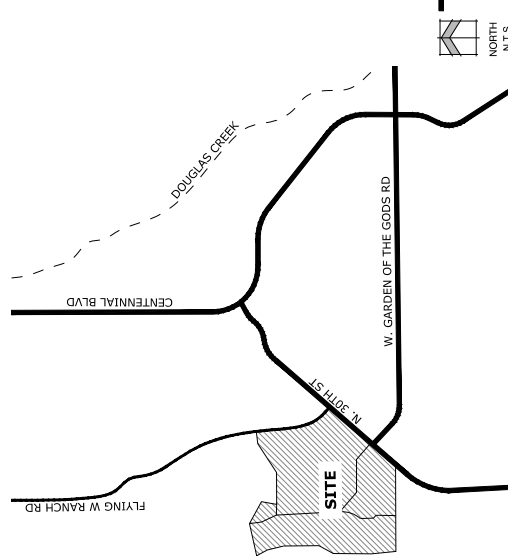


PLANNER / LANDSCAPE ARCHITECT

VICINITY MAP



2424 GARDEN OF THE GODS

CITY OF COLORADO SPRINGS, COLORADO

PUD CONCEPT PLAN

OWNERS/DEVELOPER: APPLICANT:
2424 GARDEN OF THE GODS RD
N.E.S. INC.
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903

CIVIL ENGINEER:
TERRA NOVA ENGINEERING
721 S 23RD ST
COLORADO SPRINGS, CO 80904

MASTER PLAN: MOUNTAIN SHADOWS MASTER PLAN CPC MP 06-00065-A1M120
PARCEL #: 7300000458, 7322400004, 7322400021, 7322402001, 7322402002
APPLICANT'S ADDRESS: 2424 GARDEN OF THE GODS ROAD, COLORADO SPRINGS, CO 80903
EXISTING ZONE: PUD HS (ORDINANCE # 03-97), ATRIS, (ORDINANCE # _____), PUD (ORDINANCE # _____)
PROPOSED ZONE: PUD/HS

CONCEPT PLAN ACREAGE: 125.34 ACRES
MAXIMUM BUILDING HEIGHT: 45'
MAXIMUM NUMBER DWELLING UNITS: 450
MAXIMUM RESIDENTIAL DENSITY ACROSS AREAS B & C COMBINED: 18 DU/AC
MAXIMUM LOT COVERAGE: 40%
FRONT SETBACK: 50'
SIDE SETBACK: 30' (100' NORTH SIDE)

PUD Area	Existing Uses	Proposed Uses
Area A	All Permitted PUD Uses Except Residential Use	All Permitted PUD Uses Except Residential Use
Area B	All Existing PUD Permitted Uses (Max Residential Density 18 DU/AC for areas B & C combined)	All Permitted PUD Permitted Uses (Max Residential Density 18 DU/AC for areas B & C combined)
Area C	All Existing PUD Permitted Uses (Max Residential Density 18 DU/AC for areas B & C combined)	All Permitted PUD Permitted Uses (Max Residential Density 18 DU/AC for areas B & C combined)
Area D	Open Space/Trail	Open Space/Trail

Office use types:	PUD Permitted Uses:
General offices	Commercial use types
Professional offices	Community services
Research and development	Day center
Health care	Hotel/motel
Education	Home construction-residential
Cultural services	Home construction-commercial
Public safety	Public administration
Religious assembly	Public recreation
Medical services	Public sports and recreation
Business services	Residential (MS, MUD, R)
Government services	Residential (MS, MUD, R) Specialty (Fwd)
Public utility	Multi-family dwelling
Other	Single-family detached or attached dwelling

GENERAL NOTES

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UNPLATTED
REC. NO. 2141063339
ZONE: A HS
OWNER: THURSON LEIGH ANN A/K/A
WOLF LEIGH ANN A/K/A

