

NBS, Inc. Suite 200  
 619 N. Grant Street  
 Colorado Springs, CO 80903  
 Tel: 719.471.0072  
 Fax: 719.471.0070  
 www.nbsinc.com  
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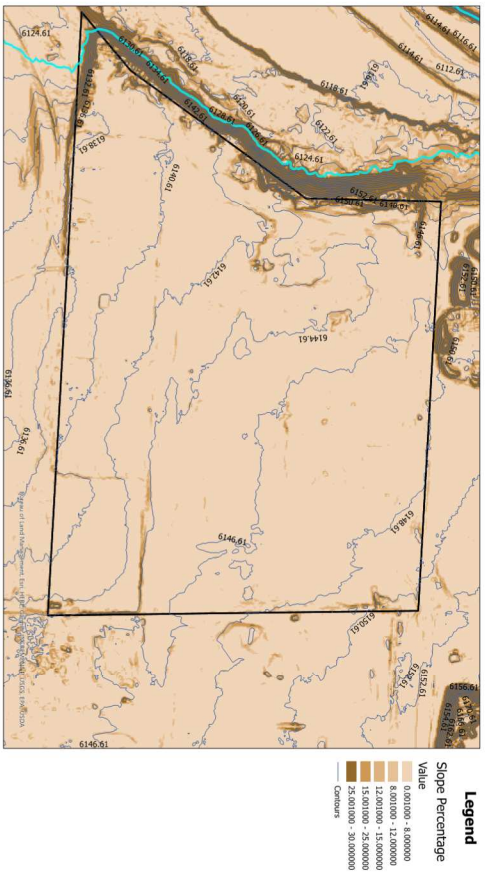
PLANNER / LANDSCAPE ARCHITECT  
 LAND ASSOCIATION WITH  
 5410 E Pikes Peak Ave  
 Land Use Plan

DATE: 04/18/22  
 DRAWN BY: AMON  
 CHECKED BY: C-1047-202  
 SCALE: 1" = 50'

ISSUE / REVISION  
 1. 04/18/2022 CH PRELIM COMMENTS  
 2. 04/18/2022 CH PRELIM COMMENTS

SHEET NUMBER  
 2 OF 4  
 MAPIN-23-0003





**SLOPE ANALYSIS & TOPOGRAPHY**

THE TOPOGRAPHY VARIES FROM VERY LOW SLOPES, RISING UP MOST OF THE WEST SIDE OF THE SITE NEARING SAND CREEK. THE TOPOGRAPHY VARIES FROM VERY LOW SLOPES, RISING UP MOST OF THE WEST SIDE OF THE SITE NEARING SAND CREEK.

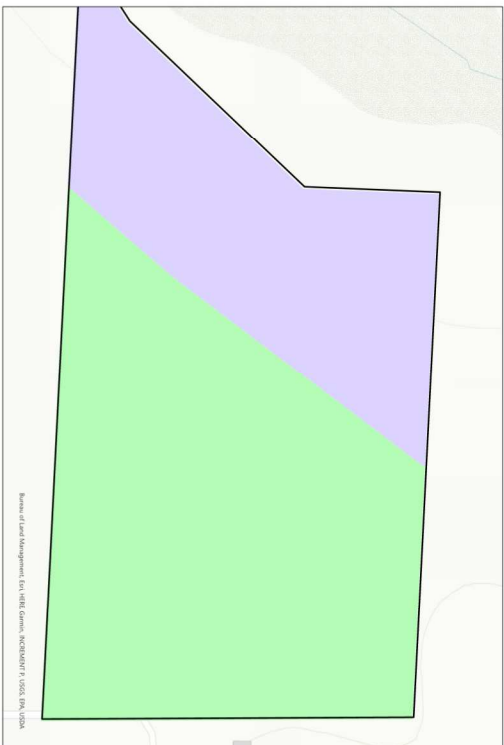


**Legend**

□ DISTURBED LAND

**VEGETATION & WILDLIFE**

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



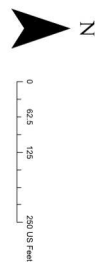
**GEOLOGY AND SOILS**

THE SITE CONSISTS OF DISTURBED LAND WITH EXISTING TREES ON THE WESTERN SIDE. GEOLOGY CONSISTS OF QUATERNARY ALLUVIUM. THERE ARE NO SIGNIFICANT NATURAL OR MANMADE FEATURES. THE SITE IS WITHIN THE STREAMSIDE OVERLAY FOR SAND CREEK, WHICH IS JUST WEST OF THE PROPERTY BOUNDARY. THE SITE PRIMARILY CONSISTS OF ELLIOTT LOAMY COARSE SAND AT SLOPES OF 0.5% ON THE WESTERN SIDE AND THE SLOPE SANDY LOAM AT SLOPES OF 0.5% ON THE EASTERN SIDE.



**COMPOSITE ANALYSIS**

THE COMPOSITE ANALYSIS OVERLAYS OF THE SITE, GEOLOGY, VEGETATION, AND SOILS EXISTING ON THE SITE AND REPRESENTS THE OVERALL PHYSICAL AND ENVIRONMENTAL OPPORTUNITIES AND CONSTRAINTS OF THE SITE. THERE ARE NO SIGNIFICANT RESTRICTIONS TO DEVELOPMENT ON THIS SITE.



NES, Inc. Suite 200  
610 N. Colorado Springs, CO 80903  
Tel: 719.474.8272  
Fax: 719.474.8267  
www.neslandscape.com  
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5410 E Pikes Peak Ave

Land Use Plan

DATE: 5/28/2011  
DRAWN BY: C. Hammer

LAND USE PLAN

LSA

4 OF 4

PLAN FILE # MANN-23-0003