

- A. **AUTHORITY.** THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
- B. **APPLICABILITY.** THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.
- C. **ADOPTION.** THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR VILLAGES AT STERLING RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN; IS AUTHORIZED SUBJECT TO THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
- D. **RELATIONSHIP TO COUNTY REGULATIONS.** THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF VILLAGES AT STERLING RANCH, PROVIDED HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELATIONSHIP OF THIS PUD TO THE EL PASO COUNTY LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE PASO COUNTY, SHALL BE APPLICABLE.
- E. **ENFORCEMENT.** TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE AS AMENDED, IMPROVING OFF-LOT PARCELS AND SHALL BE ENFORCEABLE AT LAW OR IN QUITY BY THE COUNTY WITHOUT LIMITATIONS ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.
- F. **CONFLICT.** WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.
- G. **MAXIMUM LEVEL OF DEVELOPMENT.** THE TOTAL OF DWELLINGS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE MAXIMUM DENSITY NUMBER OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OF SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.
- H. **PROJECT TRACKING.** AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

**OVERALL PROJECT STANDARDS.** THE STANDARD ZONING REQUIREMENTS OF EL PASO COUNTY LAND DEVELOPMENT CODE SHALL BE APPLIED TO THE DEVELOPMENT OFF-LOT PARCELS AND TO THE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, AND USE BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED HEREIN.

THE VILLAGES AT STERLING RANCH PUD DEVELOPMENT PLAN AND PRELIM PLAN IS A PROPOSED 237 LOT DETACHED SINGLE-FAMILY AND TOWNHOME COMMUNITY COMPRISED OF DISTINCT RESIDENTIAL CLUSTERS UTILIZING BOTH PUBLIC AND PRIVATE DRIVE AISLES TO ACCESS BOTH FRONT AND REAR LOADED HOMES.

USE	NOTES
PRINCIPAL USES	

CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).  
this standard its already in conflict w 70' lot depth? normally its minimum lot size.

**REVISIONED** MINIMUM STANDARD FOR ALL RESIDENTIAL LOTS. (SEE LOT TYPICALS ON SHEET 2 AND 3);  
MINIMUM LOT COVERAGE: 68 PERCENT.  
MINIMUM LOT SIZE: 1,722 SF.  
MAXIMUM BUILDING HEIGHT: THIRTY FIVE (35) FEET.  
MINIMUM LOT DEPTH: 80.60 FEET.  
OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT SETBACK REQUIREMENTS (MEASURED FROM BACK OF WALK OR BACK OF CURB WHERE NO WALK EXISTS):  
FRONT YARD: 5 FEET MIN. (SEE "see development standard details" sheet 3  
ATTACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB TO GARAGE DOOR.  
DETACHED GARAGE: (LOTS 93--227) 10' FROM TRACT OR RIGHT OF WAY.  
NO GARAGE: (LOTS 93--227) MINIMUM LOT DEPTH 70' DEEP AND 16' WIDE FROM BACK OF CURB.  
SIDE YARD: 10 FEET OR 5 FEET (SEE "see development standard details" sheet 3  
CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT.  
REAR YARD: VARIES (SEE TYPICAL "see development standard details" sheet 3  
NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.  
provide required and provided; on street parking on Public ROW is not included in parking count per Code  
SEE REVISED REQ. AND PROVIDED PARKING TOP RIGHT Family spaces per dwelling unit Attached2 spaces per dwelling unit, plus guest space per 4 units.  
ADA parking Req Per ADA  
this needs to be per corner lot on per

- C. LOT LINES:
  1. THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
  2. FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
  3. MINOR ADJUSTMENTS TO LOT LINES AND TRACT AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.
- C. STREETS:

STREETS WITHIN VILLAGES AT STERLING RANCH PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT, STREETS SHALL BE PUBLICLY AND PRIVATELY OWNED (AS NOTED). CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS EXCEPT WHERE PUD MODIFICATIONS AND DEVIATIONS ARE APPROVED BY THE COUNTY (CURB AND GUTTER TYPE, ASPHALT PAVEMENT THICKNESS, SIGNAGE). ALL STREETS SHALL BE PAVED WITH CURB AND GUTTER, PUBLIC STREETS TO BE MAINTAINED BY EL PASO COUNTY AND PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
- D. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:

COVENANTS FOR VILLAGES AT STERLING RANCH WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.
- E. ACCESS LIMITATION:

THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO STERLING RANCH ROAD, BRIARGATE PARKWAY, OAK PARK DRIVE AND INDIANAPOLIS ROAD.

THE PRIVATE ROADS AS SHOWN WILL BE MAINTAINED BY THE DISTRICT. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

1. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY.

2. ALL PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.

3. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:

- a. FRONT: FIVE (5) FEET ALONG PUBLIC ROW WITH TEN (10) FEET MVEA
- b. SIDE: FIVE (5) FEET PER TYPICAL ADDED S (SEE SHEETS 2 & 3 / OR ZERO (0) FEET ON D ADDED LOTS 1-54)
- c. REAR: FIVE (5) FEET
- d. STREETS: TEN (10) FEET

4. ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.

5. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND SHALL BE LIMITED TO A TOTAL OF ONE HUNDRED SEVENTY-SIX (176) SINGLE-FAMILY DETACHED LOTS AND SEVENTY (54) SINGLE-FAMILY ATTACHED DUPLEX LOTS, and if necessary, DE LIMITED ADDED VERIFIED WITH ADD LABELS PROVIDED SHEETS 4-9

6. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL GRANT ADDED UTILITY TO GRANT AN ADMINISTRATIVE EASEMENT TO UP TO 20% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS.

7. FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 0804100333.

8. DECEMBER 7, 2018.

9. ALL TRACTS WILL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.

10. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.

11. GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS: MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY VILLAGES AT STERLING RANCH PRELIMINARY PLAN PARCEL NO. 14, 15, 20, & 21" BY ENTECH ENGINEERING INC. DATED APRIL 13, 2022 IN FILE PUDSP226 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- POTENTIALLY SHALLOW GROUNDWATER (ALL LOTS) UPDATE for new layout and CGS note these who may not drain over
- ARTIFICIAL FILL (ALL LOTS) UPDATED comments: Move note up here
- SHALLOW BEDROCK (ALL LOT)
- POTENTIAL EXPANSIVE SOIL (SPORADIC)
- HYDROCOMPACTION (PER MAP)
- AREAS OF EXPANSIVE SOIL: MITIGATION OF EXPANSIVE SOILS WILL REQUIRE SPECIAL FOUNDATION DESIGN.

IN AREAS OF HIGH GROUNDWATER DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. NO BASEMENT BELOW GRADE ARE PROPOSED FOR THIS SITE.

11. HOW REMOVED SIDE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE

## CCES RESPONSES

BLACK FOREST ROAD

- (h) Modification of Existing LDC or ECM Standard. For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least 1 of the following benefits:
  - Preservation of natural features;
  - Provision of a more livable environment, such as the installation of street furniture, decorative street lighting or decorative paving materials;
  - Provision of a more efficient pedestrian system;
  - Provision of additional open space;
  - Provision of other public amenities not otherwise required by the Code; or

1	LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1	LDC CHAPTER 8.4.4(E)(2)	PRIVATE ROADS REQUIRE WAIVER	USE OF PRIVATE ROADS SHALL BE LIMITED.	PRIVATE ROADS PROPOSED TO SERVE ONLY PORTIONS OF THIS COMMUNITY	PRIVATE ROADS PROVIDE MORE FLEXIBILITY FOR THE DEVELOPMENT TO ACCOMMODATE THE UNIQUE COMMUNITY HOMES PROPOSED ON THE SITE. THE PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
2	LDC CHAPTER 8.4.4(E)(3)	PRIVATE ROADS TO MEET COUNTY STANDARDS	PRIVATE ROADS SHALL BE CONSTRUCTED AND MAINTAINED TO ECM STANDARDS	ROAD WIDTH AND ROADWAY TERMINATIONS (SEE 3 AND 4 BELOW)	
3	ECM SECTION 2.2.4.8.7 FIGURE 2-17 AND ECM TABLE 2-7	TYPICAL URBAN LOCAL (LOW VOLUME) CROSS SECTION	24' PAVED WIDTH, 12' SIDEWALK	22' PAVED WIDTH	A SMALLER PRIVATE ROAD CROSS SECTION, COMPACT ROAD DESIGN, AND THE USE OF A HAMMERHEAD TURNAROUND WILL ACHIEVE THE GOAL OF PROVIDING ACCESS FOR RESIDENTS AND EMERGENCY RESPONDERS ACCESS. ECM STANDARD DOES NOT TAKE INTO ACCOUNT REDUCTION IN SPEED AT INTERSECTIONS. 1-INTERSECTIONS ASSOCIATED WITH THESE VERY SMALL TURN AROUND AREAS.
4	ECM SECTION 2.3.8	ROADWAY TERMINATIONS	URB/PER TURN PERM	URB/PER TURN PERM SIDEWALK ON ID FORT	THE PROPOSED UNIQUE LOT CONFIGURATION AND COMMUNITY DESIGN REFLECT THE NEED FOR PRIVATE ROADWAYS THAT DIRECTLY CONNECT TO PUBLIC STREETS.
5	ECM SECTION 2.5.2.2.C	ACCESSIBLE CURB RAMP	4-WAY INTERSECTIONS REQUIRE PEDESTRIAN RAMPS AT ALL CORNERS	PRIVATE ROADWAY INTERSECTIONS WILL PROVIDE RAMPS FOR 3-WAY CROSSINGS	THE PROXIMITY OF PRIVATE ROADWAY INTERSECTIONS PROVIDES ADDED CROSSING OPPORTUNITIES FOR PEDESTRIANS
7	ECM SECTION 2.3.3.F.3	BROKEN BACK CURVES	200' MINIMUM TANGENT LENGTH REQUIRED	A TANGENT LENGTH OF 106' IS PROVIDED	SHORT TANGENT LENGTHS ARE A COMMON URBAN DEVELOPMENT GEOMETRY LAYOUT AND HELPS TO CREATE/MAINTAIN OPEN SPACE TRACTS AS AMENITIES FOR RESIDENTS.

