



LSC TRANSPORTATION CONSULTANTS, INC.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

Sterling Ranch Sketch Plan Amendment
Traffic Technical Memorandum
(LSC #184281)
October 30, 2018

Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.



10/31/18
Date



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October 30, 2018

Mr. Jim Morley
Morley-Bentley Investments, LLC
20 Boulder Crescent, 1st Floor
Colorado Springs, CO 80903

RE: Sterling Ranch Sketch Plan Amendment
El Paso County, CO
Traffic Technical Memorandum
LSC #184281

Dear Mr. Morley:

LSC Transportation Consultants, Inc. has prepared this traffic technical memorandum for the proposed amendment to the Sterling Ranch Sketch Plan. Sterling Ranch is located east of Vollmer Road generally between the future extension of Marksheffel Road and Arroya Lane in El Paso County, Colorado. LSC prepared a master (Sketch Plan) traffic impact study (TIS) for the entire Sterling Ranch development dated June 5, 2008. The Sketch Plan was approved in November 2008.

LSC also prepared a traffic impact analysis for the first phase of the Sterling Ranch development dated March 16, 2015. Since completion of that report, several transportation memoranda regarding the Sterling Ranch development have been prepared, including a memorandum for Phases 1-3 dated October 2, 2017; a site-specific, final plat traffic report for Branding Iron at Sterling Ranch Filing No. 1 and Homestead at Sterling Ranch Filing No. 1 dated December 19, 2017; and a site-specific, final plat traffic report for Sterling Ranch Filing No. 2 dated April 3, 2018.

This report presents the currently proposed land use changes to the 2008 approved Sterling Ranch Sketch Plan land uses and resulting changes in trip generation associated with parcels currently proposed for amendment.

LAND USE AND ACCESS

The 1,444-acre Sterling Ranch Sketch Plan area is planned to be developed with a mix of residential, commercial, and educational land uses. The approved November 2008 Sketch Plan and the currently proposed Sketch Plan Amendment are attached for reference. The 2008 TIS divided the sketch plan

area into 21 traffic analysis zones (TAZs). Figure 3 from that report showed the location and boundary of each TAZ. A copy of this TAZ figure is attached for reference. The amendment areas currently proposed for the Sketch Plan were included as TAZs 1 through 8 in the 2008 TIS.

The currently proposed Sketch Plan Amendment would reduce the single-family residential density for the 101-acre TAZ 7 from 5 to 8 dwelling units per acre to 3 to 5 dwelling units per acre and would increase the single-family residential density for a 19-acre portion of TAZ 2 from 3 to 5 dwelling units per acre to 5 to 8 dwelling units per acre. Minor changes in the alignment of the internal street system, most notably Sterling Ranch Road, resulted in some changes to the size and shape of some of the TAZs. Table 1 shows these proposed land use changes within TAZs 1-8. Overall the currently proposed Sketch Plan Amendment results in a decrease of 91 dwelling units and a decrease of six acres of commercial use from the approved sketch plan. No changes are proposed to any other part of the approved sketch plan.

No changes to the access points are proposed as part of the Sketch Plan Amendment.

TRIP GENERATION

The trip generation estimate for the Sterling Ranch Sketch Plan Amendment is based on nationally published trip generation rates from *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE). Table 1 shows the results of the trip generation estimate for the areas of proposed amendment (within TAZs 1-8). Table 1 also shows the trip generation estimate from the 2008 TIS for TAZs 1-8 for comparison. The trip generation in the 2008 TIS was based on the 7th Edition of *Trip Generation* (the current version at that time).

