

STERLING RANCH SKETCH PLAN 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.
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:

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, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO; 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 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 SOUTHEAST 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 212 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

	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
Dwelling Units	72	51	104	75	49	351	4449	4800

ROAD CLASSIFICATION TABLE

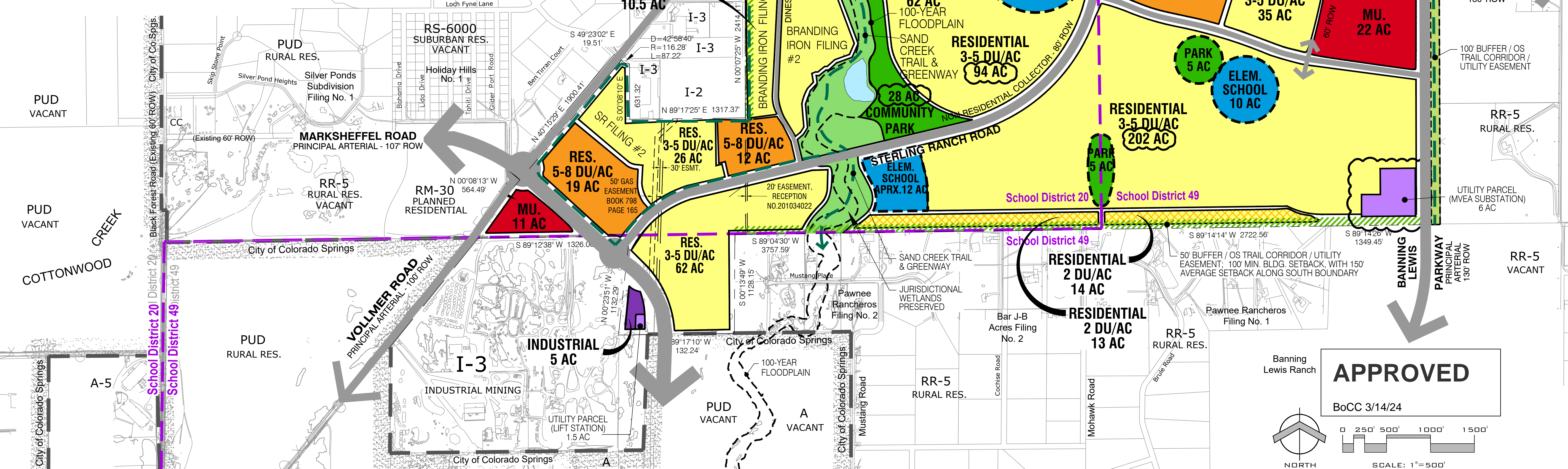
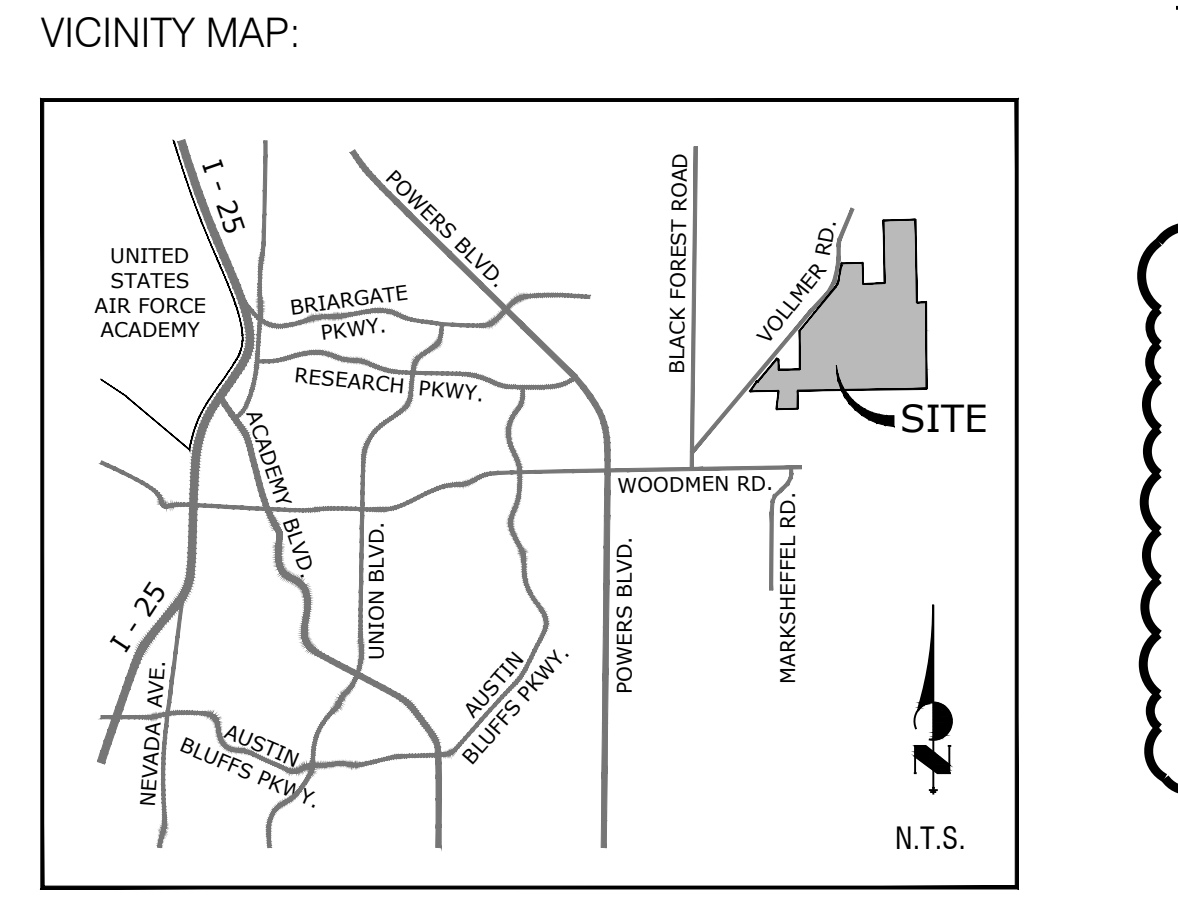
Roadway	Existing	2040 MTCP	2060 MTCP/CPP	Sterling Ranch Proposed
Vollmer Road	2 lane Collector - 60'	4 lane Minor - 100'	4 lane Minor - 100'	4 lane Minor - 100'
Briargate Parkway	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'
Banning Lewis Ranch Parkway	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'
Marksheffel Road	2 lane Principal - 60'	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'

OWNERS:

- ARTESIA LOT HOLDINGS LLC, 4400 STATE HIGHWAY 121, SUITE 410 THE COLONY, TX 75056
- CLASSIC SRJ LAND, LLC, 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921
- VANTAGE HOMES CORP., 9540 FEDERAL DRIVE, SUITE 100 COLORADO SPRINGS, CO 80921

SYMBOL LEGEND:

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



Land Planning
Landscape Architecture
Urban Design

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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

AMENDMENT #3

DATE	BY	DESCRIPTION
12/19/2023	BP	PER COUNTY REVIEW COMMENTS
1/23/2024	BP	PER COUNTY REVIEW COMMENTS

APPROVED

BoCC 3/14/24

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SKP235

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