LEGAL DESCRIPTION: THE VILLAGES AT STERLING RANCH EAST PRELIMINARY PLAN

A PARCEL OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS 30' WESTED CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 5-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714853 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S21°29'22"E, A DISTANCE OF 4555.24 FEET TO THE POINT OF BEGINNING;

THENCE S76°31'31"E, A DISTANCE OF 1469.77 FEET;

THENCE S13°28'29"W, A DISTANCE OF 440.00 FEET;

THENCE S76°31'31"E, A DISTANCE OF 66.21 FEET;

THENCE S13°28'29"W, A DISTANCE OF 690.84 FEET;

THENCE N76°31'31"W, A DISTANCE OF 1535.98 FEET;

THENCE N13°28'29"E, A DISTANCE OF 1130.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 39.206 ACRES

This seems incorrect- if the water/wastewater system have issues the homeowner pays; is that the Districts responsibility, this needs to be more c REMOVED mean line breaks within home or lot? Did you mean the lines in the subdivision or elsewhere? Sidewalks along public roads would be County; sidewalks in tracts or open areas should be District or HOA

REMOVED

- Private Roads Are to be owned and maintained by

ADDED  
LANGUAGE  
TO EXPLAIN

100

— this is on all sheets of PUD; you can make smaller

ADDED TO ALL SHEETS

CLASSIC SRJ LAND, LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
MR. LOREN MORELAND  
(719) 592-9333

SE CORNER OF BRIARGATE PARKWAY  
& STERLING RANCH ROAD  
COLORADO SPRINGS, CO 80922

CLASSIC CONSULTING ENGINEERS  
& SURVEYORS, LLC  
619 N. CASCADE AVENUE, SUITE 200  
COLORADO SPRINGS, CO 80903  
MR. KYLE CAMPBELL, P.E.  
(719) 785-0790

ADD the criteria or one for each that the BOCC shall find to approve the MODification Repeal (Comment)

SEE REVISED. COUPLE ITEMS FROM THE LIST TO THE LEFT ARE NOW INCLUDED IN JUSTIFICATION.

CLASSIC SRJ LAND, LLC  
NAME OF LANDOWNER

SEE REVISED  
PER PRODUCT

based on lot types  
please some lots dont  
have parking  
driveways, and have  
1 car garage

LANDOWNER'S SIGNATURE \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_  
\_\_\_\_\_ OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO  
CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL. \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

I / WE, CAPSTONE TITLE, A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I / WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON, AND THAT TITLE TO SUCH LAND IS OWNER IN FEE SIMPLE BY \_\_\_\_\_ AT THE TIME OF THIS APPLICATION.


THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE IN THE ACCORDANCE WITH THE \_\_\_\_\_ (BOARD RESOLUTION OR MOTION #) \_\_\_\_\_ (DATE) APPROVING THE PUD A APPLICABLE EL PASO COUNTY REGULATIONS.

