

PEACH RANCH

CITY OF COLORADO SPRINGS, COLORADO

LAND USE PLAN

LEGAL DESCRIPTION

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, NORTH 00°40'17" WEST, A DISTANCE OF 1,320.40 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 36 AND 31;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 NORTH 89°16'19" EAST, A DISTANCE OF 1,401.77 FEET TO THE SOUTHWEST SIXTEENTH CORNER;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 00°28'27" EAST, A DISTANCE OF 1,320.84 FEET TO THE WEST SIXTEENTH CORNER OF SECTIONS 31 & 6;

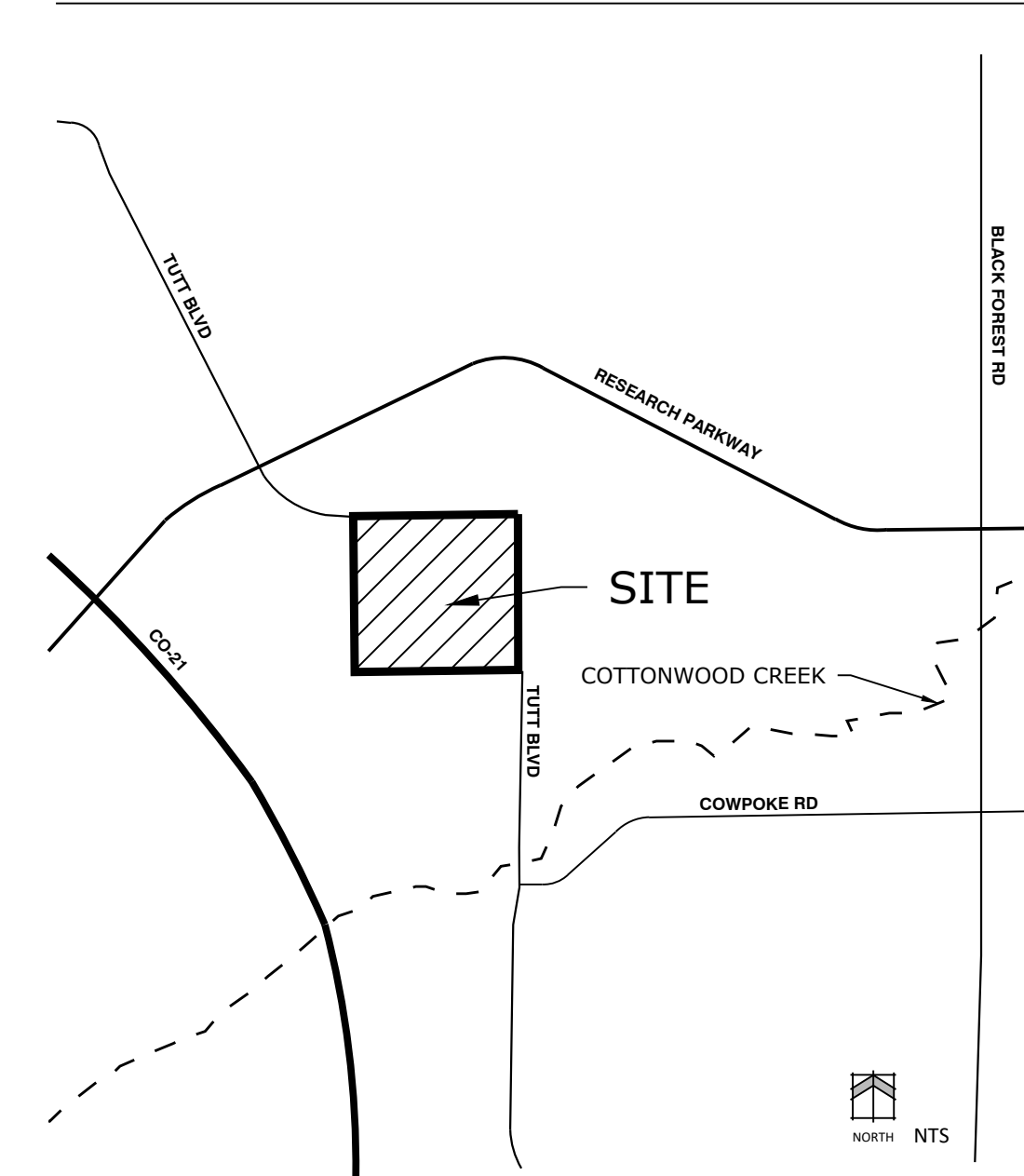
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31 SOUTH 89°17'23" WEST, A DISTANCE OF 1,397.22 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 42.429 ACRES, (1,848,194 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
2. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0528G and 0529G, EFFECTIVE DATE, 12/7/2017 INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE ZONE X.
3. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON INC., DATED OCTOBER 30, 2024, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: ARTIFICIAL FILL, SEASONALLY WET AREAS, POORLY DRAINED AREAS, SHALLOW BEDROCK. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE AAAA-##-#### OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
