

P:\Classic\Jaynes Property\Drawings\Planning\WP\_Jaynes\_S&P.dwg [COVER-1] 1/5/2023 3:59:05 PM Jennifer Shagin

# JAYNES PROPERTY

SECTION 28 and 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## SKETCH PLAN

### LEGAL DESCRIPTION

THAT PORTION OF THE E 1/2 OF THE SW 1/4 AND THAT PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 28 AND THAT PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, LAYING NORTHWESTERLY OF THE EXISTING COUNTY ROAD (VOLLMER ROAD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 28, SAID LINE ALSO BEING THE SOUTH LINE OF POCO ROAD AS DESCRIBED IN BOOK 2274 AT PAGE 314, SAID POINT ALSO BEING THE CENTER WEST 1/4 CORNER OF SAID SECTION 28, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 28 BEARS S89°45'22"W BEARING BASED ON THE LINE BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 28, MONUMENTED WITH A 3 1/4 INCH ALUMINUM CAP MARKED WITH PLS NO. 4842 AND THE NORTHWEST CORNER OF JAYNES SUBDIVISION, MONUMENTED WITH A NO.4 REBAR AND PLASTIC CAP MARKED WITH PLS NO.4842, SAID LINE BEARS N89°45'22"E, A DISTANCE OF 1310.67 FEET;  
THENCE N89°45'22"E, ALONG SAID EAST-WEST CENTERLINE, A DISTANCE OF 717.48 FEET, TO THE NORTHWEST CORNER OF LOT 1, JAYNES SUBDIVISION (AS ESTABLISHED ON THAT PLAT OF JAYNES SUBDIVISION, FILED ON DECEMBER 20, 1984 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 1194948 IN PLAT BOOK X-3 AT PAGE 96);  
THENCE S00°14'39"E, ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 544.41, TO THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE N89°46'02"E ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 400.10 FEET;  
THENCE S00°15'34"E, A DISTANCE OF 598.01 FEET;  
THENCE N 89°45'22"E, A DISTANCE OF 1217.67 FEET TO A POINT ON THE APPARENT NORTHWESTERLY RIGHT OF LINE OF EXISTING VOLLMER ROAD;  
THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD THE FOLLOWING FOUR (4) COURSES;

1. ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE CENTER BEARS N78°14'10"W, HAVING A CENTRAL ANGLE OF 27°06'29" AND A RADIUS OF 603.83 FEET, A DISTANCE OF 285.69 FEET;
2. THENCE S38°51'49"W, A DISTANCE OF 1375.53 FEET;
3. THENCE S39°37'46"W, A DISTANCE OF 376.52 FEET;
4. THENCE S41°07'37"W, A DISTANCE OF 1729.65 FEET, TO THE INTERSECTION OF SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE WEST LINE OF THE SAID E 1/4 OF THE NW 1/4 OF SAID SECTION 33;

THENCE N00°25'04"E ALONG SAID WEST LINE OF THE SAID E 1/4 OF THE NW 1/4 OF SAID SECTION 33, A DISTANCE OF 1440.99 FEET;  
THENCE N00°14'40"E ALONG THE WEST LINE OF THE E 1/4 OF THE SW 1/4 OF SAID SECTION 28, A DISTANCE OF 2611.39 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 107.005 ACRES.

PARCEL B:

THAT PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEARINGS ARE RELATIVE TO NORTH AND ARE REFERENCED TO A PORTION OF THE EAST AND WEST CENTERLINE OF SAID SECTION 28. THE WEST END OF SAID CENTERLINE IS THE WEST QUARTER CORNER OF SAID SECTION 28 AND IS MONUMENTED WITH A 3 1/4 INCH ALUMINUM CAP MARKED WITH PLS NO. 4842. THE EAST END IS THE NORTHEAST CORNER OF JAYNES SUBDIVISION AND IS MONUMENTED WITH A NO. 4 REBAR WITH A PLASTIC CAP MARKED WITH PLS NO. 4842. SAID LINE BEARS N 89°45'22"E, 2428.08 FEET.  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28, SAID CORNER MONUMENTED WITH A 3 1/4 INCH ALUMINUM CAP MARKED WITH PLS NO. 4842; THENCE N 89°45'22"E, ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 28 A DISTANCE OF 2428.08 FEET TO THE NORTHEAST CORNER OF SAID JAYNES SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING:

