

# STERLING RANCH SKETCH PLAN MINOR AMENDMENT

SECTION 27, TOWNSHIP 12, RANGE 65 WEST OF THE 6TH P.M., EL PASO, CO

**LAND USE LEGEND:**

- 31 AC. RESIDENTIAL: 2.5 DU/AC, 9 D.U.
- 105 AC. RESIDENTIAL: 2 DU/AC, 151 D.U.
- 882 A.C. RESIDENTIAL: 3-5 DU/AC, 2,766 D.U.
- 129 AC. RESIDENTIAL: 5-8 DU/AC, 600 D.U.
- 47 AC. MIXED USE 8-25 DU/AC \*, 600 D.U.
- 50 AC. ELEMENTARY / K-8 SCHOOL
- 18 AC. NEIGHBORHOOD PARK
- 28 AC. COMMUNITY PARK
- 62 AC. OPEN SPACE / PARK / GREENWAY
- 40 AC. OPEN SPACE / BUFFER
- 11.5 AC. UTILITY PARCEL
- 5 AC. INDUSTRIAL
- 35.5 AC. RIGHT-OF-WAY

TOTAL: 1,444 AC. TOTAL: 4,800 D.U. Max

\* COMMERCIAL / MULTIFAMILY UP TO 25 DU/AC

**SYMBOL LEGEND:**

- ROAD
- FULL MOVEMENT ACCESS POINT
- 3/4 MOVEMENT
- RI/RO
- 100-YEAR FLOODPLAIN
- TRAIL
- BUFFER / OS TRAIL CORRIDOR / EASEMENT
- NEIGHBORHOOD PARK
- AQUATIC RESOURCES

**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 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 I. 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 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.

**AMENDED AREA DESCRIPTION:**

THE APPROXIMATE AREA OF THIS AMENDMENT (SKP235) IS 53.5 ACRES.

- GENERAL NOTES:**
- THERE ARE AQUATIC RESOURCES ON THE SITE, PRESUMED TO BE NON-JURISDICTIONAL DUE TO THEIR LACK OF SURFACE WATER CONNECTION TO SAND CREEK TO THE WEST OR ANY OTHER DOWNSTREAM WOTUS. AN APPROVED JURISDICTIONAL DETERMINATION MAY BE NEEDED TO CONFIRM THE REGULATORY STATUS OF THE WETLANDS PRESENT. IF THESE WETLANDS ARE DETERMINED TO BE JURISDICTIONAL, A SECTION 404 PERMIT FROM THE USACE WOULD BE REQUIRED. REGARDLESS OF REGULATORY STATUS, THE WETLANDS ON THE SITE WILL BE IMPACTED BY DEVELOPMENT THROUGH FILL AND REGRADING. WETLAND AREAS WITHIN THE OPEN SPACE BUFFER ON THE EASTERN BOUNDARY WILL REMAIN LARGELY UNDISTURBED.
- SKP224 CONDITION OF APPROVAL:**
- APPLICANT HAS PROVIDED AN UPDATED TRAFFIC IMPACT STUDY WHICH LIMITS THE MAXIMUM DWELLING UNITS TO 4,800 WITH THE APPROVED 2022 SKETCH PLAN AMENDMENT (SKP224).