4. PARK LAND DEDICATION IS TO BE MET BY FEES IN LIEU OF LAND DEDICATION.
5. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
6. CHANNEL IMPROVEMENTS WILL BE DESIGNED AND CONSTRUCTED OR ASSURANCES FOR CHANNEL IMPROVEMENTS WILL BE POSTED PRIOR TO BUILDING PERMIT ISSUANCE FOR PEACH RANCH, AND CHANNEL IMPROVEMENTS MUST BE CONSTRUCTED AND ACCEPTED INTO PROBATIONARY ACCEPTANCE PRIOR TO C.O. RELEASE FOR PEACH RANCH. ALL CHANNEL IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH CURRENT DRAINAGE CRITERIA MANUAL AND DBPS REQUIREMENTS.
7. DETENTION PONDS TO BE MAINTAINED BY NORTH 40 METRO DISTRICT.
8. ALL GREEN SPACE, OPEN SPACE, AND TRACTS WILL BE MAINTAINED BY NORTH 40 METRO DISTRICT.
9. THE EXTENT OF PUBLIC IMPROVEMENTS ALONG TUTT BLVD, INCLUDING CURB & GUTTER, CONCRETE DRIVEWAY APRON, SIDEWALK, AND PEDESTRIAN RAMPS WILL BE DETERMINED WHEN DEVELOPMENT PLANS ARE SUBMITTED.
10. PRIOR TO ANY ANY DEVELOPMENT, A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.
11. THE IMPERVIOUS SURFACE COVERAGE OF THE OUTER STREAMSIDE BUFFER WILL BE CALCULATED BASED ON THE FULL BUFFER AREA AS IT AFFECTS THIS PROPERTY. AREAS WITHIN THE OUTER BUFFER AREA WITH THE POTENTIAL FOR IMPERVIOUS IMPROVEMENTS WILL BE DELINEATED ON THE FUTURE DEVELOPMENT PLAN AND UNDER THE IMPERVIOUS SURFACE ALLOWANCE.