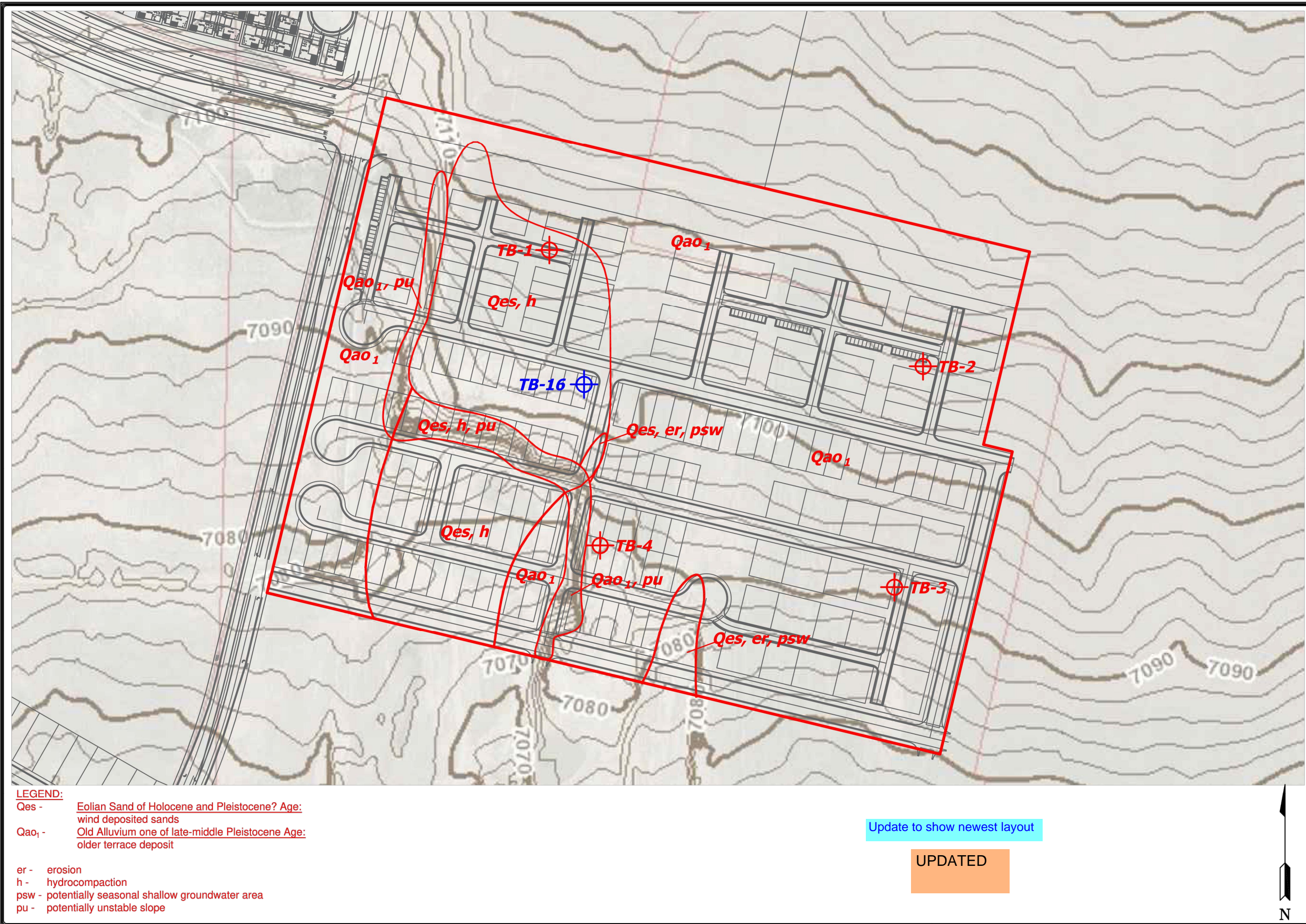
DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT	DATE
BOARD OF COUNTY COMMISSIONER	DATE

STATE OF COLORADO )  
 ) ss  
COUNTY OF EL PASO )  
I, HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_  
O'CLOCK \_\_\_\_\_M. THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED  
AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO CO  
COLORADO.

BY: \_\_\_\_\_  
EL PASO COUNTY CLERK AND RECORDER

COVER SHEET	SHEET	1	OF 27
PUD & PRELIMINARY PLAN	SHEETS	2-9	OF 27
PRELIMINARY GRADING & UTILITIES PLAN	SHEETS	10-15	OF 27
LANDSCAPE TITLE SHEET	SHEET	16	OF 27
LANDSCAPE PLAN - OVERALL	SHEET	17	OF 27
LANDSCAPE PLAN	SHEETS	18-26	OF 27
DETAILS	SHEET	27	OF 27

	<p><b>VILLAGES AT STERLING RANCH</b></p> <p><b>PUD DEVELOPMENT PLAN &amp; PRELIMINARY PLAN TITLE SHEET</b></p>																
<p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p style="text-align: right;">(719)785-0790 (719)785-0799 (Fax)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DESIGNED BY</td> <td style="width: 25%;">EAS</td> <td style="width: 25%;">SCALE</td> <td style="width: 25%;">DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>EAS</td> <td>(H) 1"= 30'</td> <td>11/27/2023</td> </tr> <tr> <td>CHECKED BY</td> <td></td> <td>(V) 1"= N/A</td> <td></td> </tr> <tr> <td></td> <td></td> <td>JOB NO.</td> <td>1183.26</td> </tr> </table>	DESIGNED BY	EAS	SCALE	DATE	DRAWN BY	EAS	(H) 1"= 30'	11/27/2023	CHECKED BY		(V) 1"= N/A				JOB NO.	1183.26
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DRAWN BY	EAS	(H) 1"= 30'	11/27/2023														
CHECKED BY		(V) 1"= N/A															
		JOB NO.	1183.26														



REVISION BY

**ENTECH ENGINEERING, INC.**  
GEOLOGY/ENGINEERING GEOLOGY MAP  
STERLING RANCH EAST  
PRELIMINARY PLAN NO. 3  
COLORADO SPRINGS, CO.  
FOR: CLASSIC SRJ

