

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:

BEGINNING 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.

STREAMSIDE REVIEW CRITERIA

1. HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS?

WE ARE PRESERVING THE MAJORITY OF THE EXISTING WETLANDS AND WATERS OF THE US ALONG THE WESTERN DRAINAGE CHANNEL, AND THEREFORE THE NATURAL LANDFORM WITHIN THE STREAMSIDE OVERLAY IS GENERALLY BEING MAINTAINED. THE GRADING WITHIN THE STREAMSIDE OVERLAY IS ALSO MEETING THE INTENT OF THE STREAMSIDE OVERLAY GRADING REQUIREMENTS AS WELL AS OTHER CITY GRADING REQUIREMENTS.

2. DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?

THE MAJORITY OF THE STREAMSIDE AREA IS RETAINED AS NATURAL OPEN SPACE, WHICH PROTECTS THE STREAM ECOSYSTEM. WITH THE PROPOSED TIERED RETAINING WALL CONFIGURATION THERE IS NOW ADEQUATE SLOPES FOR RESIDENTS TO INTERACT WITH THE STREAMSIDE CORRIDOR. ADDITIONALLY, THERE IS AN EXISTING 7" TRAIL ALONG THE WEST SIDE OF THE STREAMSIDE CORRIDOR THAT CONNECTS WITH PROPOSED SIDEWALKS OF THIS DEVELOPMENT.

3. HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?

THE MAJORITY OF THE OUTER BUFFER AND ALL OF THE INNER BUFFER IS RETAINED AS NATURAL OPEN SPACE, WHICH PROTECTS THE STREAM'S WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM.

4. HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?

THE EXISTING TRAIL ON THE WEST SIDE OF THE STREAMSIDE CORRIDOR LINKS WITH THE WESTCREEK TRAIL TO THE NORTH AND THE COTTONWOOD CREEK TRAIL TO THE SOUTH LINKING THIS NEWLY INCORPORATED STREAMSIDE CORRIDOR WITH EXISTING TRAIL NETWORKS AND NATURAL RESOURCES.

5. HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?

YES. THE WESTERN DRAINAGE CHANNEL, OUTSIDE OF THE EXISTING LIMITS OF THE WETLANDS AND WATERS OF THE US, IS BEING GRADED TO PROVIDE 100-YEAR CONVEYANCE OF STORMWATER FLOWS THROUGH THE PROPERTY. CHECK STRUCTURES ARE ALSO BEING INSTALLED ALONG THE DRAINAGE CHANNEL TO PREVENT EROSION.

6. HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?

THE MAJORITY OF THE EXISTING WETLANDS AND WATERS OF THE US ARE BEING MAINTAINED WITH THE PROPOSED PROJECT DESIGN. ALL TREES AND VEGETATION WITHIN THE LIMITS OF THE EXISTING WETLANDS AND WATERS OF THE US ARE ANTICIPATED TO REMAIN, HOWEVER, SOME OF THE TREES ADJACENT TO THE CHANNEL BANKS WILL BE IMPACTED AS PROPOSED GRADING IS PLANNED IN THOSE AREAS TO FLATTEN THE EXISTING BANKS TO PREVENT EROSION.

7. DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS?

THE PROJECT IS WITHIN THE COTTONWOOD CREEK DRAINAGE BASIN. THIS NEWLY ANNEXED SECTION OF COTTONWOOD CREEK IS NOT IDENTIFIED ON THE PARKS MASTER PLAN FOR A TRAIL CONNECTION. INTERNAL TRAILS ARE PROPOSED TO CONNECT PEDESTRIANS FROM WILLIAMS RUN DRIVE (EAST) TO THE EXISTING WESTCREEK TRAIL ALONG TUTT BLVD.

8. DOES THE PROJECT DESIGN:
A. IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?
THE REQUIRED BUFFERS WILL BE NOTED ON THE STREAMSIDE PLAN THAT FORMS PART OF THE DEVELOPMENT PLAN. THE PROPOSED DEVELOPMENT DOES NOT IMPACT THE INNER STREAMSIDE BUFFER. THERE IS LIMITED IMPACT ON THE OUTER BUFFER AS A RESULT OF THE PROPOSED SINGLE-FAMILY LOTS.

B. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY?
NO IMPERVIOUS SURFACES ARE PROPOSED IN THE INNER BUFFER. 25% OR LESS OF THE OUTER BUFFER WILL BE ALLOWED TO BE COVERED BY IMPERVIOUS SURFACES.

C. INCORPORATE ALL STORMWATER BMPS REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?
YES, THE PROJECT DESIGN WILL INCORPORATE STORMWATER BMPS AS REQUIRED BY THE CITY. TWO DETENTION AND WATER QUALITY PONDS ARE BEING DESIGNED WITHIN THE SITE TO ENCOURAGE SITE INFILTRATION AND CONTROL DISCHARGE OFF OF THE SITE. IMPERVIOUS AREAS ADJACENT TO THE WESTERN DRAINAGE CHANNEL HAVE ALSO BEEN MINIMIZED WITH PROJECT DESIGN TO PROTECT THIS CHANNEL AND PROMOTE INFILTRATION.

D. INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM?
ADDITIONAL LANDSCAPING IS PROPOSED WITHIN THE OUTER BUFFER ON THE PROPERTY. THESE PLANTINGS WILL HELP SOFTEN THE APPEARANCE OF THE PEACH RANCH DEVELOPMENT FOR THE EXISTING DEVELOPMENT ON THE WEST SIDE OF THE STREAM.

9. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL? DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE?

ALL APPROPRIATE LANDSCAPE REQUIREMENTS WILL BE MET WITHIN THE INNER AND OUTER BUFFER AT THE TIME OF DP & FLP SUBMITTALS.

10. HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE OVER 15 PERCENT SLOPE)? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED? DOES THE PLAN PROVIDE FOR THE SUITABLE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS?

STREAM BANKS WITH STEEP SLOPES HAVE BEEN IDENTIFIED. IN RESPONSE TO THIS CONDITION CHECK STRUCTURES AND SLOPES NEAR THE CHANNEL WILL BE FLATTENED TO PREVENT FUTURE EROSION. THE PROPOSED SLOPES WILL PROVIDE SUITABLE CONDITIONS FOR REVEGETATION, INCLUDING TREES AND NATIVE GRASS MIXES.

11. HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY OR RECREATIONALLY, AND BRINGS THAT DRAINAGEWAY INTO A MORE NATURAL CONDITION.

