

HOPE CHAPEL ADDITION NO. 1 & 2

CITY OF COLORADO SPRINGS, COLORADO

CONCEPT PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 22104889 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING THE NORTH QUARTER OF SECTION 28 BY A 1'-12" BRASS CAP STAMPED "LS 80767", SAID LINE BEARS N89°12'30"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 66 WEST OF THE 6TH P.M., THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28 S80°12'32"E A DISTANCE OF 308.91 FEET, TO THE POINT OF BEGINNING; THENCE S80°12'32"E A DISTANCE OF 308.91 FEET, TO THE POINT OF BEGINNING; THENCE S80°12'32"E A DISTANCE OF 466.40 FEET, TO A POINT ON THE CENTERLINE OF VACATED BURGESS ROAD RECORDED IN BOOK 3173 AT PAGE 564;

THENCE ON THE CENTERLINE OF SAID VACATED BURGESS ROAD, THE FOLLOWING FOUR (4) COURSES:

1. N89°33'46"W A DISTANCE OF 67.08 FEET;
2. S71°32'36"W A DISTANCE OF 222.96 FEET;
3. S50°22'37"W A DISTANCE OF 224.95 FEET;
4. S69°45'31"W A DISTANCE OF 234.36 FEET;

THENCE S20°32'29"E A DISTANCE OF 30.31 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD BRANCH ROAD AS RECORDED IN BOOK 2288 AT PAGE 416, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N66°41'35"W, HAVING A RADIUS OF 3779.80 FEET, A CENTRAL ANGLE OF 0°04'54", AND AN ARC LENGTH OF 5.39 FEET, TO A POINT OF NON-TANGENT;
2. S88°45'27"W A DISTANCE OF 291.51 FEET, TO A POINT ON THE SOUTHEASTERN CORNER OF LOT 1, BLOCK 1, OF SAID PENITENT SUBDIVISION RECORDED UNDER RECEPTION NO. 735194;

THENCE ON THE EASTERLY LINE OF SAID PENITENT SUBDIVISION, THE FOLLOWING 2 COURSES:

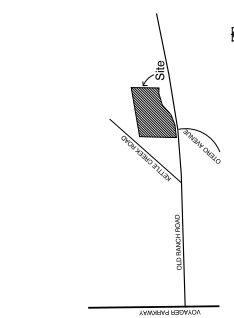
1. N01°30'01"E A DISTANCE OF 651.86;
2. N85°40'06"E A DISTANCE OF 8727.71 FEET, TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 483,835 SQUARE FEET OR 11.1079 ACRES.

GENERAL NOTES

1. FUTURE NOTES TO THIS CONCEPT PLAN WILL BE SUBMITTED WITH THE FINAL SUBMISSION. THE CITY OF COLORADO SPRINGS WILL BE THE FINAL REVIEWER OF ANY UNIT WITHIN THE DEVELOPMENT.
2. THE CITY OF COLORADO SPRINGS WILL BE THE FINAL REVIEWER OF ANY UNIT WITHIN THE DEVELOPMENT. THE CITY OF COLORADO SPRINGS WILL BE THE FINAL REVIEWER OF ANY UNIT WITHIN THE DEVELOPMENT. THE CITY OF COLORADO SPRINGS WILL BE THE FINAL REVIEWER OF ANY UNIT WITHIN THE DEVELOPMENT.
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VICINITY MAP



SITE DATA

Tax ID Number:	628001007
Total Area:	14.31 Acres
Drainage Basin:	Kentle Creek
Proposed Zoning:	R-3.5S (Multi-Family Residential)
Current Use:	Single Family Residential
Proposed Use:	Single-Family / Multi-Family Residential, Religious Institution
Maximum LSI Coverage:	40%
Lot 1 Maximum Density:	14.00 DU/AC
Lot 2 Maximum Floor Space:	20,000 SF
Maximum Building Height:	45'
Front:	20'
Side:	25'
Rear:	20'
Landscaping Setbacks:	OD Ranch Road: 20'
Landscape Buffers:	20'

PROJECT TEAM

OWNER:	Kent Springs, LLC
DESIGNER:	Colorado Springs, 80705, LLC
APPLICANT:	N.E.S., Inc.
DATE:	02/14/2022
PROJECT NO.:	021142022
DATE:	02/14/2022
PROJECT NO.:	021142022

SHEET INDEX

Sheet 1 of 4:	Cover Sheet
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Sheet 4 of 4:	Land Suitability Analysis

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HOPE CHAPEL ADDITION NO.1 & NO.2