DATE: 4/8/22  
BY: [Signature]  
AS SHOWN  
ON: 2/20/22  
FILE NO. 18226

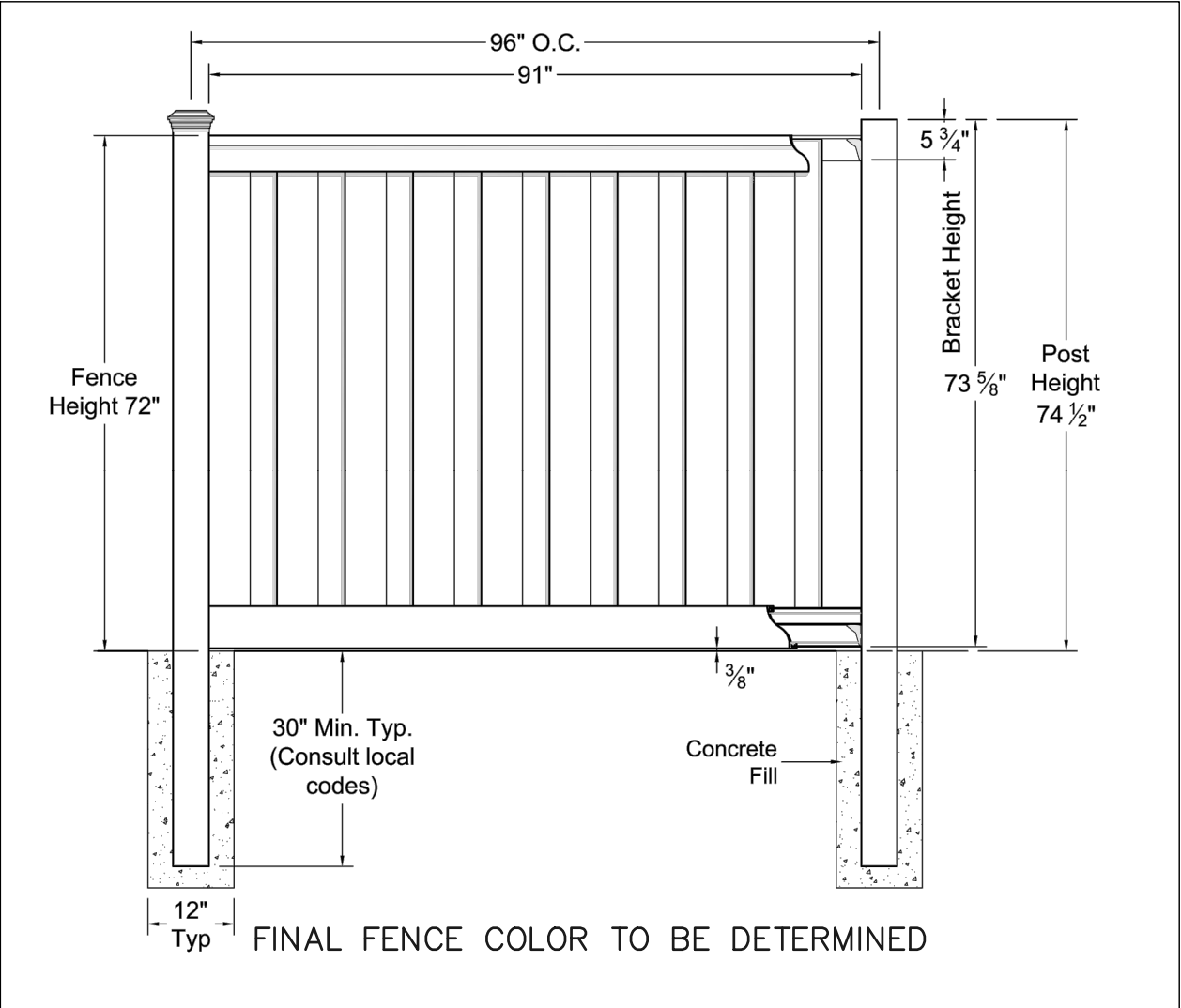
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- ARTIFICIAL FILL (ALL LOTS)
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- POTENTIAL EXPANSIVE SOIL (SPORADIC)
- HYDROCOMPACTION (PER MAP)

IN AREAS OF EXPANSIVE SOIL: MITIGATION OF EXPANSIVE SOILS WILL REQUIRE SPECIAL FOUNDATION DESIGN.

IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. NO BASEMENT BELOW GRADE ARE PROPOSED FOR THIS SITE.



6' COMPOSITE PRIVACY FENCE FOR LOT SIDE YARDS

REVISED AND UPDATED TABLE BUT AS DISCUSSED NO PARK, JUST OPEN SPACE TRACTS

where is designated park site? looks like table has identified other uses in Park tract, which tract is Park

VILLAGES AT STERLING RANCH TRACT SUMMARY TABLE:				
PARCELS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A-O, R (SEE TABLE BELOW)	368,338	21.6%	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
Private Roads	?	?	SRMD	SRMD
Community Park Tract ?	?	?	SRMD	SRMD
TRACTS P, Q (F Access) W	150,120	8.8%	STERLING RANCH METROPOLITAN DISTRICT	STERLING RANCH METROPOLITAN DISTRICT
LOTS (227 TOTAL)	706,556.81	41.5%	INDIVIDUAL LOT OWNERS	
PUBLIC R.O.W.	476,338	28.0%	COUNTY	COUNTY
TOTAL	1,701,352.81	100%		