As shown in Table 1, TAZs 2, 5, and 6 would generate 833 more trips per day than the approved sketch plan and TAZ 7 would generate 1,798 fewer trips per day. During the morning peak hour about 16 more vehicles are projected to enter TAZs 2, 5, and 6 and 49 more vehicles are projected exit TAZs 2, 5, and 6 than would be projected based on the approved sketch plan. During this same peak hour about 35 fewer vehicles are projected to enter TAZ 7 and 106 fewer vehicles are projected exit TAZ 7 than would be projected based on the approved sketch plan. During the afternoon peak hour about 53 more vehicles are projected to enter TAZs 2, 5, and 6 and 31 more vehicles are projected exit TAZs 2, 5, and 6 than would be projected based on the approved sketch plan. During this same peak hour about 121 fewer vehicles are projected to enter TAZ 7 and 71 fewer vehicles are projected exit TAZ 7 than would be projected based on the approved sketch plan.

The projected increase in trips for TAZs 2, 5, and 6 (combined with the decrease in trips for TAZ 7) is not anticipated to result in significant changes in intersection turning movements at the access points and adjacent intersections. These changes as well as increased average daily traffic (ADT volumes) on the internal streets within the future 19 acre-subdivision located within TAZ 2 proposed to be changed to allow for 5-8 dwelling units per acre and Filing 2 will be addressed with the final plat submittal for this

19-acre parcel. The increase in trips would not change the previously proposed street classifications within Filing No. 2 – Urban Local.

* * * * *

Please contact me if you have any questions regarding this report.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.T., PTOE
Principal

JCH:KDF:bjwb

Enclosures: Tables 1-2
Approved November 2008 Sterling Ranch Sketch Plan
Proposed Sterling Ranch Sketch Plan
TAZ Figure (Figure 3)

**Table 1
Meridian Ranch Sketch Plan
Land Use Comparison**

Sterling Ranch Updated Traffic Analysis June 5, 2008						Currently Proposed Sketch Plan Amendment						
Traffic Analysis Zone	Area (Acres)	Density or FAR ⁽¹⁾	Land Use	Quantity	Unit	Area (Acres)	Density or FAR ⁽¹⁾	Land Use	Quantity	Unit	Land Use	
											Quantity	Unit
1	14	0.25	Shopping Center	152.46	KSF ⁽²⁾	11	0.25	Shopping Center	119.79	KSF	-32.67	KSF
2	63	3-5	Single-Family Detached Housing	234	DU ⁽³⁾	26	3-5	Single-Family Detached Housing	110	DU	16	DU
						19	5-8	Single-Family Detached Housing	140	DU		DU
3	12	- - -	Elementary School	500	Students	12	- - -	Elementary School	500	Students	0	Students
4	6	12-20	Apartment	89	DU	5	12-20	Apartment	86	DU	-3	DU
5	22	3-5	Single-Family Detached Housing	82	DU	62	3-5	Single-Family Detached Housing	263	DU	78	DU
6	17	5-8	Single-Family Detached Housing	103	DU							
7	101	5-8	Single-Family Detached Housing	611	DU	101	3-5	Single-Family Detached Housing	429	DU	-182	DU
8	17	0.25	Shopping Center	185.13	KSF	14	0.25	Shopping Center	152.46	KSF	-32.67	KSF
			Residential	1,119	DU			Residential	1,028	DU	-91	DU
			Commercial	337.59	KSF			Commercial	272.25	KSF	-65	KSF
			School	500	Students			School	500	Students	0	Students

Notes:
(1) Density = Dwelling Units/Acre, FAR = Floor Area Ratio
(2) KSF = thousand square feet of floor area
(3) DU = dwelling unit

Source: LSC Transportation Consultants, Inc.

