

HOPE CHAPEL ANNEXATION NO. 1 & 2

CITY OF COLORADO SPRINGS, COLORADO

CONCEPT PLAN



N.I.E.S., Inc.
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HOPE CHAPEL ADDITION NO. 1 & NO. 2

CONCEPT PLAN

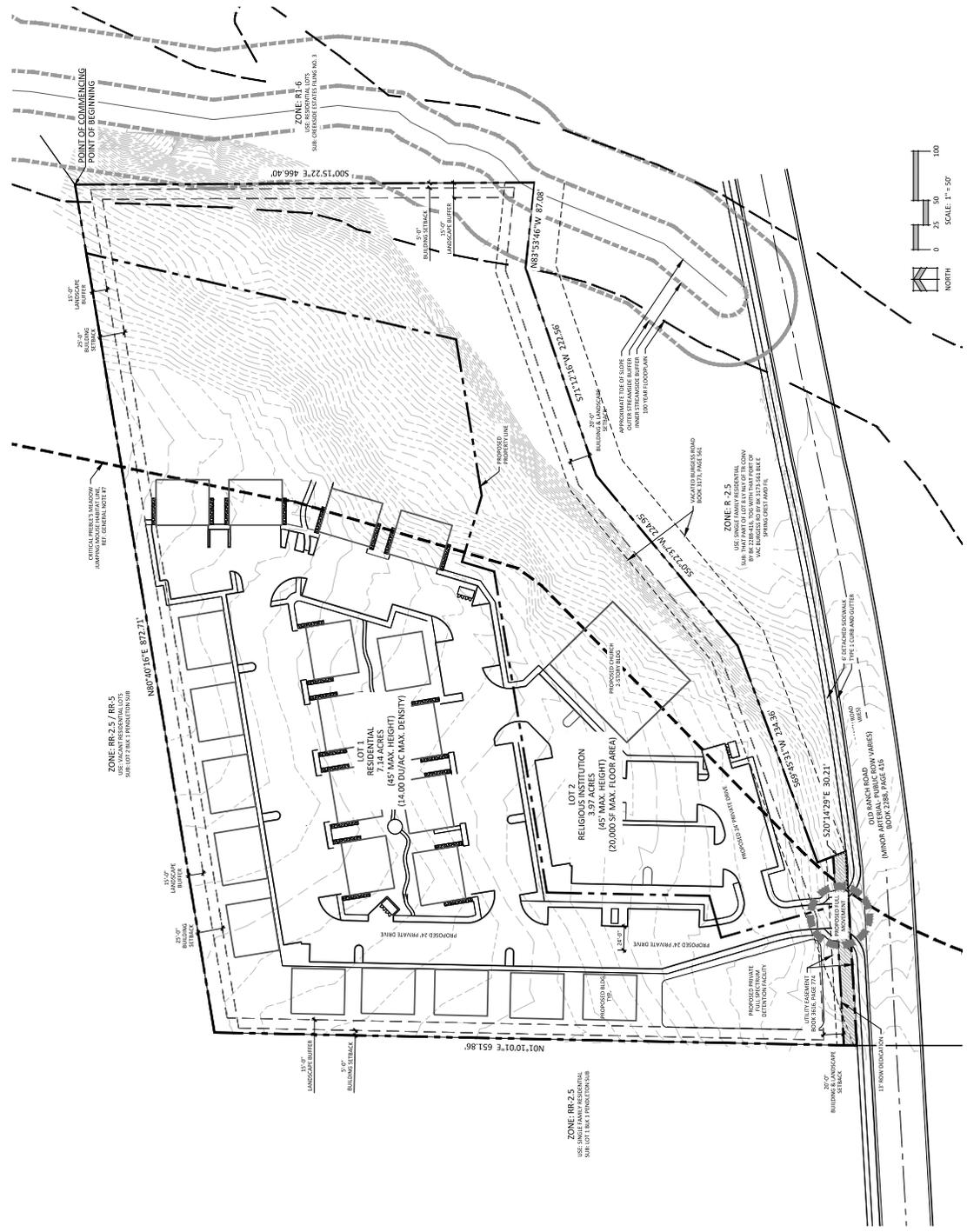
DATE: 02/14/2012
 DRAWN BY: J. HARRIS
 PREPARED BY: CHALLENGER / FARRINGTON

ENTITLEMENT

NO.	DATE	BY	REVISIONS
001	02/14/2012	JH	PRELIMINARY
002	02/14/2012	JH	PER CITY REQUEST
003	02/14/2012	JH	PER CITY REQUEST
004	02/14/2012	JH	PER CITY REQUEST
005	02/14/2012	JH	PER CITY REQUEST
006	02/14/2012	JH	PER CITY REQUEST
007	02/14/2012	JH	PER CITY REQUEST
008	02/14/2012	JH	PER CITY REQUEST
009	02/14/2012	JH	PER CITY REQUEST
010	02/14/2012	JH	PER CITY REQUEST

