

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. 271030892 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12, SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AT NORTHEAST CORNER OF SECTION 28 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10956", AND AT THE NORTH QUARTER OF SECTION 28 BY A 1-1/2" BRASS CAP STAMPED "LS 2078", SAID LINE BEARS N89°12'01" E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

THENCE ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28 S00°15'22"E A DISTANCE OF 308.91 FEET, TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF THE PENDELTON SUBDIVISION, RECORDED UNDER RECEPTION NO. 719194 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; SAID POINT BEING THE POINT OF BEGINNING.

THENCE CONTINUING ON SAID WEST LINE, S00°15'22" E A DISTANCE OF 466.40 FEET, TO A POINT ON THE CENTERLINE OF VACATED BURGESS ROAD RECORDED IN BOOK 3173 AT PAGE 561;

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

1. N83°53'46"W A DISTANCE OF 87.08 FEET;
2. S71°12'16"W A DISTANCE OF 222.56 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°14'29"E A DISTANCE OF 30.21 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD RANCH ROAD AS RECORDED IN BOOK 2288 AT PAGE 415, 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 N06°41'58"W, HAVING A RADIUS OF 3779.80 FEET, A CENTRAL ANGLE OF 00°04'54", AND AN ARC LENGTH OF 5.39 FEET, TO A POINT OF NON-TANGENT;
2. S86°45'22"W A DISTANCE OF 191.51 FEET, TO A POINT ON THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 1, OF SAID PENDELTON SUBDIVISION RECORDED UNDER RECEPTION NO. 719194;

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

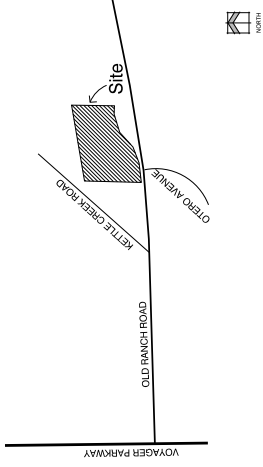
1. N01°10'01"E A DISTANCE OF 651.86;
2. N80°40'16"E A DISTANCE OF 872.71 FEET, TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 483,833 SQUARE FEET OR 11.1073 ACRES.

GENERAL NOTES

1. A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT OR PRIOR TO THE ISSUANCE OF A CERTIFICATED OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.
2. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT OPERATIONS OF THE U.S. AIR FORCE ACADEMY. SUCH OPERATIONS WILL CONTINUE UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0506G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
4. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ROCKY MOUNTAIN GROUP, DATED JULY 8, 2021, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: EXPANSIVE SOILS/BEDROCK, ARTIFICIAL FILL/ UNCONTROLLED FILL, SEISMICITY, AND RADON. A COPY OF SAID REPORT IS ATTACHED TO THIS CONCEPT PLAN. FOR FURTHER INFORMATION, CONTACT THE PLANNING AND DEVELOPMENT 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. ADDITIONAL GEOTECHNICAL REPORT/INVESTIGATIONS WILL BE REQUIRED WHEN THE DEVELOPMENT PLAN IS SUBMITTED.
5. PRIOR TO ANY DEVELOPMENT ON LOTS 1 & 2, A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.
6. PREBLE'S MEADOW JUMPING MOUSE HABITAT BOUNDARY HAS BEEN DETERMINED THROUGH CORRESPONDENCE WITH OUR ECOLOGIST AND US FISH AND WILDLIFE SERVICES. PRIOR TO ANY FUTURE DEVELOPMENT OF LOTS 1 & 2, US FISH AND WILDLIFE WILL NEED TO REVIEW AND APPROVE DEVELOPMENT DUE TO THE PRESENCE OF PREBLE'S MEADOW JUMPING MOUSE HABITAT LOCATED ON THE PROPERTY.
7. THE PROPERTY IS ADJACENT TO OLD RANCH ROAD, INCLUDING CURB & GUTTER, CONCRETE DRIVEWAY AND SIDEWALK, AND PEDESTRIAN RAMPS WILL BE DETERMINED WHEN DEVELOPMENT PLANS ARE SUBMITTED.
8. UPON ANNEXATION, THIS PROPERTY WILL BE WITHIN THE CITY'S MS4 BOUNDARY, AND THEREFORE BE SUBJECT TO ALL STORMWATER CRITERIA INCLUDING BUT NOT LIMITED TO GRADING AND EROSION CONTROL, WATER QUALITY, AND CHANNEL STABILIZATION REQUIREMENTS.
9. AT THE TIME OF DEVELOPMENT, THE DEVELOPER WILL BE RESPONSIBLE FOR COMPLETING ANY NECESSARY CHANNEL IMPROVEMENTS ADJACENT TO THE PROPERTY AS SPECIFIED IN THE KETTLE CREEK DBPS AND IN ACCORDANCE WITH CURRENT STORMWATER CRITERIA. CHANNEL IMPROVEMENTS MUST BE CONSTRUCTED OR 100% ASSURANCES PAID PRIOR TO BUILDING ANY SUBDIVISION OR DEVELOPMENT. ALL CHANNEL IMPROVEMENTS WILL BE COMPLETED BY THE DEVELOPER.
10. DOWN SLOPE AND BRIDGE THESE NOTES SHALL BE MAINTAINED BY THE OWNER AND/OR THEIR ASSIGNS.
11. THE FULL SPECTRUM DETENTION FACILITY WILL BE MAINTAINED BY THE OWNER AND/OR THEIR ASSIGNS.

