

STERLING RANCH PHASE TWO
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR PARCEL A:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N77°08'06"W, A DISTANCE OF 3334.72 FEET, POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STERLING RANCH ROAD AND THE WEST RIGHT OF WAY LINE OF DINES BOULEVARD, AND THE TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE ALONG SAID NORTH RIGHT OF WAY OF SAID STERLING RANCH ROAD THE FOLLOWING TWO (2) COURSES;

- (1) THENCE S 76°19'20" W, A DISTANCE OF 1284.09 FEET TO A POINT OF CURVE;
- (2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 20°19'30", (THE CHORD OF WHICH BEARS S 66°09'35" W, A CHORD DISTANCE OF 367.00 FEET), AN ARC DISTANCE OF 368.93 FEET;

THENCE N 16°30'13" W, A DISTANCE OF 200.14 FEET;
THENCE S 73°29'47" W, A DISTANCE OF 11.32 FEET;
THENCE N 01°56'05" E, A DISTANCE OF 302.71 FEET;
THENCE N 06°02'39" E, A DISTANCE OF 124.15 FEET;
THENCE N 02°27'45" E, A DISTANCE OF 148.55 FEET;
THENCE N 00°42'35" W, A DISTANCE OF 195.00 FEET;
THENCE N 89°17'25" E, A DISTANCE OF 1031.42 FEET;
THENCE S 04°50'24" E, A DISTANCE OF 20.00 FEET;
THENCE N 85°09'36" E, A DISTANCE OF 54.23 FEET;
THENCE N 85°53'10" E, A DISTANCE OF 59.92 FEET;
THENCE N 80°52'106" E, A DISTANCE OF 59.99 FEET;
THENCE N 83°22'30" E, A DISTANCE OF 194.64 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 08°11'54" (THE CHORD OF WHICH BEARS S 27°57'43" E, A CHORD DISTANCE OF 85.07 FEET), AN ARC DISTANCE OF 85.14 FEET;
THENCE S 32°03'40" E, A DISTANCE OF 152.06 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 18°23'00" (THE CHORD OF WHICH BEARS S 22°52'10" E, A CHORD DISTANCE OF 134.18 FEET), AN ARC DISTANCE OF 134.76 FEET TO A POINT OF TANGENT;

THENCE S 13°40'40" E, A DISTANCE OF 218.90 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 1,127,975 SQUARE FEET (25.895 ACRES) MORE OR LESS.

LEGAL DESCRIPTION FOR PARCEL B:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND IN A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 4 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N77°08'06"W, A DISTANCE OF 3334.72 FEET, POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STERLING RANCH ROAD AND THE WEST RIGHT OF WAY LINE OF DINES BOULEVARD; THENCE N 76°19'20" E ALONG SAID NORTH RIGHT OF WAY OF SAID STERLING RANCH ROAD, A DISTANCE OF 85.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE N 76°19'20" E CONTINUING ALONG SAID NORTH RIGHT OF WAY OF SAID STERLING RANCH ROAD, A DISTANCE OF 306.51 FEET;
THENCE S 76°13'42" E, A DISTANCE OF 113.48 FEET;
THENCE S 40°32'14" E, A DISTANCE OF 104.08 FEET;
THENCE S 17°59'13" W, A DISTANCE OF 156.80 FEET;
THENCE S 05°59'16" E, A DISTANCE OF 253.00 FEET;
THENCE S 30°01'27" E, A DISTANCE OF 151.07 FEET;
THENCE S 54°45'26" W, A DISTANCE OF 199.63 FEET;
THENCE S 78°47'17" W, A DISTANCE OF 182.32 FEET;
THENCE S 35°56'43" W, A DISTANCE OF 113.87 FEET;
THENCE S 89°04'30" W, A DISTANCE OF 910.63 FEET;
THENCE S 00°13'13" W, A DISTANCE OF 1128.04 FEET;
THENCE S 89°16'32" W, A DISTANCE OF 1321.38 FEET;
THENCE N 06°22'14" E, A DISTANCE OF 708.85 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MARKSHEFFEL ROAD;
THENCE N 49°38'29" W ALONG SAID SOUTHWEST RIGHT OF WAY LINE, A DISTANCE OF 141.98 FEET;
THENCE N 40°21'31" E, A DISTANCE OF 160.00 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF SAID MARKSHEFFEL ROAD;
THENCE N 49°38'29" W ALONG SAID NORTHEAST RIGHT OF WAY LINE, A DISTANCE OF 36.00 FEET TO THE SOUTHWEST RIGHT OF WAY LINE OF STERLING RANCH ROAD;