VICINITY MAP



SITE DATA

Tax ID Number:	520000046
Total Area:	42.4 AC
Development Schedule:	Spring 2025
Master Plan:	--
Drainage Basin:	Cottonwood Creek Drainage Basin
Current Zoning:	RR-5, CAD-O (El Paso County)
Current Use:	Vacant
Proposed Zoning:	Residential-Flex Low, SS-O, AP-O
Proposed Building Height:	35'-0"
Proposed Uses	
Residential:	33.2 AC
Detention:	1.7 AC
Open Space/Green Space:	7.5 AC
Zone District Allowances	
Maximum Density:	6 du/AC
Building Height:	
Residential:	35'-0"
Minimum Lot Size:	2,000 sf
Minimum Lot Width:	10' per du
Individual Lot Setbacks	
Front	
All residential besides garage:	10'
Street-loaded garage:	20'
Side	
Interior, residential:	1' minimum with 6ft combined both sides, or zero feet if attached
Corner lot side street:	15'
Rear	
All residential structures:	10'
Detached garage or carport:	5' from property line adjacent to the alley or from the edge of any access easement

PROJECT TEAM

OWNER:	Peach Ranch LLC 1075 Mandeville Corona, CA 92879
DEVELOPER:	Toll Brothers 7100 E. Bellevue Ave. Suite 200, Greenwood Village, CO 80111
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

SHEET INDEX

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PEACH RANCH

LAND USE PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

DATE: 12.17.2024
PROJECT MGR: C. LIEBER
PREPARED BY: J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

COVER SHEET

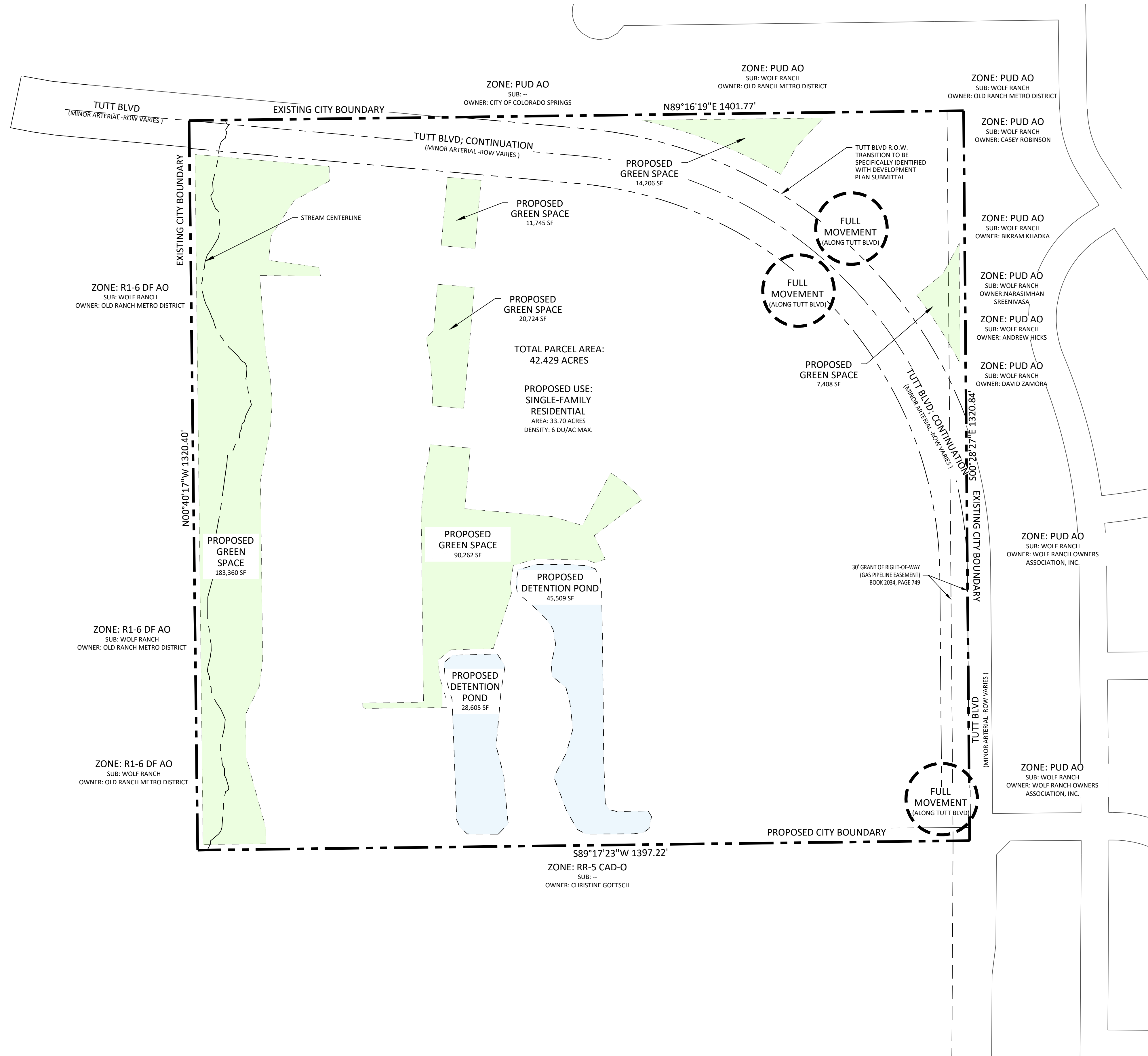
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LAND USE PLAN



