

# 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, 272 D.U.
  - 657 AC. RESIDENTIAL: 3-5 DU/AC, 2,366 D.U.
  - 19 AC. RESIDENTIAL: 5-8 DU/AC, 140 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.
  - 40 AC. RESIDENTIAL: 12-20 DU/AC, 691 D.U.
  - 50 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
  - 8 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)

**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 13 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.

**NOTES:**

1. MTCPP, CDP, & PROPOSED CLASSIFICATION AND ROW DATA IS FOUND ON PAGE 16 OF THE 2008 SKETCH PLAN DOCUMENT.
1. 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:**

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

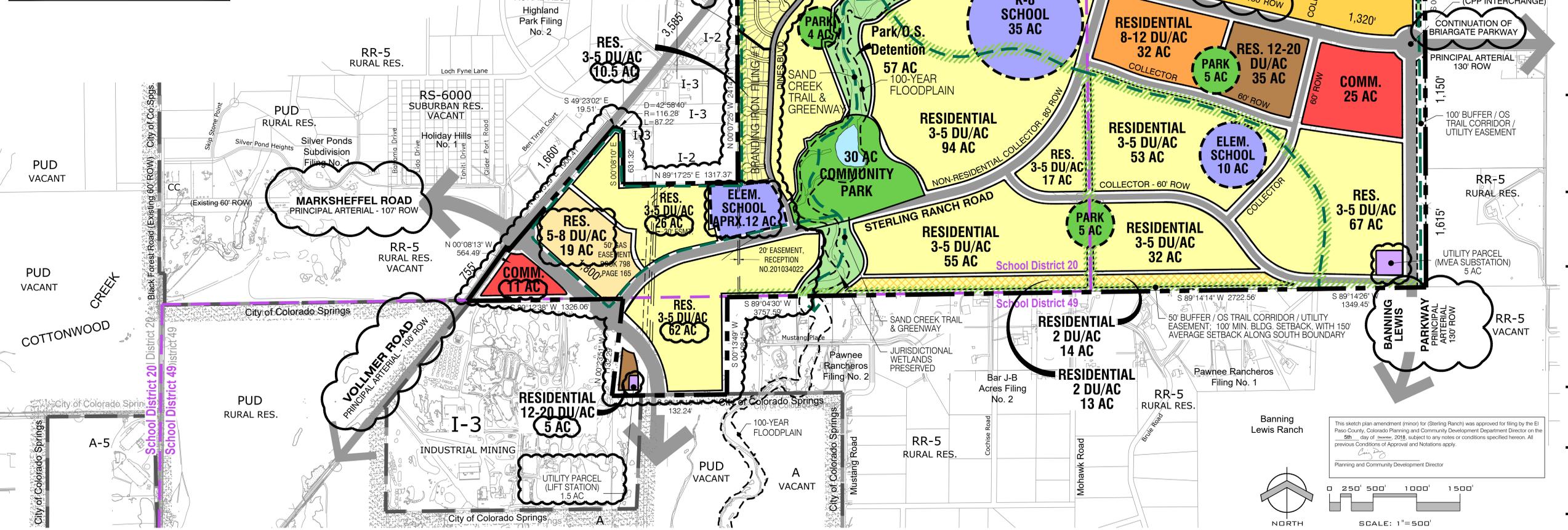
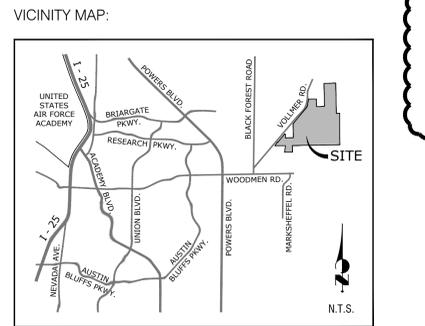
**Overall Development Dwelling Unit Table**

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 MTCPP	2060 MTCPP/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 - 160'	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'
Marksheffel Road	2 lane Principal - 4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'

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



Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
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**STERLING RANCH SKETCH PLAN AMENDMENT**

MORLEY-BENTLEY INVESTMENTS, LLC.

DATE: OCTOBER 29, 2007  
PROJECT NO.: J.MAYNARD/J.ROMERO  
PREPARED BY: J.KUNDEL/N.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
07-12-2018	MS	AMENDMENT
10-25-2018	BI	COUNTY COMMENTS
11-26-2018	BI	COUNTY COMMENTS
11-28-2018	BI	COUNTY COMMENTS