VICINITY MAP



IN ASSOCIATION WITH

PLANNERS / LANDSCAPE ARCHITECTS



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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SITE DATA

Tax ID Number:	628001007
Total Area:	11.11 Acres
Development Schedule:	Fall 2023
Drainage Basin:	Kettle Creek
Current Zoning:	RT-2.5 (County)
Proposed Zoning:	R-9/55 (Multi-Family Residential)
Current Use:	Single Family Residential
Proposed Use:	Single-Family / Multi-Family Residential, Religious Institution
Maximum Lot Coverage:	40%
Lot 1 Maximum Density:	14.00 DU/AC
Lot 2 Maximum Floor Space:	20,000 SF
Maximum Building Height:	45'
Building Setbacks:	Front: 20' Side: 5' Rear: 25'
Landscape Setbacks:	20'
Landscape Buffers:	15'

PROJECT INFO
DATE: 02/14/2022
PROJECT MGR: A.BARLOW
PREPARED BY: C.HEMALINGER / B.PERKINS

HOPE CHAPEL ADDITION NO.1 & NO.2

CONCEPT PLAN

STAMP

ENTITLEMENT

ISSUE INFO

PROJECT TEAM

OWNER:	Kurt Achille 5740 N. Academy Blvd. Colorado Springs, CO 80920 Highlander Development, LLC
DEVELOPER:	N.E.S., Inc.
APPLICANT:	619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

DATE:	DESCRIPTION:
06/16/2022	BP PER CITY REVIEW COMMENTS
07/19/2022	BP PER CITY REVIEW COMMENTS

ISSUE / REVISION

COVER SHEET

SHEET TITLE

SHEET NUMBER

1 OF 4

COPN-22-0008

SHEET INDEX

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Sheet 4 of 4:	Land Suitability Analysis

HOPE CHAPEL ANNEXATION NO. 1 & 2

CITY OF COLORADO SPRINGS, COLORADO

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HOPE CHAPEL ADDITION NO.1 & NO.2

CONCEPT PLAN

PROJECT NAME: HOPE CHAPEL
DATE: 02/14/2022
PROJECT MGR: A. BARLOW
PREPARED BY: CHELMLINGER / B. PERKINS

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ISSUE INFO

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06/16/2022	BP	PER CITY REVIEW COMMENTS
09/07/2022	BP	PER CITY REVIEW COMMENTS

