Revise the plan areas to match the acreage changes in this table. (Only one area was changed.)

## 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. |
| | 551 AC. RESIDENTIAL: 3-5 DU/AC, | 2,580 D.U. |
| | 20 AC. RESIDENTIAL: 5-8 DU/AC, | 100 D.U. |
| | 257 AC. RESIDENTIAL: 5-8 DU/AC ACTIVE ADULT, | 1,285 D.U. |
| | 32 AC. RESIDENTIAL: 8-12 DU/AC, | 302 D.U. |
| | 41 AC. RESIDENTIAL: 12-20 DU/AC, | 575 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 | |
| | 7 AC. UTILITY PARCEL | |

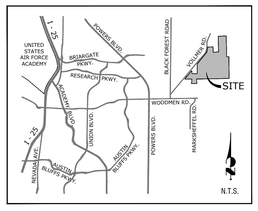
TOTAL: 1,444 AC. TOTAL: 5,225 D.U. Max

Did you update this table based on what is currently rezoned and what is proposed?

## SYMBOL LEGEND:

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

## VICINITY MAP:




trail?

is this still accurate? Has land been annexed into the CITY? Identify City verses County

## 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. 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.

is this referring to the 2008 report? Many things have changed since than including existing traffic. and updates to the MTCP & MDDP.

I thought the fire station went away.... Do they want a site now?

Identify what your amendning

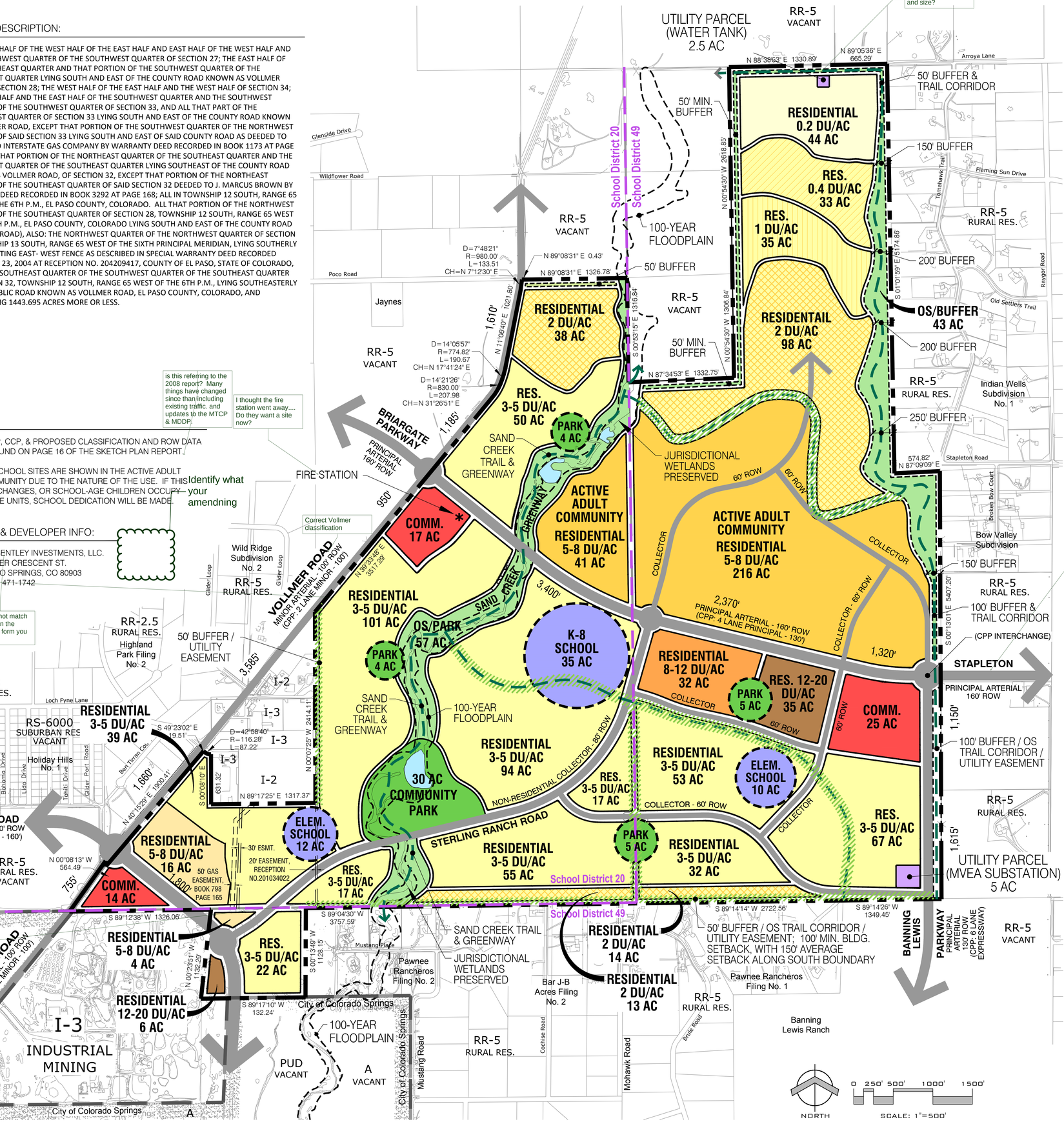
Correct Vollmer classification

## OWNER & DEVELOPER INFO:

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

This does not match applicant on the application form you completed

Where is the lift station?




Please verify that this is the correct alignment fo


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


© 2012. All Rights Reserved.

# STERLING RANCH

## SKETCH PLAN

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: |
|---|---|---|
| 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 |

ISSUE REVISION

SHEET TITLE

SHEET NUMBER 1 OF 1

FILE NO. SKP 07-007

P:\Morley\Sterling Ranch\Sketch Plan\Drawings\Planning\MPSP_Amend_rev0618_2018.dwg | 22x42 | 1:1 | 7/12/2018 01:30:23 AM | mswift