CONCEPT PLAN

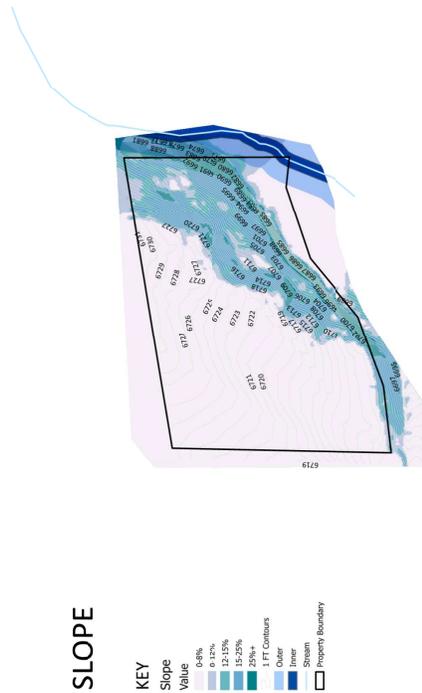
2 OF 4
 COPN-22-0008



1/10/2012 10:00 AM C:\Users\jchallenger\Documents\Hope Chapel\11212012\02-14-12-0008.dwg

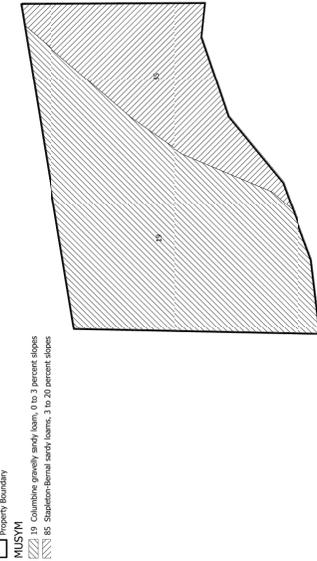


Groundcover Analysis:
Aerial photography showing existing vegetation. NearMap Aerial September 2021.



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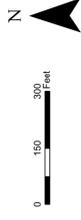
DATE: 02/14/2022
DRAWN BY: C. HUNTER
PREPARED BY: C. HUNTER / J. FRANCIS

ENTITLEMENT

DATE	BY	DESCRIPTION
06/16/2022	BP	PRELIMINARY
09/07/2022	BP	FILE CITY REVIEW
		COMMENTS

LAND SUITABILITY ANALYSIS

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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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PLANNING / LANDSCAPE ARCHITECTURE

IN ASSOCIATION WITH

HOPE CHAPEL ANNEXATION NO. 1 & 2 CONCEPT PLAN

DATE: 02/14/2012
SCALE: 1"=40'
PREPARED BY: C. HUNTER / J. FRANKS

NAME

ENTITLEMENT

DATE: 02/14/2012
PROJECT NUMBER: 09/17/2012 - 09
PREPARED BY: C. HUNTER / J. FRANKS

LAND SUITABILITY ANALYSIS

4

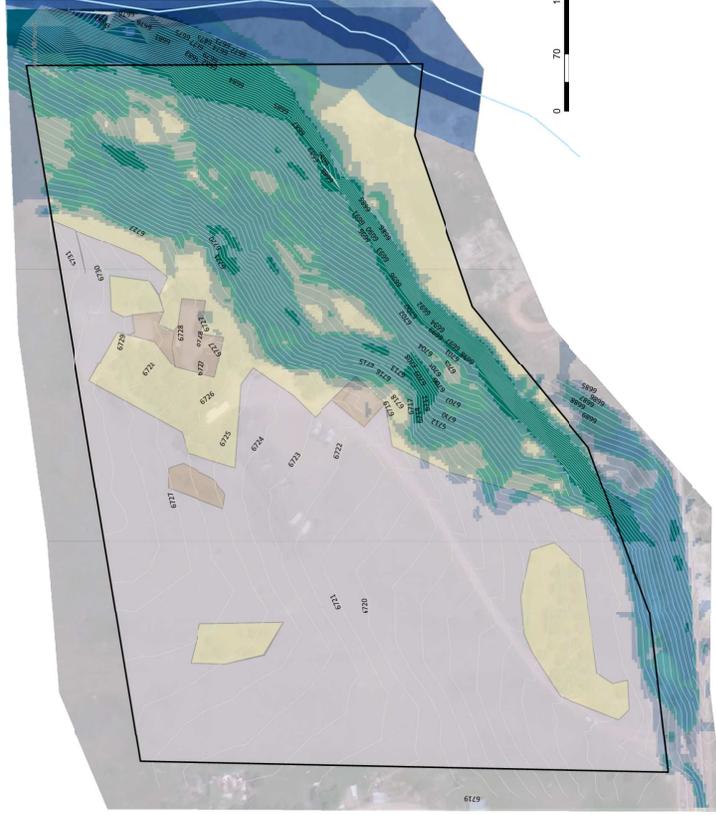
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CDPN-22-0008

COMPOSITE

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



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.