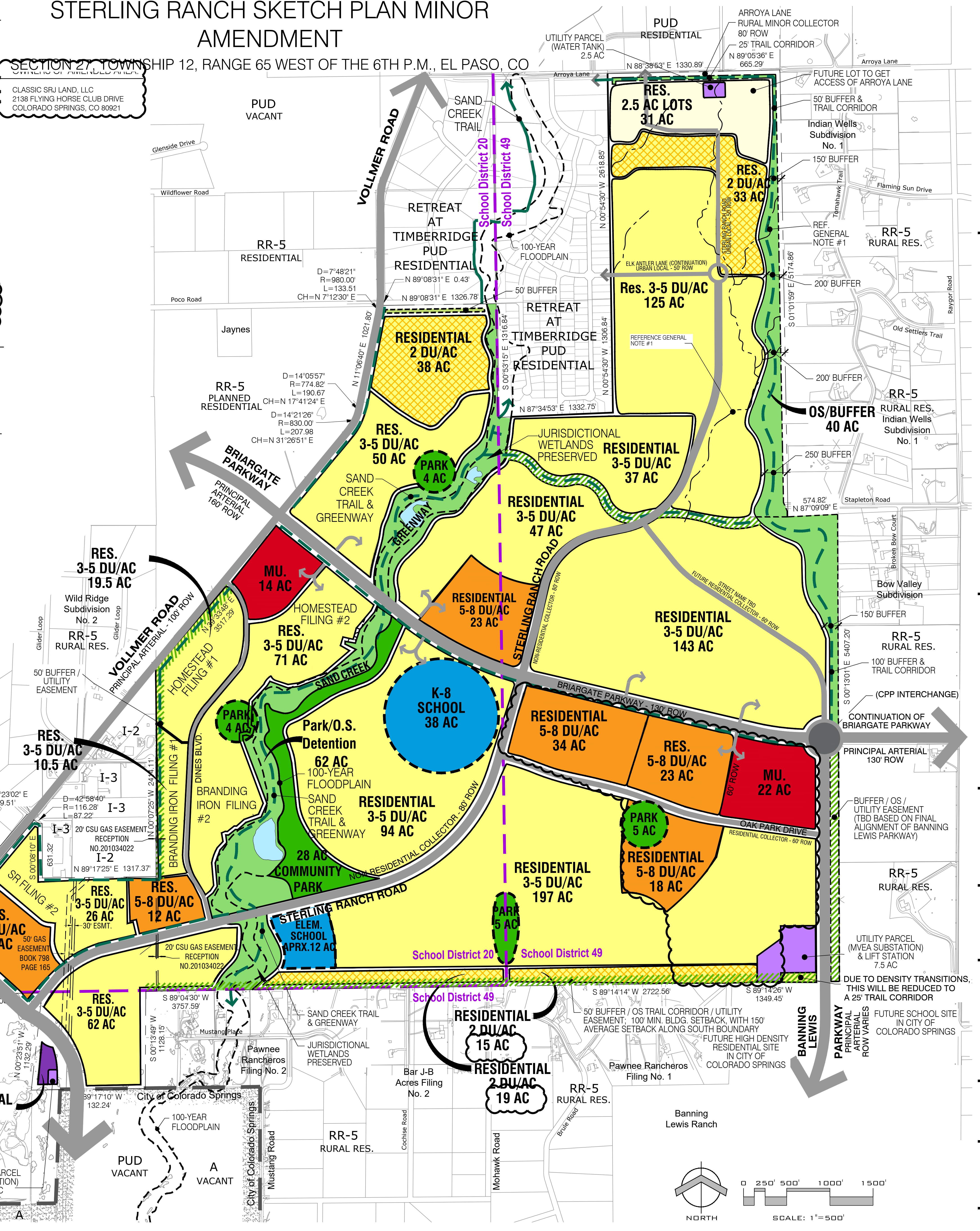
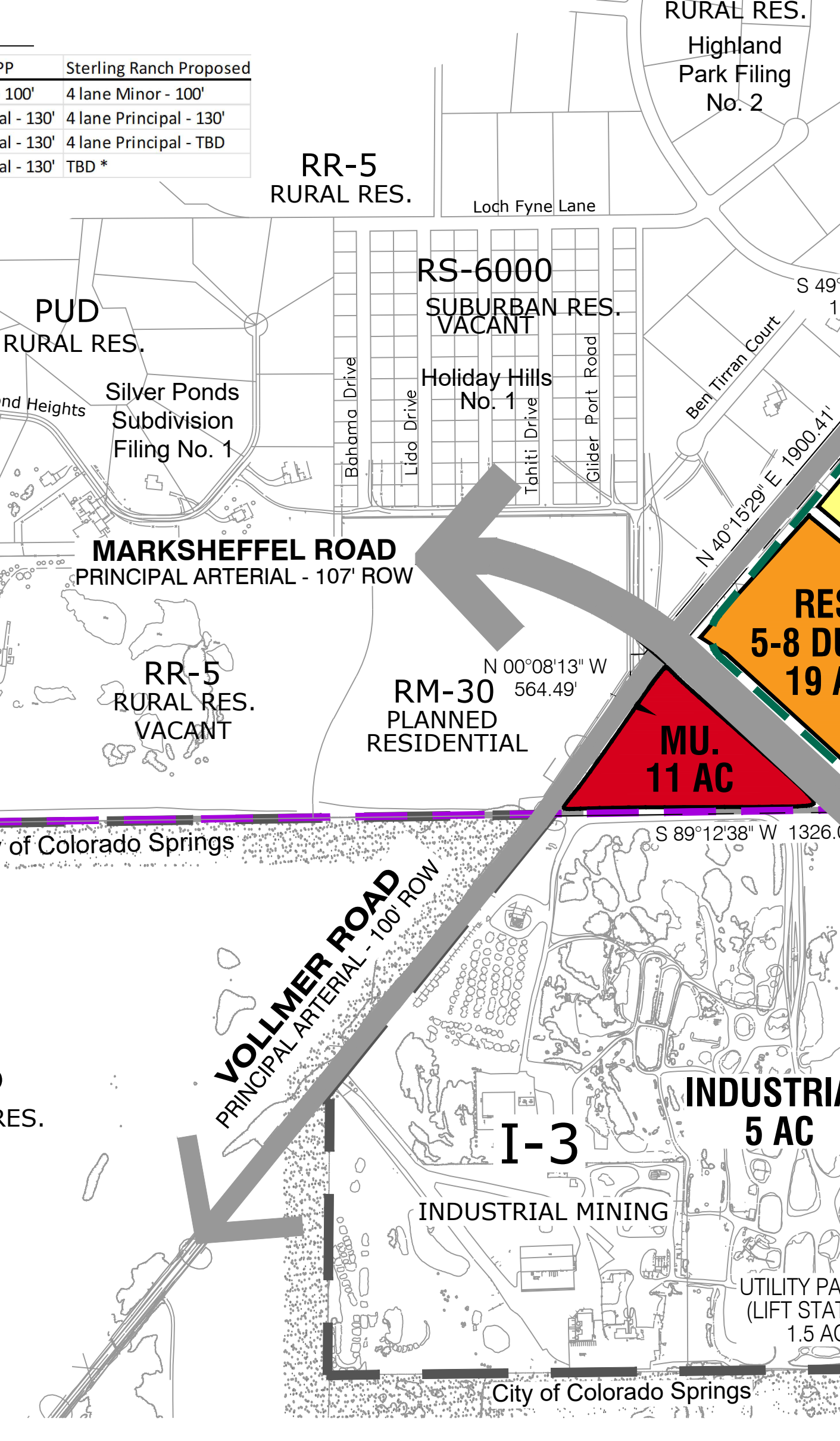
