

STERLING RANCH SKETCH PLAN AMENDMENT

is this accurate

LAND USE LEGEND:	
31 AC. RESIDENTIAL: 2.5 DU/AC	9 D.U.
33 AC. RESIDENTIAL: 0.5 DU/AC	39 D.U.
65 AC. RESIDENTIAL: 2 DU/AC	112 D.U.
922 A.C. RESIDENTIAL: 3-5 DU/AC	2,766 D.U.
86 AC. RESIDENTIAL: 5-8 DU/AC	600 D.U.
47 AC. MIXED USE 8-25 DU/AC *	600 D.U.
60 AC. ELEMENTARY / K-8 SCHOOL	
18 AC. NEIGHBORHOOD PARK	
28 AC. COMMUNITY PARK	
62 AC. OPEN SPACE / PARK / GREENWAY	
40 AC. OPEN SPACE / BUFFER	
10 AC. UTILITY PARCEL	
5 AC. INDUSTRIAL	
37 AC. RIGHT-OF-WAY	

TOTAL: 1,444 AC. TOTAL: 4,800 D.U. Max
* COMMERCIAL / MULTIFAMILY UP TO 25 DU/AC

LEGAL DESCRIPTION: ENTIRE SKP LEGAL

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 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 SOUTHWEST 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 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. 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.

OWNERS:

SR LAND, LLC.
20 BOULDER CRESCENT STREET, SUITE 102
COLORADO SPRINGS, CO 80903-3300

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

CHALLENGER COMMUNITIES, LLC.
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920-1013

SYMBOL LEGEND:

- ROAD
- FULL MOVEMENT ACCESS POINT
- 3/4 MOVEMENT
- R/O
- 100-YEAR FLOODPLAIN
- TRAIL
- BUFFER / OS TRAIL CORRIDOR / EASEMENT
- NEIGHBORHOOD PARK
- ACCESS SPACING (FEET)

VICINITY MAP:

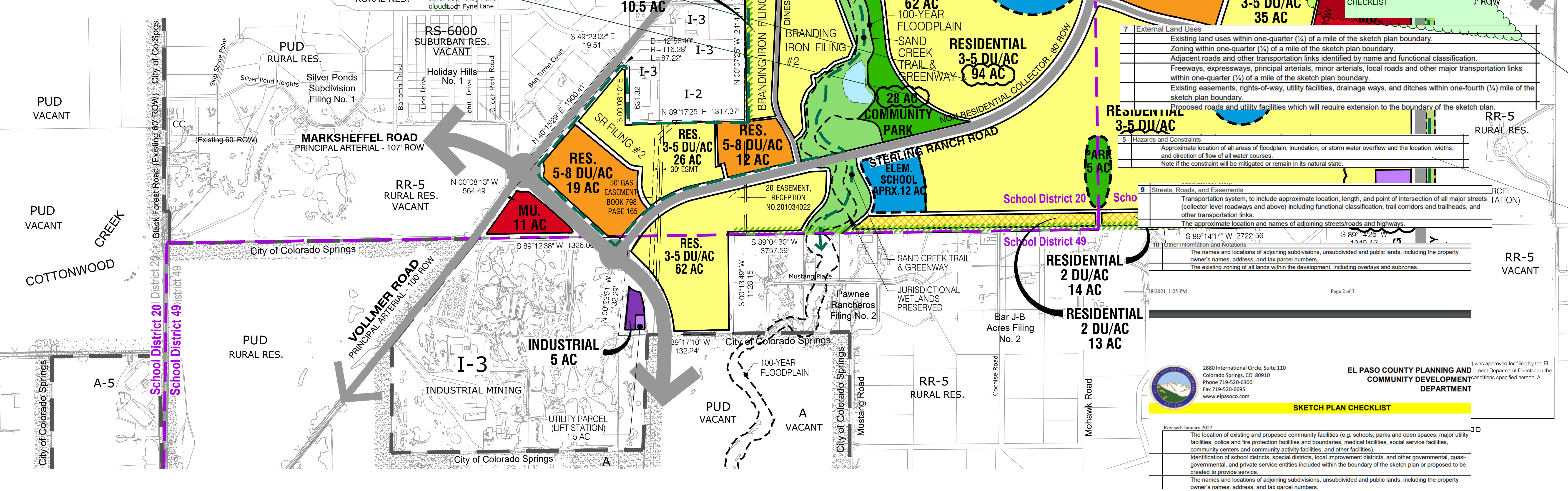
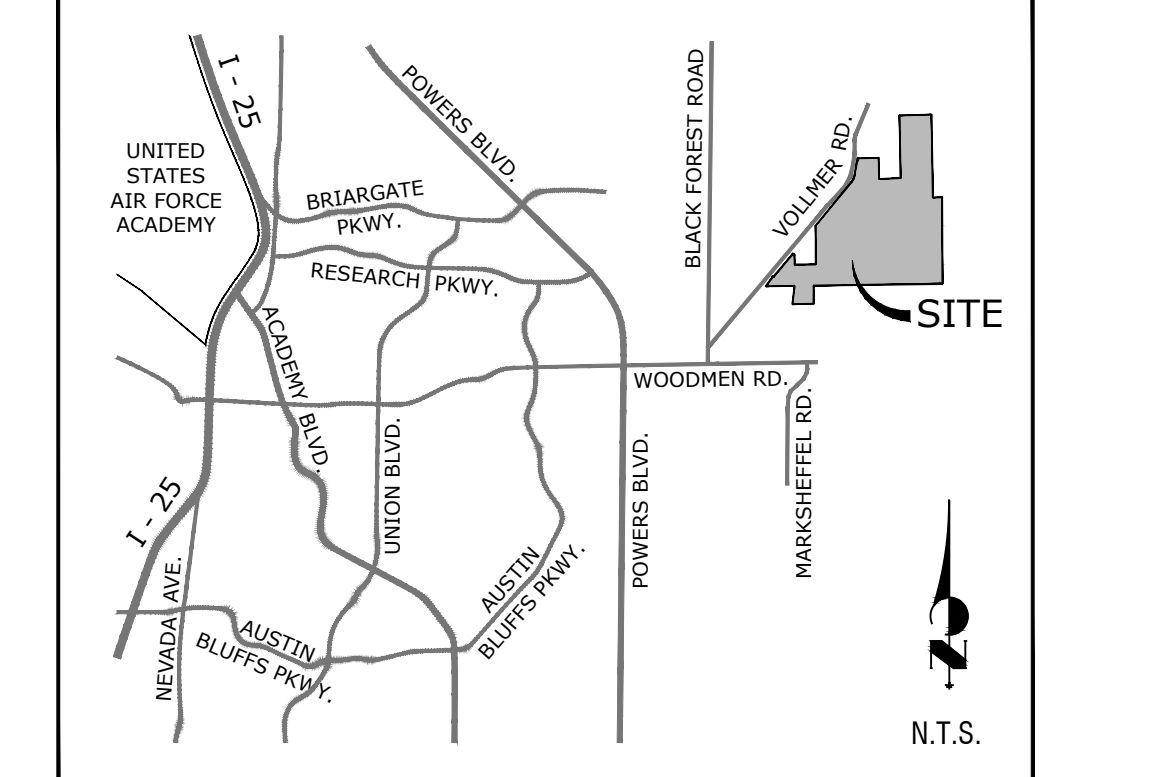
Overall Development Dwelling Unit Table

Dwelling Units	Homestead Fil 1 SF 04-029	Banding Iron Fil 1 SF-06-017	Homestead Fil 2 SF-19-004	Banding Iron Fil 2 SF-19-018	Sterling Ranch Fil 2 SF-20-015	Total Entitled Units	Remaining Developable Units	Maximum Dwelling Units
72	51	104	75	49	351	4449	4800	

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 - 130'
Marksheffel Road	2 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'

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



7 External Land Uses

Existing land uses within one-quarter (1/4) of a mile of the sketch plan boundary.