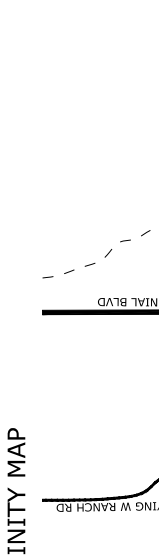
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THENCE NORTH 89°59'07" WEST, A DISTANCE OF 183.59 FEET;
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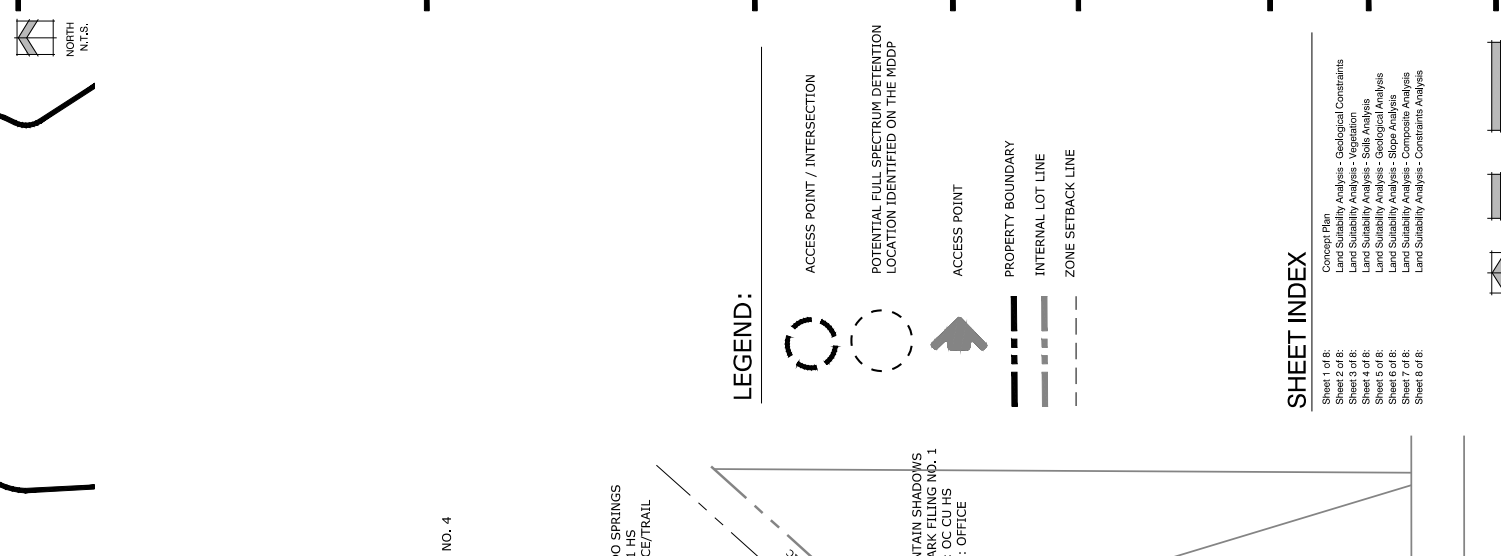
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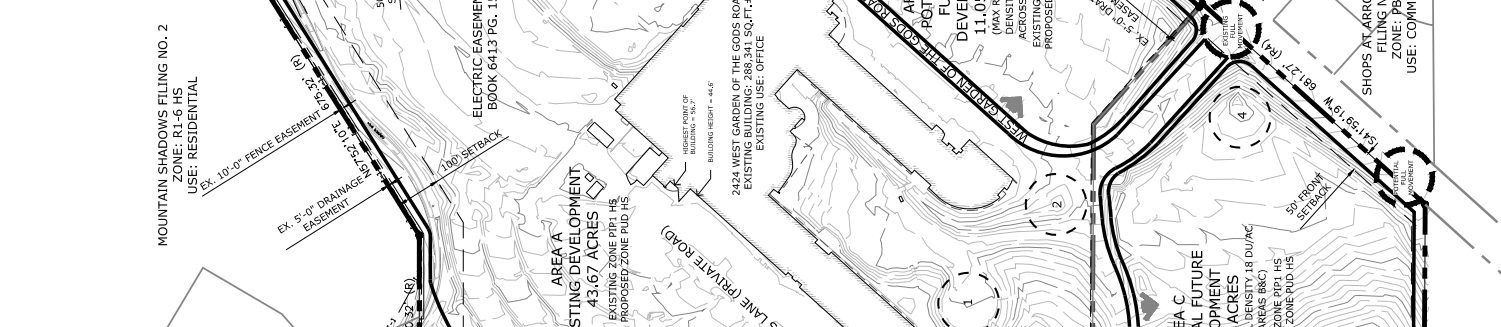
LEGEND:

- ACCESS POINT / INTERSECTION
- POTENTIAL FULL SPECTRUM DETECTION LOCATION IDENTIFIED ON THE MDDP
- ACCESS POINT
- PROPERTY BOUNDARY
- INTERNAL LOT LINE
- ZONE SETBACK LINE



SHEET INDEX

Sheet 1 of 8: Concept Plan
Sheet 2 of 8: Land Suitability Analysis - Wetlands
Sheet 3 of 8: Land Suitability Analysis - Soils
Sheet 4 of 8: Land Suitability Analysis - Geological
Sheet 5 of 8: Land Suitability Analysis - Slope
Sheet 6 of 8: Land Suitability Analysis - Slope
Sheet 7 of 8: Land Suitability Analysis - Constants
Sheet 8 of 8: Land Suitability Analysis - Constants



OWNER: NAVIGATORS THE C/O BUILDING SERVICES
ZONE: R
USE: RELIGIOUS WORSHIP

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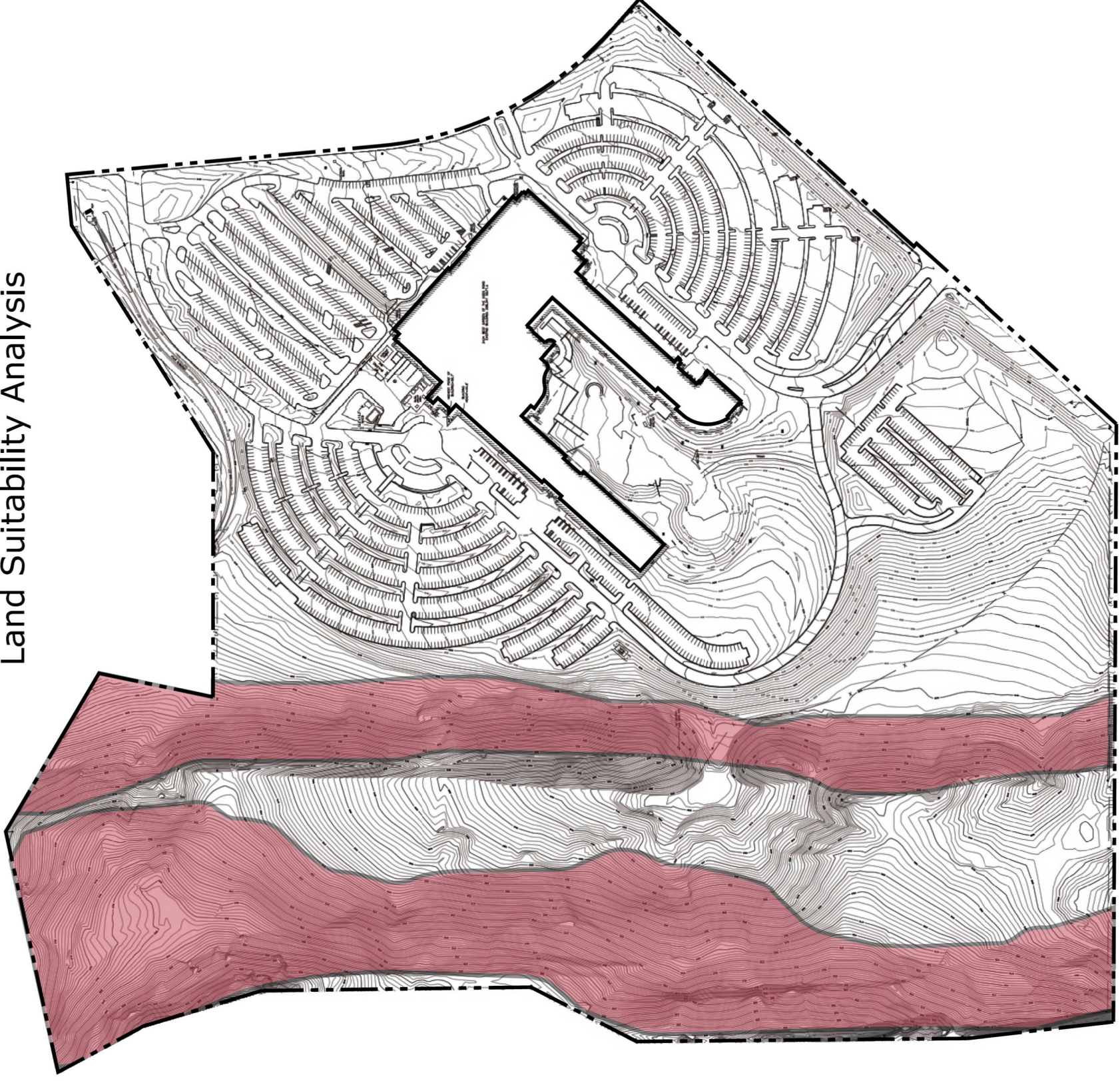
2424 Garden of the Gods Road

