

please provide a final  
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changes

**JAYNES PROPERTY SKETCH PLAN**

Final version has been  
provided

**LETTER OF INTENT**

**AUGUST 2022, ~~DECEMBER~~ ~~NOVEMBER~~ 2022**

**OWNER:**

MANITOU SPRINGS CITY OF 606 MANITOU AVE., MANITOU SPRINGS, COLORADO 80829	JAYNES KENNETH HENRY 524 ONATE PL UNIT C SANTA FE NM, 87501-3601	JAYNES JOHN R 8455 POCO RD COLORADO SPRINGS CO, 80908-4723
MCCOLLOR JANE E 524 ONATE PL UNIT C SANTA FE NM, 87501-3601	JAYNES AMIEE R LIVING TRUST 524 ONATE PL UNIT C SANTA FE NM, 87501-3601	

**APPLICANT:**

CLASSIC COMMUNITIES  
6385 CORPORATE DR. SUITE 200  
COLORADO SPRINGS, CO 80919

**CONSULTANT:**

N.E.S. INC.  
ANDREA BARLOW  
619 N. CASCADE AVE. SUITE 200  
COLORADO SPRINGS, CO 80903  
719.471.0073  
ABARLOW@NESCOLORADO.COM

**SITE DETAILS:**

**TSN:** 5228000024 & 5228000025

**ADDRESS:** 8455 POCO RD AND 9650 VOLLMER RD

**ACREAGE:** 142.127 ACRES

**CURRENT ZONING:** RR-5

**CURRENT USE:** MOBILE HOME AND SINGLE FAMILY RESIDENTIAL

**FILE #:** SKP-22-005

**REQUEST**

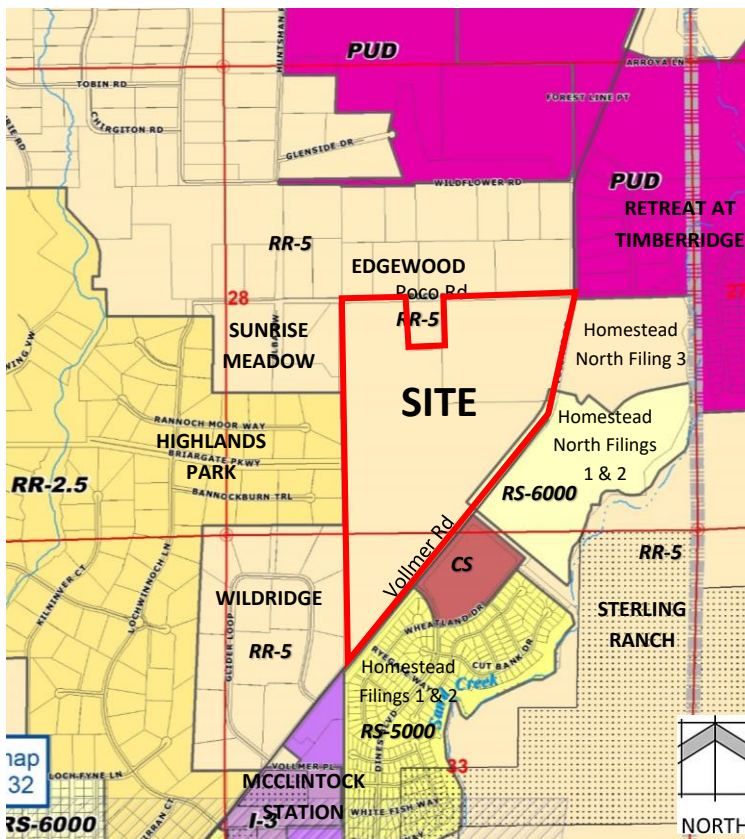
N.E.S. Inc. on behalf of Classic Communities requests approval of the Jaynes Property Sketch Plan.

### LOCATION

The approximately 142-acre project site lies southwest of the intersection of Poco Road and Vollmer Rd in northeast El Paso County. The Jaynes Property Sketch Plan is located in a growing area of northeast El Paso County, in close proximity to the boundary of the City of Colorado Springs.

To the east of Vollmer Road is the Sterling Ranch development, which is a growing suburban residential community supported by areas of higher density residential and commercial development. In the immediately adjacent to the Jaynes Property are single-family residential lots averaging 5000 sq.ft. and 6,000 sq.ft., some of which have been constructed, some are under construction and some are in the review process with the County. Sterling Ranch also includes a commercially zoned property southeast of the intersection of Vollmer Road and the future extension of Briargate/Stapleton.

To the north of Sterling Ranch and northeast of the Jaynes's Property is the Retreat at TimberRidge PUD. This includes a variety of lot size ranging from 2.5 acre lots on the western part of the site between Vollmer Road and Sand Creek and an average of 12,000 sq.ft. lots east of Sand Creek.



