

JAYNES PROPERTY

SECTION 28, 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 1/16 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 1/8 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 376.53 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 1/2 OF THE NW 1/4 OF SAID SECTION 33;

THENCE N00°25'04"E ALONG SAID WEST LINE OF THE SAID E 1/2 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 1/2 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 1/8 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 1/8 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.
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.
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. SPECIFIC DEVELOPMENT STANDARDS, INCLUDING SETBACKS, LOT COVERAGE AND BUILDING HEIGHT, WILL BE ESTABLISHED THROUGH SUBSEQUENT ZONING OF THE PROPERTY.
12. THE FOLLOWING DISTRICTS WILL 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

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

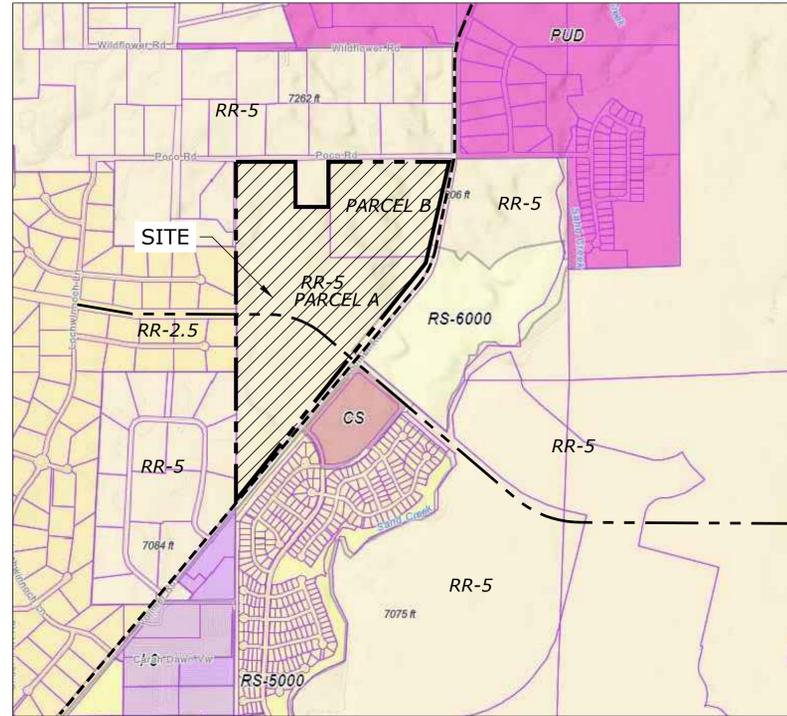
- ARTIFICIAL FILL
- COLLAPSIBLE SOILS
- EXPANSIVE SOILS
- AREAS OF EROSION
- SEASONAL SHALLOW GROUNDWATER
- PONDED WATER AREAS
- RADON

GROUNDWATER & FLOODPLAIN AREAS:

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

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

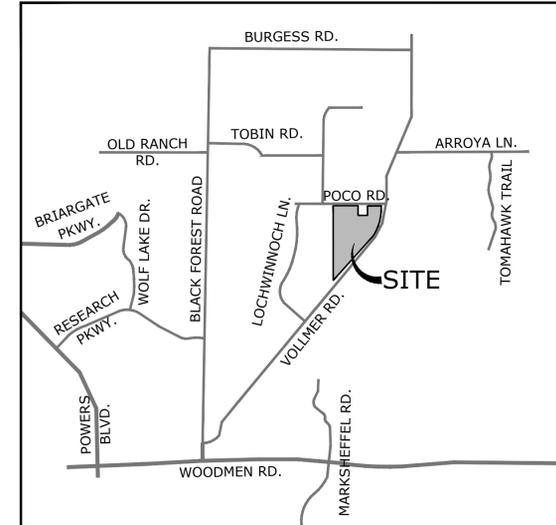


EL PASO COUNTY 2040 MAJOR TRANSPORTATION CORRIDOR PLAN ROAD CLASSIFICATIONS:

- PROPOSED PRINCIPAL ARTERIAL
- - - - - PROPOSED 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):	
Residential:	107.5 AC
Neighborhood Commercial:	4 AC
Park:	3.2 AC
Buffer:	15.5 AC
Open Space/Detention:	4.7 AC
R.O.W.:	7.127 AC

PROJECT TEAM

OWNERS:	Jaynes Amiee R Living Trust, Henry Kenneth Jaynes, Jane E McColloir, City of Manitou Springs, John R Jaynes
DEVELOPER:	2138 Flying Horse Club Dr. Colorado Springs, CO 80921 (719) 592-9333
APPLICANT:	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 3:	Cover Sheet
Sheet 2 of 3:	Sketch Plan
Sheet 3 of 3:	Adjacent Land Owners



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
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Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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JAYNES PROPERTY

TAX ID: 5228000024 & 5228000025

DATE: 08.05.2022
PROJECT MGR: A. BARLOW
PREPARED BY: A. LANGHANS

ENTITLEMENT

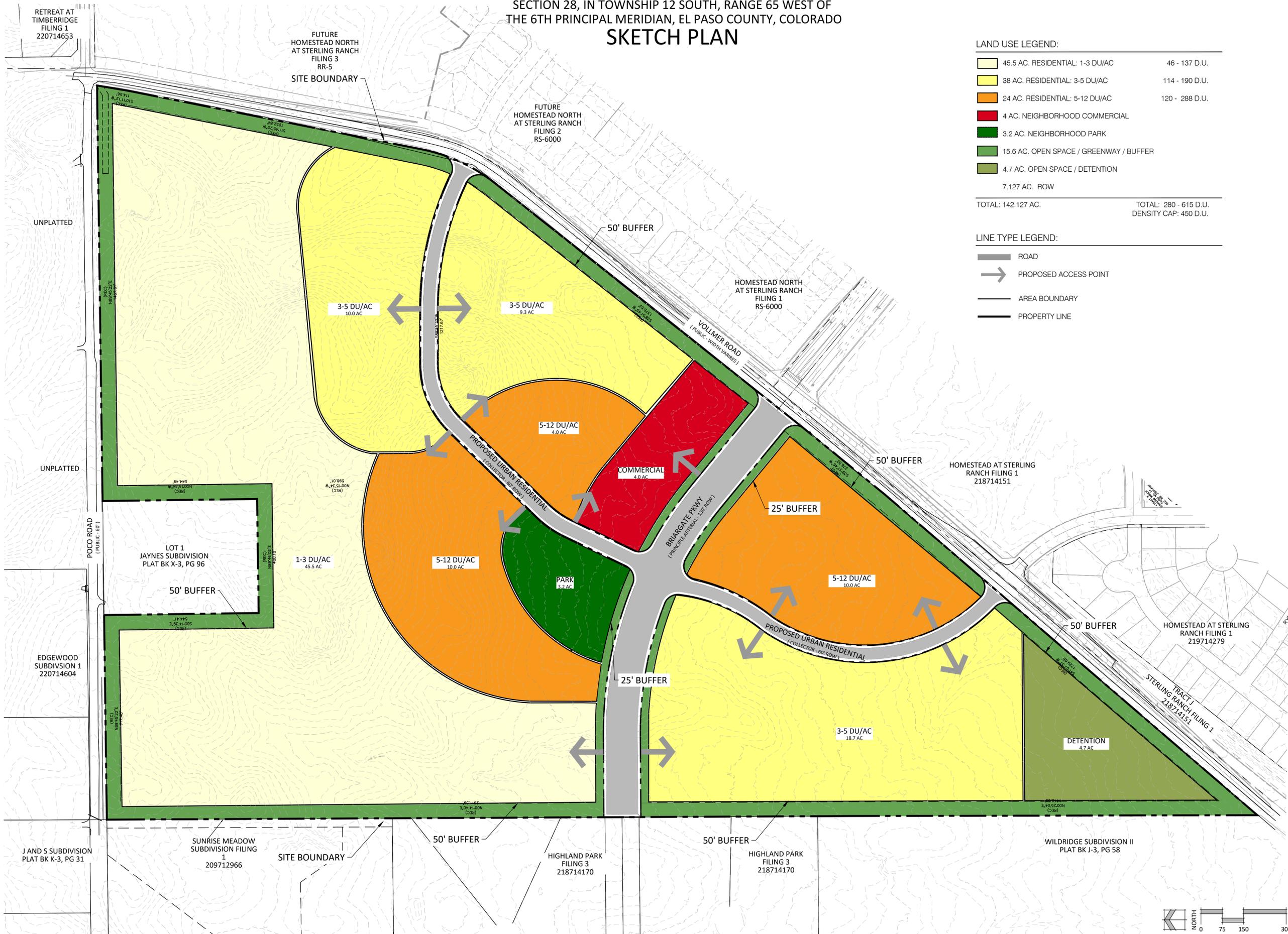
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SKETCH PLAN