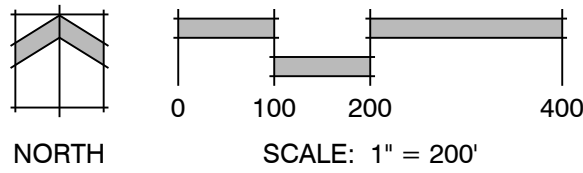
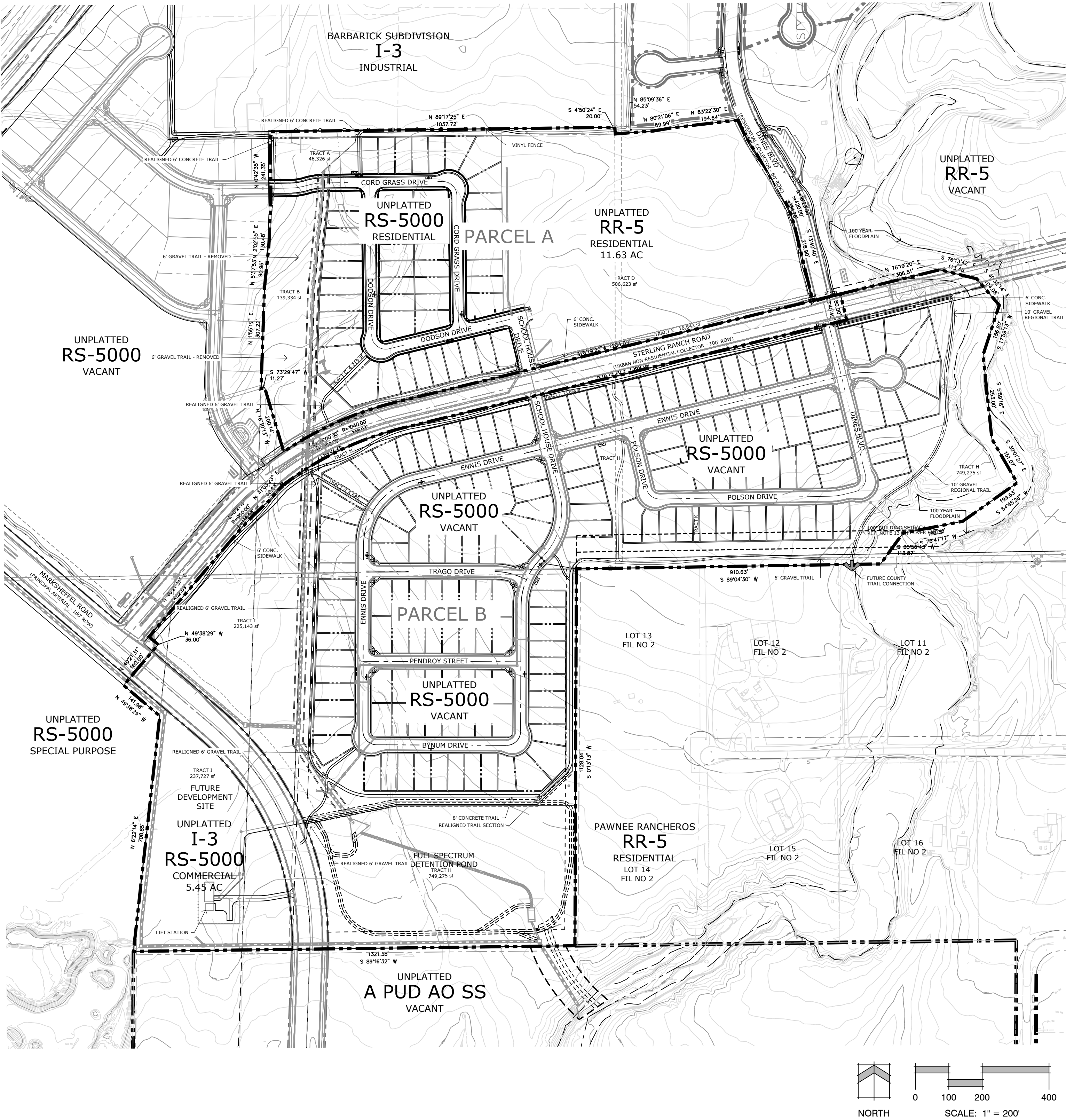
THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF STERLING RANCH ROAD THE FOLLOWING FIVE (5) COURSE;