1. THENCE N89°45'22"E, CONTINUING ALONG SAID EAST AND WEST CENTERLINE, 1457.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID VOLLMER ROAD AS DETERMINED BY AN EXISTING FENCE (THE FOLLOWING TWO COURSES ARE ALONG THE SAID WEST RIGHT-OF-WAY LINE);
2. THENCE S10°11'12"W, 114.56 FEET TO A SET NO.5 REBAR AND PLASTIC CAP MARKED WITH PLS NO.32439;
3. THENCE S11°45'20"W, 1052.84 FEET TO A SET NO.5 REBAR AND PLASTIC CAP MARKED WITH PLS NO.32439;
4. THENCE S89°45'22"W, 1217.67 FEET TO A SET NO. 5 REBAR AND PLASTIC CAP MARKED WITH PLS NO.32439 AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 1, JAYNES SUBDIVISION AS DETERMINED BY FOUND MONUMENTATION;
5. THENCE N0°15'34"W, 598.01 FEET TO A NO. 4 REBAR AND PLASTIC CAP MARKED WITH PLS NO. 4842 AT THE SOUTHEAST CORNER OF SAID LOT 1;
6. THENCE N0°15'34"W, CONTINUING ALONG SAID EAST LINE, 544.49 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 35.122 ACRES.

FOR A TOTAL SITE AREA OF 142.127 ACRES

### GENERAL NOTES

1. SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL STREETS AND INTERIOR TO DEVELOPMENT PARCELS, LINKING SCHOOL, PARKS, AND TRAIL SYSTEMS.
2. PHASING WILL BE GENERALLY FROM THE NORTH-EAST CORNER TO THE SOUTH-WEST CORNER OF THE PROPERTY, SUBJECT TO CHANGE WITHOUT A SKETCH PLAN AMENDMENT.
3. AS DEVELOPMENT OCCURS WITHIN THE PROJECT, CARE WILL BE TAKEN TO MINIMIZE HUMAN AND WILDLIFE CONFLICTS WITHIN REASONABLE LIMITS. QUALITY SITE PLANNING AND DESIGN WILL BE UTILIZED IN ORDER TO AVOID POTENTIAL IMPACTS TO WILDLIFE HABITAT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE IMPACT IDENTIFICATION REPORT PREPARED BY CORE CONSULTANTS DATED MAY 2022.
4. A MAXIMUM OF 450 DWELLING UNITS ARE ALLOWED WITHIN THE RANCH SKETCH PLAN.
5. FLOODPLAIN STATEMENT: THE SKETCH PLAN IS ENTIRELY WITHIN AN AREA MAPPED AS ZONE X OF THE FEMA FLOODPLAIN MAP NO. 08041C0535G, DATED DECEMBER 7, 2018 WHICH DENOTES AN AREA OUTSIDE THE 500-YEAR FLOODPLAIN.
6. A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION WILL BE ESTABLISHED TO PROVIDE FOR THE ONGOING OWNERSHIP AND MAINTENANCE OF BUFFERS, OPEN SPACE, DRAINAGE FACILITIES, PARKS, AND TRAILS AND ANY PRIVATE ROADS WITHIN THE PROPOSED SUBDIVISION.
7. IN ACCORDANCE WITH THE 2040 MAJOR TRANSPORTATION CORRIDOR PLAN THE DEVELOPER WILL CONSTRUCT THE EXTENSION OF STAPLETON/BRIARGATE THROUGH THE PROPERTY TO A 4-LANE PRINCIPAL ARTERIAL FUNCTIONAL CLASSIFICATION.
8. ARCHITECTURAL & LANDSCAPE STANDARDS WILL BE ESTABLISHED BY A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION WHICH WILL MEET OR EXCEED THE LANDSCAPE STANDARDS IN THE LAND DEVELOPMENT CODE.
9. UNTIL APPROVED BY THE COUNTY, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND ALIGNMENTS, ROUNDABOUT LOCATIONS AND DESIGN SHOWN ON THIS SKETCH PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH THE SUBDIVISION PROCESS.
10. ALL STREETS WILL MEET THE STANDARDS OF THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. A DEVIATION REQUEST AND/OR PUD MODIFICATION MUST BE APPROVED FOR ANY DESIGN THAT DOES NOT CONFORM WITH THESE STANDARDS.
11. STREETS AND ACCESS ROADS SHOWN ARE CONCEPTUAL AND WILL BE REVIEWED WITH SUBDIVISION APPLICATIONS.
12. SPECIFIC DEVELOPMENT STANDARDS, INCLUDING SETBACKS, LOT COVERAGE AND BUILDING HEIGHT, WILL BE ESTABLISHED THROUGH SUBSEQUENT ZONING OF THE PROPERTY.
13. THE FOLLOWING DISTRICTS ARE ANTICIPATED TO SERVE THE PROPERTY:
  - FALCON AREA WATER & WASTEWATER AUTHORITY
  - COLORADO SPRINGS UTILITIES AND BLACKHILLS ENERGY (NORTH OF BRIARGATE/STAPLETON) FOR NATURAL GAS.
  - MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. FOR ELECTRICITY.
  - BLACK FOREST FIRE PROTECTION DISTRICT
  - ACADEMY SCHOOL DISTRICT 20.
  - EL PASO COUNTY CONSERVATION DISTRICT.
  - UPPER BLACK SQUIRREL GROUND WATER DISTRICT
14. PROPOSED BUFFERS:
  - VOLLMER ROAD: 30FT
  - BRIARGATE ROAD: 50FT
  - WEST PROPERTY BOUNDARY: 50FT
  - AROUND SMITH LOT: 50FT

### SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS

A "GEOLOGY AND SOILS STUDY" FOR THE SKETCH PLAN WAS COMPLETED BY ENTECH ENGINEERING INC. ON APRIL 5 2022

#### GEOLOGIC HAZARD NOTE:

AREAS OF THE PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONDITIONS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY BY ENTECH ENGINEERING INC. ON APRIL 5 2022

- ARTIFICIAL FILL
- COLLAPSIBLE SOILS
- EXPANSIVE SOILS
- AREAS OF EROSION
- SEASONAL SHALLOW GROUNDWATER
- PONDED WATER AREAS
- RADON

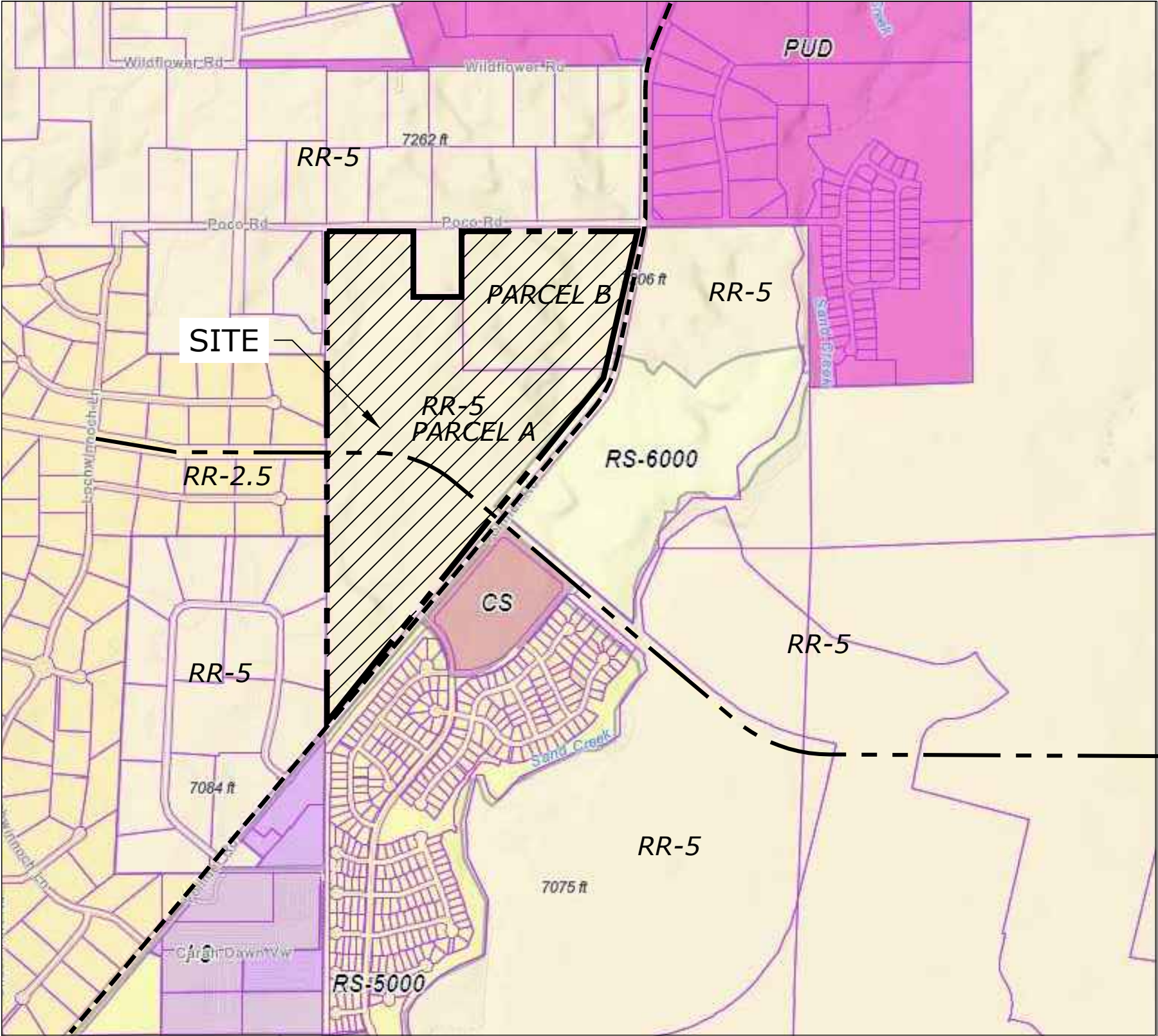
#### GROUNDWATER & FLOODPLAIN AREAS:

THE SITE IS NOT MAPPED WITHIN FLOODPLAIN ZONES ACCORDING TO FEMA MAP NOS. 08041C0533G AND 05041C0535G.

IN AREAS OF HIGH GROUNDWATER, FOUNDATIONS MUST HAVE A MINIMUM 30-INCH DEPTH FOR FROST PROTECTION. IN AREAS WHERE HIGH SUBSURFACE MOISTURE CONDITIONS ARE ANTICIPATED PERIODICALLY, SUBSURFACE PERIMETER DRAINS ARE RECOMMENDED TO HELP PREVENT THE INTRUSION OF WATER INTO AREAS BELOW GRADE. ADDITIONAL SITE INVESTIGATION WILL BE CONDUCTED AS CONCEPT/DEVELOPMENT PLANS AND GRADING ARE PREPARED FOR THE SITE. ADDITIONAL INVESTIGATION WILL BE CONDUCTED ACROSS THE SITE AND WITHIN AREAS IDENTIFIED WITH THE POTENTIAL FOR SHALLOW OR SEASONAL GROUNDWATER CONDITIONS. THE SCOPE OF THE INVESTIGATION WILL BE BASED ON THE PROPOSED GRADING.

