



# HOPE CHAPEL ANNEXATION NO. 1 & 2

## CITY OF COLORADO SPRINGS, COLORADO

### CONCEPT PLAN

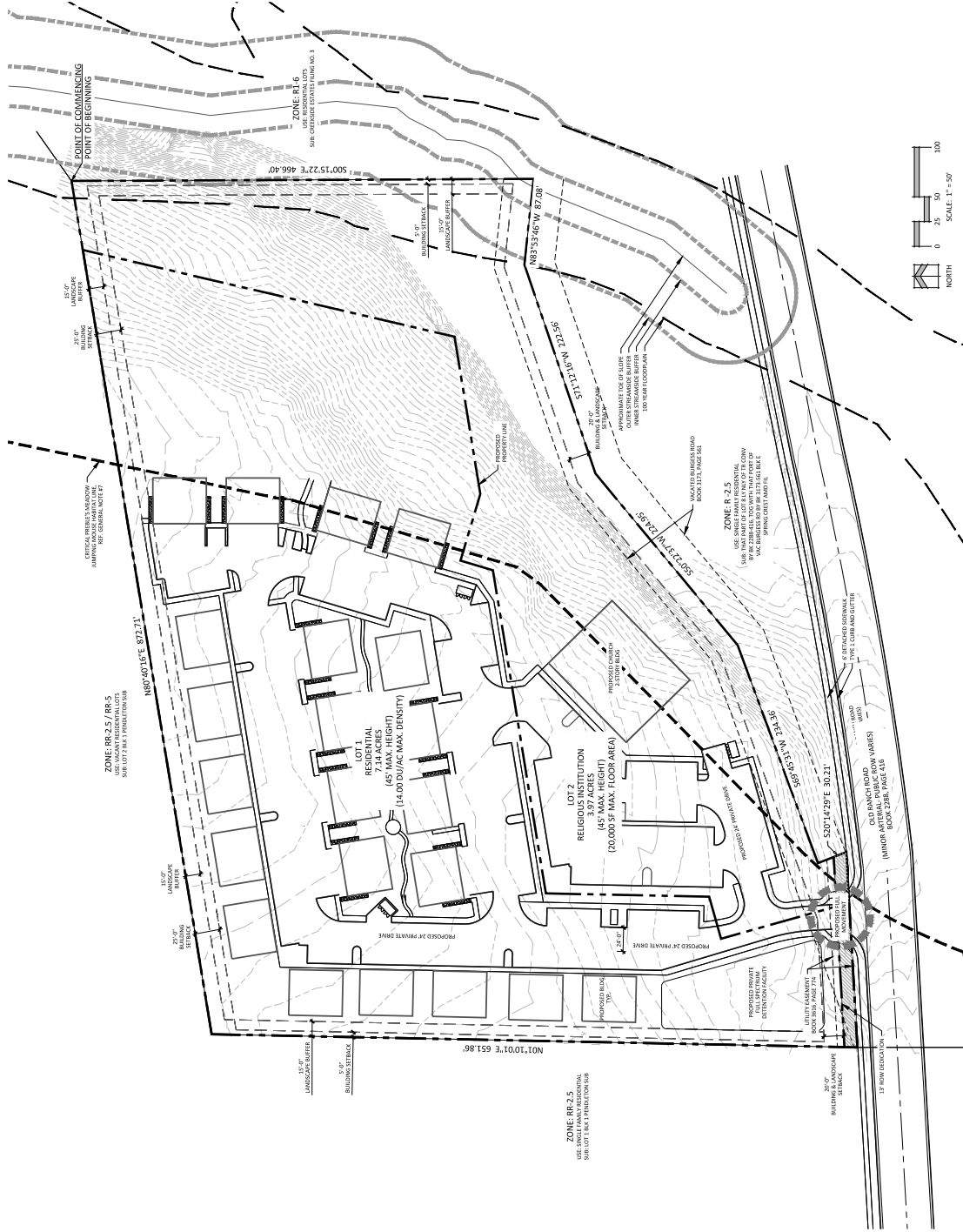


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DATE: 02/14/2012  
DRAWN BY: CHALLENGER / P. BOONING  
PREPARED BY: CHALLENGER / P. BOONING

## HOPE CHAPEL ADDITION NO. 1 & NO. 2 CONCEPT PLAN

1' = 100' NORTH SCALE: 1" = 50'

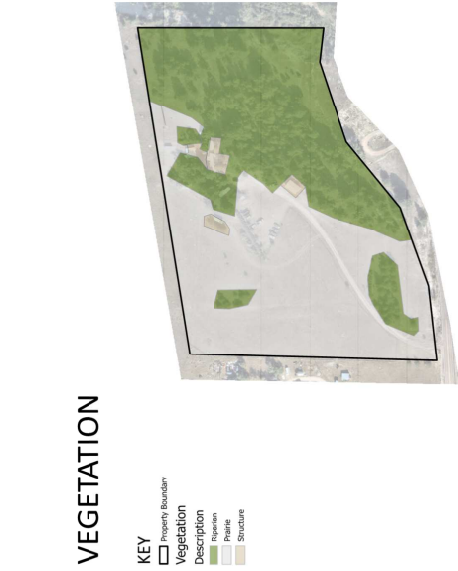


### ENTITLEMENT

NO.	DATE	BY	FOR
001	02/14/2012	PP	PER CITY ENGINEER
002	02/14/2012	PP	PER CITY ENGINEER
003	02/14/2012	PP	PER CITY ENGINEER
004	02/14/2012	PP	PER CITY ENGINEER
005	02/14/2012	PP	PER CITY ENGINEER
006	02/14/2012	PP	PER CITY ENGINEER
007	02/14/2012	PP	PER CITY ENGINEER
008	02/14/2012	PP	PER CITY ENGINEER
009	02/14/2012	PP	PER CITY ENGINEER
010	02/14/2012	PP	PER CITY ENGINEER