Changed to adjacent

is adjacent to Poco?

there is only one 5 acre lot or the Edgewood subdivision, 5 acre lot size minimum,

Revised to Edgewood Subdivision with 5 acre minimum lot size.

The properties to the west and north of the Jaynes property are rural residential developments, including the 2.5-acre lot Highland Park Subdivision, the 5-acre lot Wildridge subdivision and the Sunrise Meadow Subdivision, which includes 5 rural residential lots of varying size. The northern boundary of the site is formed by Poco Road and includes a single 5-acre lot on the south side that is surrounded by the Jaynes property ("the Smith lot"). North of Poco Road is the 5-acre lot Edgewood Subdivision and two 10 + acre lots that appear not to have been subdivided. Directly to the south of the southern tip of the Jaynes property is the McClintock Industrially zoned subdivision.

PROJECT DESCRIPTION

parcels; lots are only lots if created under subdivision Revised to parcels

The Jaynes Property Sketch Plan is an urban character mixed residential development with a variety of densities interspersed throughout the property, a 4.5-acre neighborhood commercial center, and 8.17-8 acres of neighborhood park space. The parks have been located so that all residents will be within approximately ¼ mile distance from the park to allow for easy pedestrian access.

verify this table is correct it is in draft form?

Table has been finalized

LAND USE	ACRES (AC)	% LAND AREA	DWELLING UNITS
Single-Family Residential Low Density: Minimum 1 Acre Lots (Single-family detached)	12.3 AC	8.7%	12 DU
Single-Family Residential Low Density: Minimum ½ Acre Lots (Single-family detached)	13.6 AC	9.6%	27 DU
Single-Family Residential Medium Density: 2-5 DU/AC (Single-family detached)	56.5 AC	39.8%	102-255 DU
Single-Family Residential High Density: 5-12 DU/AC (Single-family detached and attached)	18.6 AC	13.0%	138-332 DU
Neighborhood Commercial	4.5 AC	3.2%	
Neighborhood Parks	8.1 AC	5.7%	
Open Space/Greenway/Buffer	8.1 AC	5.7%	
Open Space/Detention	6.7 AC	4.7%	
ROW	13.7 AC	9.6%	
<b>Total</b>	<b>142.1 AC</b>	<b>100%</b>	<b>450 DU Density Cap</b>

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- The lots along Poco Road are restricted to a minimum of 1 acre in size and there will be a required rear building setback of 35-feet on the north side of these lots. This will ensure an appropriate transition from the existing rural residential to the north of Poco Road to the medium and high density single-family residential zones internalized within the Sketch Plan.
- The single 5-acre Smith lot on the south side of Poco that is surrounded by the Jaynes property will be bounded by a 50-foot buffer and 1 acre and ½ acre lots. In addition, the adjacent building setback for these lots will be 35-feet, creating a total 85-foot building setback from the Smith lot on all sides. This will provide a purposeful buffer for this rural residential property from the suburban densities within the rest of the Sketch Plan area.
- Adjacent to the western boundary of the Sketch Plan a 50-foot buffer and a minimum of ½ acre lots with a rear building setback of 35-feet is proposed, creating a total 85-foot setback from the west property boundary. This will provide a transition from the lower density Rural Residential west of the site to the more intense land uses within Jaynes property.
- A 50-foot buffer extends the length of Vollmer Road to provide separation from Vollmer Road and a 25-foot buffer is proposed along Briargate Parkway to buffer the roadway from the proposed land uses within Jaynes property.

This transition in land use intensity is continued internally within the Sketch Plan area. The area between the perimeter 1 and ½ acre lots and the internal proposed urban residential collector road is proposed as Medium Density Single-Family Residential at 2-5 DU/AC. In the area between the proposed internal urban collector and Vollmer Road the density increases to Medium Density Single-Family Residential at 5-12 DU/AC. A 4.5-acre Commercial parcel is proposed at the intersection of Briargate Parkway and Vollmer Road. This configuration of land uses and densities will create a gradual transition from the Rural Residential areas to the north and west through the Jaynes property to the Briargate Parkway and Vollmer Road intersection and the suburban density Sterling Ranch community on the east side of Vollmer Road.

**PARKS AND OPEN SPACE:** A 5.5 acre neighborhood park is located southwest of the northern intersection of Vollmer Road and the proposed urban residential collector. This is situated to preserve two ponded non-jurisdictional wetlands and a row of Ponderosa Pines along Vollmer Road that have potentially active raptor nests. A smaller 2.6-acre neighborhood park is proposed in the south portion of the Sketch Plan, adjacent to the detention basin. The 50-foot buffer along the western edge of the site will include a community trail that will connect to the southern park and to Poco Road to the north, where a proposed bike trail is to be located.