CITY OF COLORADO SPRINGS, COLORADO

Land Suitability Analysis

KEY

Landslide Susceptibility
Zone



Landslide Susceptibility Source: White, J. and Wain, T.C. 2003. Map of Potential Areas of Landslide Susceptibility in Colorado Springs, El Paso County, Colorado. Colorado Geological Survey, Map Series 42.

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CONCEPT PLAN

Land Planning
Landscape
Architecture
Urban Design

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Fax 719.471.0267
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PLAN # 11/18/2019/ARCHITECT

PROJECT NO. 11

2424 Garden of the Gods Road

DATE: 9/29/2020
PROJECT MGR: [Redacted]
PREPARED BY: N. Brower

SCALE

LAND SUITABILITY ANALYSIS

DATE:	BY:	DESCRIPTION:

GEOLOGICAL CONSTRAINTS

2

2 OF 8

PLAN # 11/18/2019/ARCHITECT



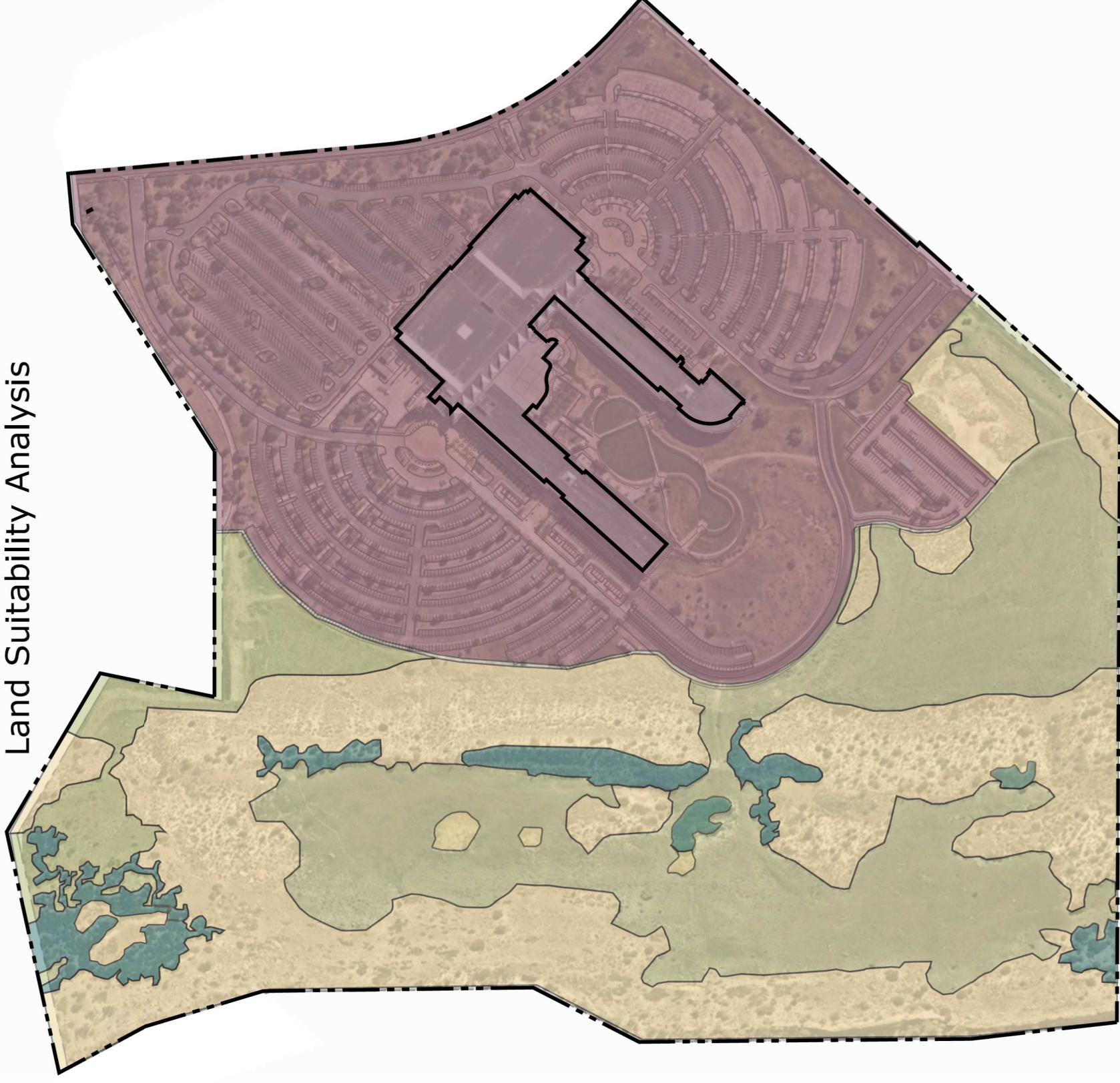
NORTH

2424 Garden of the Gods Road

CITY OF COLORADO SPRINGS, COLORADO

Land Suitability Analysis

- KEY**
- FOOTHILL SHRUBLANDS
 - PRAIRIE
 - EXISTING DEVELOPMENT
 - PINON-JUNIPER WOODS



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 Vegetation Analysis Source: Aerial photography showing existing vegetation. Google Earth, esri, google.com/web.

