

LAND USE LEGEND:

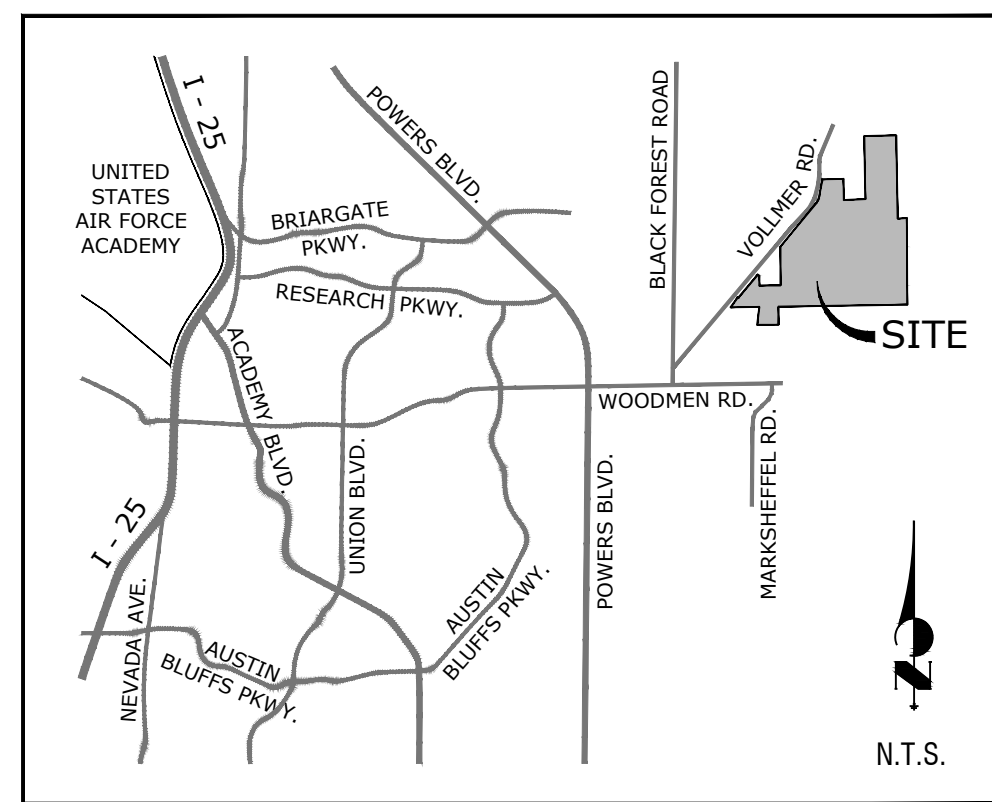
44 AC. RESIDENTIAL: 0.2 DU/AC,	9 D.U.
33 AC. RESIDENTIAL: 0.4 DU/AC,	13 D.U.
35 AC. RESIDENTIAL: 1 DU/AC,	35 D.U.
163 AC. RESIDENTIAL: 2 DU/AC,	326 D.U.
657 AC. RESIDENTIAL: 3-5 DU/AC,	2,366 D.U.
19 AC. RESIDENTIAL: 5-8 DU/AC,	140 D.U.
257 AC. RESIDENTIAL: 5-8 DU/AC ACTIVE ADULT,	1,325 D.U.
32 AC. RESIDENTIAL: 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)

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 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.

NOTES:

1. MTCR, GCR, & 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

	HOMESTEAD FILING #1 SF-04-029	BRANDING IRON FILING #1 SF-06-017	TOTAL ENTITLED UNITS	REMAINING DEVELOPABLE UNITS	MAXIMUM DWELLING UNITS
DWELLING UNITS	72	51	123	5,102	5,225

