STERLING RANCH EAST FILING NO. 7

A PORTION OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
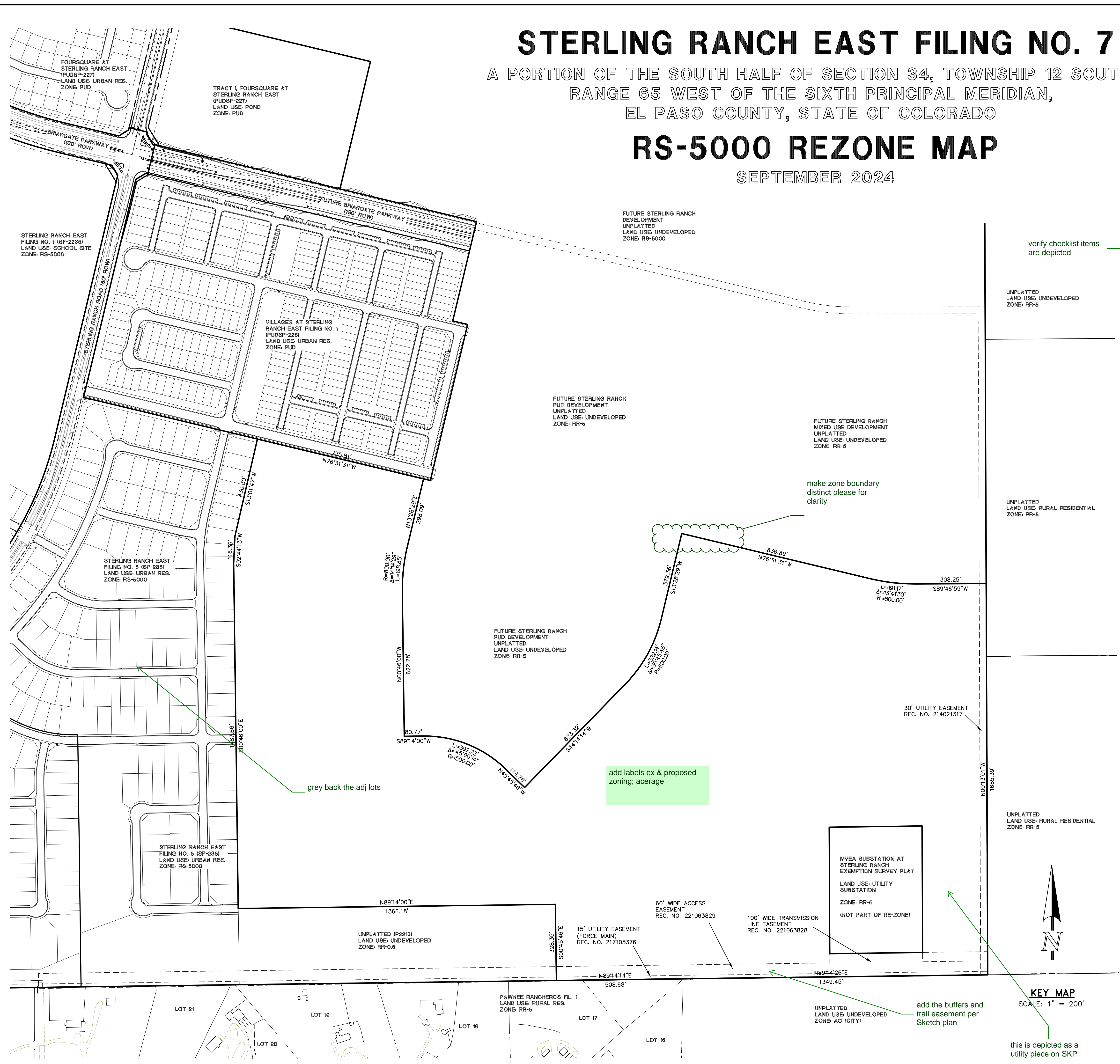
RS-5000 REZONE MAP

SEPTEMBER 2024

SITE DATA

TAX ID NUMBERS:	PORTIONS OF 52000-00-573, 52000-00-553
SKETCH PLAN:	SKP235
CURRENT ZONING:	RR-5
PROPOSED ZONING:	RS-5000
TOTAL REZONE AREA:	106.624 ACRES

PROJECT TEAM

OWNER:
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921
(719) 592-9333
MR. LOREN MORELAND

APPLICANT/ CIVIL CONSULTANT:
CLASSIC CONSULTING
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
(719) 785-2802
MR. MARC A. WHORTON, P.E.

PLANNING/ LANDSCAPE CONSULTANT:
NES
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
(719) 471-0073
MS. ANDREA BARLOW

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, BEING MONUMENTED AT THE WEST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.1 FOOT ABOVE EXISTING GRADE AND MONUMENTED ON THE EAST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "ESI PLS 10376 - 2006" FOUND 0.1 FEET ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 89°14'26" WEST A DISTANCE OF 1349.45 FEET.