- (1) THENCE N 40°21'31" E, A DISTANCE OF 402.59 FEET TO A POINT OF CURVE;
(2) THENCE ALONG THE ARC OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 08°21'18", (THE CHORD OF WHICH BEARS N 44°32'10" E, A CHORD DISTANCE OF 138.41 FEET), AN ARC LENGTH OF 138.53 FEET;
(3) THENCE N 41°03'23" E, NON-TANGENT TO THE PREVIOUS COURSE, 60.83 FEET;

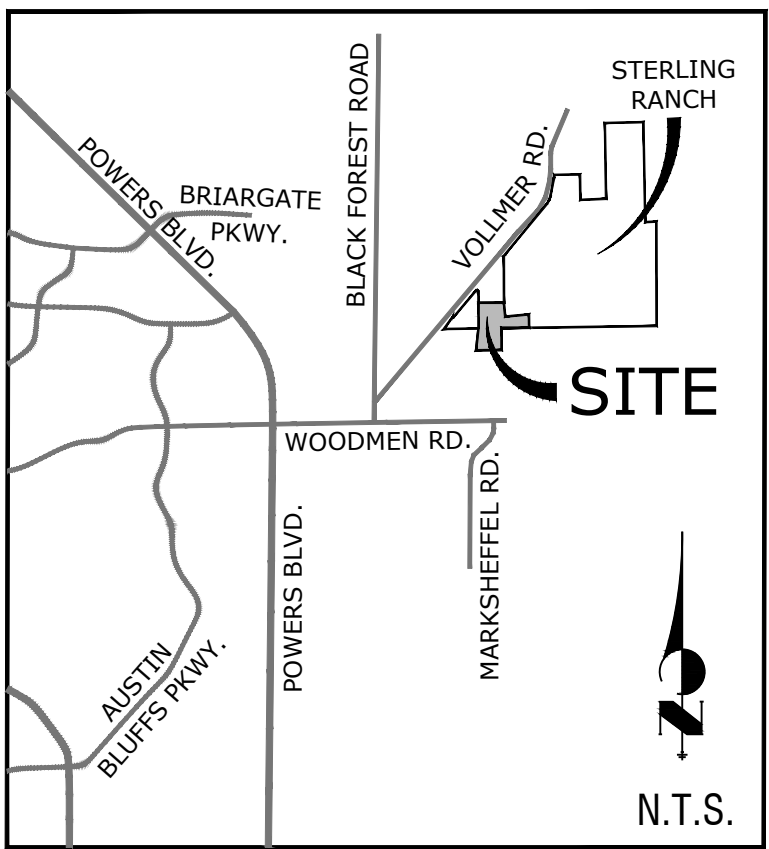
- (4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 24°00'30", (THE CHORD OF WHICH BEARS N 64°19'05" E, A CHORD DISTANCE OF 399.33 FEET), AN ARC DISTANCE OF 402.26 FEET TO A POINT OF TANGENT;
- (5) THENCE N 76°19'20" E, A DISTANCE OF 1369.09 FEET;

THENCE N 13°40'40" W, A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,705,237 SQUARE FEET (62.104 ACRES) MORE OR LESS.