TRACT TABLE											
TRACT	SIZE (SF)	SIZE (AC)	LANDSCAPE/ PARK/OPEN SPACE/TRAIL	PRIVATE (Access) NOW	MAILBOXES	SIGNAGE/PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	ELECTRIC EASEMENTS	FENCE/ WALLS	OWNED BY	MAINTAINED BY
TRACT A	148,218.00	3.403	X	REVISED		X	X	X	X	SRMD	SRMD
TRACT B	8,745.00	0.201	X			X	X	X	X	SRMD	SRMD
TRACT C	3,729.00	0.086	X			X	X	X	X	SRMD	SRMD
TRACT D	58,805.00	1.350	X		X	X	X	X	X	SRMD	SRMD
TRACT E	7,966.00	0.183	X			X	X	X	X	SRMD	SRMD
TRACT F	7,966.00	0.183	X			X	X	X	X	SRMD	SRMD
TRACT G	5,296.00	0.122	X			X	X	X	X	SRMD	SRMD
TRACT H	18,478.00	0.424	X		X	X	X	X	X	SRMD	SRMD
TRACT I	21,329.00	0.490	X			X	X	X	X	SRMD	SRMD
TRACT J	21,329.00	0.490	X			X	X	X	X	SRMD	SRMD
TRACT K	9,360.00	0.215	X			X	X	X	X	SRMD	SRMD
TRACT L	9,360.00	0.215	X			X	X	X	X	SRMD	SRMD
TRACT M	26,272.00	0.603	X		X	X	X	X	X	SRMD	SRMD
TRACT N	9,425.00	0.216	X			X	X	X	X	SRMD	SRMD
TRACT O	9,425.00	0.216	X			X	X	X	X	SRMD	SRMD
TRACT P	81,258.00	1.865		X		X	X	X		SRMD	SRMD
TRACT Q	68,862.00	1.581		X		X	X	X		SRMD	SRMD
TRACT R	2,635.00	0.060	X			X	X	X	X	SRMD	SRMD
TOTALS	518,458.00	11.90									

REVISED SHEET TITLE

no details here

Provide hatching or different linetype to clearly delineate the tract boundaries.

SEE REVISED

TRACT KEY MAP  
SCALE: 1"=150'



**CLASSIC CONSULTING**

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

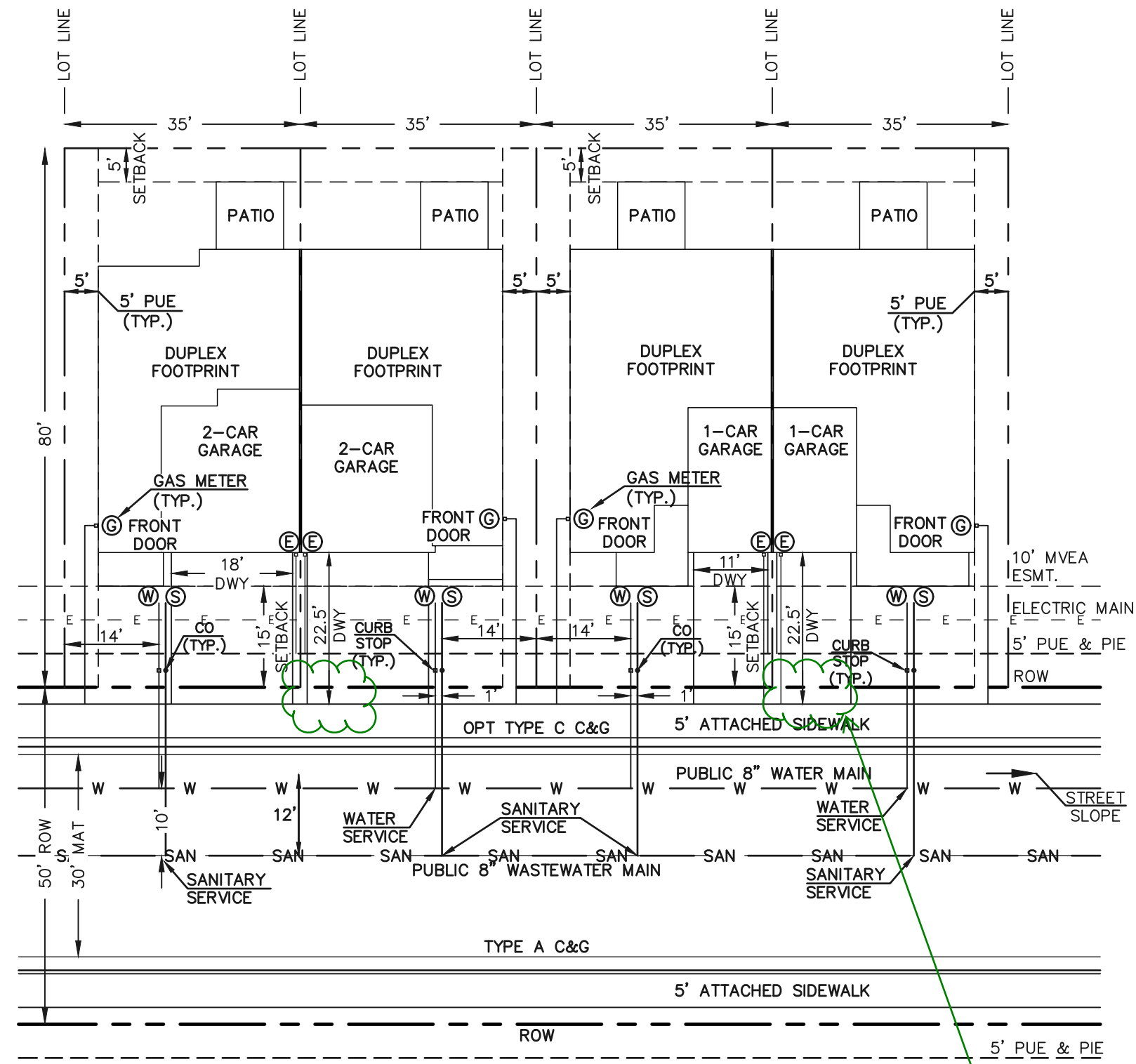
(719) 785-0790  
(719) 785-0799 (Fax)

EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN  
TYPICAL LOT TEMPLATES

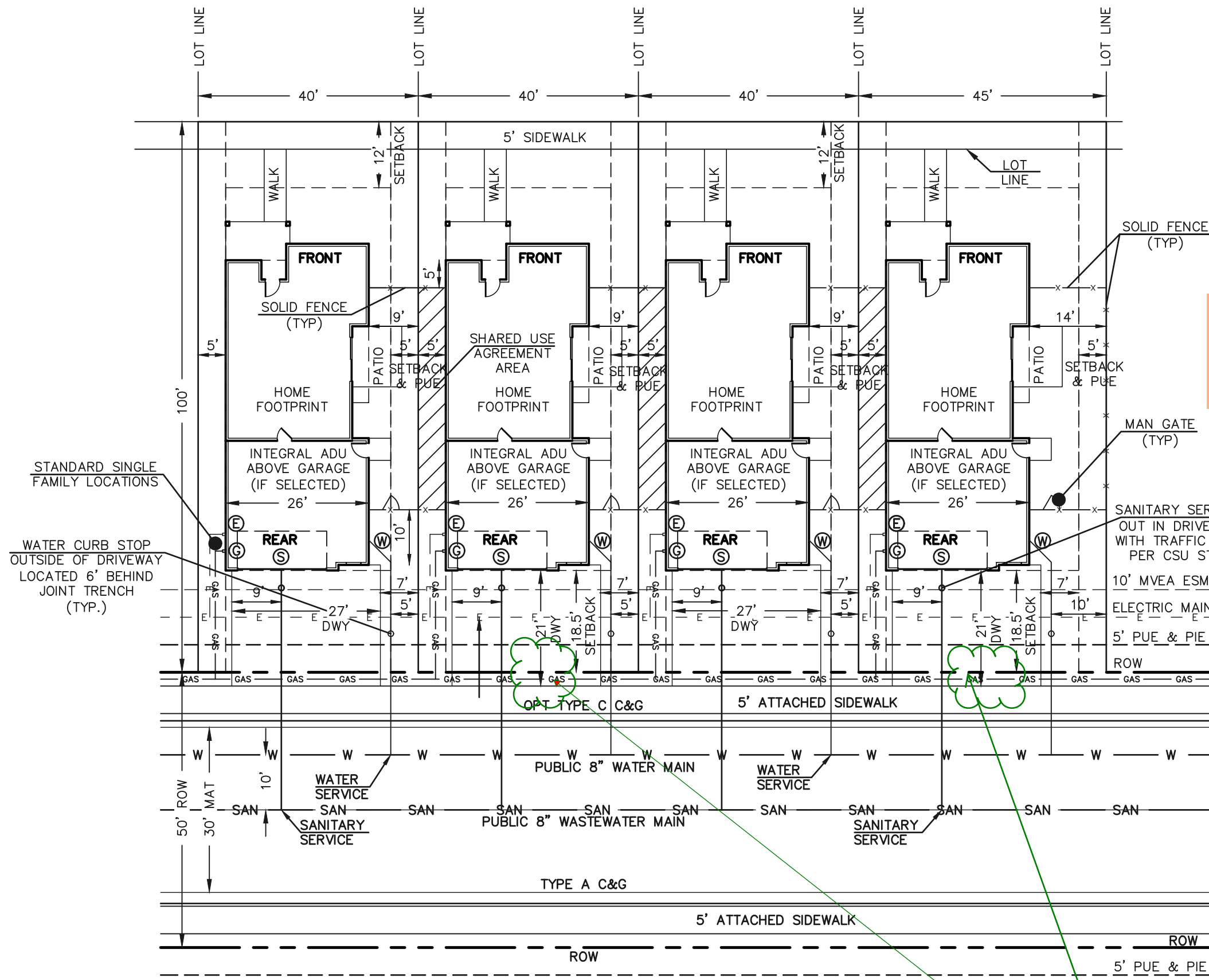
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 20'	SHEET	2 OF 27
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26



TYPICAL LOT CONFIGURATION DETAIL – DUPLEX  
PUBLIC STREET (URBAN LOCAL, 50' ROW)  
CEDAR RAPIDS LOOP  
SCALE: 1"=20' (H)  
(ATTACHED SINGLE FAMILY)  
LOTS 1–54

do the parking spots  
hang into public  
ROW? Do we need a  
license agreement?