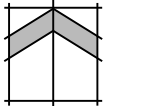
ENTECH ENGINEERING INC. CONCLUDES IN THEIR REPORT THAT DEVELOPMENT OF THE SITE CAN BE ACHIEVED IF THE ITEMS MENTIONED ABOVE ARE MITIGATED. THESE ITEMS CAN BE MITIGATED THROUGH PROPER DESIGN AND CONSTRUCTION OR THROUGH AVOIDANCE. INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION.

### ZONING MAP

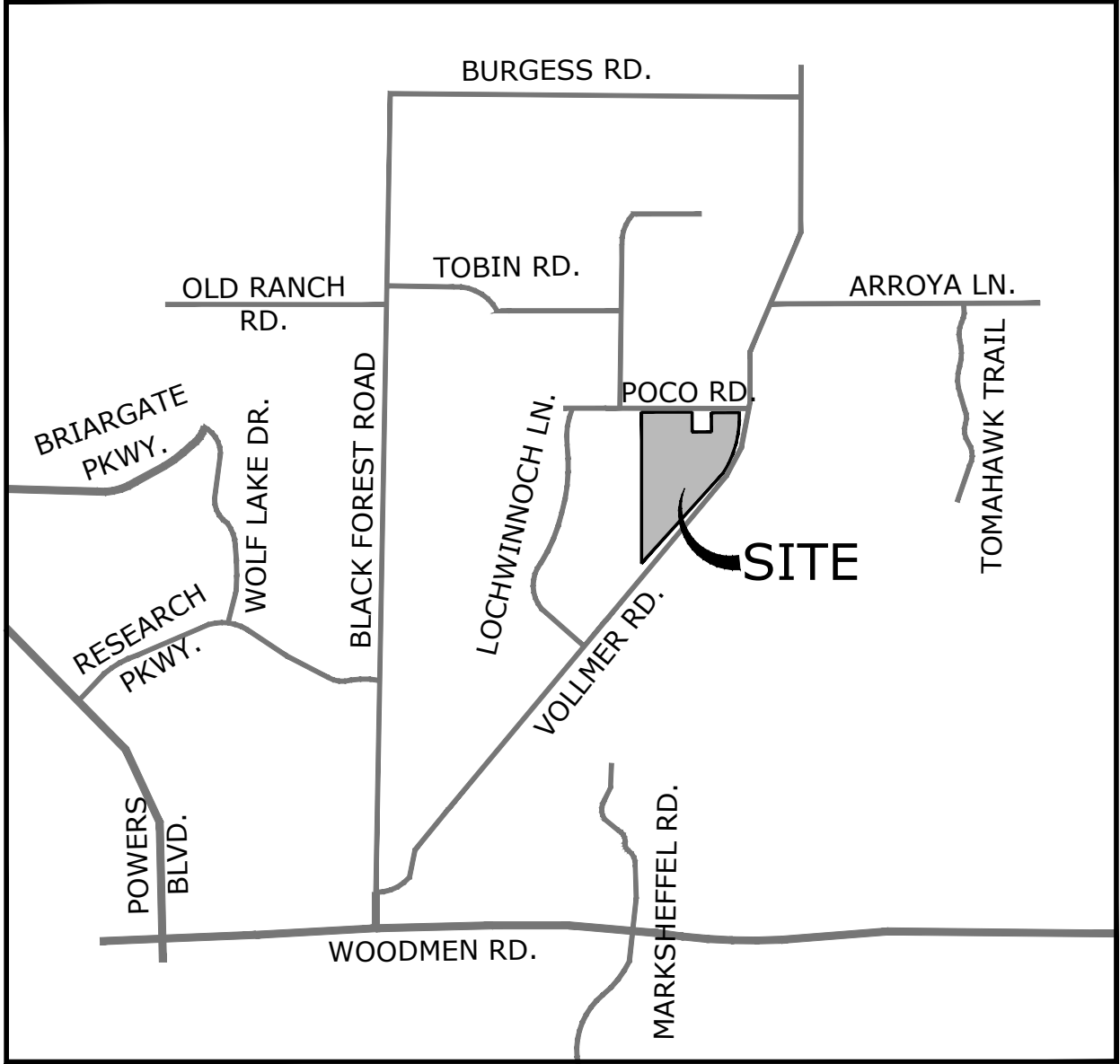


#### EL PASO COUNTY 2040 MAJOR TRANSPORTATION CORRIDOR PLAN ROAD CLASSIFICATIONS:

- 130' ROW PROPOSED 4 LANE PRINCIPAL ARTERIAL
- - - 100' ROW PROPOSED 4 LANE MINOR ARTERIAL



### VICINITY MAP



### SITE DATA

Tax ID Number: 5228000024 & 5228000025  
Total Area: 142.127 AC  
Current Zoning: RR-5

Current Use: Vacant/Single Family Residential

Maximum Number of Units: 450  
Maximum Gross Density: 4.2 DU/AC

Total Areas (See Land Use Legend on Sheet 2):

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 1/2 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/Retention	6.7 AC	4.7%	
ROW	13.7 AC	9.6%	
Total	142.1 AC	100%	450 DU Density Cap

### PROJECT TEAM

OWNERS: Jaynes Amiee R Living Trust, Henry Kenneth Jaynes, Jane E McColloir, City of Manitou Springs, John R Jaynes  
524 Onate Pl Unit C, Santa Fe, NM 87501  
Classic Homes  