VICINITY MAP



SITE DATA

SR LAND LLC, 20 BOULDER CRESCENT ST STE 102 COLORADO SPRINGS CO 80903-3300	VOLLMER ROAD LLC, C/O PIONEER SAND CO, 5000 NORTH PARK DR, COLORADO SPRINGS CO 80918-3822
CHALLENGER COMMUNITIES LLC, 8605 EXPLORER DR, STE 250 COLORADO SPRINGS CO 80920-1013	TRADER VICS INVESTMENTS LP PO BOX 217 GALENA KS 66739-0217

Tax ID Numbers: 5233000010, 5200000364, 5233000011, 5233000012, 5300000173
5300000222

Sketch Plan:	SKP 07-007 (Approved 2008)
Current Zoning:	RS-5000, RR-5, I-3
Development Schedule:	2019

Proposed Land Use:	Single Family Residential
Max Building Height:	35'
Max Lot Coverage:	40% (45% for single-story ranch style residence)
Minimum Lot Width:	50' at front setback line
Land Use	

Lots:	30.18 ac - 212 Lots (34.3%)
Open Space/Tracts:	21.57 ac (24.5%)
Future Development Tracts J&I:	10.62 ac (12%)
R.O.W.:	13.99 ac (15.9%)
School Site:	11.63 ac (13.3%)
Total Area:	87.99
Density:	3.22 du/ac (excludes Tracts D, J, & I)

Landscape Setbacks/Buffers:

-Sterling Ranch Road:	20' (30' from back of curb)
-North Boundary:	20'
-South Boundary:	50' Buffer
-East Boundary:	30' adjacent to Pawnee Rancheros

Building Setbacks:	
-Front:	25'
-Side:	5'
-Rear:	25'
Minimum Lot Size:	5,000 sf
Lot Size Range:	5,000 sf - 12,130 sf
Average Lot Size:	6,201 sf

NOTES

1. All trails to be non-motorized trails.
2. Trails labeled as "County Trail" will be maintained by El Paso County Parks Department.
3. Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
4. Developer shall analyze the need to provide all necessary offsite road improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
5. All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
6. Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the development approval process.
7. Residential lots shall not have direct access to a street classified as a Residential Collector or higher.
8. "The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 12-382), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property."
9. Lots followed by "*" will be used as Temporary Detention Ponds. These ponds shown along the Sand Creek Channel shall be constructed outside the 100-year floodplain. These ponds may be final plat adjacent tracts and owned and maintained by the Sterling Ranch Metropolitan District.
10. Per Approved Sketch Plan (SKP 07-007) lots along the southern property boundary (lots 12-24 and 66) adjacent to the Pawnee Rancheros Subdivision are to have a 100' minimum building setback, with an overall average 150' setback along the entirety of the approved Sketch Plan's south boundary.

SHEET INDEX

Sheet 1 of 5:	Cover Sheet
Sheet 2 of 5:	Tract Plan
Sheet 3 of 5:	Preliminary Plan
Sheet 4 of 5:	Preliminary Overall Grading Plan
Sheet 5 of 5:	Preliminary Overall Utility Plan