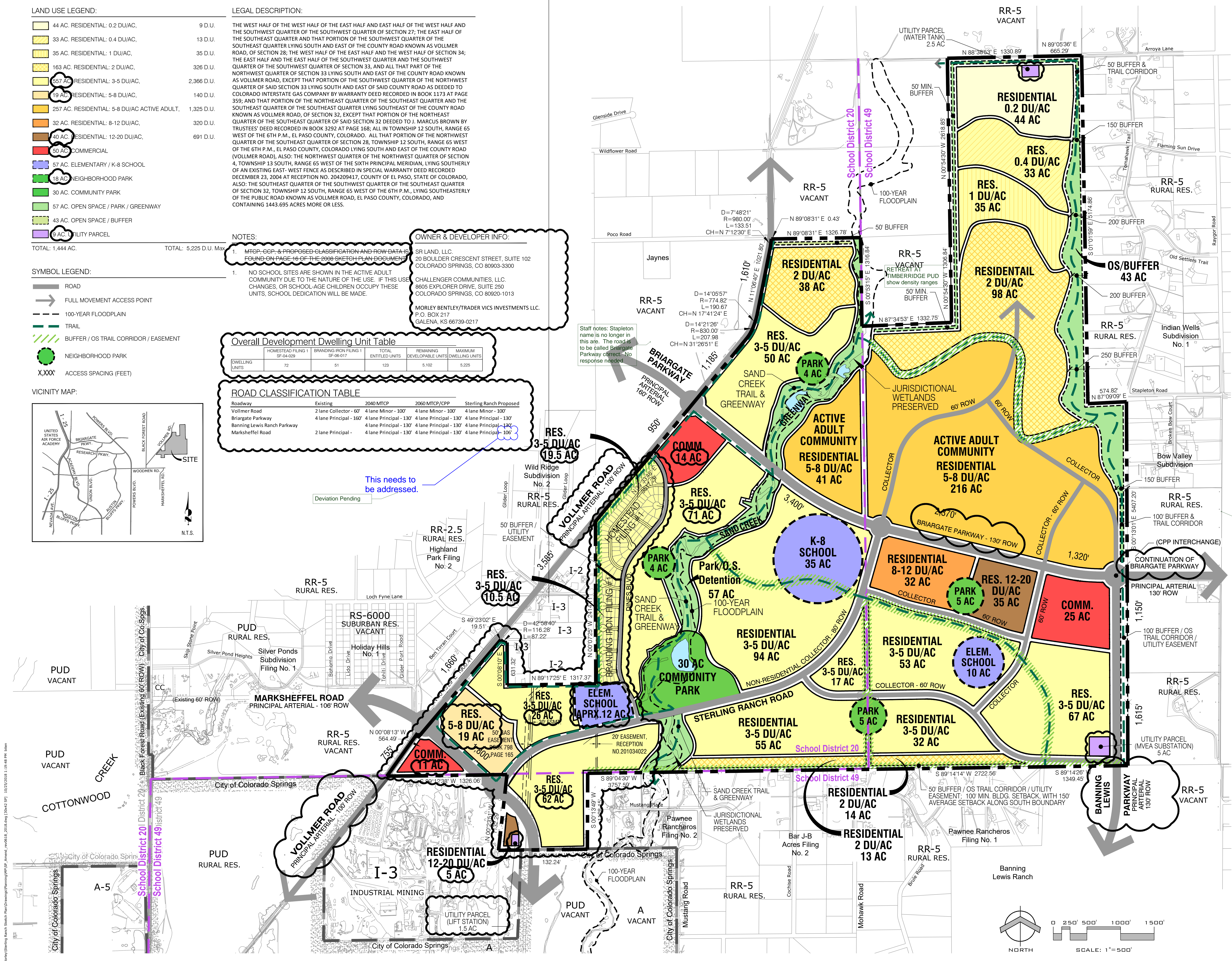
ROAD CLASSIFICATION TABLE

Roadway	Existing	2040 MTCR	2060 MTCR/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'
Marksheffel Road	2 lane Principal -	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 106'

This needs to be addressed.

Deviation Pending

Staff notes: Stapleton name is no longer in this area. The road is to be called Briargate Parkway correct. No response needed



Land Planning

Landscape Architecture

Urban Design



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

Amendment

SKETCH PLAN

MORLEY-BENTLEY INVESTMENTS, LLC.

DATE: OCTOBER 29, 2007

PROJECT NO.: J.MAYNARD/J.ROMERO

PREPARED BY: J.KUNNEL/J.N.SWIFT

AMENDMENT

DATE: 04-10-2008

BY: J.L.K.

DESCRIPTION: COUNTY COMMENTS

DATE: 04-30-2008

BY: J.L.K.

DESCRIPTION: COUNTY COMMENTS

DATE: 05-22-2008

BY: J.L.K.

DESCRIPTION: COUNTY COMMENTS

DATE: 10-13-2008

BY: J.L.K.

DESCRIPTION: AMENDED SKETCH PLAN PER COUNTY COMMENTS

DATE: 10-29-2008

BY: J.L.K.

DESCRIPTION: AMENDED SKETCH PLAN PER COUNTY COMMENTS

DATE: 05-22-2009

BY: J.L.K.

DESCRIPTION: APPROVED SKETCH PLAN PER COUNTY - NOV. 2008

DATE: 07-12-2018

BY: MS

DESCRIPTION: AMENDMENT

DATE: 10-25-2018

BY: BT


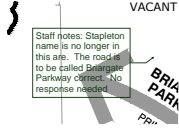
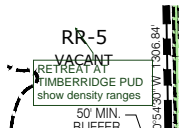
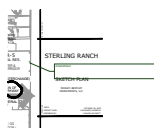
DESCRIPTION: COUNTY COMMENTS

1 OF 1

SKP 07-007

Markup Summary

dsdparsons (4)

	Subject: Callout Page Label: [1] 30x42 SP Author: dsdparsons Date: 11/26/2018 9:41:09 AM Color: ■	Deviation Pending
	Subject: Callout Page Label: [1] 30x42 SP Author: dsdparsons Date: 11/26/2018 9:42:51 AM Color: ■	Staff notes: Stapleton name is no longer in this are. The road is to be called Briargate Parkway correct. No response needed
	Subject: Callout Page Label: [1] 30x42 SP Author: dsdparsons Date: 11/26/2018 9:44:15 AM Color: ■	RETREAT AT TIMBERRIDGE PUD show density ranges
	Subject: Callout Page Label: [1] 30x42 SP Author: dsdparsons Date: 11/28/2018 10:23:51 AM Color: ■	Amendment

dsdrice (1)

	Subject: Cloud+ Page Label: [1] 30x42 SP Author: dsdrice Date: 11/25/2018 9:29:50 PM Color: ■	This needs to be addressed.
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