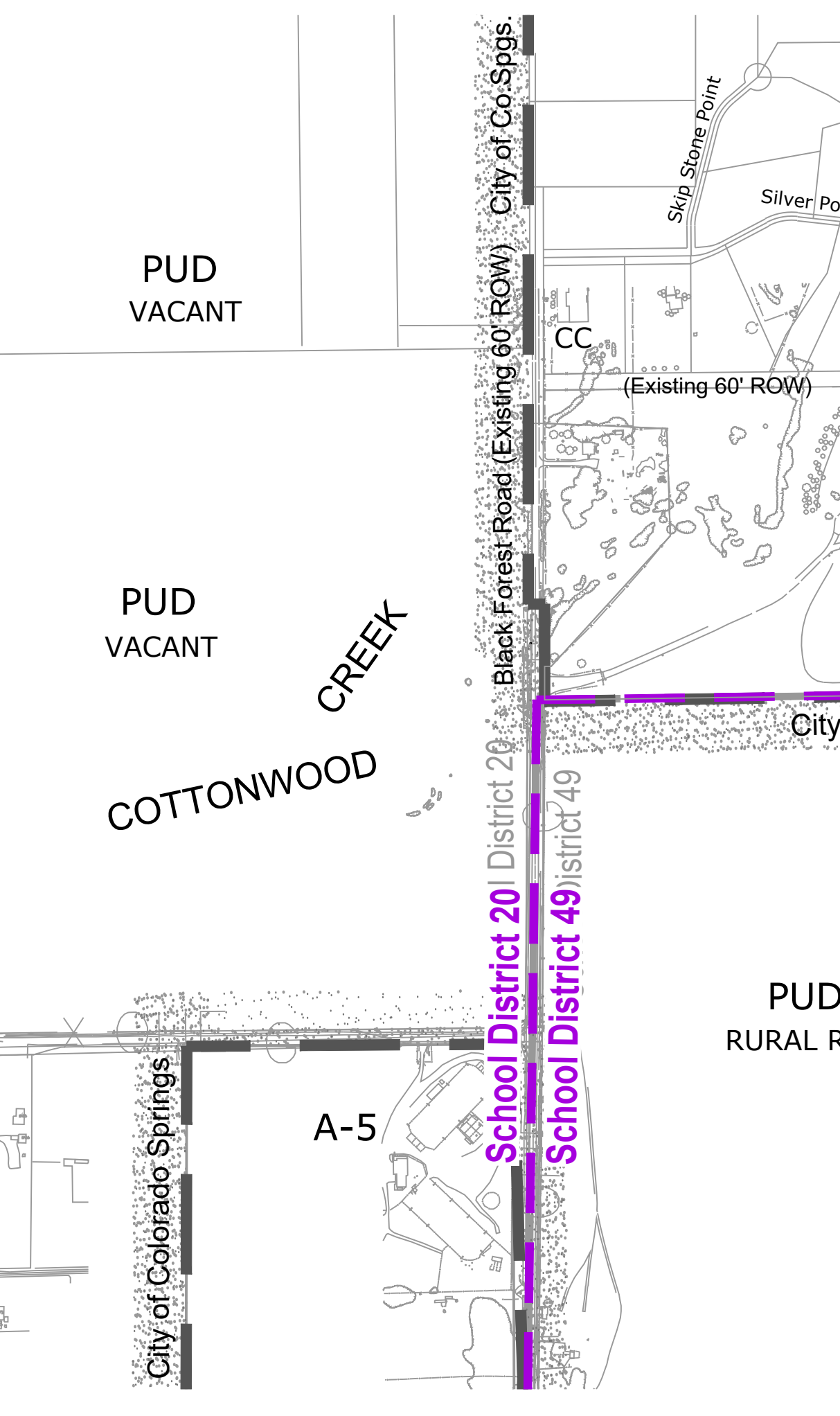
**Overall Development Dwelling Unit Table**