CONCEPT PLAN



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2424 Garden
 of the Gods
 Road

DATE: 9/29/2020
 DESIGNED BY: Andrew N. Brown
 PREPARED BY:

LAND SUITABILITY ANALYSIS

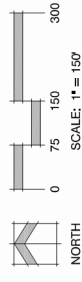
DATE	BY	DESCRIPTION

VEGETATION

3

3 OF 8

CPC CP 20-00128



2424 Garden of the Gods Road

CITY OF COLORADO SPRINGS, COLORADO

Land Suitability Analysis



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2424 Garden of the Gods Road

DATE: 9/29/2020
PROJECT MGR: [Redacted]
PREPARED BY: N. Brower

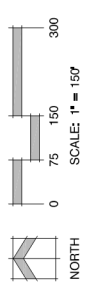
LAND SUITABILITY ANALYSIS

DATE: BY: DESCRIPTION:

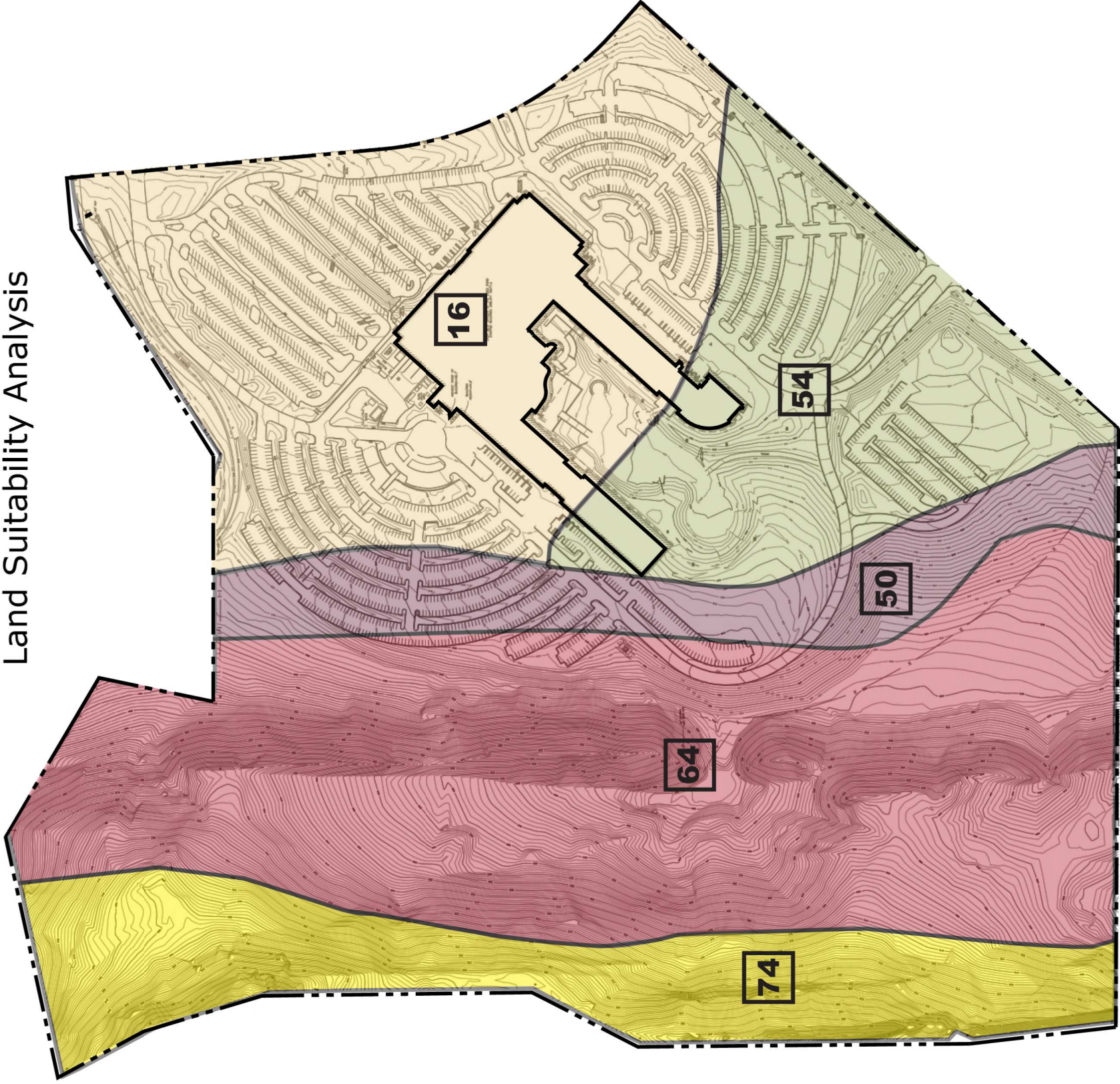
SOIL ANALYSIS

4 OF 8

CPC CP 20-00128



- KEY**
- 16** Chaseville gravelly sandy loam, 1 to 8 percent slopes
29.2% AOI
 - 54** Midway clay loam, 3 to 25 percent slopes
16.6% AOI
 - 50** Manvel Loam, 3 to 9 percent slopes
8.2% AOI
 - 74** Razor stony clay loam, 5 to 15 percent slopes
11.5% AOI
 - 64** Penrose-Manvel complex, 3 to 45 percent slopes
34.5% AOI



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Land Suitability Analysis



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2424 Garden
of the Gods
Road