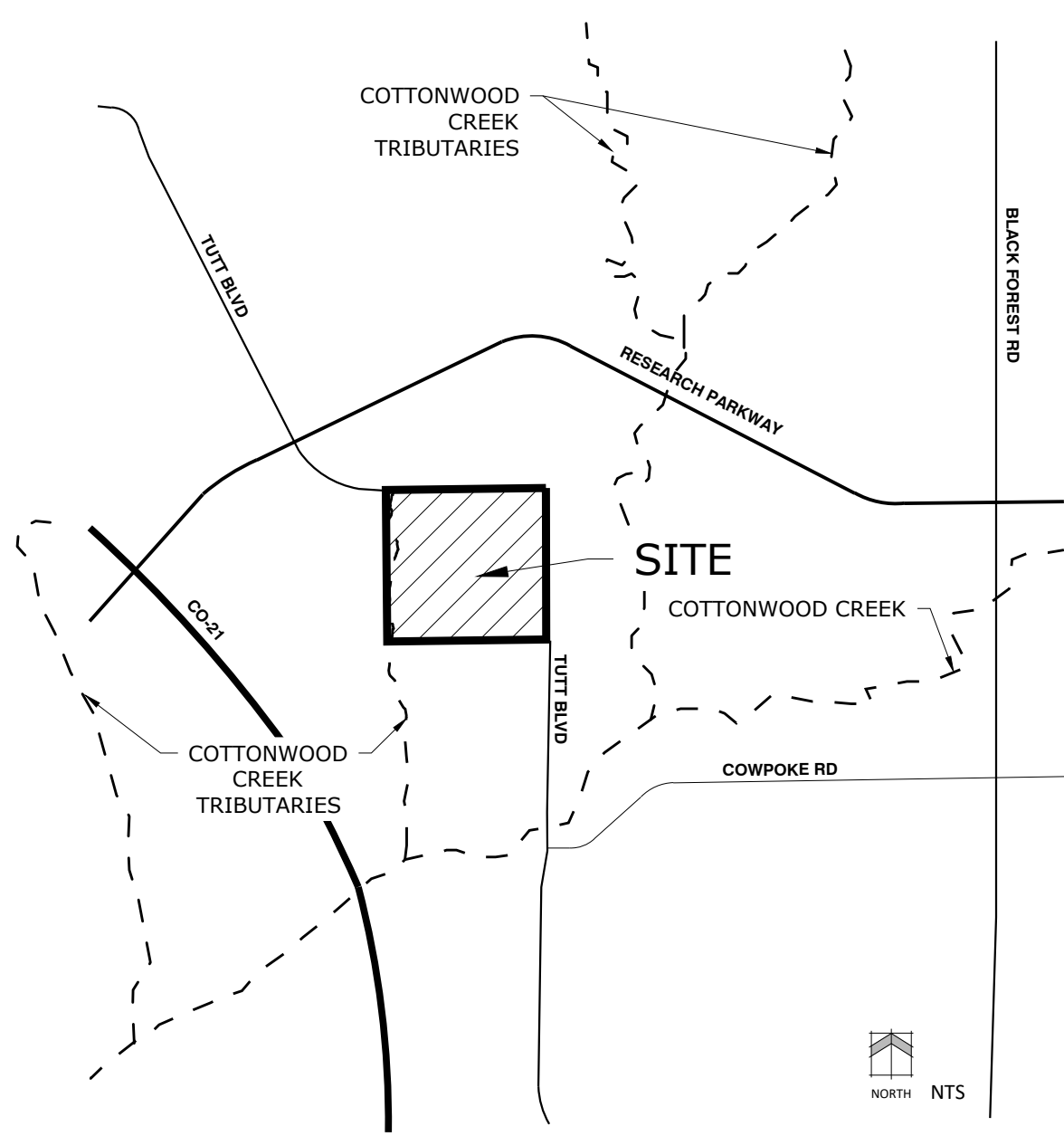
THE PROPOSED LANDSCAPING/TREES WITHIN THE INNER AND OUTER BUFFER WILL IMPROVE THE VISUAL QUALITY OF THE CREEK.

PEACH RANCH
CITY OF COLORADO SPRINGS, COLORADO
LAND USE PLAN

GENERAL NOTES

- 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.
- 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.
- 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 LUPL-24-0017 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.
- PARK LAND DEDICATION IS TO BE MET BY FEES IN LIEU OF LAND DEDICATION.
- 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.
- IMPROVEMENTS TO THE COTTONWOOD CREEK TRIBUTARY CHANNEL, WHICH FLOWS FROM NORTH TO SOUTH ALONG THE WESTERNMOST SIDE OF PEACH RANCH, SHALL BE DESIGNED AND CONSTRUCTED, OR ASSURANCES FOR SAID IMPROVEMENTS SHALL BE POSTED WITH THE CITY, BY THE OWNER/DEVELOPER, PRIOR TO BUILDING PERMIT ISSUANCE FOR ANY DEVELOPMENTS IN PEACH RANCH. THE CHANNEL IMPROVEMENTS SHALL BE CONSTRUCTED AND ACCEPTED BY THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY RELEASE. THE CHANNEL IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT DRAINAGE CRITERIA MANUAL AND DBPS REQUIREMENTS AND SHALL BE PRIVATELY OWNED AND MAINTAINED.
- DETENTION PONDS TO BE MAINTAINED BY NORTH 40 METRO DISTRICT.
- ALL GREEN SPACE, OPEN SPACE, AND TRACTS WILL BE MAINTAINED BY NORTH 40 METRO DISTRICT.
- 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.
- PRIOR TO ANY ANY DEVELOPMENT, A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.
- 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.
- AT THE REQUEST OF SCHOOL DISTRICT 20, SCHOOL SITE DEDICATIONS ARE TO BE MET BY FEES IN LIEU OF LAND DEDICATION.
- PER THE PLANNING MANAGER, THE PROPERTIES TO THE WEST OF PEACH RANCH THAT ARE ADJACENT TO THE PORTIONS OF LAND CONTAINED WITHIN THE STREAMSIDE OVERLAY SHALL NOT BE SUBJECT TO THE STREAMSIDE OVERLAY.
- PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, THE INNER STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- INTERNAL TRAIL NETWORK CONSISTING OF 5-FOOT WIDE CONCRETE PATHS TO BE BUILT AT TIME OF ADJACENT DEVELOPMENT.
- TUTT BLVD. IS TO CONSIST OF 100 FEET OF R.O.W. AND TWO 5-FOOT EASEMENTS.
- THE DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT TUTT BLVD TO FIVE LANE CITY STANDARDS.
- THE DETAILS OF THE SIGNING AND STRIPING OF THE FUTURE PUBLIC ROADWAY IMPROVEMENTS WILL BE ADDRESSED DURING THE CONSTRUCTION PLANS REVIEW.
- ALL INTERNAL STREETS ARE TO BE PUBLIC AND WILL BE CONSTRUCTED TO THE FULL CITY STANDARDS.
- FINAL RESIDENTIAL DENSITIES TO BE DETERMINED AT TIME OF DEVELOPMENT PLAN APPLICATION REVIEW.
- THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE LUPL-24-0017. THE APPLICANT HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.