RULING	Plat File No.	Lot No.
Sterling Ranch Filing 2	SF2015	49
Sterling Ranch Filing 3	SF2132	63
Sterling Ranch Filing 3A	SF2413	3
Sterling Ranch Filing 4	SF2230	148
Copper Chase	SF2141	72
Branding Iron Filing 1	SF1724	138
Branding Iron Filing 2	SF1918	51
Homestead Filing 1	SF1725	75
Homestead Filing 2	SF194	72
Homestead North Filing 1	SF2213	104
Homestead North Filing 2	SF2218	73
Homestead North Filing 3	SF2229	74
Sterling Ranch East Filing 1	SF2235	77
Sterling Ranch East Filing 2	SF2237	294
FourSquare at Sterling Ranch	SF2236	42
<b>TOTAL ENTITLED UNITS</b>		<b>1483</b>
<b>REMAINING DEVELOPABLE UNITS</b>		<b>3307</b>
<b>MAXIMUM ALLOWED DWELLING UNITS</b>		<b>4800</b>

**ROAD CLASSIFICATION TABLE**

Roadway	Existing	2040 MTCP	2060 MTCP/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 - 130'	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 - TBD
Marksheffel Road	2 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'	TBD *

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



Land Planning  
Landscape Architecture  
Urban Design

**NES**

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**STERLING RANCH SKETCH PLAN AMENDMENT #4**

CLASSIC SRS LAND, LLC.

DATE: 08/29/2024  
PROJECT MGR: A. BARLOW  
PREPARED BY: C. HEHLINGER

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AMENDMENT #4

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DATE: BY: DESCRIPTION:

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SCALE: 1" = 500'

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OF 1

SKP XXX