DATE: 9/29/2020
PROJECT NO: 20-00128
PREPARED BY: N. Brower

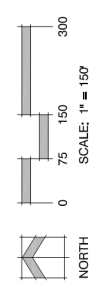
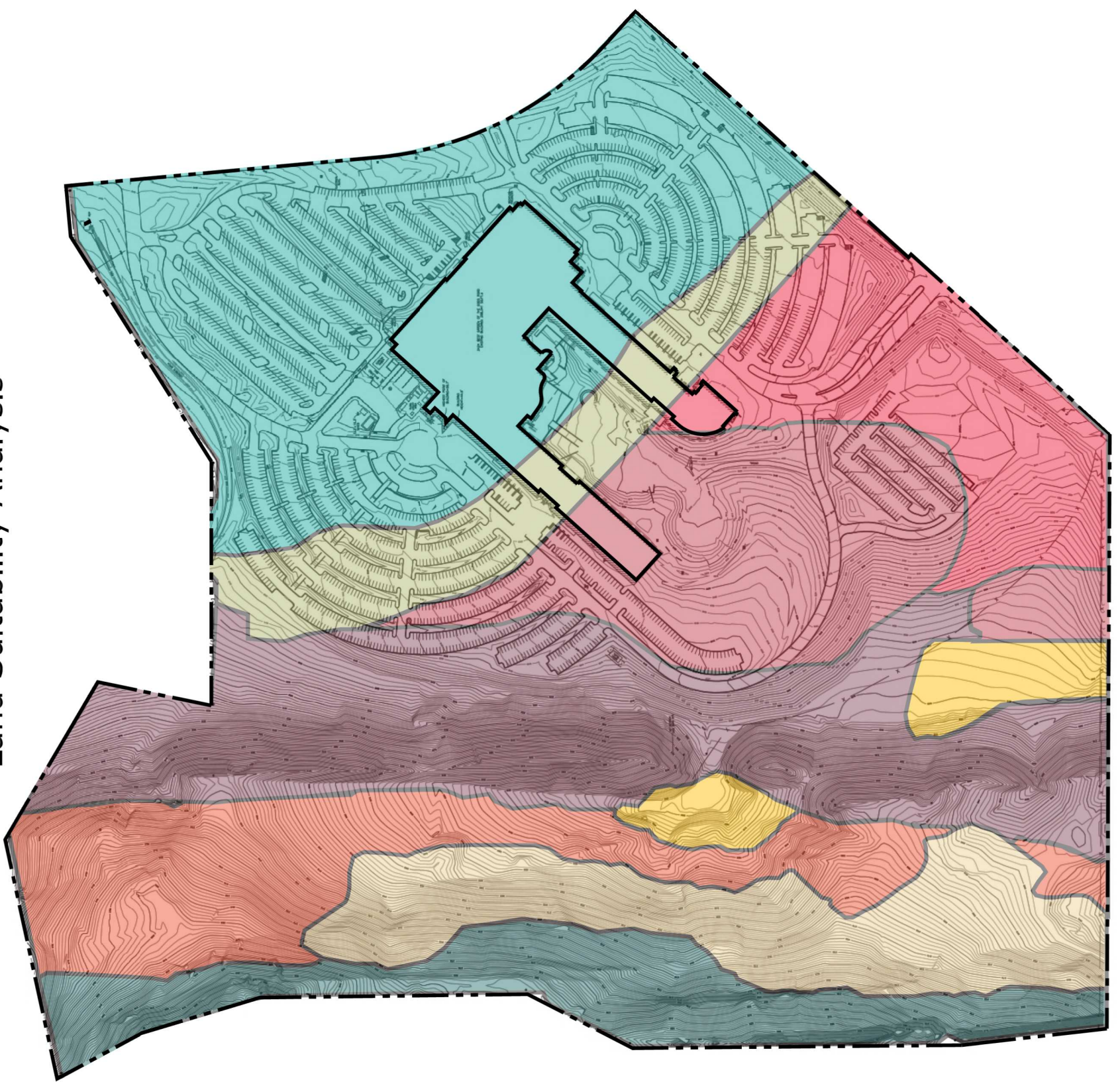
LAND SUITABILITY
ANALYSIS

DATE:	BY:	DESCRIPTION:

GEOLOGICAL
ANALYSIS

5 OF 8

PLAN FILE # CPC CP 20-00128



KEY

- QCS** - (COLLUVIUM and SHEETWASH DEPOSITS) Weathered bedrock fragments that have been transported downslope primarily by gravity and sheetwash. Ranges from unsorted, clast-supported, pebble to boulder gravel in a sandy silt matrix to matrix-supported gravely clayey, sandy silt.
- KCGG** - (CARLILE SHALE, GREENHORN LIMESTONE, and GRANEROS SHALE, UNDIVIDED) Soft, poorly exposed marine units. Codell member reach a combined thickness of approximately 220 ft. Greenhorn Limestone is approximately 50 ft. in thickness, and Graneros Shale is approximately 250 ft. in thickness.
- KN** - (NIOBRARA FORMATION) Consists of two members of marine origin, the smoky hill shale member and the underlying fort haves limestone member
- AF** - (ARTIFICIAL FILL) Rip rap, engineered fill, and refuse placed during construction. Generally consists of unsorted silt, sand, clay, and rock fragments.
- KP** - (PIERRE SHALE) Medium to dark gray to black shale beds containing rare thin beds of tan siltstone and beds of fine-grained sandstone. Commonly weathers to soft, friable clay
- QG1** - (PEDIMENT GRAVEL ONE) Light-red to brown, poorly sorted, moderately to poorly stratified pebble and cobble gravel primarily derived from granitic bedrock, as well as layers of clay, silt, sand and clay clasts derived from shaly bedrock
- QFY** - (YOUNG ALLUVIAL FAN DEPOSITS) Poorly sorted to moderately sorted, matrix supported, gravely, sandy silt, to clast-supported, pebble, cobble, and boulder gravel in sandy silt or silty sand matrix
- KD** - (DAKOTA SANDSTONE) Interbedded buff, yellow gray quartz sandstone and gray shale beds, approximately 100 ft thick
- QAC** - (ALLUVIUM and COLLUVIUM) Stream channel, terrace, and flood-plain deposits along valley floors of ephemeral. Typically composed of poorly to well sorted, stratified, interbedded, pebbly sand, sandy silt, and sandy gravel.

