

LAND USE LEGEND:

44 AC. RESIDENTIAL: 0.2 DU/AC	9 D.U.
33 AC. RESIDENTIAL: 0.4 DU/AC	13 D.U.
35 AC. RESIDENTIAL: 1 DU/AC	35 D.U.
163 AC. RESIDENTIAL: 2 DU/AC	326 D.U.
790 AC. RESIDENTIAL: 3-5 DU/AC	3,642 D.U.
86 AC. RESIDENTIAL: 5-8 DU/AC	600 D.U.
47 AC. MIXED USE 8-25 DU/AC	600 D.U.
57 AC. ELEMENTARY / K-8 SCHOOL	
18 AC. NEIGHBORHOOD PARK	
25 AC. COMMUNITY PARK	
62 AC. OPEN SPACE / PARK / GREENWAY	
43 AC. OPEN SPACE / BUFFER	
9 AC. UTILITY PARCEL	
5 AC. INDUSTRIAL	

TOTAL: 1,444 AC TOTAL: 5,225 D.U. Max
 * COMMERCIAL / MULTIFAMILY UP TO 25 DU/AC

LEGAL DESCRIPTION:

THE WEST HALF OF THE WEST HALF OF THE EAST HALF AND EAST HALF OF THE WEST HALF AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27; THE EAST HALF OF THE SOUTHEAST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 28; THE WEST HALF OF THE EAST HALF AND THE WEST HALF OF SECTION 34; THE EAST HALF AND THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 33 LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 LYING SOUTH AND EAST OF SAID COUNTY ROAD AS DEEDED TO COLORADO INTERSTATE GAS COMPANY BY WARRANTY DEED RECORDED IN BOOK 1173 AT PAGE 359; AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTHEAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 32, EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 DEEDED TO J. MARCUS BROWN BY TRUSTEES' DEED RECORDED IN BOOK 3392 AT PAGE 168, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO. ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO LYING SOUTH AND EAST OF THE COUNTY ROAD (VOLLMER ROAD), ALSO: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING SOUTHERLY OF AN EXISTING EAST-WEST FENCE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 2004 AT RECEPTION NO. 204209417, COUNTY OF EL PASO, STATE OF COLORADO, ALSO: THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., LYING SOUTHEASTLY OF THE PUBLIC ROAD KNOWN AS VOLLMER ROAD, EL PASO COUNTY, COLORADO, AND CONTAINING 1443.695 ACRES MORE OR LESS.

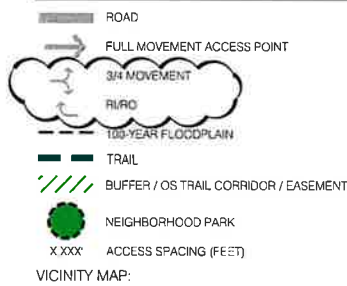
OWNERS:

SR LAND, LLC
 20 BOULDER CRESCENT STREET, SUITE 102
 COLORADO SPRINGS, CO 80903-3300

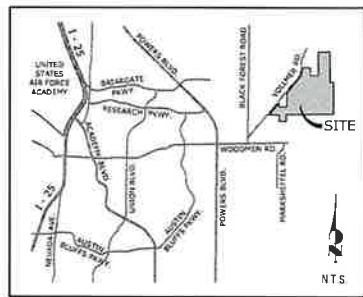
CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DRIVE
 COLORADO SPRINGS, CO 80921

CHALLENGER COMMUNITIES, LLC
 8605 EXPLORER DRIVE, SUITE 250
 COLORADO SPRINGS, CO 80920-1013

SYMBOL LEGEND:



VICINITY MAP:



Overall Development Dwelling Unit Table

	Homestead Filing #1 SF 04-029	Branding Iron Filing #1 SF 06-017	Homestead Filing #2 SF 19-004	Branding Iron Filing #2 SF 19-018	Sterling Ranch Filing #2 SF 20-015	Total Entitled Units	Remaining Developable Units	Maximum Dwelling Units
Dwelling Units	72	51	104	75	49	351	4874	5225

ROAD CLASSIFICATION TABLE

Roadway	Existing	2040 MTCP	2050 MTCP/CPP	Sterling Ranch Proposed
Vollmer Road	2 Lane Collector - 40'	4 Lane Minor - 100'	4 Lane Minor - 100'	4 Lane Minor - 100'
Briargate Parkway	4 Lane Principal - 130'	4 Lane Principal - 130'	4 Lane Principal - 130'	4 Lane Principal - 130'
Banning Lewis Ranch Parkway	4 Lane Principal - 130'	4 Lane Principal - 130'	4 Lane Principal - 130'	4 Lane Principal - 130'

STERLING RANCH SKETCH PLAN AMENDMENT

RR-5 VACANT

Land Planning
Landscape
Architecture
Urban Design

NES

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www.nescolorado.com

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STERLING RANCH SKETCH PLAN AMENDMENT

MORLEY-BENTLEY INVESTMENTS, LLC.

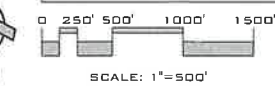
DATE: OCTOBER 28, 2007
 PROJECT NO: 1 MAYNARD/2 BOWEN
 PREPARED BY: J. KUNDELIN SWIFT

AMENDMENT

DATE	BY	DESCRIPTION
05.22.2009	ALX	APPROVED SKETCH PLAN PER COUNTY - NOV. 2009
12.05.2016	BI	APPROVED SKETCH PLAN AMENDMENT, DEC. 2016
07.01.2022	BI	SKETCH PLAN AMENDMENT, DEC. 2022
08.30.2022	AL	SKETCH PLAN AMENDMENT, 2022

Conditions of Approval:
 1. Applicant has provided an updated traffic impact study which limits the maximum dwelling units to 5,000 with this 2022 amendment.
 2. The MDDP and Traffic Study shall be resubmitted for approval prior to the approval of a plat east of the Sand Creek Channel.

This sketch plan amendment (in part) for Sterling Ranch was approved for filing by the El Paso County Planning and Community Development Department Director on the day of the month of the year as indicated by the signature and notations below.



1 OF 1

SKP 22-004