

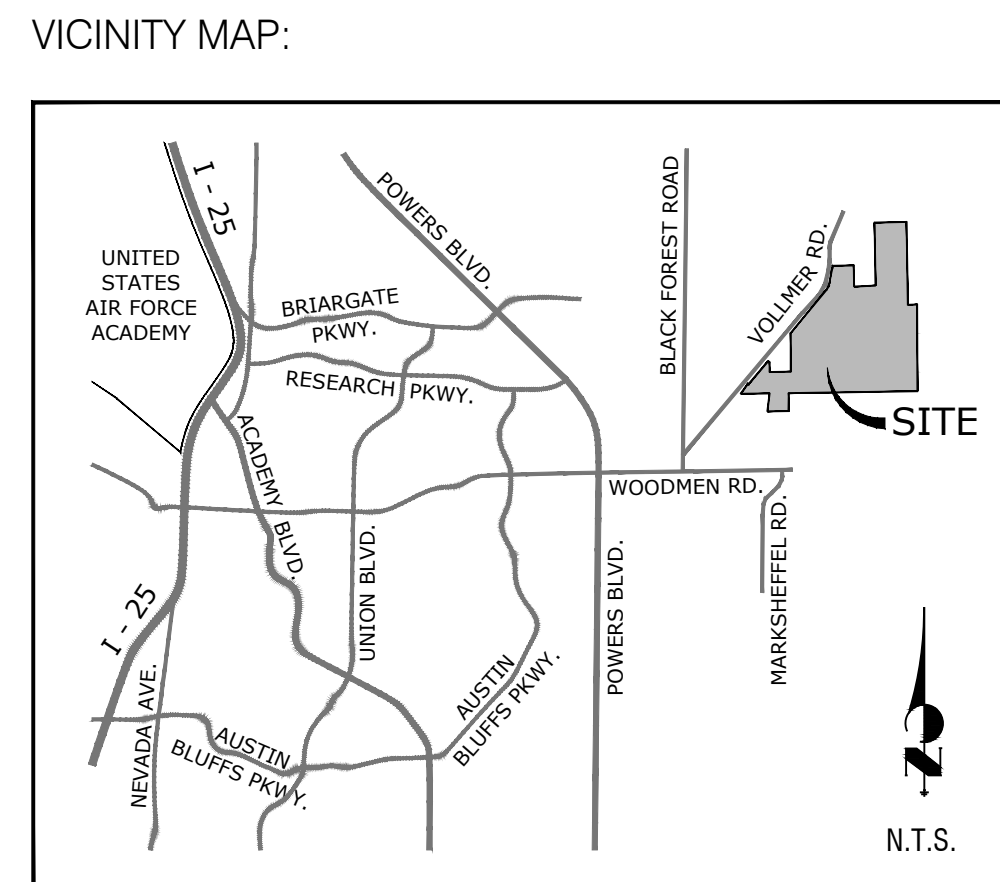
LAND USE LEGEND:

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.
790 AC. RESIDENTIAL: 3-5 DU/AC,	3,642 D.U.
86 AC. RESIDENTIAL: 5-8 DU/AC,	600 D.U.
47 AC. MIXED USE 8-25 DU/AC *	600 D.U.
57 AC. ELEMENTARY / K-8 SCHOOL	
18 AC. NEIGHBORHOOD PARK	
25 AC. COMMUNITY PARK	
62 AC. OPEN SPACE / PARK / GREENWAY	
43 AC. OPEN SPACE / BUFFER	
9 AC. UTILITY PARCEL	
5 AC. INDUSTRIAL	

TOTAL: 1,444 AC. TOTAL: 5,225 D.U. Max  
 \* COMMERCIAL/ HIGH DENSITY RESIDENTIAL NOT NECESSARILY IN SAME BUILDING

SYMBOL LEGEND:

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



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 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 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.