CONCEPT PLAN

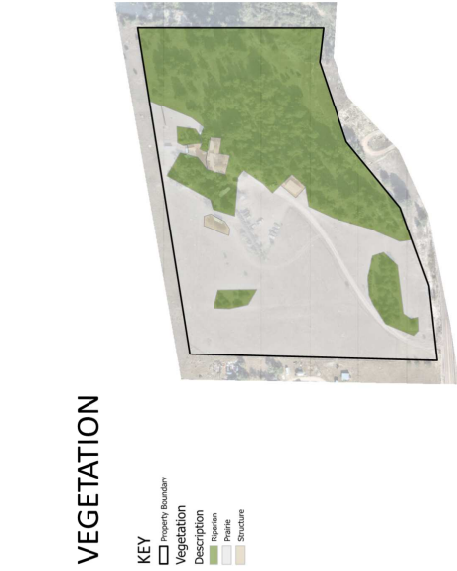
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PROJECT NO: 021142022
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ENTITLEMENT

DATE:	02/14/2022
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COVER SHEET

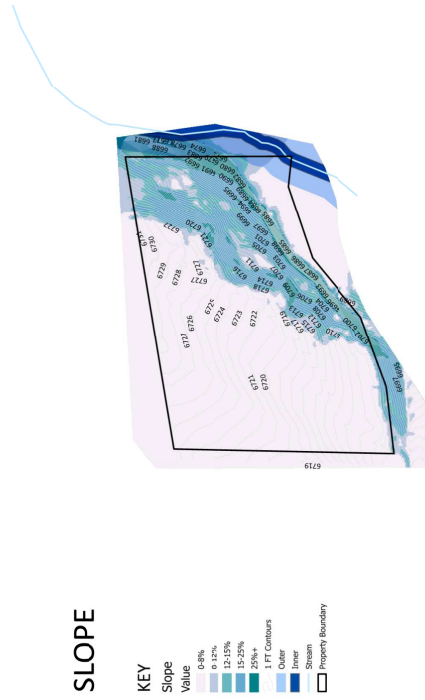
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VEGETATION

KEY	
	Property Boundary
Vegetation	
Description	Color
Recreation	Light Green
Prairie	Medium Green
Structure	Yellow-Green

Groundcover Analysis:
Aerial photography showing existing vegetation. NearMap Aerial September 2021.

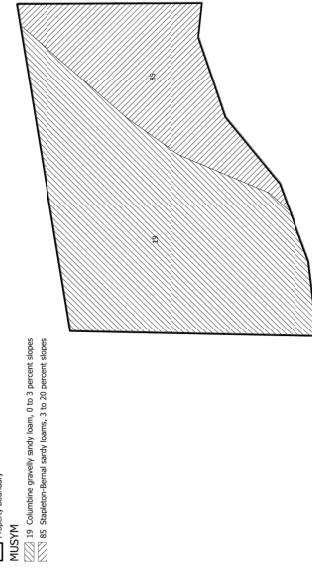


SLOPE

KEY	
Slope	
Value	Color
0-2%	Lightest Blue
2-12%	Light Blue
12-15%	Medium Blue
15-25%	Dark Blue
25%+	Very Dark Blue
1 FT Contours	Thin Blue Lines
Stream	Thick Blue Line
Property Boundary	Black Outline

Slope Analysis:
NES Inc. Old Ranch Road Slope Analysis [Esri ArcGIS®, AutoCAD 2018], Topographic Survey provided by Galloway Survey data.

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.



SOILS

KEY	
	Property Boundary
MUSYM	
	19 Columbia gravelly sandy loam, 0 to 2 percent slopes
	85 Station-Bernal sandy loams, 3 to 20 percent slopes

Soils Analysis:
Natural Resource Conservation Service. Soil Survey Area: El Paso County Area, Colorado Survey Area Data: Version 18, Jun 5, 2020. Web Soil Survey. United States Department of Agriculture. <http://websoilsurvey.sc.egov.usda.gov>

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HOPE CHAPEL ANNEXATION NO.1 & 2

CONCEPT PLAN

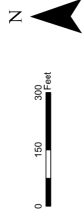
DATE: 02/14/2022
DRAWN BY: C.HUNTER/BJ.FRENCH
PREPARED BY: C.HUNTER/BJ.FRENCH

ENTITLEMENT

DATE: 02/14/2022
BY: C.HUNTER/BJ.FRENCH
FILE CITY NUMBER: 06/16/2022 BP
FILE CITY NUMBER: 06/16/2022 BP
COMMENTS:

LAND SUITABILITY ANALYSIS

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Geological Analysis:
Thorson, Jon P., Christopher J. Carroll, and Matthew L. Morgan. "OF-01-03 Geologic Map of the Pikeview Quadrangle, El Paso County, Colorado." Geologic Open File Reports. Denver, CO: Colorado Geological Survey, Division of Minerals and Geology, Department of Natural Resources, 2001. <https://coloradogeologicalsurvey.org/publications/geologic-map-pikeview-quadrangle-el-paso-colorado>.



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COMPOSITE

Location: The 11.1073 AC site is located in El Paso County, east of Voyager Parkway, on the north side of Old Ranch Road.