**AIR QUALITY:** The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access Vollmer Road, E Woodmen Road and Highway 24, providing shorter travel time to employment and commercial facilities.

**FLOODPLAINS:** A review of El Paso County FEMA FIRM panels indicates the entire site is within Flood Zone X, meaning it is an area of minimal flood hazard risk.

— southeast?

The 5.5 acre park is Southwest of the northern intersection of Vollmer Road and the proposed residential. The southeast corner is Homestead North.

This is confusing is there a trail along Vollmer connecting the parks? And is there also a trail along the western boundary that will connect also? Sidewalks will also provide connectivity throughout the development-yes.

There is a proposed trail along the western boundary, through the southern 2.6acre park and along Briargate Parkway. There is a proposed Sand Creek Trail Connection at Briargate and Vollmer.

**GEOLOGIC & SOIL HAZARDS:** A Soil, Geology, and Geologic Hazard report for the proposed residential development, prepared by Entech Engineers, is included in this submittal. Geologic hazards expected at the site include seasonal shallow groundwater, drainage areas, artificial fill, and expansive soils. The geologic conditions of the site are common, and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc April 2022).

The mapped wetlands located on the site are non-jurisdictional and the majority will likely be regraded during the site preparation. An area of ponded wetlands adjacent to Vollmer Road will be preserved within the proposed 5.5-acre neighborhood park. Additional investigation will be conducted across the site and within the areas identified with the potential for shallow or seasonal shallow ground water conditions. The scope of the investigation will be based on the proposed grading.

**VEGETATION & WILDLIFE:** Core Consultants prepared an Impact Identification Report and a Habitat Assessment Memo for the initial submittal of the Sketch Plan, with a supplemental Ecological Features Memo to address County comments prepared in October 2022. The area is within the Foothill Grasslands ecoregion, composed of a mixture of tall and mid-grasses and isolated pine trees. No globally-sensitive vegetation communities are present on site. The site provides a moderate quality habitat for some grassland and riparian wildlife, and while development would inevitably affect some potential habitat for wildlife, expected impact is relatively low.

The project is not anticipated to result in any impacts to federally- or state-listed threatened and endangered species or their habitats. The U.S. Fish and Wildlife Service (USFWS) and Colorado Parks and Wildlife (CPW) have reviewed the habitat assessment report for the Project, and both agencies indicated that they have no concerns about the project resulting in impacts to listed or other sensitive wildlife species.

A site visit by Core consulting in October of 2022 found raptor nests in three locations and concluded the following:

- **Northern Ridge:** The ridge hosts two small areas of ponderosa pines which may provide potential roosting and nesting habitat for raptors, although there are no existing raptor nests at this time. A large, fallen nest suggests historic raptor nesting in these trees, though this nest could not be re-used in its current state on the ground.
- **Pines Along Vollmer:** A planted row of pines along the eastern boundary of the Project Area, adjacent to Vollmer Road, currently hosts two raptor nests. The row is approximately 820 feet long, and both raptor nests are in the southern half. A raptor nest survey for this Project has not been conducted during the raptor breeding season; however, based on the good condition of both raptor nests and the presence of a clump of mammalian fur at the base of one of the nests, one or both nests may have been active in 2022. If possible, it would be beneficial to maintain the row of pines along the eastern Project boundary for continued use by raptors.
- **Other Existing Nests:** Two other nests were identified and it was determined that these nests were likely built by and best suited for black-billed magpies. Neither nest was in a condition that

Subsequent planning process will require a more in depth analysis to determine the appropriate mitigation techniques in accordance with the LDC.

Added "Investigation on each lot is recommended prior to construction" based on Entech Engineering Inc. report.

would suggest it was used this year. One nest along Vollmer was found to be in good condition, based on the structure and position in the pine, the nest was likely built and used by common ravens.

Should the existing nests or new nests become active during the breeding season and when the construction is anticipated to occur, Classic Communities should coordinate with CORE and CPW to employ appropriate restriction buffers to minimize potential impact the nesting raptors (CPW 2020).

Other species potentially impacted, include potential habitat for the Monarch butterfly, a candidate species for federal listing. Classic Communities could preemptively minimize potential impacts through habitat loss by avoiding milkweed plants where possible.

The proposed neighborhood park adjacent to Vollmer Road and the 50-foot buffer along the length of Vollmer Rd incorporate the existing Ponderosa Pines that house potentially active raptor nest(s), which will ensure these raptor nesting opportunities are preserved.

**USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER:**

There are two unnamed tributaries of Sand Creek draining through the site in a southerly direction and some pockets of wetland areas. In a letter dated June 30, 2022 the US Army Core of Engineers determined that the site does not contain waters of the United States that are subject to regulation under Section 404 of the Clean Water Act. This means that all wetlands within the project area are non-federally jurisdictional and do not require a USACE permit or mitigation. The Jurisdictional Determination is included in this submittal. The non-jurisdictional wetland area adjacent to Vollmer Road includes two ponded areas and it is proposed to preserve this feature as part of a 5.5 acre neighborhood park.



**DISTRICTS/ENTITIES SERVING THE PROPERTY:**

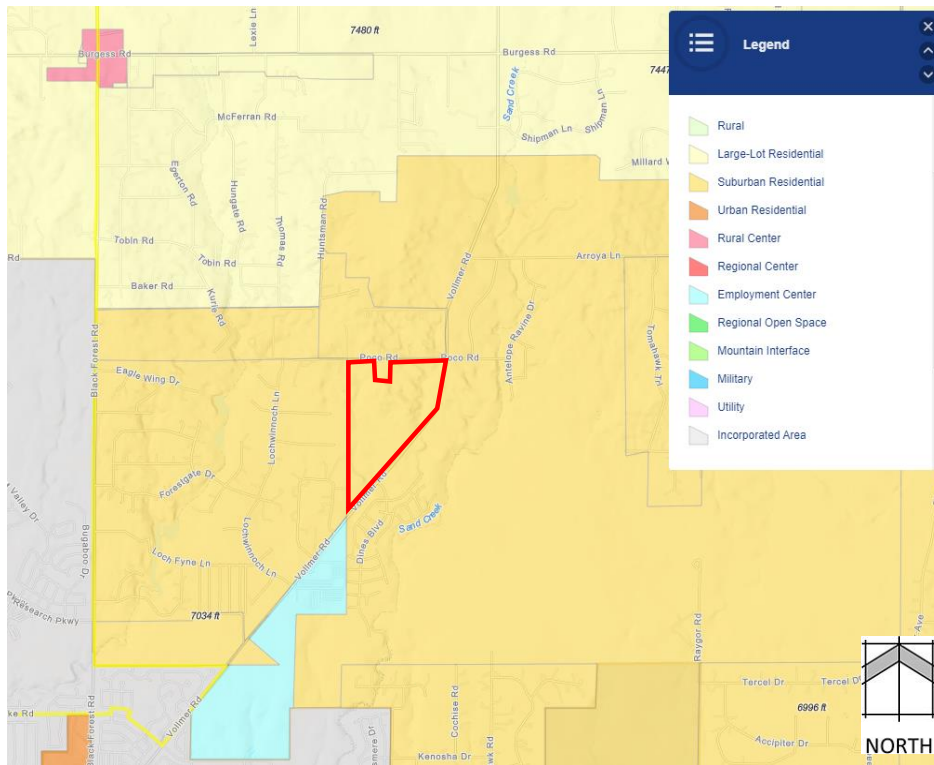
- Mountain View Electric Association will provide electric service.
- Black Hills Energy (generally north of Briargate Parkway) and Colorado Springs Utilities (generally south of Briargate Parkway) will provide natural gas service.
- Black Forest Fire Protection District will provide fire protection and emergency services.
- The property is within Academy School District 20.

**RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS:**

Applicable plans for the County comprises the Your Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

### YOUR EL PASO MASTER PLAN

The Jaynes property is denoted as “Suburban Residential” on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acres. Single-family attached, multifamily, commercial and parks and open space are identified as a supporting land uses in the Suburban Residential placetype. The Master Plan states that “this placetype can also include limited single-family attached and multi-family housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area.”



The proposed Sketch Plan meets the spirit and intent of the Suburban Residential placetype as it includes 12.3 acres of 1 acre lots, 13.6 acres of ½ acre lots, and 56.5 acres of single family residential at a density of 2-5 DU/AC. Based on the minimum lot size and/or density of these areas they will accommodate single-family detached residential at densities of less than 5 DU/AC. This equates to almost 58% of the Sketch Plan area and is clearly the predominant land use within the Sketch Plan.



Approximately 18.9 acres (13%) of the Sketch Plan is designated as 5-12 DU/AC which may include higher density/smaller lot single-family detached or single-family attached residential. This proportion of single-family attached residential is appropriate as a non-primary supporting use for this placetype.

Commercial is also a supporting use in the Suburban Residential placetype. As described in the Master Plan, the function of commercial is to allow for small-scale standalone businesses that serve the neighborhood population and these areas should be located at key intersections. The 5.5-acre neighborhood commercial fulfills the intent of commercial within the Suburban Residential placetype as its smaller size will accommodate neighborhood scale commercial and it is sited in an accessible location to the community at the key intersection of Briargate Parkway and Vollmer Road.