2138 Flying Horse Club Dr. Colorado Springs, CO 80921  
(719) 592-9333  
N.E.S. Inc.  
619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903  
(719) 471-0073  
ENGINEER & SURVEYOR: Classic Consulting Engineers & Surveyors, LLC  
619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903  
(719) 785-0790

### SHEET INDEX

Sheet 1 of 4: Cover Sheet  
Sheet 2 of 4: Sketch Plan  
Sheet 3 of 4: Adjacent Land Owners  
Sheet 4 of 4: Hazards & Constraints Map



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

© 2012. All Rights Reserved.

## JAYNES PROPERTY

TAX ID: 5228000024 & 5228000025

DATE: 11.09.2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: A. LANGHANS

### ENTITLEMENT

DATE: 11/29/30 BY: AL/JS DESCRIPTION: COUNTY COMMENTS  
1/5/23 JS COUNTY COMMENTS

### Cover Sheet

1

1 OF 4

SKP225



SECTION 28 and 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

**SKETCH PLAN** LAND USE

LINE TYPE LEGEND:

- \*INTERSECTION MINIMUM  
1,000FT SEPARATION FROM  
VOLLMER ROAD.

HOMESTEAD AT STERLING  
RANCH FILING 1  
219714279

TRACT J  
STERLING RANCH FILING  
219714151

© 2012. All Rights Reserved.

SKP225



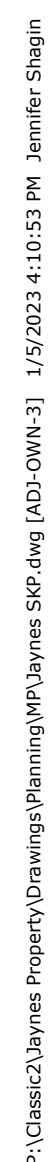
SECTION 28 and 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