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

Overall Development Dwelling Unit Table

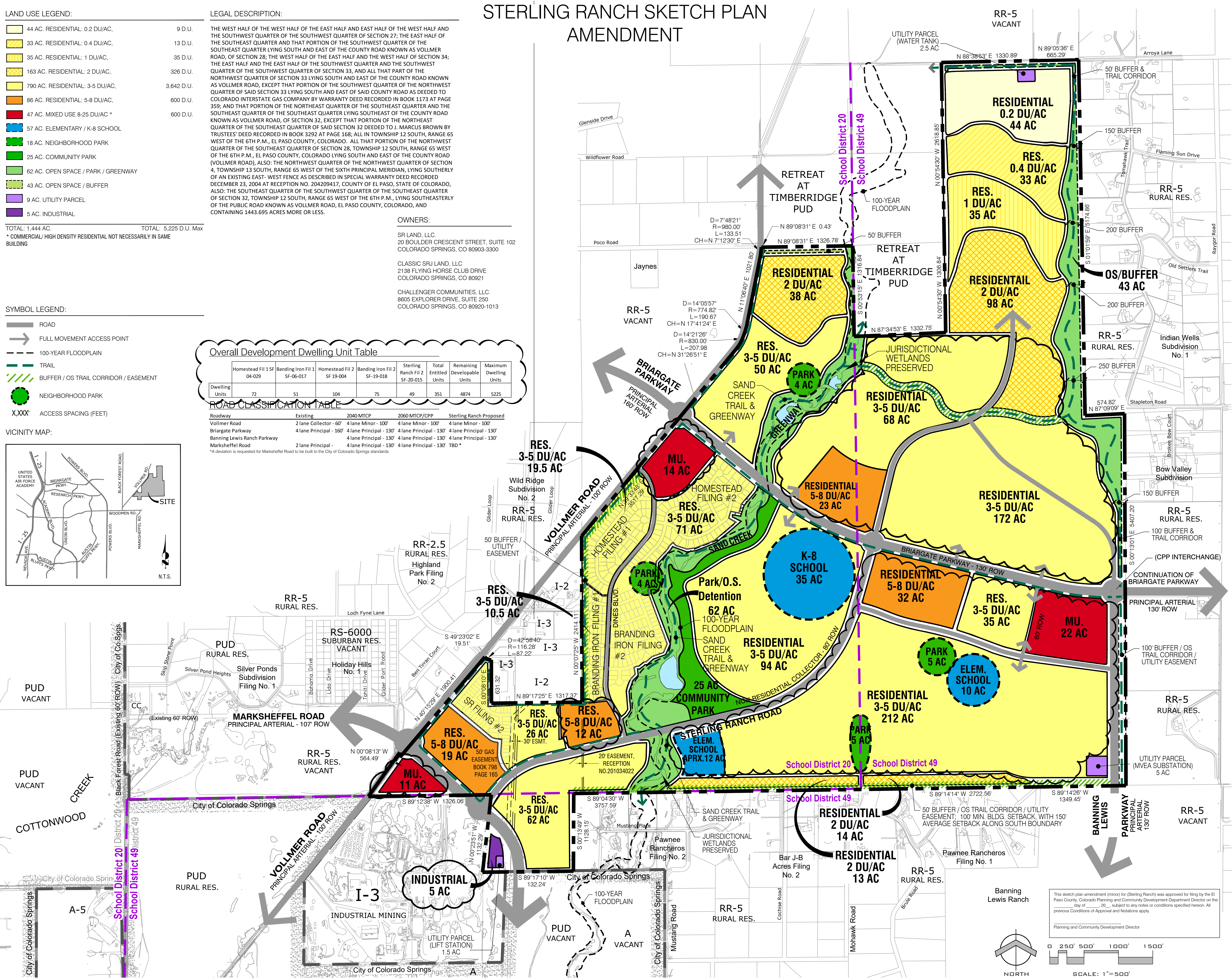
Dwelling Units	Homestead Fil 1 SF 04-029	Banding Iron Fil 1 SF-06-017	Homestead Fil 2 SF 19-004	Banding Iron Fil 2 SF-19-018	Sterling Ranch Fil 2 SF-20-015	Total Entitled Units	Remaining Developable Units	Maximum Dwelling Units
72	51	104	75	49	351	4874	5225	

ROAD CLASSIFICATION TABLE

Roadway	Existing	2040 MTCP	2050 MTCP/CPP	Sterling Ranch Proposed
Volmer Road	2 lane Collector - 60'	4 lane Minor - 100'	4 lane Minor - 100'	4 lane Minor - 100'
Briargate Parkway	4 lane Principal - 160'	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 requested for Marksheffel Road to be built to the City of Colorado Springs standards.

# STERLING RANCH SKETCH PLAN AMENDMENT



Land Planning  
 Landscape  
 Architecture  
 Urban Design



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

MORLEY-BENTLEY INVESTMENTS, LLC.

DATE: OCTOBER 29, 2007  
 PROJECT MGR: J. MAYNARD / J. ROMERO  
 PREPARED BY: J. KUNNE / N. SWIFT

### AMENDMENT

DATE:	BY:	DESCRIPTION:
05.22.2009	JLK	APPROVED SKETCH PLAN PER COUNTY - NOV. 2008
12.05.2018	BL	APPROVED SKETCH PLAN AMENDMENT - DEC. 2018
07.01.2022	BL	SKETCH PLAN AMENDMENT - 2022

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1  
 OF 1

SKP 07-007