ISSUE / REVISION

CONCEPT PLAN

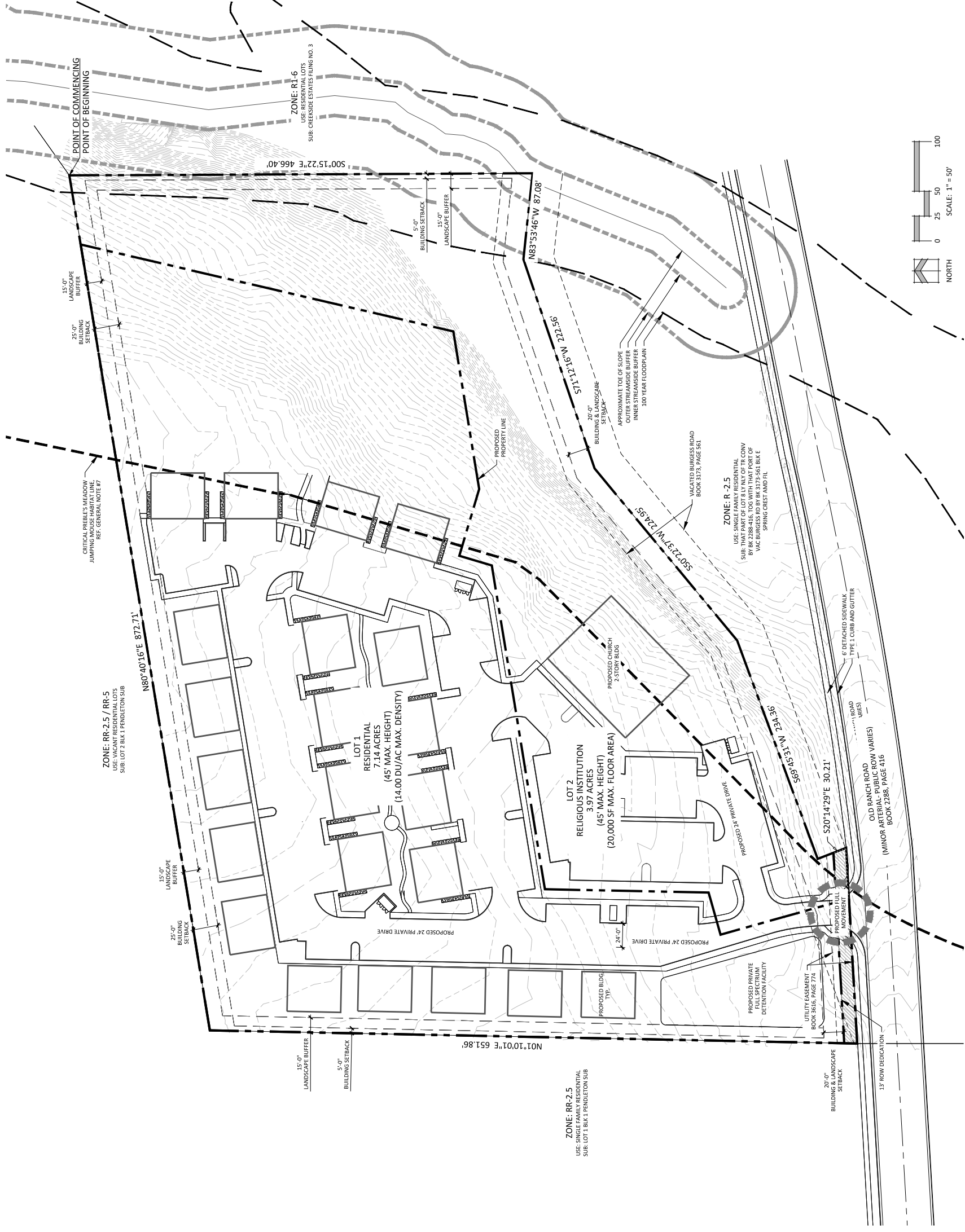
SHEET TITLE

2

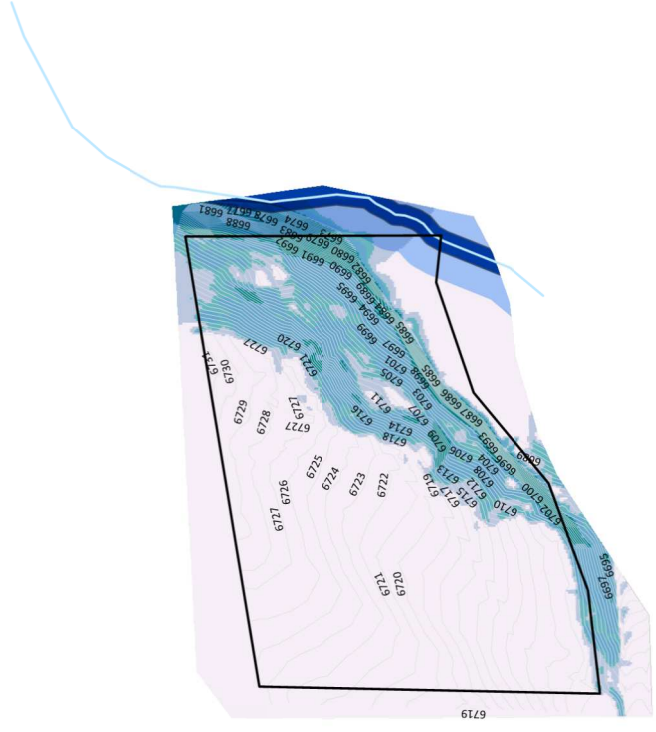
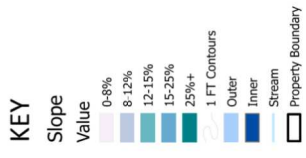
SHEET NUMBER