VICINITY MAP



SITE DATA

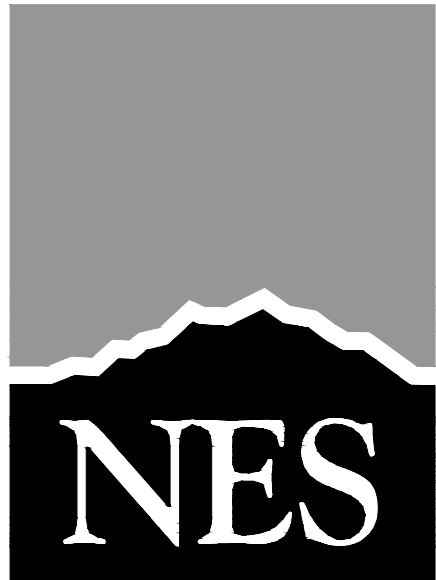
Tax ID Number:	5200000046
Total Area:	42.4 AC
Development Schedule:	Spring 2025
Master Plan:	--
Drainage Basin:	Cottonwood Creek Drainage Basin
Current Zoning:	RR-5, CAD-O (El Paso County)
Current Use:	Vacant
Proposed Zoning:	Residential-Flex Low, SS-O, AP-O
Proposed Building Height:	35'-0"
Proposed Uses	
Residential:	33.2 AC
Detention:	1.7 AC
Open Space/Green Space:	7.5 AC
Zone District Allowances	
Maximum Density:	6 du/AC
Proposed Density:	3.66 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

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Sheet 3 of 3:	Land Suitability Analysis



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:
01/26/25	JS	PER CITY COMMENTS
03/12/25	JS	PER CITY COMMENTS