The Sketch Plan designates 8.1 acres as neighborhood park space with 6.7 acres as stormwater detention. These are also supporting uses that are consistent with the Suburban Residential placetype.

In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex the Jaynes Property into the City, the site's status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by the Falcon Area Water and Wastewater Authority (FAWWA).

In the Areas of Change chapter of the County Master Plan, the Sketch Plan area is identified as a "New Development Area". The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often on undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. The proposed new development within Jaynes Property will bring about the transformation of this area as anticipated by the Master Plan, and will be complimentary to the adjacent built-out area of Sterling Ranch and will provide a gradual transition from Sterling Ranch to the more rural residential development to the north and west.

The mix of residential and supporting commercial, parks and open space proposed in this Sketch Plan is consistent with Core Principle 1, Land Use and Development, which seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county." This Sketch Plan is supportive of Goal 1.1 to "ensure compatibility with established character and infrastructure capacity," and Goal 1.3 which seeks to "encourage a range of development types to support a variety of land uses." The Sketch Plan buffers the adjacent rural residential areas with transitional density, open space and trail corridors. The infrastructure improvements and extension of Briargate Parkway proposed by the Sketch Plan will provide the required capacity to support the planned level of development.

The Sketch Plan is also consistent with Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types" and Goal 2.3 to "locate attainable housing that provides convenient access to goods, services, and employment". This Sketch Plan encourages a variety of housing types to meet the needs of present and future El Paso County residents.

## **WATER MASTER PLAN**

The proposed residential development satisfies the following policies of the Water Master Plan.

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.

Goal 4.2 – Support the efficient use of water supplies.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.

Goal 6.0 – Require adequate water availability for proposed development.

The project is located within Region 3, the Falcon area. This growth area is projected to experience significant growth by 2040. By 2060, the AF per year is expected to nearly double in Region 3. Region 3 has sufficient supply and existing infrastructure in the area to serve this development. By 2060, a 14% increase in supply is needed.

A Water Feasibility Report and a Wastewater Feasibility Report, prepared by [JDS Hydro in December of 2022](#), are included in this submittal. It is assumed that the sketch plan has an upper limit of [450](#) residential units. Resulting, the maximum total annual demand for the area is [181.58 AF a year](#). Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA)/Sterling. FAWWA/Sterling has additional contractual arrangements to purchase water from three major well fields; being McCune, Bar-X and Shamrock West

[The total of all supplies currently available to Sterling/FAWWA is 1901.83 AF300 year which would allow for over 5388 SFE which is greater than the 450 residential units anticipated. FAWWA/Sterling are in a very feasible position to be able to easily provide for the water needs of the Jaynes Property Sketch Plan. It is reasonable and feasible that FAWWA /Sterling will easily have adequate water supply for the full buildout.](#)

Per El Paso County criteria, the 300-year supply of water for the subject property appears to be more than adequate for full buildout, which would include both the 2040 and 2060 scenarios.

If needed beyond the 300-

year supply, the subdivision has water rights in the Denver, Arapahoe, and Laramie-Fox Hills (LFH) formations, although a portion of the LFH water right is dedicated to augmentation to offset post-pumping depletions.

## **2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)**

The 2040 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane principal arterial by 2040. Vollmer Road is depicted as a 4-lane minor arterial south of Briargate Parkway and 2-lane minor arterial to the north of Briargate Parkway. The 2060 Corridor Preservation

Plan shows no changes to the classification of Briargate Parkway but includes the widening of Vollmer Road north of Briargate Parkway to 4-lanes by 2060.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and southern areas of Colorado Springs. The Briargate Parkway-Stapleton Road project is currently being studied to verify and develop the master plan requirements for the roadway. The MTCP indicates that the Briargate-Stapleton corridor is expected to be a four-lane principal arterial from the eastern City Limits of Colorado Springs (Black Forest Road) to Judge Orr Road. It is anticipated that this segment will plan for interim improvements and that interim phases of capacity along Briargate Parkway may be warranted based upon findings of this study. Furthermore, multi-modal transportation opportunities will be evaluated along this stretch as well. Outcomes of this study and ultimate build out will be to improve the public health, safety and welfare of the overall area.

#### **EL PASO COUNTY PARKS MASTER PLAN**

The Parks Master Plan shows a proposed bike route on Vollmer Road and Poco Rad to the north. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. A 5.5-acre neighborhood park is located on the Sketch Plan southwest of the northern intersection of Vollmer Road and of the proposed urban residential collector. This is situated to preserve two ponded non-jurisdictional wetlands and a row of Ponderosa Pines along Vollmer Road that have active raptor nests. A smaller 2.6-acre neighborhood park is proposed in the south portion of the Sketch Plan, adjacent to the detention basin. The 50-foot Buffer along the western edge of the site will include a community trail that will connect between the southern park and Poco Road to the north where the proposed bike trail is to be located. A meandering sidewalk is proposed along Briargate Parkway within a 25-foot landscape tract. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the Sketch Plan area to connect to the Sterling Ranch parks and open space and the Sand Creek Regional Trail to the east.

