# STERLING RANCH SKETCH PLAN AMENDMENT

## 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: 4,800 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 3292 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 SOUTHEAST 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 SOUTHEASTERLY 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

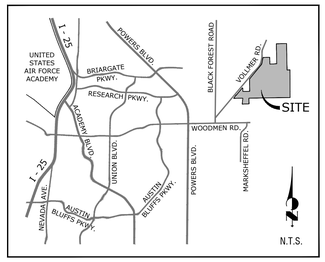
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

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

## SYMBOL LEGEND:

- ROAD
- FULL MOVEMENT ACCESS POINT
- 3/4 MOVEMENT
- RI/RO
- 100-YEAR FLOODPLAIN
- TRAIL
- BUFFER / OS TRAIL CORRIDOR / EASEMENT
- NEIGHBORHOOD PARK
- X,XXX' ACCESS SPACING (FEET)

## VICINITY MAP:




## Overall Development Dwelling Unit Table

| | Homestead Fil 1 SF 04-029 | Banding Iron Fil 1 SF-06-017 | Homestead Fil 2 SF 19-004 | Banding Iron Fil 2 SF-19-018 | Sterling Ranch Fil 2 SF-20-015 | Total Entitled Units | Remaining Developable Units | Maximum Dwelling Units |
|---|---|---|---|---|---|---|---|---|
| Dwelling Units | 72 | 51 | 104 | 75 | 49 | 351 | 4449 | 4800 |

## ROAD CLASSIFICATION TABLE

| Roadway | Existing | 2040 MTCP | 2060 MTCP/CPP | Sterling Ranch Proposed |
|---|---|---|---|---|
| Vollmer Road | 2 lane Collector - 60' | 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' |
| Banning Lewis Ranch Parkway | | 4 lane Principal - 130' | 4 lane Principal - 130' | 4 lane Principal - 130' |
| Marksheffel Road | 2 lane Principal | 4 lane Principal - 130' | 4 lane Principal - 130' | TBD * |

* A deviation is approved for Marksheffel Road to be built to the City of Colorado Springs standards.


Land Planning
Landscape Architecture
Urban Design

NES

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STERLING RANCH

SKETCH PLAN AMENDMENT

MORLEY-BENTLEY INVESTMENTS, LLC.

DATE: OCTOBER 29, 2007
PROJECT MGR: J.MAYNARD/J.ROMERO
PREPARED BY: J.KURNEL/M.SWIFT

AMENDMENT

| DATE: | BY: | DESCRIPTION: |
|---|---|---|
| 05.22.2009 | JLK | APPROVED SKETCH PLAN PER COUNTY - NOV. 2008 |
| 12.05.2018 | BI | APPROVED SKETCH PLAN AMENDMENT- DEC. 2018 |
| 07.01.2022 | BI | SKETCH PLAN AMEND 2022 |
| 08.30.2022 | AL | SKETCH PLAN AMEND 2022 |
| 12.22.2022 | JS | SKETCH PLAN AMEND 2022 |

SHEET NUMBER: 1 OF 1

DRAWING #: SKP 22-004

This sketch plan amendment (minor) for (Sterling Ranch) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the ____ day of _____, 20__, subject to any notes or conditions specified hereon. All previous Conditions of Approval and Notations apply.

_____
Planning and Community Development Director

NORTH

0 250' 500' 1000' 1500'

SCALE: 1"=500'

P:\Morley\Sterling Ranch Sketch Plan\Sketch Plan Amendment 2022\Drawings\Planning\MP\SR SKP AMEND 22.dwg [SKP] 12/22/2022 4:40:19 PM Jennifer Shagin