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89°14'26" WEST, ON SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1,349.45 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89°14'14" WEST, ON SAID SOUTH LINE, A DISTANCE OF 508.68 FEET;

THENCE NORTH 00°45'46" WEST A DISTANCE OF 328.35 FEET;

THENCE SOUTH 89°14'00" WEST A DISTANCE OF 1,366.18 FEET;

THENCE NORTH 00°46'00" WEST A DISTANCE OF 1,487.66 FEET;

THENCE NORTH 02°44'13" EAST A DISTANCE OF 116.36 FEET;

THENCE NORTH 13°01'47" EAST A DISTANCE OF 430.30 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 735.81 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 298.09 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 800.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°14'29", AN ARC DISTANCE OF 198.85 FEET;

THENCE NORTH 00°46'00" EAST A DISTANCE OF 622.28 FEET;

THENCE NORTH 89°14'00" EAST A DISTANCE OF 80.77 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 500.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'14", AN ARC DISTANCE OF 392.73 FEET;

THENCE SOUTH 45°45'46" EAST A DISTANCE OF 114.76 FEET;

THENCE NORTH 44°14'14" EAST A DISTANCE OF 623.32 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 600.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°45'45", AN ARC DISTANCE OF 322.14 FEET;

THENCE NORTH 13°28'29" EAST A DISTANCE OF 379.36 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 836.89 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 800.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°41'30", AN ARC DISTANCE OF 191.17 FEET;

THENCE NORTH 89°46'59" EAST A DISTANCE OF 308.25 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 34;

THENCE SOUTH 00°13'01" EAST, ON SAID EAST LINE, A DISTANCE OF 1,685.39 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM
THAT CERTAIN PARCEL BEING THE MVEA SUBSTATION AT STERLING RANCH EXEMPTION SURVEY PLAT RECORDED FEBRUARY 24, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, UNDER RECEPTION NUMBER 221714681.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED NET AREA OF 4,644,526 SQUARE FEET (106.62365 ACRES).

Map labels and annotations:

FOURSQUARE AT STERLING RANCH EAST (PUDSP-227) LAND USE: URBAN RES. ZONE: PUD

TRACT I, FOURSQUARE AT STERLING RANCH EAST (PUDSP-227) LAND USE: POND ZONE: PUD

BRIARGATE PARKWAY (130' ROW)

FUTURE BRIARGATE PARKWAY (130' ROW)

FUTURE STERLING RANCH DEVELOPMENT UNPLATTED LAND USE: UNDEVELOPED ZONE: RS-5000

STERLING RANCH EAST FILING NO. 1 (SF-2235) LAND USE: SCHOOL SITE ZONE: RS-5000

VILLAGES AT STERLING RANCH EAST FILING NO. 1 (PUDSP-228) LAND USE: URBAN RES. ZONE: PUD

UNPLATTED LAND USE: UNDEVELOPED ZONE: RR-5

FUTURE STERLING RANCH PUD DEVELOPMENT MIXED USE UNPLATTED LAND USE: UNDEVELOPED ZONE: RR-5

FUTURE STERLING RANCH MIXED USE DEVELOPMENT UNPLATTED LAND USE: UNDEVELOPED ZONE: RR-5

UNPLATTED LAND USE: RURAL RESIDENTIAL ZONE: RR-5

STERLING RANCH EAST FILING NO. 6 (SP-236) LAND USE: URBAN RES. ZONE: RS-5000

FUTURE STERLING RANCH PUD DEVELOPMENT UNPLATTED LAND USE: UNDEVELOPED ZONE: RR-5

STERLING RANCH EAST FILING NO. 6 (SP-236) LAND USE: URBAN RES. ZONE: RS-5000

30' UTILITY EASEMENT REC. NO. 214021317

MVEA SUBSTATION AT STERLING RANCH EXEMPTION SURVEY PLAT LAND USE: UTILITY SUBSTATION ZONE: RR-5 (NOT PART OF RE-ZONE)

60' WIDE ACCESS EASEMENT REC. NO. 221063829

100' WIDE TRANSMISSION LINE EASEMENT REC. NO. 221063828

15' UTILITY EASEMENT (FORCE MAIN) REC. NO. 217105376

UNPLATTED (P2213) LAND USE: UNDEVELOPED ZONE: RR-0.5

UNPLATTED LAND USE: RURAL RESIDENTIAL ZONE: RR-5

PAWNEE RANCHEROS FIL. 1 LAND USE: RURAL RES. ZONE: RR-5

UNPLATTED LAND USE: UNDEVELOPED ZONE: AO (CITY)

LOT 21
LOT 19
LOT 18
LOT 17
LOT 16
LOT 20

N89°14'26"E 1349.45'
N89°14'00"E 1366.18'
N89°14'00"E 508.68'

KEY MAP
SCALE: 1" = 200'

N

Reviewer comments:
- verify checklist items are depicted
- make zone boundary distinct please for clarity
- grey back the adj lots
- add labels ex & proposed zoning; acerage
- add the buffers and trail easement per Sketch plan
- this is depicted as a utility piece on SKP

CLASSIC CONSULTING

STERLING RANCH EAST FILING NO. 7 RS-5000 REZONE MAP		
DESIGNED BY	MAW	SCALE	DATE 9/5/2024
DRAWN BY	MAW	(H) 1"= 200'	SHEET 1 OF 1
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.70

619 N. Cascade Avenue, Suite 200   (719)785-0790
Colorado Springs, Colorado 80903   (719)785-0799(Fax)

V1_Zoning Map comments.pdf Markup Summary

dsdparsons (8)

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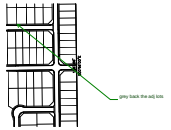**Status:**
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add labels ex & proposed zoning; acerage

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grey back the adj lots

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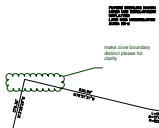**Status:**
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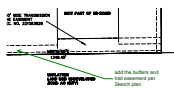verify checklist items are depicted

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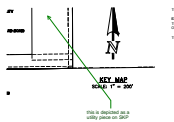
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make zone boundary distinct please for clarity

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add the buffers and trail easement per Sketch plan

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this is depicted as a utility piece on SKP