Land Planning
Landscape
Architecture
Urban Design

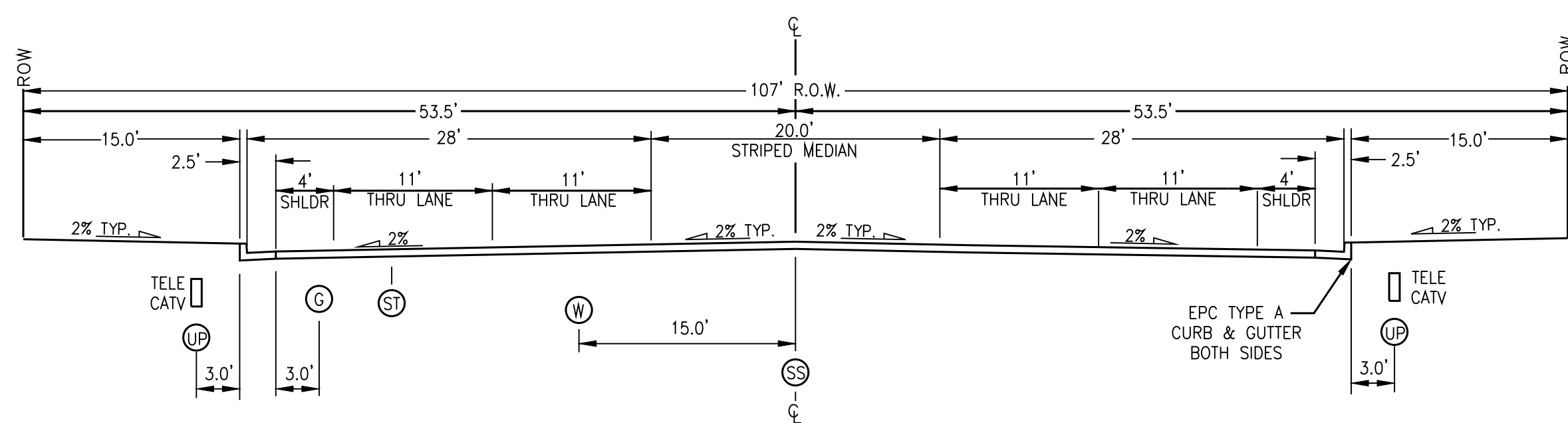
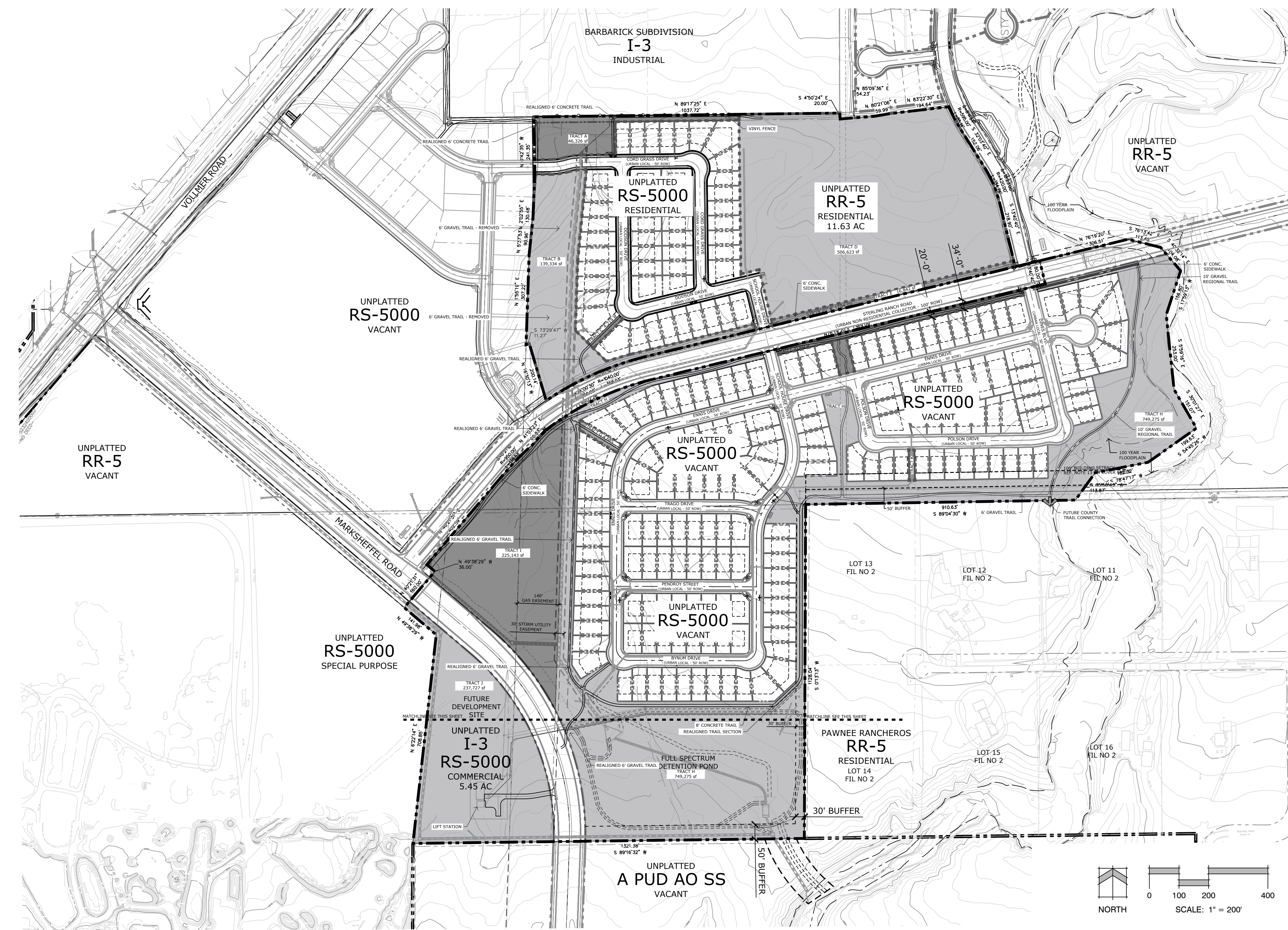
NES