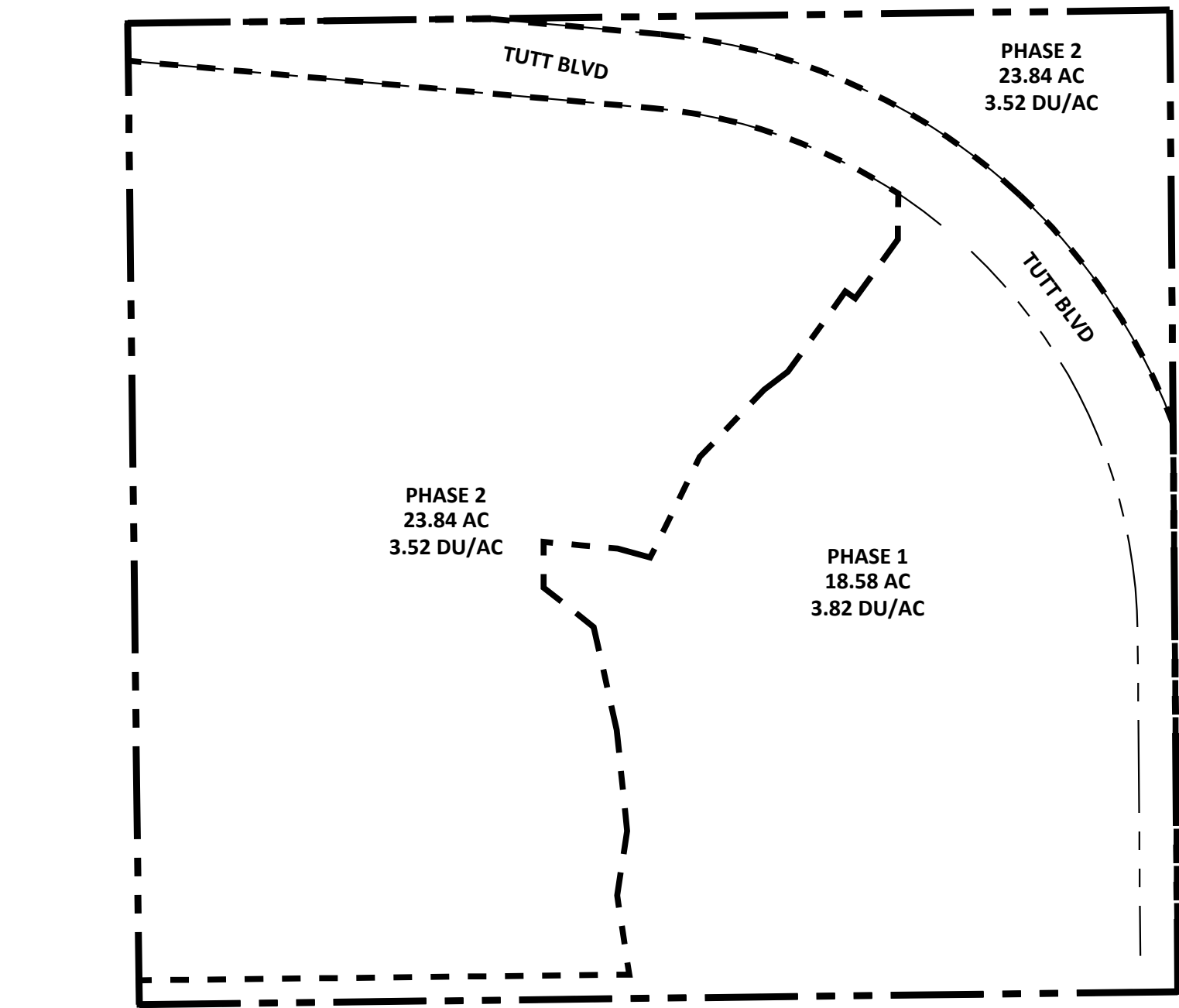
COVER SHEET

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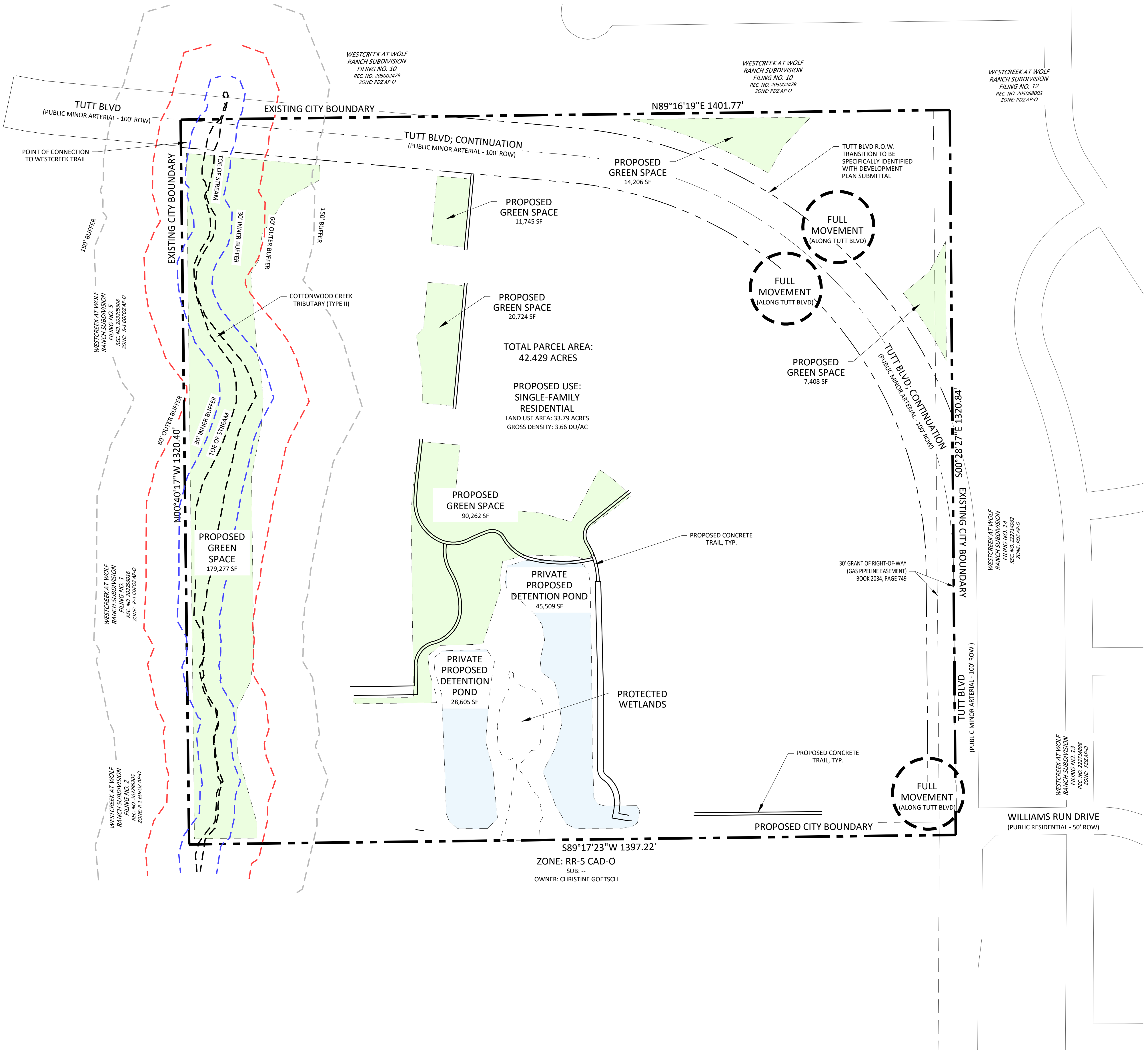
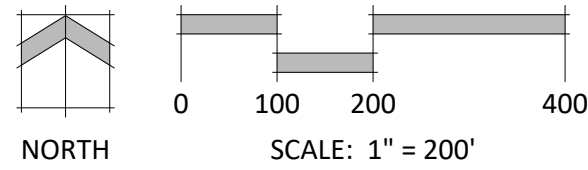
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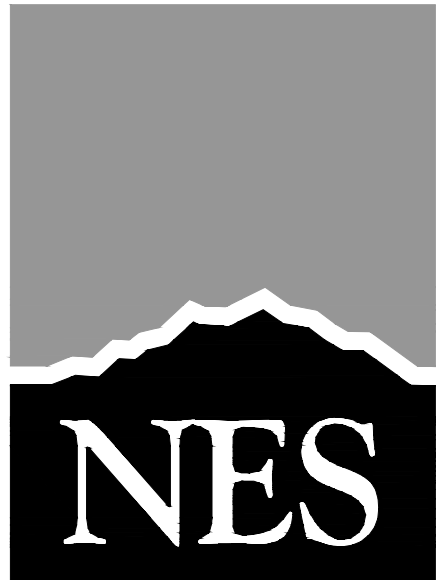
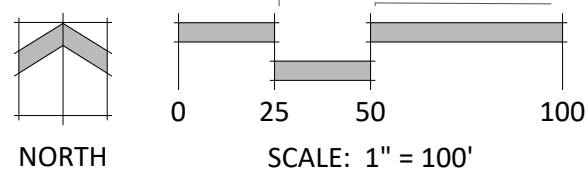
PEACH RANCH
CITY OF COLORADO SPRINGS, COLORADO
LAND USE PLAN



PHASING PLAN



LAND USE PLAN



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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