**PROJECT JUSTIFICATION**

The Jaynes Property Sketch Plan addresses the Sketch Plan Review Criteria in Chapter 7.2.1.D.1.C of the LDC as follows:

**1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;**

The development is consistent with the intent of the El Paso County Master Plan as outlined above.

**2. THE PROPOSED SUBDIVISION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THIS CODE;**

The Sketch Plan meets all technical submittal requirements of the Land Development Code. The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the present and future residents of El Paso County. The Jaynes Property Sketch Plan achieves this by proposing new development consistent with the policies of the El Paso County Master Plan in a manner that provides a gradual transition from the Rural Residential areas to the north and west to the Briargate Parkway and Vollmer Road intersection and the suburban density Sterling Ranch community on the east side of Vollmer Road. The Sketch Plan also achieves the goal of accommodating a variety of housing types to meet the needs of present and future El Paso County residents with supporting commercial services and parks. The 5.5-acre neighborhood park has been located to preserve the limited natural resources of the property.

**3. THE PROPOSED SUBDIVISION IS COMPATIBLE WITH EXISTING AND PROPOSED LAND USES WITHIN AND ADJACENT TO THE SKETCH PLAN AREA;**

This property and the rural residential part of the County to the west lies between the urbanized City of Colorado Springs to the west and the growing Sterling Ranch community to the east. In recognition of the changing character of this part of the County, the El Paso County Master Plan incorporates most of the surrounding area within the Suburban Residential placetype and much of the area is also classified as a New Development Area in anticipation of this future growth. The proposed Sketch Plan is reflective of the Suburban Residential Placetype and New Development Area.

The lots along Poco Road, adjacent to the Smith lot and on the west boundary are restricted to a minimum of 1 acre and ½ acre. A 50-foot buffer is also provided around the Smith property and along the west boundary. An additional 35-foot building setback is also imposed on these perimeter lots, providing a total setback of 85-foot around the Smith lot and along the west boundary. These measures effectively transition the existing rural residential to the more intense land uses within Jaynes property.

The medium and high density single-family residential zones and proposed commercial uses are internalized within the Sketch Plan, with the proposed commercial parcel appropriately located at the intersection of Briargate Parkway and Vollmer Road. This configuration of land uses and

densities will create a gradual transition from the Rural Residential areas to the north and west through the Jaynes property to the Briargate Parkway and Vollmer Road intersection and the suburban density Sterling Ranch community on the east side of Vollmer Road.

A 50-foot buffer extends the length of Vollmer Road to provide separation from Vollmer Road and a 25-foot buffer is proposed along Briargate Parkway to buffer the roadway from the proposed land uses within Jaynes property.

**4. THE WATER SUPPLY REPORT PROVIDES SUFFICIENT INFORMATION TO IDENTIFY PROBABLE COMPLIANCE WITH THE WATER SUPPLY STANDARDS AND IDENTIFIES ANY NEED FOR ADDITIONAL WATER SUPPLIES;**

Region 3 has sufficient supply and existing infrastructure in the area to serve this development. Discussions of water quantity sufficiency and dependability of supply for this project are included in the submitted Water Feasibility Report, prepared by RESPEC.

FAWWA will be the water service provider to the property. Please see the District Boundary Descriptions and the Water Feasibility Report submitted with this application . Finding of water sufficiency is not required at the Sketch Plan level but will be requested with subsequent entitlement submittals.

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**5. SERVICES ARE OR WILL BE AVAILABLE TO MEET THE NEEDS OF THE SUBDIVISION INCLUDING, ROADS, POLICE AND FIRE PROTECTION, SCHOOLS, RECREATION FACILITIES, AND UTILITY SERVICE FACILITIES;**

The proposed Sketch Plan lies within the service area boundaries for the Black Forest Fire Protection District, School District 20, Colorado Springs Utilities (south of Briargate) and Black Hills Energy (north of Briargate) for gas service, and Mountain View Electric Association. Letters of commitment from these service providers are included in the application. New District 20 school sites are being provided in the adjacent Sterling Ranch community and it is not anticipated that additional school sites will be required within Jaynes property. Accordingly, fees in lieu of land dedication will be paid with future subdivisions on the property. A total of 8.1 acres of neighborhood park space is proposed to serve the residents of the development. The parks have been located so that all residents will be within approximately ¼ mile distance from the park to allow for easy pedestrian access.