Zoning within one-quarter (1/4) of a mile of the sketch plan boundary.

Adjacent roads and other transportation links identified by name and functional classification.

Freeways, expressways, principal arterials, minor arterials, local roads and other major transportation links within one-quarter (1/4) of a mile of the sketch plan boundary.

Existing easements, rights-of-way, utility facilities, drainage ways, and ditches within one-fourth (1/4) mile of the sketch plan boundary.

Proposed roads and utility facilities which will require extension to the boundary of the sketch plan.

8 Hazards and Constraints

Approximate location of all areas of floodplain, inundation, or storm water overflow and the location, widths, and direction of flow of all water courses.

Note if the constraint will be mitigated or remain in its natural state.

9 Streets, Roads, and Easements

Transportation system, to include approximate location, length, and point of intersection of all major streets (collector level roadways and above) including functional classification, trail corridors and trailheads, and other transportation links.

The approximate location and names of adjoining streets/roads and highways.

10 Other Information and Notations

The names and locations of adjoining subdivisions, unsubdivided and public lands, including the property owner's names, address, and tax parcel numbers.

The existing zoning of all lands within the development, including overlays and subzones.

2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone 719-520-6300
Fax 719-520-6695
www.elpasoco.com

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

SKETCH PLAN CHECKLIST

Revised: January 2023

The location of existing and proposed community facilities (e.g. schools, parks and open spaces, major utility facilities, police and fire protection facilities and boundaries, medical facilities, social service facilities, community centers and community activity facilities, and other facilities).

Identification of school districts, special districts, local improvement districts, and other governmental, quasi-governmental, and private service entities included within the boundary of the sketch plan or proposed to be created to provide service.

The names and locations of adjoining subdivisions, unsubdivided and public lands, including the property owner's names, address, and tax parcel numbers.

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

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STERLING RANCH
SKETCH PLAN
AMENDMENT #3

MORLEY-BENTLEY
INVESTMENTS, LLC.

DATE: 09/29/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

Please add missing checklist items. I know you are using the old map but please bring the amended areas up to depict the checklist requirements as posted to website below. To the left are snippets. The checklist is on our website for a complete checklist

<https://epc-assets.elpasoco.com/wp-content/uploads/sites/12/Checklists/SketchPlan.pdf>



P:\Client\sterling_ranch\sterling_ranch\Drawings\Planning\WFS\SR_SketchPlan_23.dwg (SR) 9/29/2023 11:44:23 AM barlow

V1_ Sketch Plan.pdf Markup Summary

dspdparsons (25)

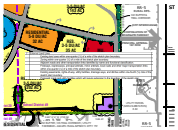


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please update the adj property lots



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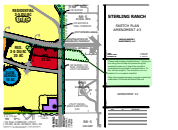


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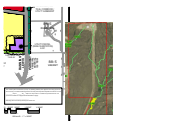
per the checklist add the roads leading to the property (Arroya- and any in Retreat)



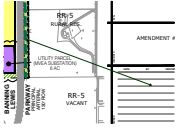
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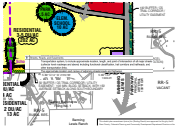
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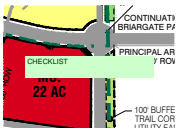
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CHECKLIST



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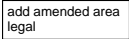


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add amended area legal



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ENTIRE SKP LEGAL



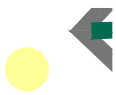
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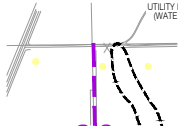


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is this accurate



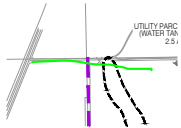
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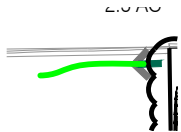
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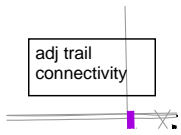
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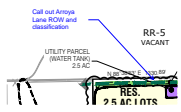
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adj trail connectivity

Jeff Rice - EPC Engineering Review (1)



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