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PEACH RANCH

LAND USE PLAN

TUTTT BLVD.
COLORADO SPRINGS, CO

PROJECT INFO

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STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:

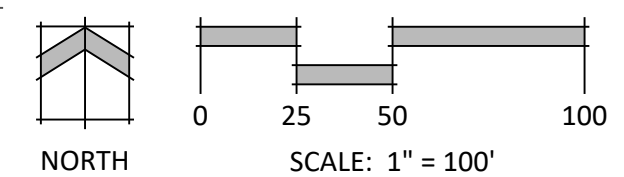
ISSUE / REVISION

SHEET TITLE

LAND USE PLAN

SHEET NUMBER

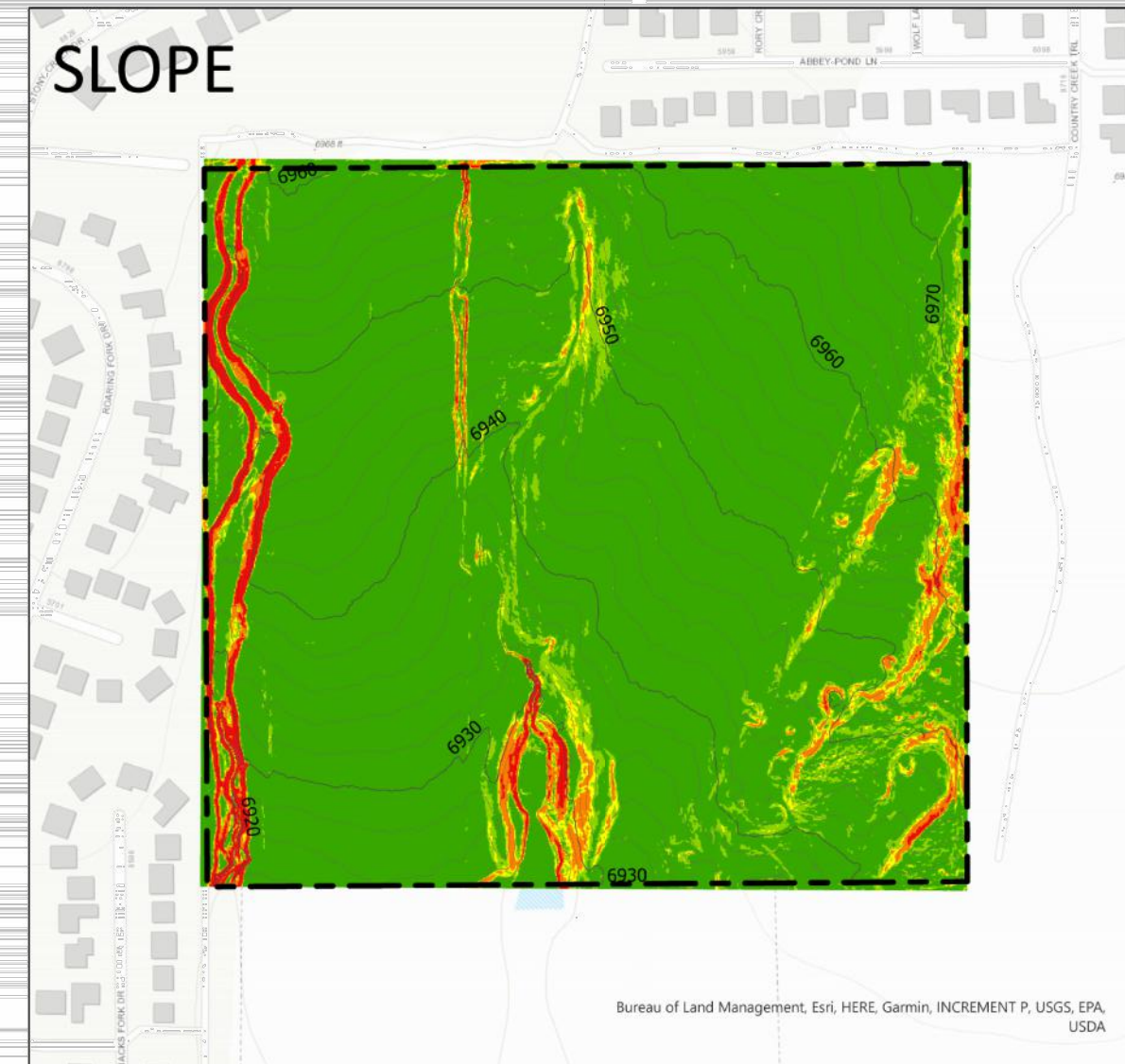
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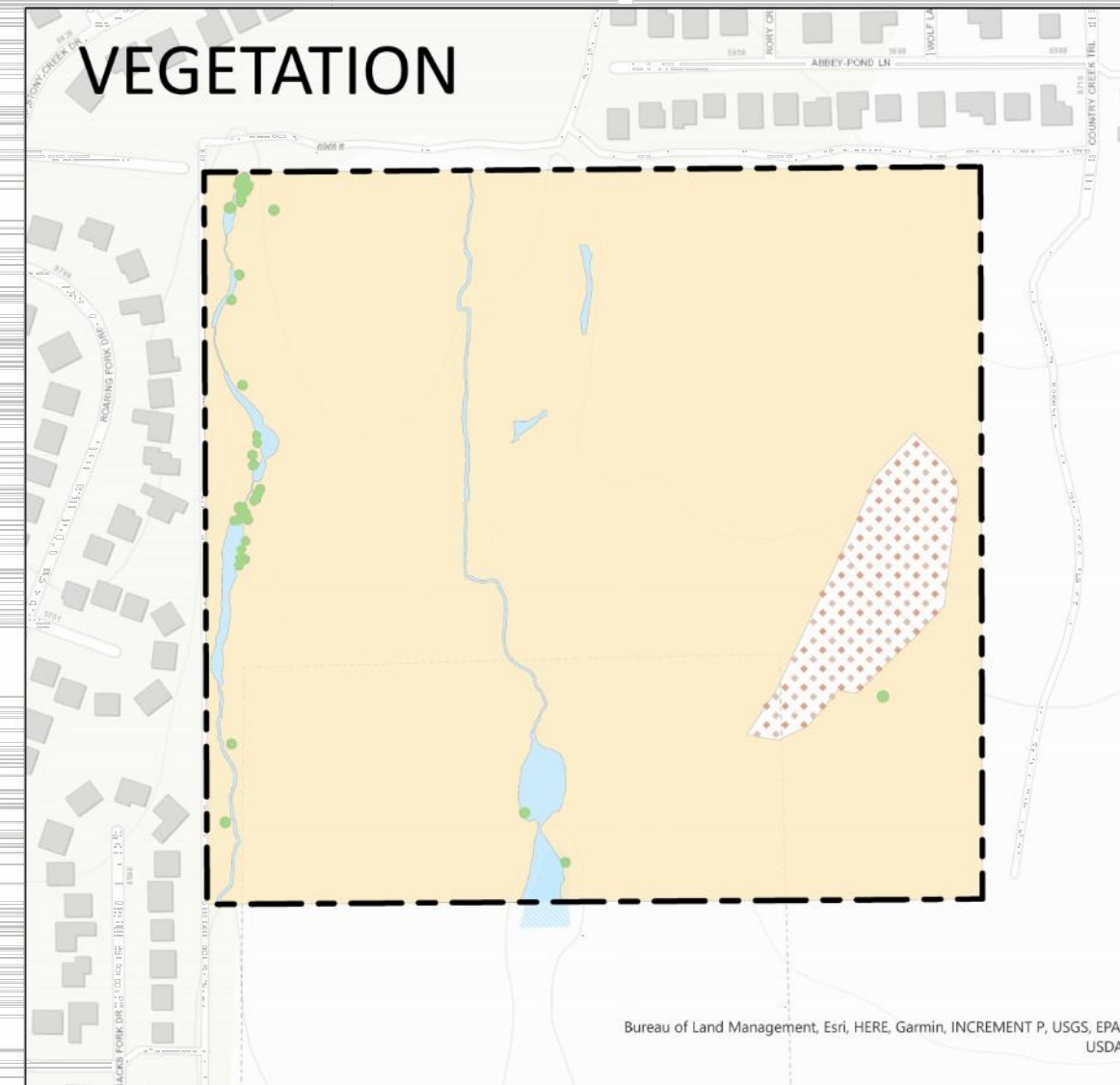
PEACH RANCH