### CONCEPT PLAN

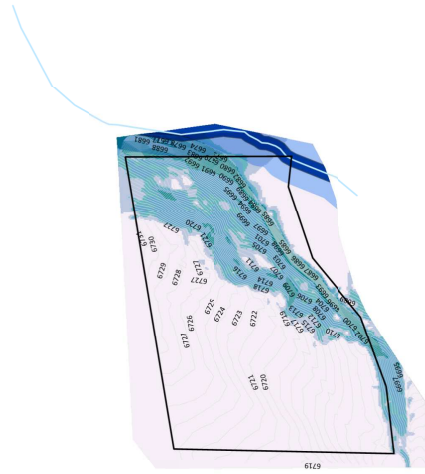
1	2	3	4
2		4	
COPN-22-0008			



## 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.

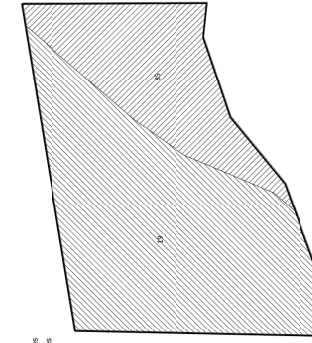


## SLOPE

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	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](http://www.esri.com).



## SOILS

KEY	
	Property Boundary
MUSYM	
	19 Columbia gravelly sandy loam, 0 to 2 percent slopes
	85 Stalheim-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

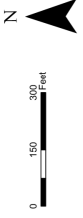
DATE: 02/14/2022  
DRAWN BY: C. HUNTER  
PREPARED BY: C. HUNTER / J. FRANCIS

### ENTITLEMENT

DATE	BY	DESCRIPTION
06/16/2022	BP	PRELIMINARY
09/07/2022	BP	PRELIMINARY
		CONCEPT

### LAND SUITABILITY ANALYSIS

SHEET NUMBER	3	OF	4
COPN-22-0008			



**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 eastern portions of the site. Development should avoid the sloped eastern portion of the site.

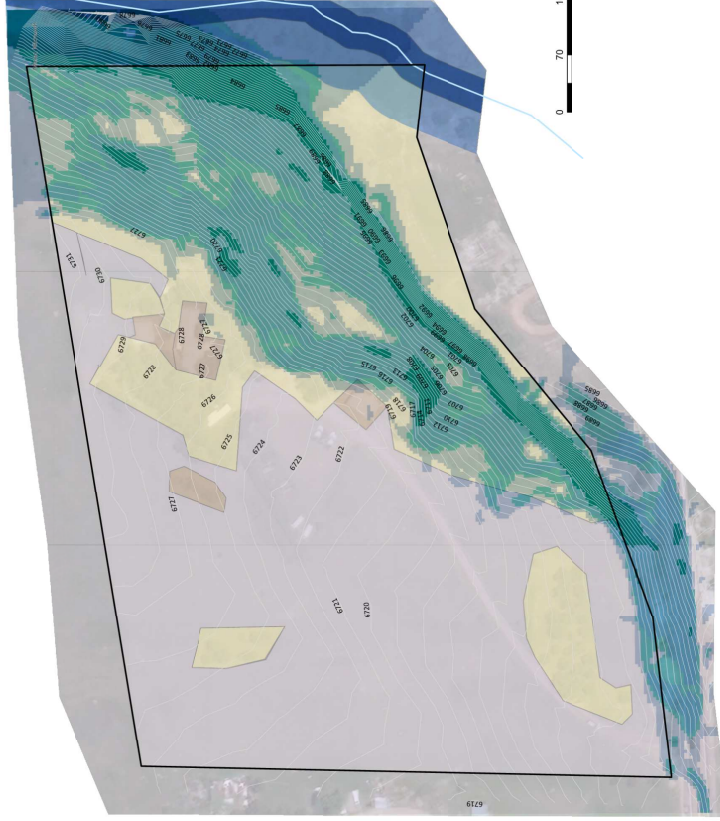
**Vegetation:** The site contains field grasses, weeds and scattered trees and shrubs. The eastern portion of the site is densely vegetated with trees. There is a prairie mouse habitat that runs north to south through the central portion of the site, shown on the concept plan. Development should avoid 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: 1/8" = 1'-0"  
PREPARED BY: C. HUNTER / J. FRANKS

ENTITLEMENT

DATE: 02/14/2022  
PROJECT NUMBER: 001721022  
PREPARED BY: C. HUNTER / J. FRANKS

LAND SUITABILITY ANALYSIS

4

4 OF 4

CDPN-22-0008