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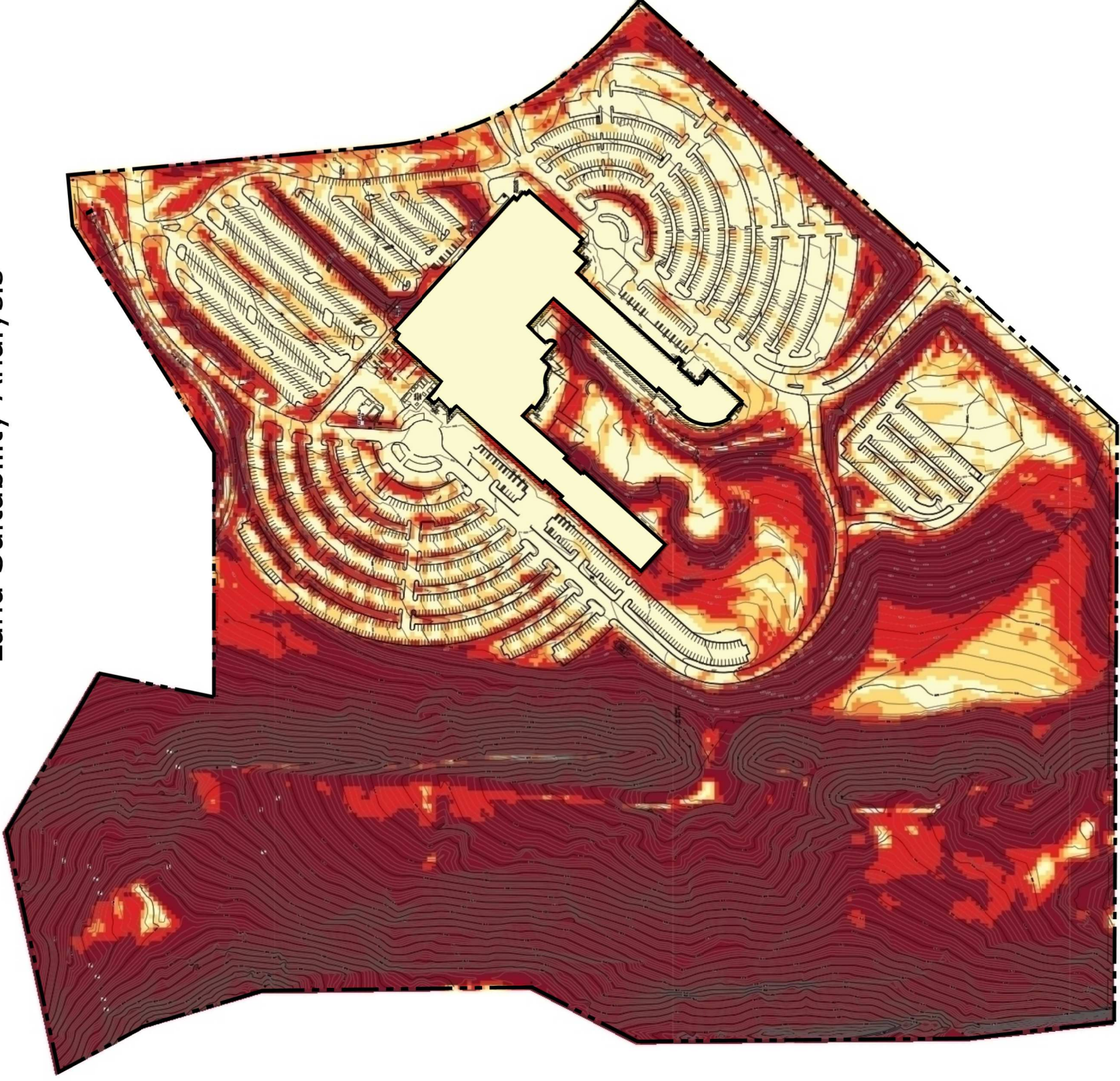
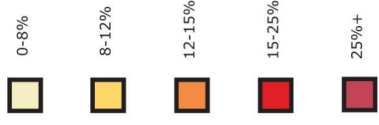
Geological Analysis Source: Morgan, Matthew L.; Siddoway, Christine S.; Rowley, Peter D.; Temple, Jay; Keller, John W.; Hawking, Archuleta, Bonny, and Himmelreich, John W. Jr. 2003. Geologic Map of the Cascade Quadrangle, El Paso County, Colorado. Colorado Geological Survey, Map of 03-18

2424 Garden of the Gods Road

CITY OF COLORADO SPRINGS, COLORADO

Land Suitability Analysis

KEY
SLOPE PERCENTAGE



Slope Analysis Source:
 NES Inc., 2424 Garden of the Gods Slope Analysis, [Esri ArcGIS®, AutoCAD 2018
 Topographic Survey provided by Clark Land Surveying Inc., 1"=150', Colorado Springs, CO,
 October 5th, 2020.
 Slope Analysis Map was created using the Spatial Analyst Toolset ArcGIS® software by Esri.
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CONCEPT PLAN



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PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

2424 Garden
 of the Gods
 Road

DATE: 9/29/2020
 PROJECT MGR: N. Brower
 PREPARED BY: N. Brower

SCALE

LAND SUITABILITY
 ANALYSIS

SCALE NO.