Methodology: A Land Suitability Analysis (LSA) is required for a property located in the Streamside Overlay. The purpose of the LSA is to provide the basic information about a site's physical characteristics and features and to assess the impact of proposed development across the entire project boom on and off the site. The required components of the LSA are as follows:

Slope Analysis: This LSA has 1 foot contours.

Zero percent (0%) to eight percent (8%): Generally suitable for development (outside the 100-year floodplain);
Eight percent (8%) to twelve percent (12%): Increased potential for engineering difficulties, moderate potential for activating site hazards;
Twelve percent (12%) to fifteen percent (15%): Increased potential for engineering difficulties, moderately high potential for activating site hazards;
Fifteen percent (15%) to twenty five percent (25%): High potential for activating hazard potential;
Twenty five percent (25%) and greater slopes: Very high potential for development difficulty, severe hazard potential.

The topography is generally flat on this site. The majority of the site has slopes of 8% or less. The steepest sloping areas (greater than 25%) are along the southern and eastern portions of the site. Development should avoid the sloped eastern portion of the site.

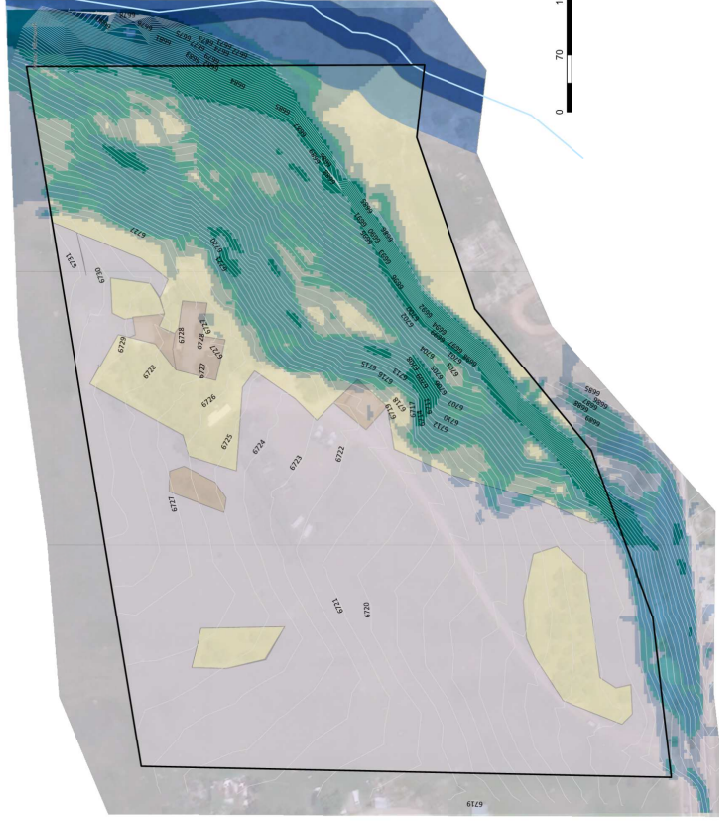
Vegetation: The site contains field grasses, weeds and scattered trees and shrubs. The eastern portion of the site is densely vegetated with trees. There is a prairie mouse habitat that runs north to south through the central portion of the site, shown on the concept plan. Development should avoid the densely vegetated portion of the site.

Soils: The site primarily consists of sandy loam. The two types of soil are Coluimbe (generally sandy loam 0 to 3 percent slopes) and Stapleton-Bernal sandy loams, 3 to 20 percent slopes. The main limitations for construction are slope.

Natural and Manmade Features: There is a small portion of Kettle Creek that touches the southeast site boundary. The inner buffer (20 feet) and outer buffer (70 feet) should not be developed within. There are multiple existing structures on site, shown in orange.

Conclusion: This composite analysis is based on information from a variety of sources. The proposed concept plan is not limited by the suitability of the land, as no development is proposed in highly constrained areas. The geologic conditions on-site can be satisfactorily mitigated through proper engineering design and construction processes.

- KEY**
- Property Boundary
 - Slope Value
 - 0-8%
 - 8-12%
 - 12-15%
 - 15-25%
 - 25%+
 - 1 FT Contours
 - Vegetation Description
 - Riparian
 - Prairie
 - Structure
 - Streamside
 - Stream
 - Inner
 - Outer



HOPE CHAPEL ANNEXATION NO. 1 & 2 CONCEPT PLAN

DATE: 02/14/2022
SCALE: 1"=40'
PREPARED BY: CHILINDRICK / FRANCIS

ENTITLEMENT

DATE: 02/14/2022
PROJECT NUMBER: 06/16/2022 - 8P
PRE-CITY ACQUISITION: 06/17/2022 - 8P
COMMENTS:

LAND SUITABILITY ANALYSIS

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CDPN-22-0008