2 OF 4

COPN-22-0008



SLOPE

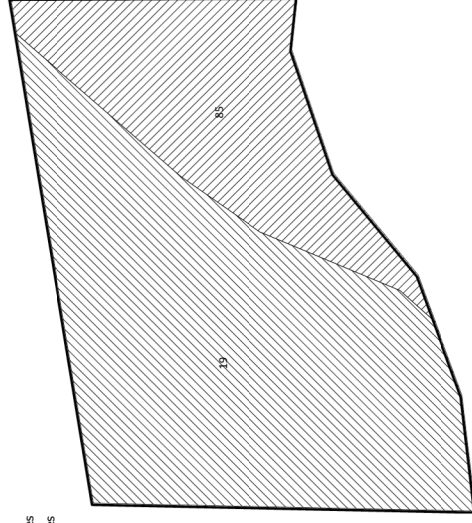
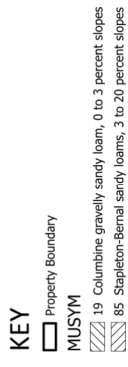


Slope Analysis:

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.

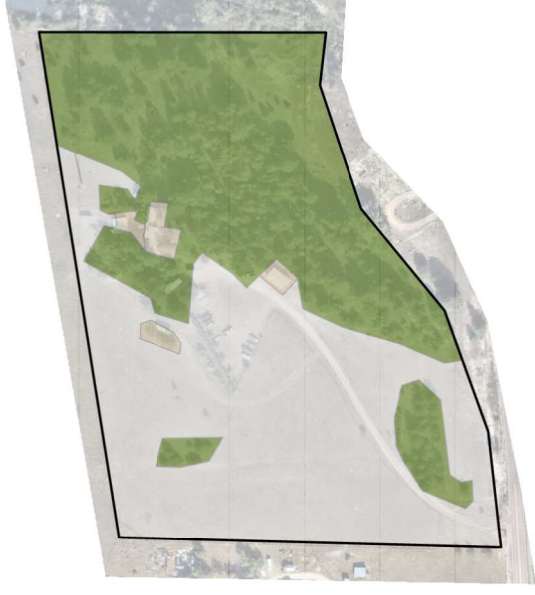
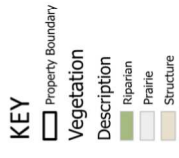
SOILS



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>

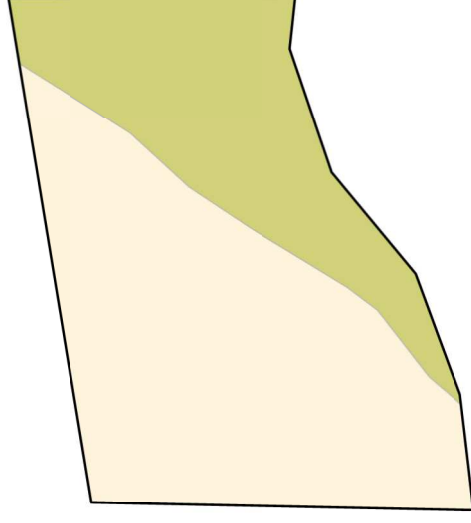
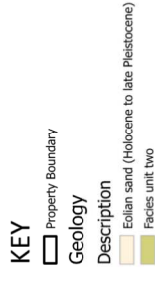
VEGETATION



Groundcover Analysis:

Aerial photography showing existing vegetation. NearMap Aerial September 2021.

GEOLOGY



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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PLANNER / LANDSCAPE ARCHITECT

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HOPE CHAPEL ANNEXATION NO.1 & 2 CONCEPT PLAN

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PREPARED BY: C.HEDLINGER / EPERKINS

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ISSUE / REVISION

LAND SUITABILITY ANALYSIS

3

SHEET NUMBER

3 OF 4

PLAN FILE #
COPN-22-0008



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 both 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 southeastern 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.