DATE: _____

BY: _____

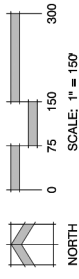
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SLOPE
 ANALYSIS

6

6 OF 8

CPC CP 20-00128



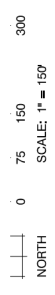
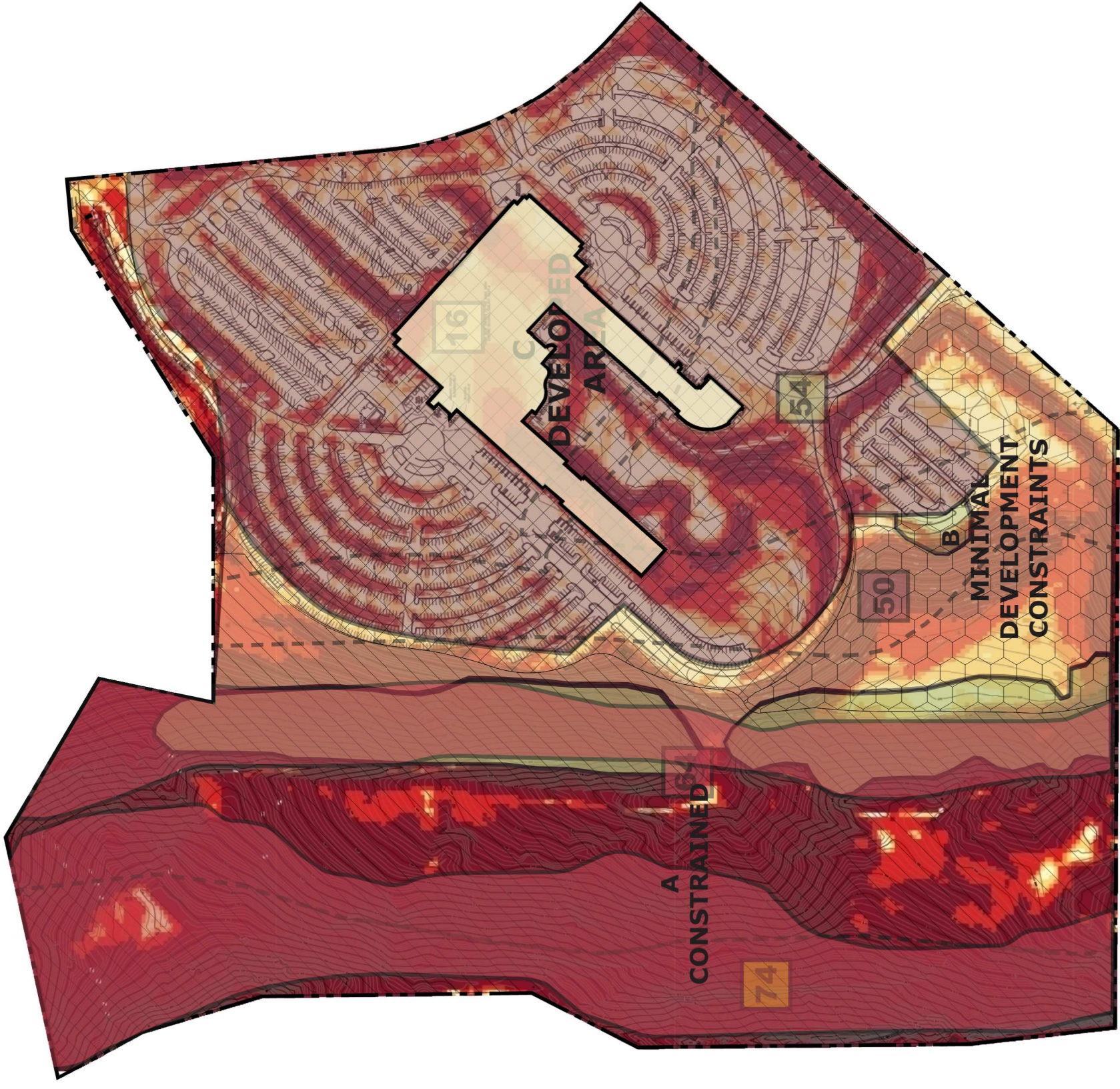
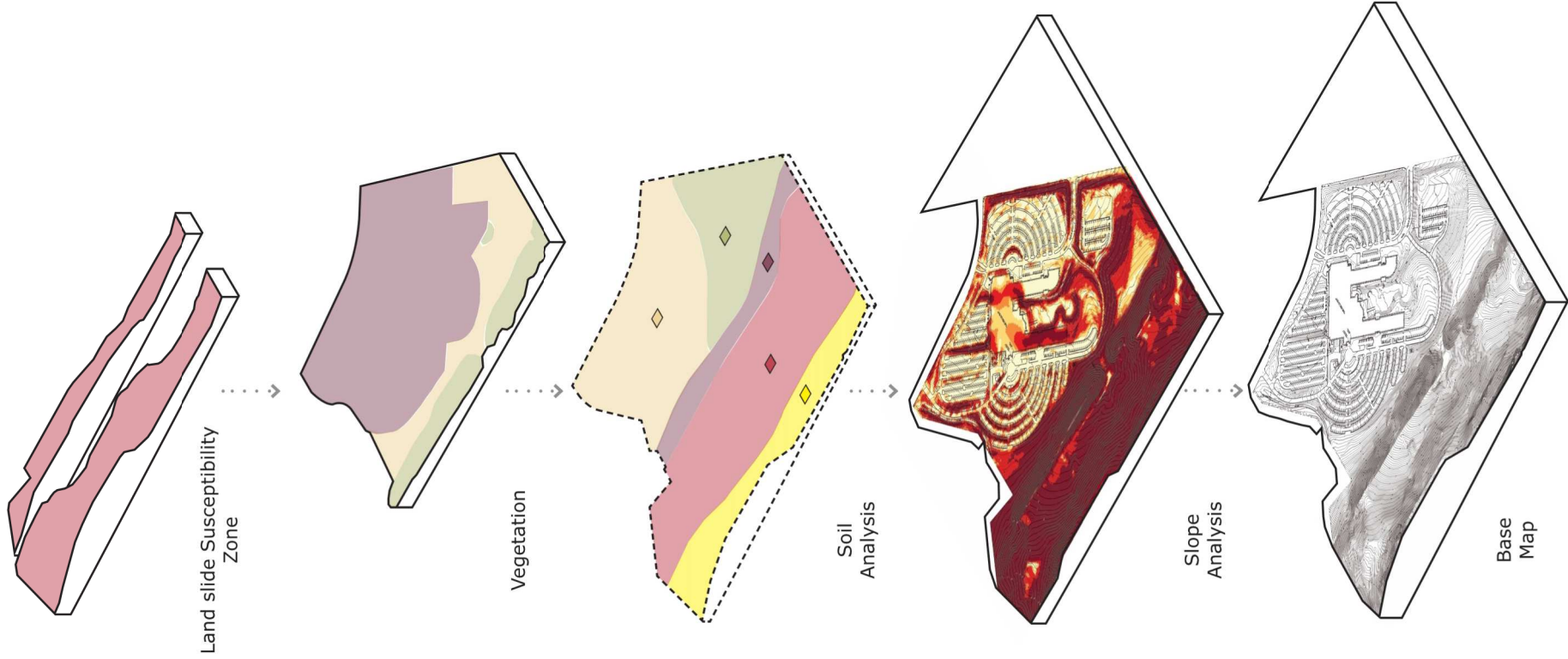
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2424 Garden of the Gods Road