CITY OF COLORADO SPRINGS, COLORADO

LAND SUITABILITY ANALYSIS



- Legend**
- Peach Ranch Slope Value
- 0 - 8
 - 8 - 12
 - 12 - 15
 - 15 - 25
 - 25 - 100

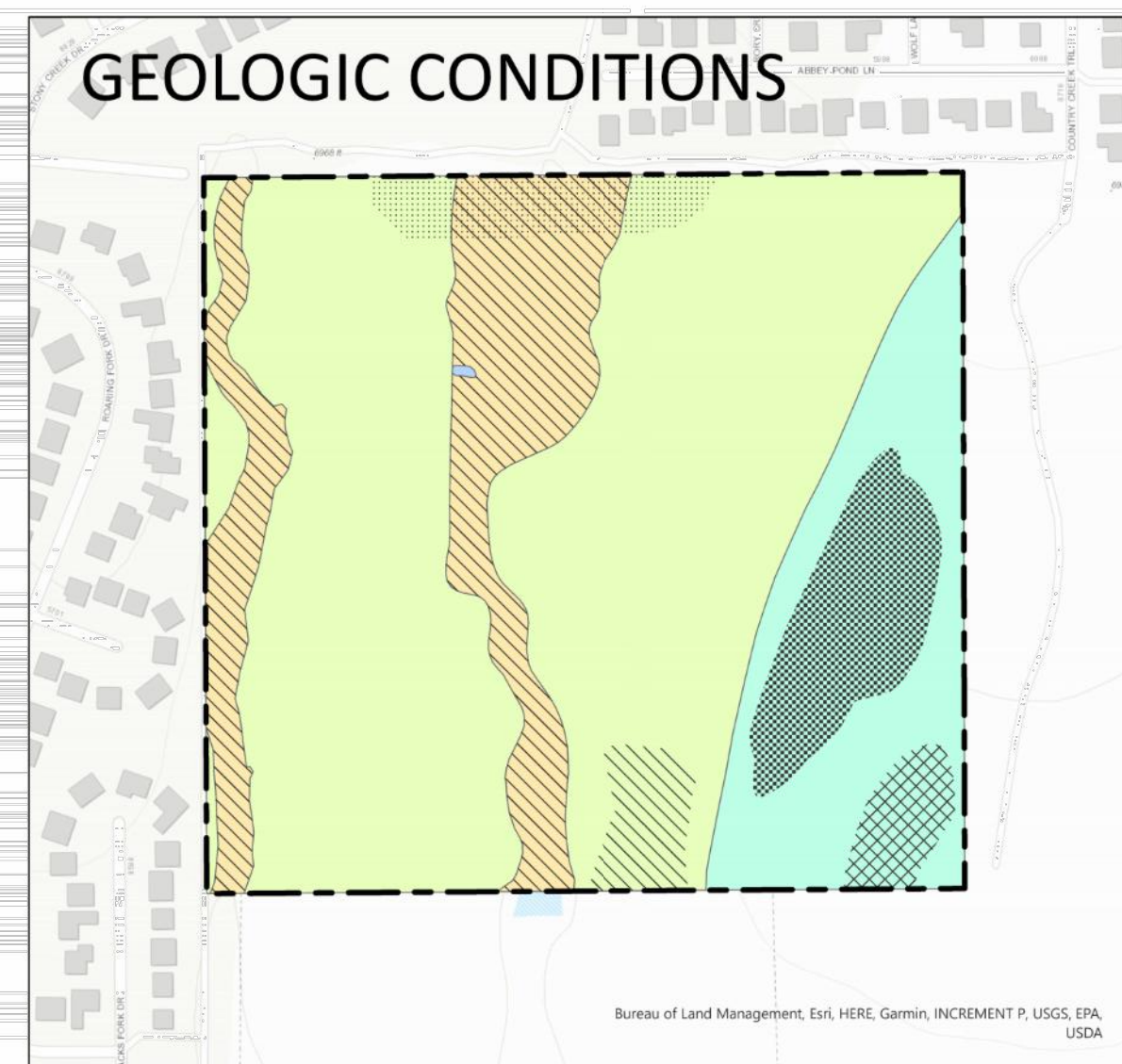


- Vegetation & Groundcover**
- Vegetation & Groundcover
- Disturbed Ground
 - Existing Grasses
 - Tree
 - Wetland