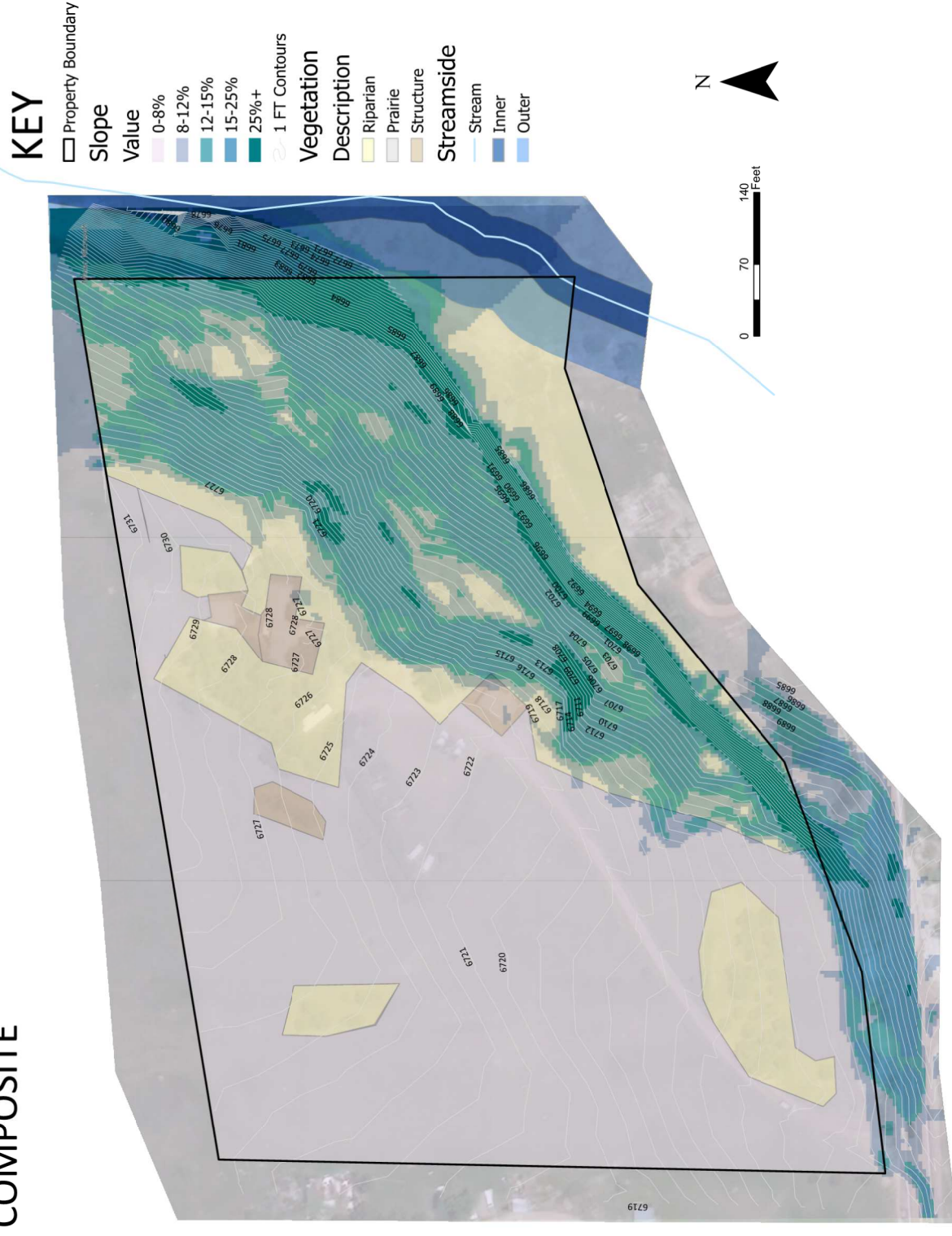
There is a prairie mouse habitat that runs north to south through the central portion of the site, shown on the concept plan. Development should avoid the densely vegetated portion of the site.

Soils: The site primarily consists of sandy loam. The two types of soil are Columbine gravelly 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.

COMPOSITE



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SHEET TITLE
**LAND SUITABILITY
ANALYSIS**

SHEET NUMBER
4

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COPN-22-0008