**Table 2
Sterling Ranch Sketch Plan
Trip Generation Comparison**

TAZ	ITE Code	ITE Land Use	Quantity	Unit	Trip Generation Rates ⁽¹⁾					Raw ITE Trip Generation (Individual Driveway Trips)					Internal Trips			Total External Trips Generated					New External Trips Generated	
					Daily	AM Peak Hour		PM Peak Hour		Daily	AM Peak Hour		PM Peak Hour		Daily	AM	PM	Daily	AM Peak Hour		PM Peak Hour		Passby ⁽²⁾ (%)	Daily
						In	Out	In	Out		In	Out	In	Out					In	Out				
Currently Proposed Sterling Ranch Sketch Plan Amendment Land Uses For TAZs 1-8																								
1	820	Shopping Center	120	KSF ⁽³⁾	37.75	0.58	0.36	1.83	1.98	4,522	70	43	219	237	7%	7%	7%	4,205	65	40	204	220	34%	2,775
2	210	Single-Family Detached Housing	250	DU ⁽⁴⁾	9.44	0.19	0.56	0.62	0.37	2,360	46	139	156	92	9%	19%	6%	2,148	37	113	147	87	0%	2,148
3	520	Elementary School	500	Students	1.89	0.36	0.31	0.08	0.09	945	181	154	41	44	60%	60%	60%	378	72	62	17	17	0%	378
4	220	Multifamily Housing (Low-Rise)	86	DU	7.32	0.11	0.35	0.35	0.21	630	9	30	30	18	9%	19%	6%	573	7	24	28	17	0%	573
5 & 6	210	Single-Family Detached Housing	263	DU	9.44	0.19	0.56	0.62	0.37	2,483	49	146	164	96	9%	19%	6%	2,147	23	115	147	81	0%	2,147
7	210	Single-Family Detached Housing	429	DU	9.44	0.19	0.56	0.62	0.37	4,050	79	238	268	157	9%	19%	6%	3,686	64	193	252	148	0%	3,686
5	820	Shopping Center	152	KSF	37.75	0.58	0.36	1.83	1.98	5,755	89	54	279	302	7%	7%	7%	5,352	83	50	259	281	34%	3,532
Total										20,744	523	805	1,157	946				18,488	351	598	1,054	851		15,238
Subtotal TAZ 2, 5 and 6 ONLY										4,843	95	285	320	188				4,295	60	228	294	168		4,295
Land Uses Assumed in the Sterling Ranch Updated Traffic Analysis For TAZs 1-8 - June 5, 2008																								
1	820	Shopping Center	152	KSF	42.94	0.63	0.40	1.80	1.95	6,527	96	61	274	296	7%	7%	7%	6,088	89	57	255	276	34%	4,018
2	210	Single-Family Detached Housing	234	DU	9.57	0.19	0.56	0.64	0.37	2,239	44	132	149	87	9%	19%	6%	2,045	36	106	139	82	0%	2,045
3	520	Elementary School	500	Students	1.29	0.23	0.19	0.00	0.01	645	116	95	1	5	60%	60%	60%	258	46	38	0	2	0%	258
4	220	Apartment	89	DU	6.72	0.10	0.41	0.40	0.22	598	9	36	36	19	9%	19%	6%	546	7	29	34	18	0%	546
5	210	Single-Family Detached Housing	82	DU	9.57	0.19	0.56	0.64	0.37	785	15	46	52	31	9%	19%	6%	717	12	37	49	29	0%	717
6	210	Single-Family Detached Housing	103	DU	9.57	0.19	0.56	0.64	0.37	986	19	58	66	38	9%	19%	6%	900	15	47	62	36	0%	900
7	210	Single-Family Detached Housing	611	DU	9.57	0.19	0.56	0.64	0.37	5,847	115	344	389	228	9%	19%	6%	5,431	93	278	364	214	0%	5,431
8	820	Shopping Center	185	KSF	42.94	0.63	0.40	1.80	1.95	7,949	116	74	333	361	7%	7%	7%	7,393	108	69	310	336	34%	4,879
Total										25,576	529	846	1,298	1,066				23,378	406	661	1,212	993		18,794
Change In Total Trip Generation Estimate for TAZs 1-8										-4,832	-7	-41	-142	-120				-4,890	-55	-63	-158	-142		-3,556
Subtotal TAZ 2, 5 and 6 ONLY										4,010	79	236	267	157				3,662	64	190	250	147		3,662
Change In Total Trip Generation Estimate for TAZs 2, 5 and 6 ONLY										833	16	49	53	31				633	-4	38	44	21		633
Change In Total Trip Generation Estimate for TAZ 7 ONLY										-1,798	-35	-106	-121	-71				-1,745	-28	-85	-112	-66		-1,745