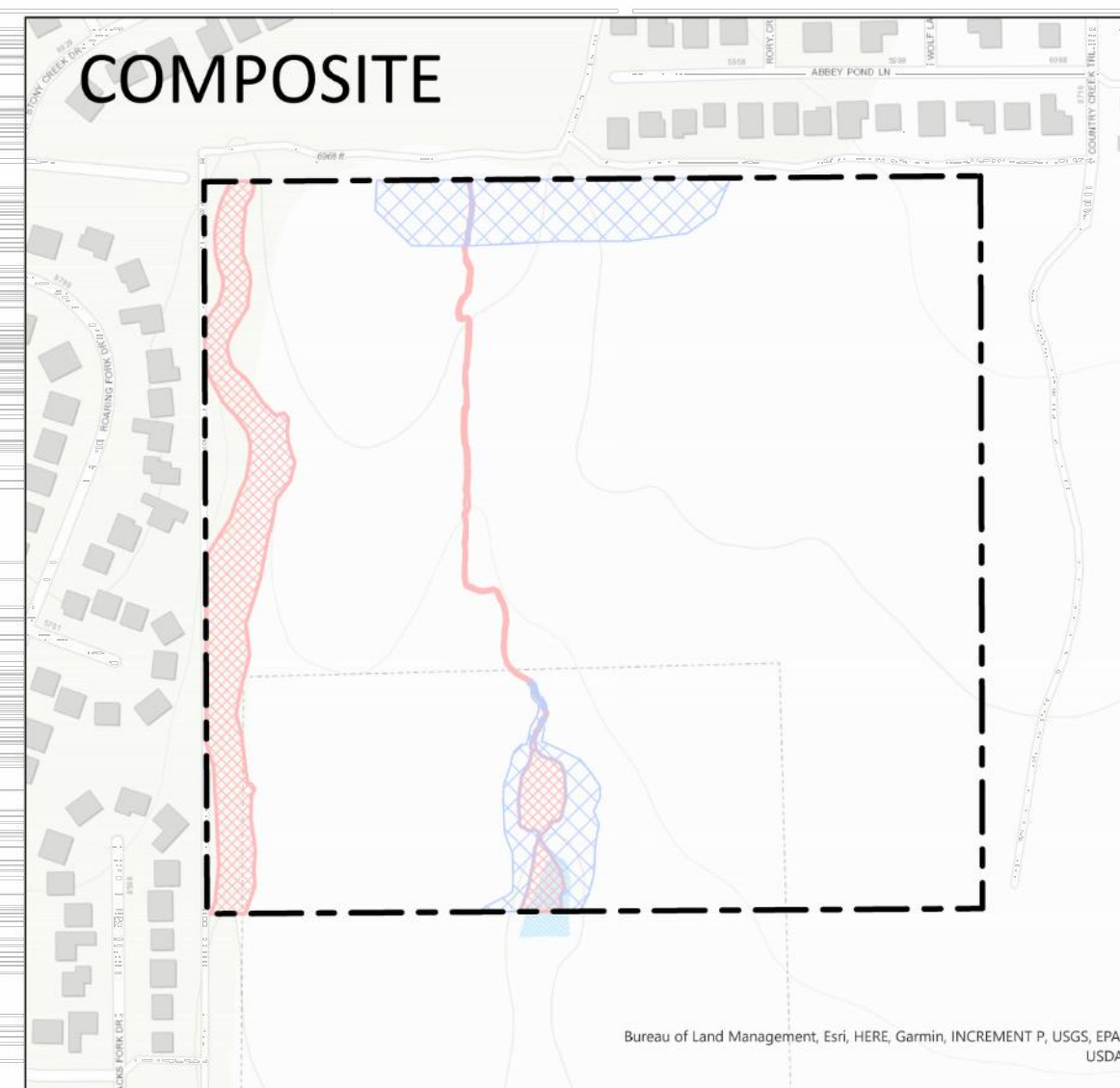
Slope Analysis:
NES Inc. Peach Ranch Slope Analysis, [Esri ArcGIS®, AutoCAD 2018], Topographic data provided by USGS (CO Eastern El Paso 2018).

Slope Analysis Map was created using the Spatial Analyst Toolset ArcGIS® software by Esri. ArcGIS® and is the intellectual property of Esri and is used herein under license. Copyright © Esri. All rights reserved. For more information about Esri® software, please visit www.esri.com.

Vegetation & Groundcover Analysis:
Vegetation & Groundcover Analysis was completed using a combination of surveyed vegetation and supplemental aerial photography showing existing vegetation. Survey information provided by Aztec Consultants, Inc., August 8, 2024. Aerial photography provided by NearMap Aerial August 2024.



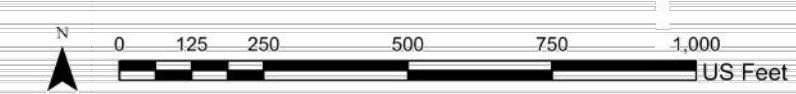
- Geologic Conditions**
- Geology
- sb
 - sw
 - sw, pd
 - da
 - Fill
 - Qal
 - Qs
 - Qes



- Constraints**
- Constraint
- Moderately Constrained
 - Mildly Constrained

Geologic Conditions:
Eberhart, G., & Jones, J. M. CTL Thompson. Geologic Hazard Evaluation Peacock Site - North Parcel Northwest of Cowpoke Road and Tutt Boulevard Colorado Springs, Colorado.

Composite Analysis:
Composite Analysis was completed using a combination of topographic data (USGS), aerial photography (NearMap), surveyed data (Aztec Consultants, Inc.), and the Geologic Hazard Evaluation (CTL Thompson). Shallow bedrock, wetlands and existing stream channels are the main conditions that combine to create the site's constraints.



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LAND SUITABILITY ANALYSIS

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