**6. THE SOIL IS SUITABLE FOR THE SUBDIVISION;**

The soils and geology and geologic hazard study completed by Entech Engineering in April of 2022, found this site suitable for the proposed development. Geologic constraints encountered on the site include artificial fill, potentially expansive soils, shallow bedrock, ponded water, shallow groundwater, seasonal shallow groundwater, potentially seasonally shallow groundwater areas and radon. Sufficient mitigation for each of these constraints is described in Entech's report.

Three soils types were found on site. Generally, these were all classified as coarse sandy loam. The soils can be described as Pring Course Sandy Loam (Type 71) with slopes ranging from 3-8%. The report prepared by Entech Engineering concludes that these soils present typical constraints on

development and construction, which may be overcome by proper engineering design and construction.

See previous Planning comments  
and MDDP comments.

**7. THE GEOLOGIC HAZARDS DO NOT PROHIBIT THE SUBDIVISION, OR CAN BE MITIGATED;**

The soils and geology and geologic hazard study completed by Entech Engineering in April of 2022, found this site suitable for the proposed development. Geologic constraints encountered on the site include artificial fill, potentially expansive soils, shallow bedrock, ponded water, shallow groundwater, seasonal shallow groundwater, potentially seasonally shallow groundwater areas and radon. The geologic conditions of the site are common and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soil, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc. April 2022). The mapped wetlands located on the site are non-jurisdictional and **the majority will likely be regraded during the site preparation.** Additional investigation will be conducted across the site and within the areas identified with the potential for shallow or seasonal shallow ground water conditions. The scope of the investigation will be based on the proposed grading

and proposed  
development locations?

**8. THE SUBDIVISION WILL NOT INTERFERE WITH THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT [C.R.S. §§ 34-1-302(1), ET SEQ.];**

There are no known mineral deposits on this site.

Added: and  
development  
locations.

**9. THE DESIGN OF THE SUBDIVISION PROTECTS THE NATURAL RESOURCES OR UNIQUE LANDFORMS;**

There are no unique landforms on the property. A northwest-southeast oriented ridgeline crosses the northern portion, spanning most of the width of the Project Area. The ridge is relatively gently sloped on all sides and does not provide any significant topographic features such as rock outcroppings or bluffs.

There are two unnamed tributaries of Sand Creek draining through the site in a southerly direction and some pockets of wetland areas. The USACE determined that the site does not contain waters of the United States that are subject to regulation under Section 404 of the Clean Water Act. This means that all wetlands within the project area are non-federally jurisdictional and do not require mitigation. A Jurisdictional Determination is included in this submittal. Adjacent to Vollmer Road are two ponded areas and it is proposed to preserve this wetland feature as part of a 5.5 acre neighborhood park. The proposed neighborhood park adjacent to Vollmer Road and the 50-foot buffer along the length of Vollmer Rd incorporate existing Ponderosa Pines that house potentially active raptor nest(s), which will ensure these raptor nesting opportunities are preserved.

**10. THE PROPOSED METHODS FOR FIRE PROTECTION ARE ADEQUATE TO SERVE THE SUBDIVISION; AND**

The Jaynes Property Sketch Plan lies within the Black Forest Fire Protection District. A will serve letter from the Fire Department is provided. The closest fire station is Black Forest Fire and Rescue

Added (based on revised MDDP): Majority of wetlands will be removed with overlot grading, public roadway and utility construction. Wetlands through large lots on the north end of the development & existing stock pond will be saved to the greatest extent possible. Final site plan and lot layouts will ultimately determine the ability to save these areas. Additional investigation will be conducted across the site and within the areas identified with the potential for shallow or seasonal shallow ground water conditions.

at 11445 Teachout Rd. This station is 0.37 miles from the site (6-minute drive). Fire hydrants will be included and will be identified as part of future preliminary plans.

**11. THE SUBDIVISION IS APPROPRIATE AND THE DESIGN IS BASED ON MITIGATING THE CONSTRAINTS OF TOPOGRAPHY, SOIL TYPES, GEOLOGIC HAZARDS, AGGREGATE RESOURCES, ENVIRONMENTAL RESOURCES, FLOODPLAIN, AIRPLANE FLIGHT OVERLAYS, OR OTHER CONSTRAINTS.**

The report prepared by Entech Engineering for the Sketch Plan concluded that the geo-technical conditions present typical constraints on development and construction, which may be mitigated by avoidance, regrading, or by proper engineering design and construction. Specific Geohazard and Engineering reports will be required with future Preliminary Plan and/or Final Plats and will identify specific constraints and either mitigate or avoid them. There are no other identified constraints to developing the property.