1 OF 3

JAYNES PROPERTY

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



LAND USE LEGEND:

	45.5 AC. RESIDENTIAL: 1-3 DU/AC	46 - 137 D.U.
	38 AC. RESIDENTIAL: 3-5 DU/AC	114 - 190 D.U.
	24 AC. RESIDENTIAL: 5-12 DU/AC	120 - 288 D.U.
	4 AC. NEIGHBORHOOD COMMERCIAL	
	3.2 AC. NEIGHBORHOOD PARK	
	15.6 AC. OPEN SPACE / GREENWAY / BUFFER	
	4.7 AC. OPEN SPACE / DETENTION	
	7.127 AC. ROW	

TOTAL: 142.127 AC. TOTAL: 280 - 615 D.U.
DENSITY CAP: 450 D.U.

LINE TYPE LEGEND:

	ROAD
	PROPOSED ACCESS POINT
	AREA BOUNDARY
	PROPERTY LINE



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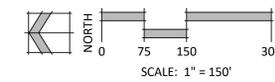
JAYNES PROPERTY

VOLLMER ROAD
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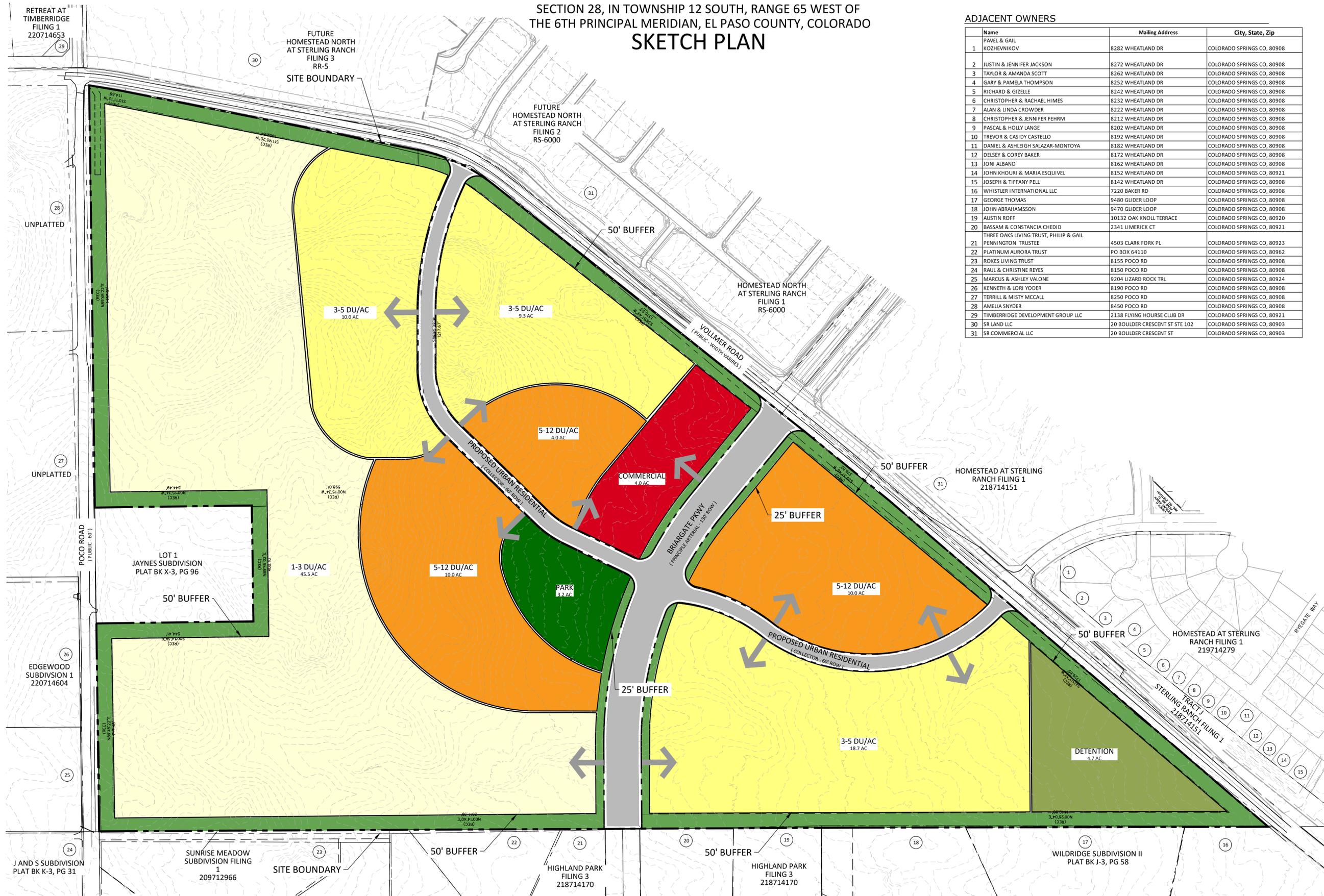
SKETCH PLAN



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JAYNES PROPERTY

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



ADJACENT OWNERS

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 & COREY 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 GLIDER LOOP	COLORADO SPRINGS CO, 80908
