON THE WEST
SIDE OF THE SITE NEARING SAND CREEN.



VEGETATION & WILDLIFE
THE SITE IS DISTRUBED LAND WITH LITTLE VEGETATION AND NO WILDLIFE. TREES ALONG STREAMSIDE TO BE PRESERVED WHEN APPLICABLE.

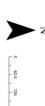


Legend

GEOLOGY AND SOILS
THE SITE CONSISTS OF DISTURBED LAND, WITH EXISTING THEES ON THE WESTERN SIDE. GEOLOGY CONISTS OF DIATERNARY ALLIVIUM. THERE ARE NO SOSINICAN NATURAL OR MANABOLE FEATURES. THE SITE IS WITHIN THE STREAMSIDE OVERLAY FOR SAND CREEK, WHICH IS JUST WEST OF PROPERTY POLINICANY. THE SITE FRAMABILY CONSISTS OF ELLICOTT LOANY CONARSE SAND AT SLOPES OF 6-5% ON THE WESTERN SIDE AND TRACKIONS SAND LOAN IT SLOPES OF 6-5% ON THE WESTERN SIDE.



COMPOSITE ANALYSIS
THE COMPOSITE MALYSIS SHOWS THE OUTERLAYS OF THE SLOPE GEOLOGY, VEGETATION, AND SOUS EXISTING ON THE SITE AND REPRESENTS THE OUTERLA PHYSICA, AND ENVIRONMENTAL OPPORTUNITIES AND CONSTRAINTS OF THE SITE, THERE ARE NO SIGNIFICANT RESTRAINTS TO DEVELOPMENT ON THIS SITE.



Legend

Soils
Soil Type
Blicot loamy coarse send, 0 to 5 percent slopes
Truckton sardy loam, 0
to 3 percent slopes

Tel. 719.471.0073 Fax 719.471.0267

5410 E Pikes Peak Ave

Legend Land Use Plan

SOME LIMITED
RESTRAINTS TO
DEVELOPMENT

PROJECT MGR: PREPARED BY:

LAND USE PLAN

LSA

MAPN-23-0003