CITY OF COLORADO SPRINGS, COLORADO

Land Suitability Analysis

KEY



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2424 Garden
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Road

DATE: 9/29/2020
PROJECT MGR: N. Brewer
PREPARED BY: N. Brewer

LAND SUITABILITY
ANALYSIS

DATE: _____ BY: _____ DESCRIPTION: _____

COMPOSITE
ANALYSIS

7

7 OF 8

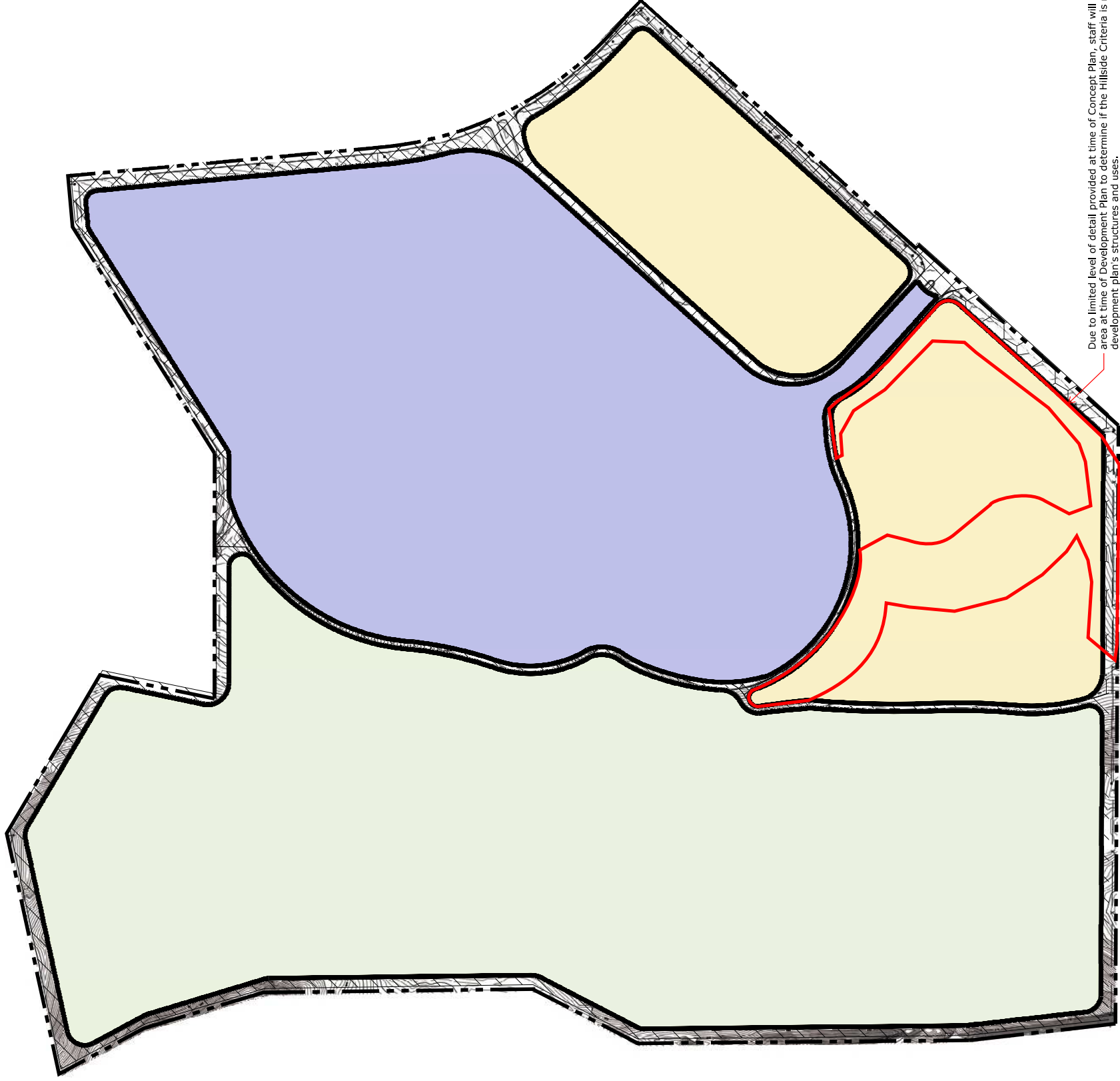
CPC CP 20-00128

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2424 Garden of the Gods Road

CITY OF COLORADO SPRINGS, COLORADO

Land Suitability Analysis



- KEY**
- CONSTRAINED
 - MINIMAL DEVELOPMENT CONSTRAINTS
 - DEVELOPED AREA
 - DEVELOPED AREA
 - POTENTIAL FUTURE DEVELOPMENT
 - EXISTING DEVELOPMENT

Due to limited level of detail provided at time of Concept Plan, staff will further review this area at time of Development Plan to determine if the Hillside Criteria is met for the proposed development, plan's structures and uses.