Notes:

- (1) Source: "Trip Generation, 10th Edition, 2017" by the Institute of Transportation Engineers (ITE)
- (2) Source: "Trip Generation Handbook - An ITE Proposed Recommended Practice 3rd Edition, September 2017" by ITE
- (3) KSF = thousand square feet of floor area
- (4) DU = Dwelling Unit

Source: LSC Transportation Consultants, Inc.

LAND USE LEGEND:

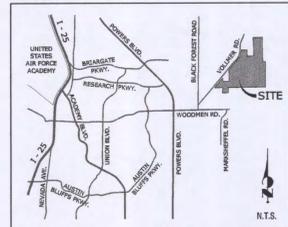
44 AC. RESIDENTIAL: 0.2 DU/AC,	9 D.U.
33 AC. RESIDENTIAL: 0.4 DU/AC,	13 D.U.
35 AC. RESIDENTIAL: 1 DU/AC,	35 D.U.
163 AC. RESIDENTIAL: 2 DU/AC,	326 D.U.
475 AC. RESIDENTIAL: 3-5 DU/AC,	1,900 D.U.
101 AC. RESIDENTIAL: 5-8 DU/AC,	606 D.U.
257 AC. RESIDENTIAL: 5-8 DU/AC ACTIVE ADULT,	1,325 D.U.
32 AC. RESIDENTIAL: 8-12 DU/AC,	320 D.U.
41 AC. RESIDENTIAL: 12-20 DU/AC,	691 D.U.
56 AC. COMMERCIAL	
57 AC. ELEMENTARY / K-8 SCHOOL	
18 AC. NEIGHBORHOOD PARK	
30 AC. COMMUNITY PARK	
57 AC. OPEN SPACE / PARK / GREENWAY	
43 AC. OPEN SPACE / BUFFER	
2 AC. UTILITY PARCEL	

TOTAL: 1,444 AC. TOTAL: 5,225 D.U. Max

SYMBOL LEGEND:

- ROAD
- FULL MOVEMENT ACCESS POINT
- 100-YEAR FLOODPLAIN
- TRAIL
- BUFFER / OS TRAIL CORRIDOR / EASEMENT
- NEIGHBORHOOD PARK
- ACCESS SPACING (FEET)

VICINITY MAP:



LEGAL DESCRIPTION:

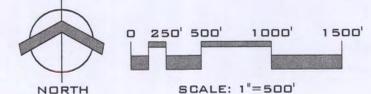
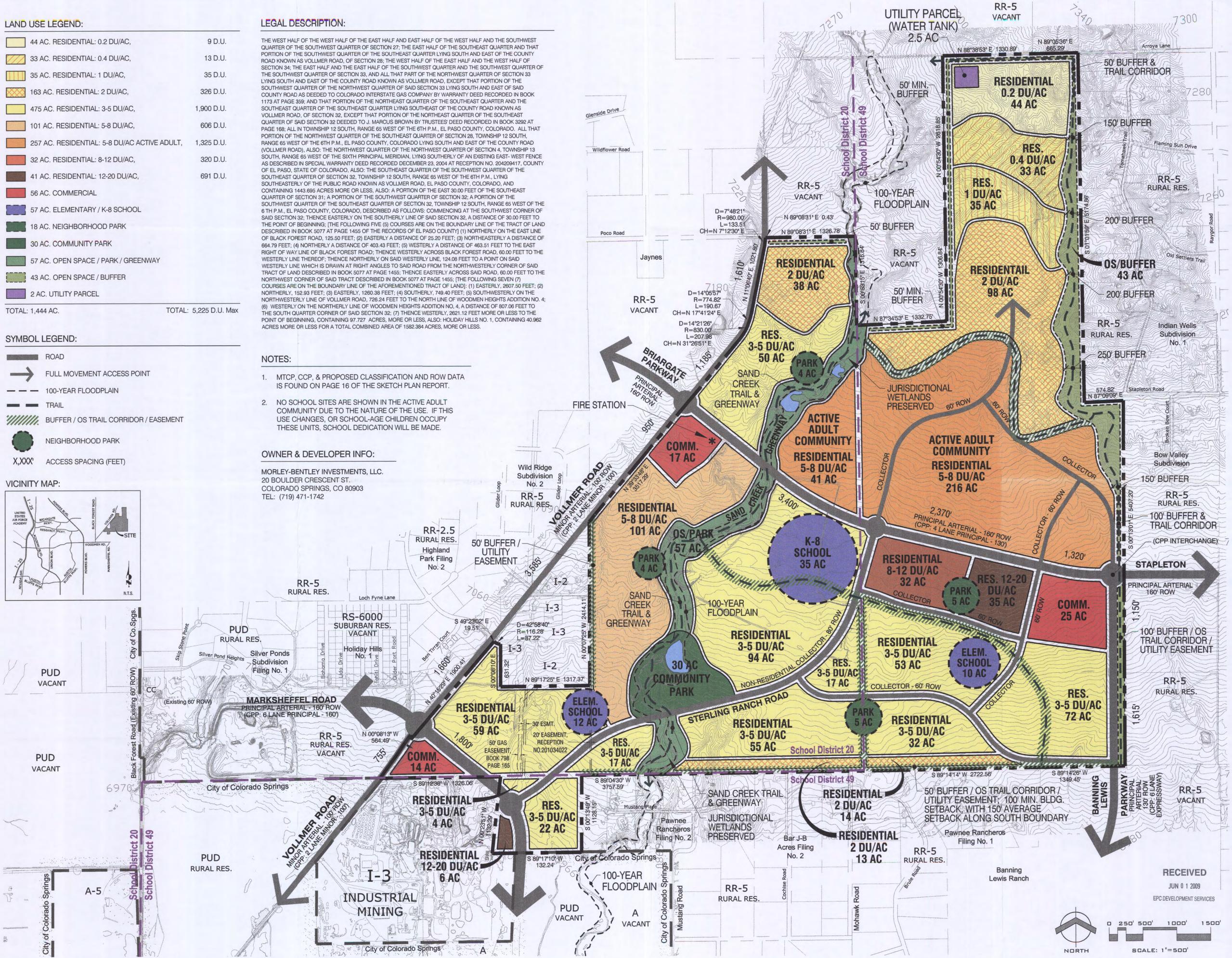
THE WEST HALF OF THE WEST HALF OF THE EAST HALF AND EAST HALF OF THE WEST HALF AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THE EAST HALF OF THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER 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 SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTHWEST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 32, EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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 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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST 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, ALSO: A PORTION OF THE EAST 30.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 31; A PORTION OF THE SOUTHWEST QUARTER OF SECTION 32; A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE EASTERLY ON THE SOUTHERLY LINE OF SAID SECTION 32, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; [THE FOLLOWING FIVE (5) COURSES ARE ON THE BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 5077 AT PAGE 1455 OF THE RECORDS OF EL PASO COUNTY] (1) NORTHERLY ON THE EAST LINE OF BLACK FOREST ROAD, 125.50 FEET; (2) EASTERLY A DISTANCE OF 25.20 FEET; (3) NORTHEASTERLY A DISTANCE OF 664.79 FEET; (4) NORTHERLY A DISTANCE OF 403.43 FEET; (5) WESTERLY A DISTANCE OF 463.51 FEET TO THE EAST RIGHT OF WAY LINE OF BLACK FOREST ROAD; THENCE WESTERLY ACROSS BLACK FOREST ROAD, 60.00 FEET TO THE WESTERLY LINE THEREOF; THENCE NORTHERLY ON SAID WESTERLY LINE, 124.08 FEET TO A POINT ON SAID WESTERLY LINE WHICH IS DRAWN AT RIGHT ANGLES TO SAID ROAD FROM THE NORTH-WESTERLY CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 5077 AT PAGE 1455; THENCE EASTERLY ACROSS SAID ROAD, 60.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 5077 AT PAGE 1455; [THE FOLLOWING SEVEN (7) COURSES ARE ON THE BOUNDARY LINE OF THE AFOREMENTIONED TRACT OF LAND]: (1) EASTERLY, 2607.50 FEET; (2) NORTHERLY, 152.93 FEET; (3) EASTERLY, 1260.38 FEET; (4) SOUTHERLY, 749.40 FEET; (5) SOUTHWESTERLY ON THE NORTH-WESTERLY LINE OF VOLLMER ROAD, 726.24 FEET TO THE SOUTH LINE OF WOODMEN HEIGHTS ADDITION NO. 4; (6) WESTERLY ON THE NORTHERLY LINE OF WOODMEN HEIGHTS ADDITION NO. 4, A DISTANCE OF 807.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 32; (7) THENCE WESTERLY, 2821.12 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 97,727 ACRES, MORE OR LESS, ALSO: HOLIDAY HILLS NO. 1, CONTAINING 40,962 ACRES MORE OR LESS FOR A TOTAL COMBINED AREA OF 132,384 ACRES, MORE OR LESS.