Tel. 719.471.0073
Fax 719.471.0267

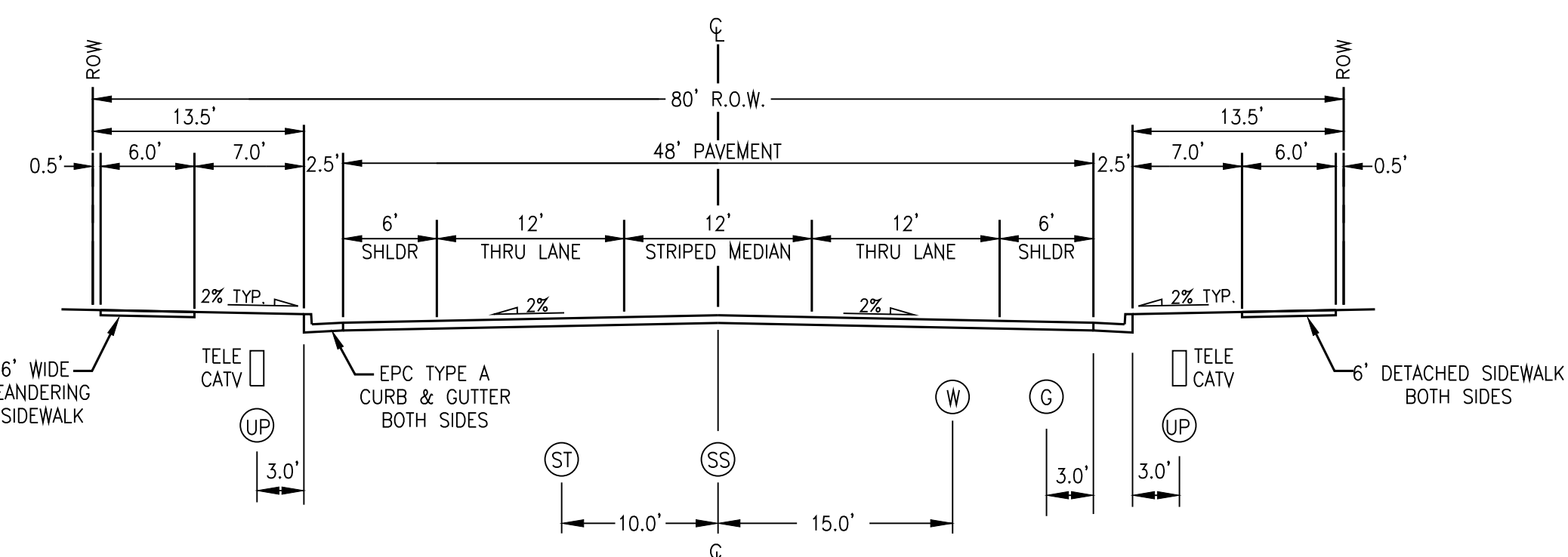
www.nescolorado.com

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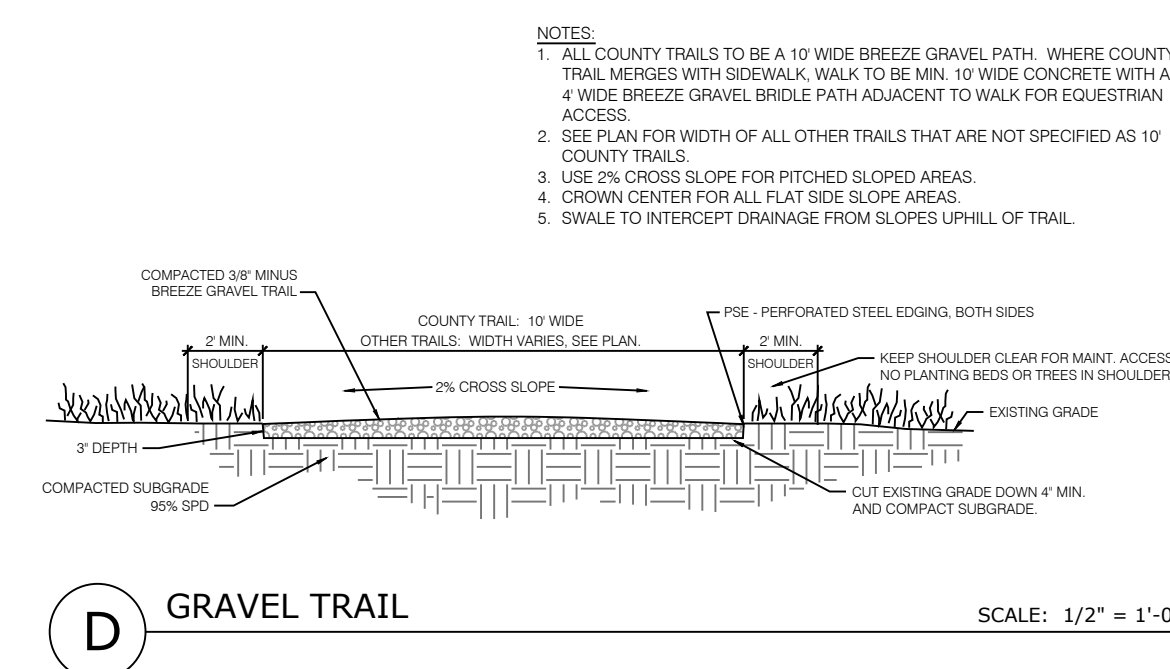
TRACT USE CHART:			
TRACT	AREA	USE	OWNERSHIP / MAINTENANCE
A	46,326 SF	Landscape, Drainage, Mail Kiosk Trails,	Sterling Ranch Metro District #2
B	139,334 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
C	4,219 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
D	506,623 SF	School	School District 49
E	16,842 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
F	23,034 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
G	4,685 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
H	749,275 SF	Landscape, Drainage, Mail Kiosk Trails, Stormwater Detention	Sterling Ranch Metro District #2
I	225,143 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
J	237,727 SF	Drainage, Utilities	Sterling Ranch Metro District #2



A ULTIMATE MARKSHEFFEL ROAD
(MODIFIED) 4 LAND URBAN PRINCIPAL ARTERIAL CROSS SECTION



B STERLING RANCH ROAD
URBAN NON-RESIDENTIAL COLLECTOR



(MODIFIED) URBAN LOCAL CROSS SECTION

SCALE: NTS

ELIMINARY PLAN

Paso County,
Colorado

PROJECT INFO

DATE:	09.17.26
PROJECT MGR:	A. ODOM
PREPARED BY:	A. NETTER

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
07.31.2018	BS	INITIAL SUB
08.21.2026	AN	MINOR MOD
09.17.2026	AN	RESPONSE TO COMMENTS
/REVISION		

TRACT MAP

2 OF 5

CPC #

El Paso County,
Colorado

FILE # CPC #