**SKETCH PLAN**

	Name	Mailing Address	City, State, Zip
1	PAVEL & GAIL KOZHEVNIKOV	8282 WHEATLAND DR	COLORADO SPRINGS CO, 80908
2	JUSTIN & JENNIFER JACKSON	8272 WHEATLAND DR	COLORADO SPRINGS CO, 80908
3	TAYLOR & AMANDA SCOTT	8262 WHEATLAND DR	COLORADO SPRINGS CO, 80908
4	GARY & PAMELA THOMPSON	8252 WHEATLAND DR	COLORADO SPRINGS CO, 80908
5	RICHARD & GIZELLE	8242 WHEATLAND DR	COLORADO SPRINGS CO, 80908
6	CHRISTOPHER & RACHAEL HIMES	8232 WHEATLAND DR	COLORADO SPRINGS CO, 80908
7	ALAN & LINDA CROWDER	8222 WHEATLAND DR	COLORADO SPRINGS CO, 80908
8	CHRISTOPHER & JENNIFER FEHRM	8212 WHEATLAND DR	COLORADO SPRINGS CO, 80908
9	PASCAL & HOLLY LANGE	8202 WHEATLAND DR	COLORADO SPRINGS CO, 80908
10	TREVOR & CASIDY CASTELLO	8192 WHEATLAND DR	COLORADO SPRINGS CO, 80908
11	DANIEL & ASHLEIGH SALAZAR-MONTOYA	8182 WHEATLAND DR	COLORADO SPRINGS CO, 80908
12	DELSEY & CORY BAKER	8172 WHEATLAND DR	COLORADO SPRINGS CO, 80908
13	JONI ALBANO	8162 WHEATLAND DR	COLORADO SPRINGS CO, 80908
14	JOHN KHOURI & MARIA ESQUIVEL	8152 WHEATLAND DR	COLORADO SPRINGS CO, 80921
15	JOSEPH & TIFFANY PELL	8142 WHEATLAND DR	COLORADO SPRINGS CO, 80908
16	WHISTLER INTERNATIONAL LLC	7220 BAKER RD	COLORADO SPRINGS CO, 80908
17	GEORGE THOMAS	9480 GULDER LOOP	COLORADO SPRINGS CO, 80908
18	JOHN ABRAHAMSSON	9470 GULDER LOOP	COLORADO SPRINGS CO, 80908
19	AUSTIN ROFF	10132 OAK KNOLL TERRACE	COLORADO SPRINGS CO, 80920
20	BASSAM & CONSTANCIA CHEDID	10341 CLARK CT	COLORADO SPRINGS CO, 80921
21	THREE OAKS LIVING TRUST, PHILIP & GAIL PENNINGTON TRUSTEE	4503 CIMER FORK PL	COLORADO SPRINGS CO, 80923
22	PLATINUM AURORA TRUST	PO BOX 64110	COLORADO SPRINGS CO, 80962
23	ROKES LIVING TRUST	8155 POCCO RD	COLORADO SPRINGS CO, 80908
24	RAUL & CHRISTINE REYES	8150 POCCO RD	COLORADO SPRINGS CO, 80908
25	MARCUS & ASHLEY VALONE	9204 LIZARD ROCK TRL	COLORADO SPRINGS CO, 80924
26	KENNETH & LORI YODER	8190 POCCO RD	COLORADO SPRINGS CO, 80908
27	TERRILL & MISTY MCCALL	8250 POCCO RD	COLORADO SPRINGS CO, 80908
28	AMELIA SNYDER	8450 POCCO RD	COLORADO SPRINGS CO, 80908
29	TIMBERRIDGE DEVELOPMENT GROUP LLC	2138 FLYING HOURSE CLUB DR	COLORADO SPRINGS CO, 80921
30	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
31	SR COMMERCIAL LLC	20 BOULDER CRESCENT ST	COLORADO SPRINGS CO, 80903
32	Daniel W & Krista R Smith	8225 Pcco Road	Colorado Springs, CO 80908



SKP225





JAYNES PROPERTY

SECTION 28 and 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO  
SKETCH PLAN



LEGEND:

Qaf - Artificial Fill of Quaternary Age:  
man-made fill deposits

Tkd - Dawson Formation of Tertiary to Cretaceous Age:  
variable layer of sheetwash and residual soil deposits  
overlying arkosic sandstone with siltstone and claystone  
lenses

psw - potential seasonally shallow groundwater area  
sw - seasonally wet area  
w - areas of ponded/flowing water



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  
© 2012. All Rights Reserved.

JAYNES  
PROPERTY

VOLLMER ROAD

TAX ID: 5228000024 &  
5228000025

DATE: 11.09.2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: A. LANGHANS

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
11/29/30	AL/JS	COUNTY COMMENTS
1/5/23	JS	COUNTY COMMENTS

SKETCH PLAN

4  
4 OF 4  
SKP225