NOTES:

1. MTCP, CCP, & PROPOSED CLASSIFICATION AND ROW DATA IS FOUND ON PAGE 16 OF THE SKETCH PLAN REPORT.
2. NO SCHOOL SITES ARE SHOWN IN THE ACTIVE ADULT COMMUNITY DUE TO THE NATURE OF THE USE. IF THIS USE CHANGES, OR SCHOOL-AGE CHILDREN OCCUPY THESE UNITS, SCHOOL DEDICATION WILL BE MADE.

OWNER & DEVELOPER INFO:

MORLEY-BENTLEY INVESTMENTS, L.L.C.
20 BOULDER CRESCENT ST.
COLORADO SPRINGS, CO 80903
TEL: (719) 471-1742



RECEIVED
JUN 01 2009
EPC DEVELOPMENT SERVICES

LAND USE LEGEND:

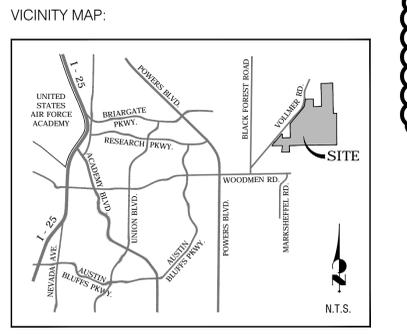
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SYMBOL LEGEND:

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- FULL MOVEMENT ACCESS POINT
- 100-YEAR FLOODPLAIN
- TRAIL
- BUFFER / OS TRAIL CORRIDOR / EASEMENT
- NEIGHBORHOOD PARK
- ACCESS SPACING (FEET)



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OWNER & DEVELOPER INFO:

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

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

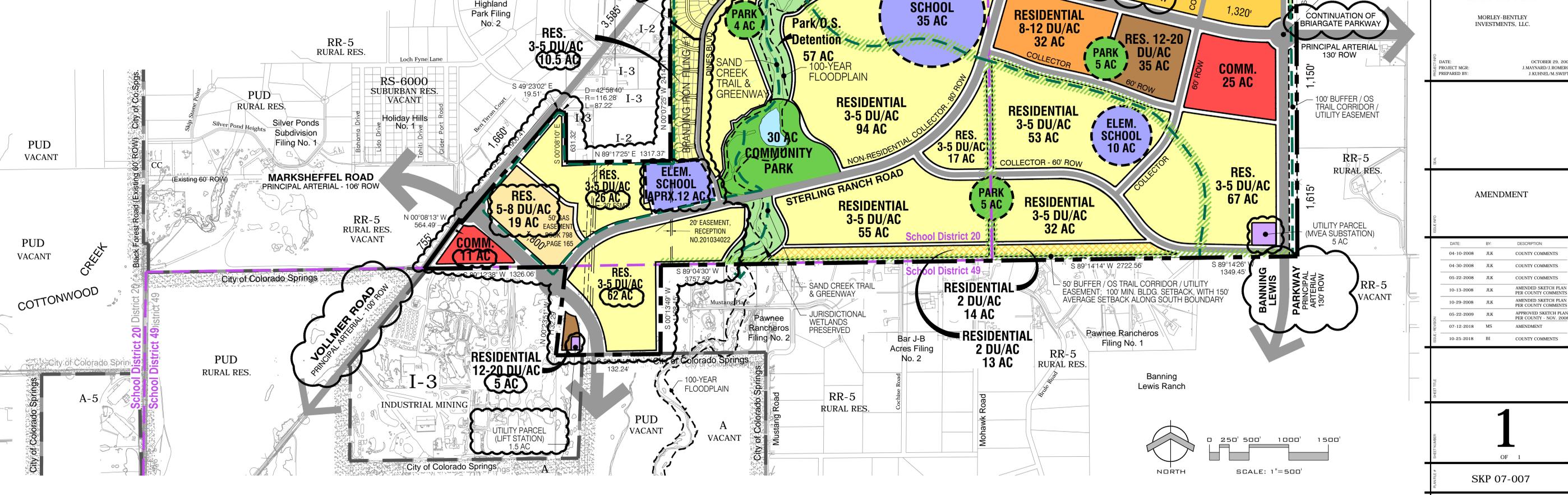
MORLEY BENTLEY/TRADER VICS INVESTMENTS LLC.
P.O. BOX 217
GALENA, KS 66739-0217

Overall Development Dwelling Unit Table

HOME/STAD FILING #	BRANDING IRON FILING #	TOTAL ENTITLED UNITS	REMAINING DEVELOPABLE UNITS	MAXIMUM DWELLING UNITS
SF-04-029	SF-06-017	123	5,102	5,225

ROAD CLASSIFICATION TABLE

Roadway	Existing	2040 MTCR	2060 MTCR/CCP	Sterling Ranch Proposed
Voller Road	2 lane Collector - 60'	4 lane Minor - 100'	4 lane Minor - 100'	4 lane Minor - 100'
Briargate Parkway	4 lane Principal - 160'	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'
Banning Lewis Ranch Parkway	4 lane Principal - 130'			
Marksheffel Road	2 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 106'



Land Planning
Landscape Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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STERLING RANCH