The 5.5-acre neighborhood park and 50-foot buffer along Vollmer Road are situated to preserve two ponded non-jurisdictional wetlands and a row of Ponderosa Pines along Vollmer Road that have active raptor nests. This property has been evaluated by Core Consulting, USFWS and CPW and no significant and/or unique natural features were found on site. The USFWS has no concerns with this project resulting in impacts to species listed, candidate, proposed, threatened or endangered. CPW is familiar with the site and had no concerns.

P:\Classic2\Jaynes Property\Admin\Submittals\Sketch Plan\Jaynes Property\_LOI\_2nd Submittal\_11.22.22.docx

**PUBLIC  
OUTREACH**

I recommend adding details about the neighborhood meeting (s); how the plan was changed in response and the individual meetings had so it can be shown applicant has tried to work with community...

A section addressing the applicants response and revision to the SKP plan based neighborhood concerns regarding traffic, preservation of natural features & wildlife, infrastructure, density and neighborhood comparability has been added.

# V2\_Letter of Intent.pdf Markup Summary 12-21-2022

dsdparsons (13)

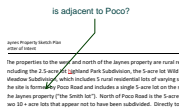


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**Author:** dsdparsons  
**Date:** 12/21/2022 1:17:32 PM  
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please provide a final version no track changes

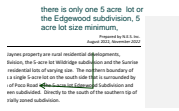
cluding the 2.5-acre lot  
eadow subdivision, whi  
e site is formed by Pocc  
e Jaynes property ("the  
o 10+ acre lots that ap

**Subject:** Cloud  
**Page Label:** 3  
**Author:** dsdparsons  
**Date:** 12/21/2022 1:19:06 PM  
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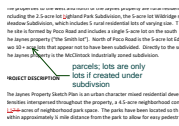
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is adjacent to Poco?



**Subject:** Callout  
**Page Label:** 3  
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**Date:** 12/21/2022 1:20:59 PM  
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there is only one 5 acre lot or the Edgewood subdivision, 5 acre lot size minimum,



**Subject:** Callout  
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**Author:** dsdparsons  
**Date:** 12/21/2022 1:20:53 PM  
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**Color:** ■  
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**Space:**

parcels; lots are only lots if created under subdivision



**Subject:** Callout  
**Page Label:** 3  
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**Date:** 12/21/2022 1:21:32 PM  
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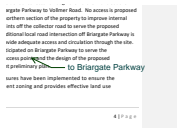
verify this table is correct it is in draft form?





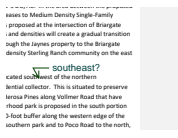
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**Date:** 12/21/2022 1:22:07 PM  
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County - City



**Subject:** Callout  
**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 12/21/2022 1:22:47 PM  
**Status:**  
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**Space:**

to Briargate Parkway



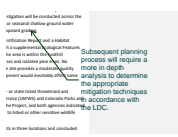
**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 12/21/2022 1:24:37 PM  
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southeast?



**Subject:** Callout  
**Page Label:** 5  
**Author:** dsdparsons  
**Date:** 12/21/2022 1:25:48 PM  
**Status:**  
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This is confusing is there a trail along Vollmer connecting the parks? And is there also a trail along the western boundary that will connect also? Sidewalks will also provide connectivity throughout the development-yes.



**Subject:** Callout  
**Page Label:** 6  
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**Date:** 12/21/2022 1:27:11 PM  
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Subsequent planning process will require a more in depth analysis to determine the appropriate mitigation techniques in accordance with the LDC.



**Subject:** Callout  
**Page Label:** 15  
**Author:** dsdparsons  
**Date:** 12/21/2022 1:36:28 PM  
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I recommen adding details about the neighborhood meeting (s); how the plan was changed in response and the individual meetings had so it can be shown applicant has tried to work with community...

**Subject:** Text Box  
**Page Label:** 15  
**Author:** dsdparsons  
**Date:** 12/21/2022 1:36:00 PM  
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PUBLIC OUTREACH

dsdrice (3)

with and geology and geology based study completed by Earth Engineering in April of 2019. The report is available on the project's public website. The report contains information on the geology, soil conditions, and potential seismic hazards. The report also includes information on the project's geotechnical engineering and construction practices. The report is available on the project's public website.

**Subject:**  
**Page Label:** 14  
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**Date:** 12/19/2022 4:35:26 PM  
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the majority will likely be regraded during the site preparation

See previous Planning comments and MDDP comments

**Subject:** Callout  
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See previous Planning comments and MDDP comments.

and proposed development locations?

**Subject:** Callout  
**Page Label:** 14  
**Author:** dsdrice  
**Date:** 12/20/2022 4:31:53 PM  
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and proposed development locations?