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: 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 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)

Overall Development Dwelling Unit Table

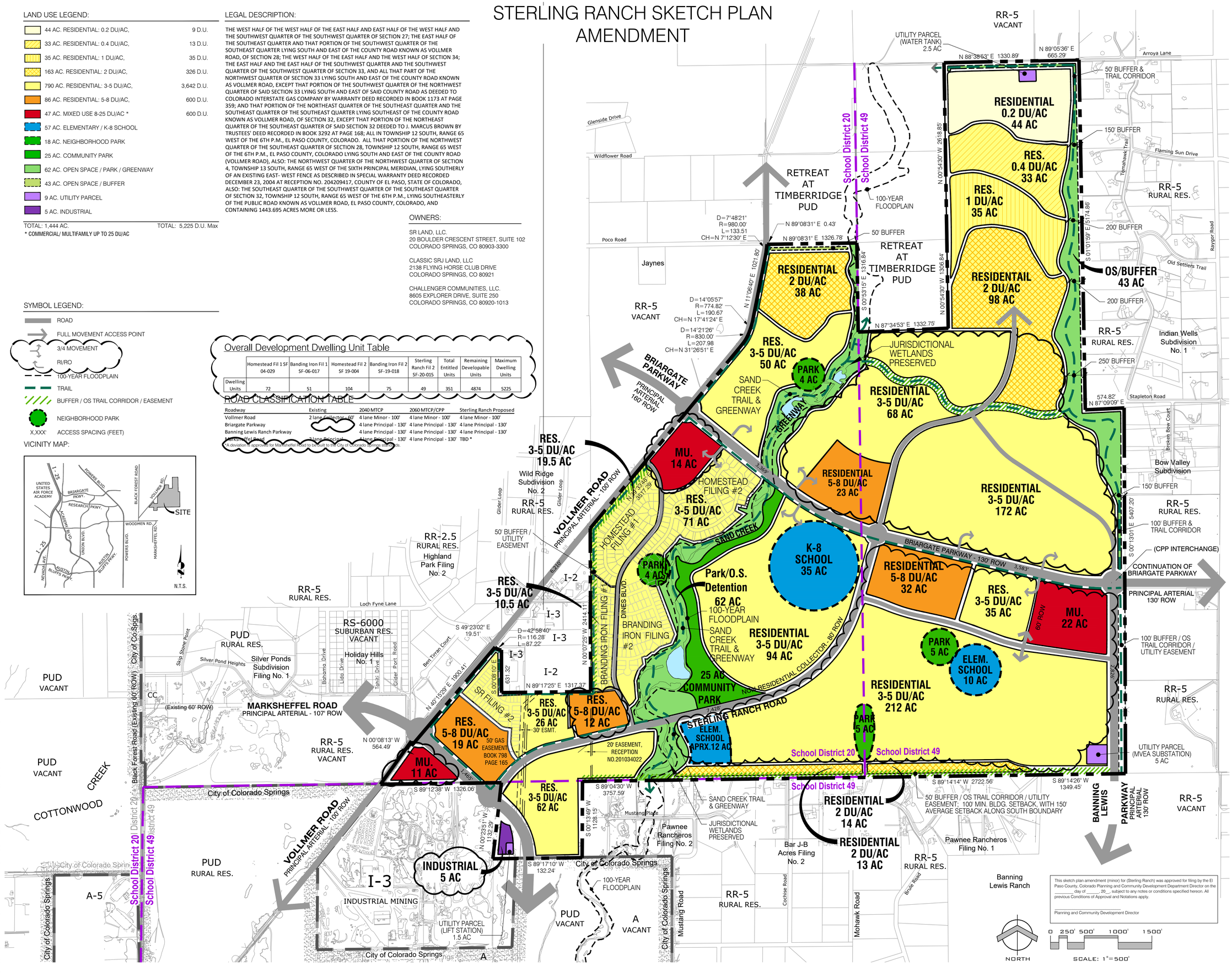
	Homestead Fil 1 SF 04-029	Banding Iron Fil 1 SF-06-017	Homestead Fil 2 SF 19-004	Banding Iron Fil 2 SF-19-018	Sterling Ranch Fil 2 SF-20-015	Total Entitled Units	Remaining Developable Units	Maximum Dwelling Units
Dwelling Units	72	51	104	75	49	351	4874	5225

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.

VICINITY MAP:



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

Land Planning
Landscape Architecture
Urban Design
NES
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www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

PLANNING & ENGINEERING

STERLING RANCH

SKETCH PLAN AMENDMENT

MORLEY-BENTLEY INVESTMENTS, LLC.

PROJECT INFO

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

SEAL

AMENDMENT

ISSUE INFO

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

ISSUE REVISION

SHEET TITLE

SHEET NUMBER

1 OF 1

PLAN FILE #

SKP 22-004

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