18 JOHN ABRAHAMSSON	9470 GLIDER LOOP	COLORADO SPRINGS CO, 80908
19 AUSTIN ROFF	10132 OAK KNOLL TERRACE	COLORADO SPRINGS CO, 80920
20 BASSAM & CONSTANCIA CHEDID	2341 LIMERICK CT	COLORADO SPRINGS CO, 80921
21 PENNINGTON TRUSTEE	4503 CLARK FORK PL	COLORADO SPRINGS CO, 80923
22 PLATINUM AURORA TRUST	PO BOX 64110	COLORADO SPRINGS CO, 80962
23 ROKES LIVING TRUST	8155 POOCO RD	COLORADO SPRINGS CO, 80908
24 RAUL & CHRISTINE REYES	8150 POOCO RD	COLORADO SPRINGS CO, 80908
25 MARCUS & ASHLEY VALONE	9204 LIZARD ROCK TRL	COLORADO SPRINGS CO, 80924
26 KENNETH & LORI YODER	8190 POOCO RD	COLORADO SPRINGS CO, 80908
27 TERRILL & MISTY MCCALL	8250 POOCO RD	COLORADO SPRINGS CO, 80908
28 AMELIA SNYDER	8450 POOCO 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



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JAYNES PROPERTY

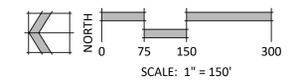
VOLLMER ROAD
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DATE: BY: DESCRIPTION:

ADJACENT OWNERS



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