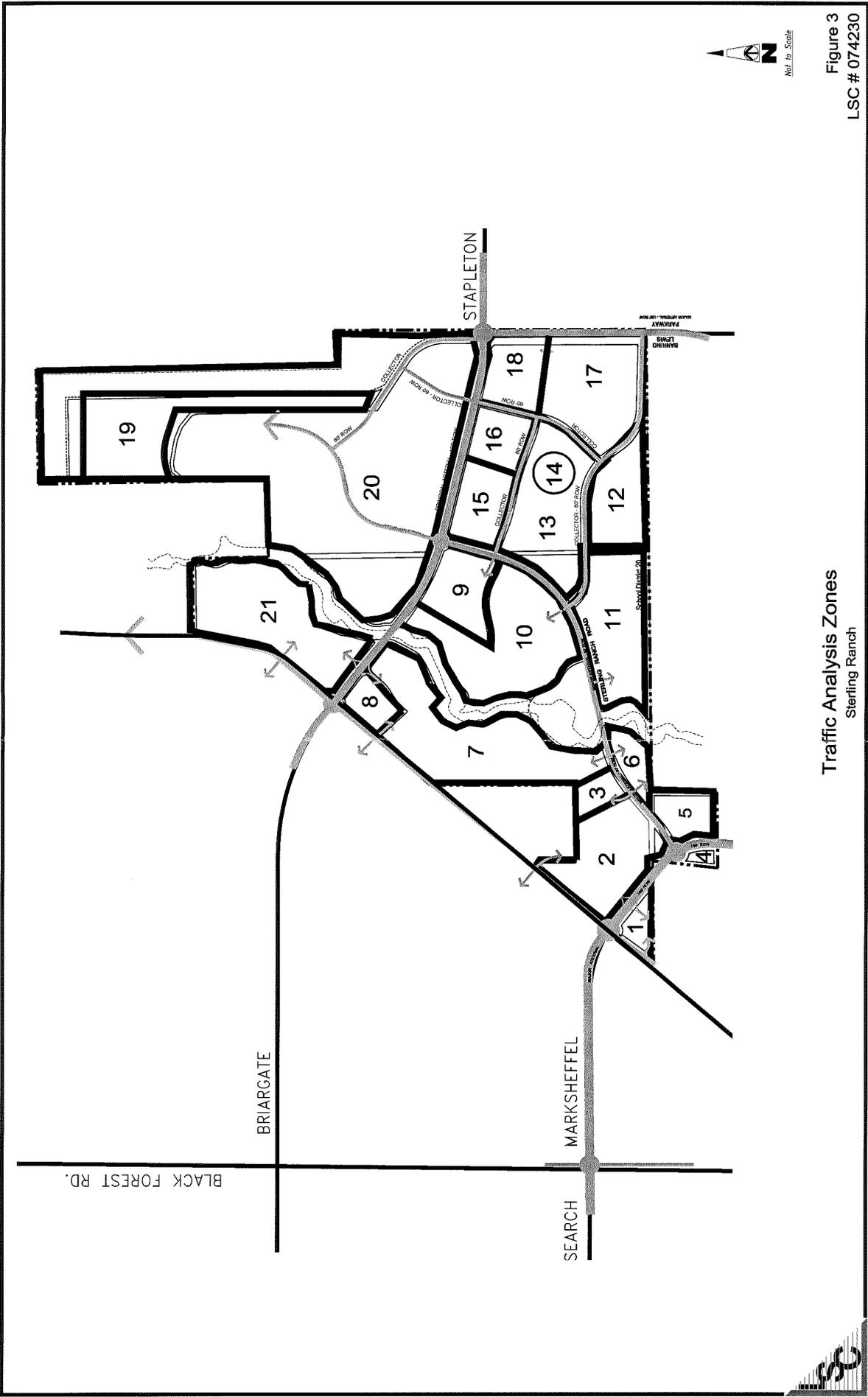
SKETCH PLAN

MORLEY-BENTLEY INVESTMENTS, LLC.

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

AMENDMENT

DATE	BY	DESCRIPTION
04-10-2008	JLK	COUNTY COMMENTS
04-30-2008	JLK	COUNTY COMMENTS
05-22-2008	JLK	COUNTY COMMENTS
10-13-2008	JLK	AMENDED SKETCH PLAN PER COUNTY COMMENTS
10-29-2008	JLK	AMENDED SKETCH PLAN PER COUNTY COMMENTS
05-22-2009	JLK	APPROVED SKETCH PLAN PER COUNTY - NOV. 2008
07-12-2018	MS	AMENDMENT
10-25-2018	BI	COUNTY COMMENTS



Traffic Analysis Zones
Sterling Ranch

Figure 3
LSC # 074230