PEACH RANCH

LAND USE PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

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

STAMP

ENTITLEMENT

DATE: 01/26/25
BY: JS
DESCRIPTION: PER CITY COMMENTS

ISSUE / REVISION

LAND USE & PHASING PLAN

2

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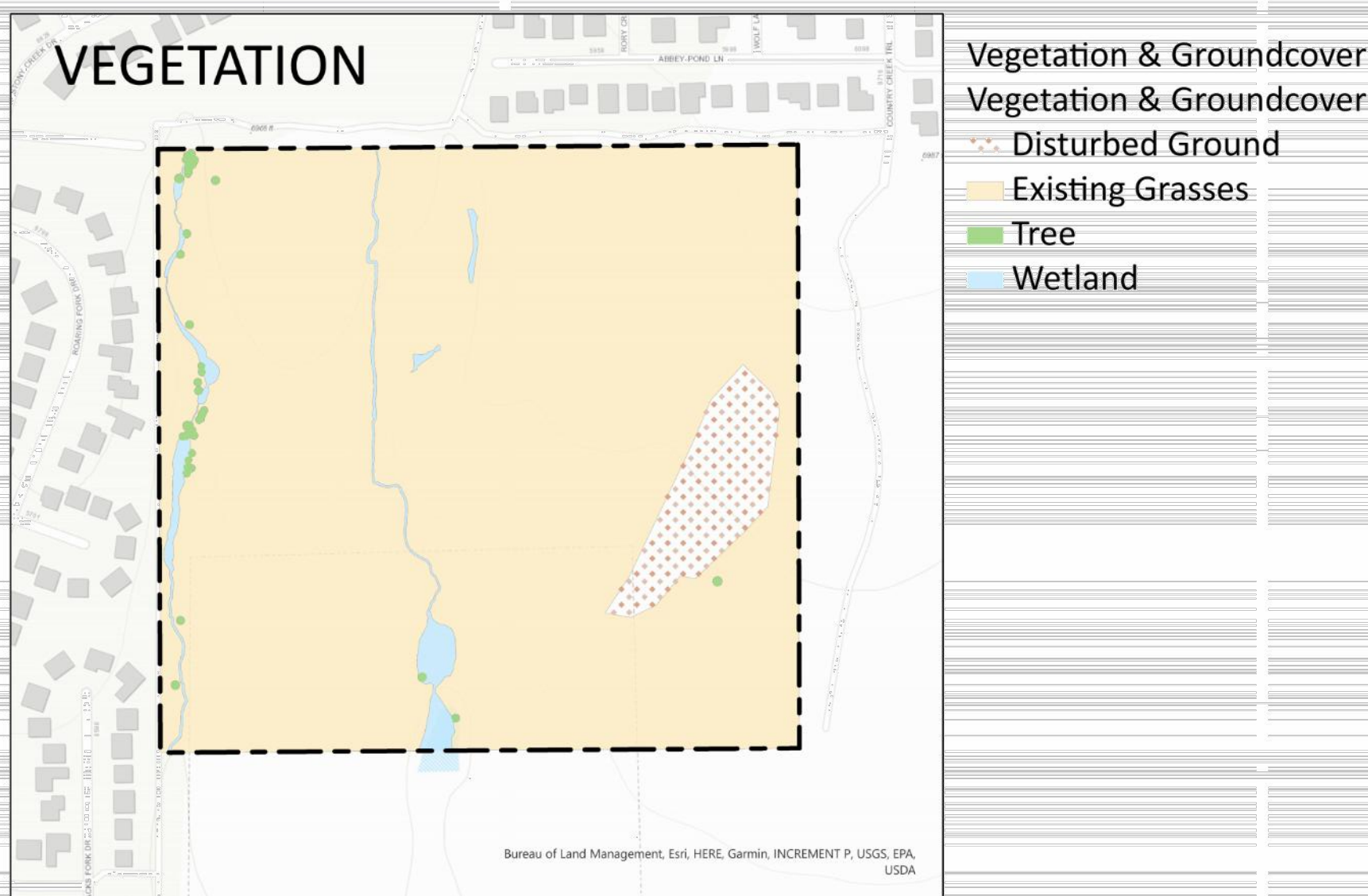
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Fax 719.471.0267

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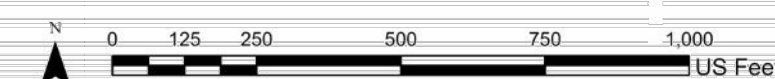
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DESIGNER / LANDSCAPE ARCHITECT



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.

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.



LAND USE PLAN

TUTT BLVD.
COLORADO SPRINGS, CO

[illegible]

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

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
01/26/25	1S	PER CITY COMMENTS

LAND SUITABILITY ANALYSIS

(3)

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LUPL-24-0017

NOI31/G8 / 31133

SHEET TITLE

SHEET NUMBER

AMERICAN