PER DISCUSSION  
SEE REVISED DWY.  
DIMENSIONS



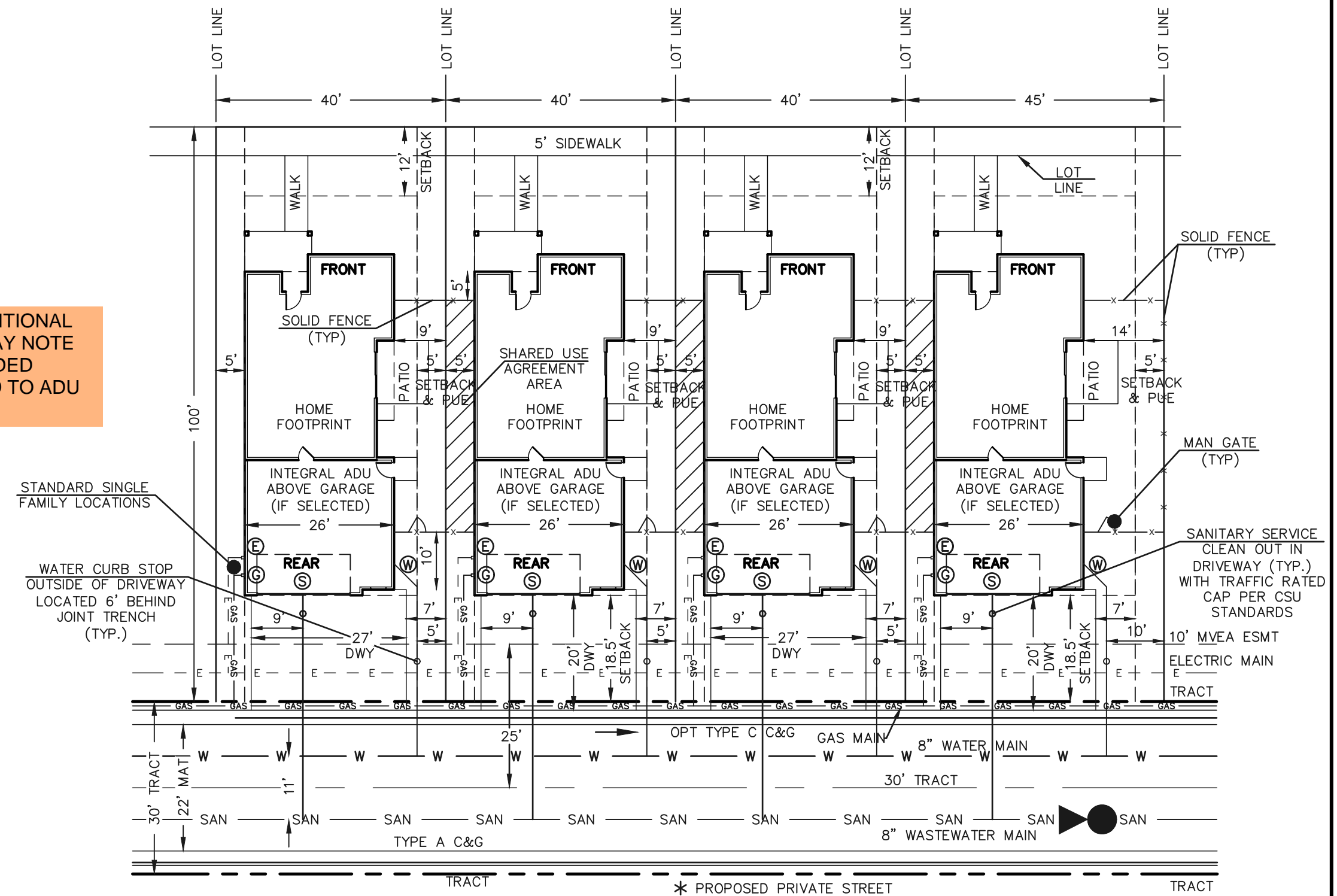
TYPICAL LOT CONFIGURATION DETAIL – ADU  
PUBLIC STREET  
SHOREWOOD DRIVE  
SCALE: 1"=20' (H)  
(DETACHED SINGLE FAMILY)  
LOTS 55–66

Please verify setback for corner lots  
(15' is the setback from ROW)

VERIFIED. PER DISCUSSION  
SEE 15' SETBACK LABELS  
ON SHEETS 4-9

do the parking spots  
hang into public  
ROW? Do we need a  
license agreement?

PER DISCUSSION  
SEE REVISED DWY.  
DIMENSIONS

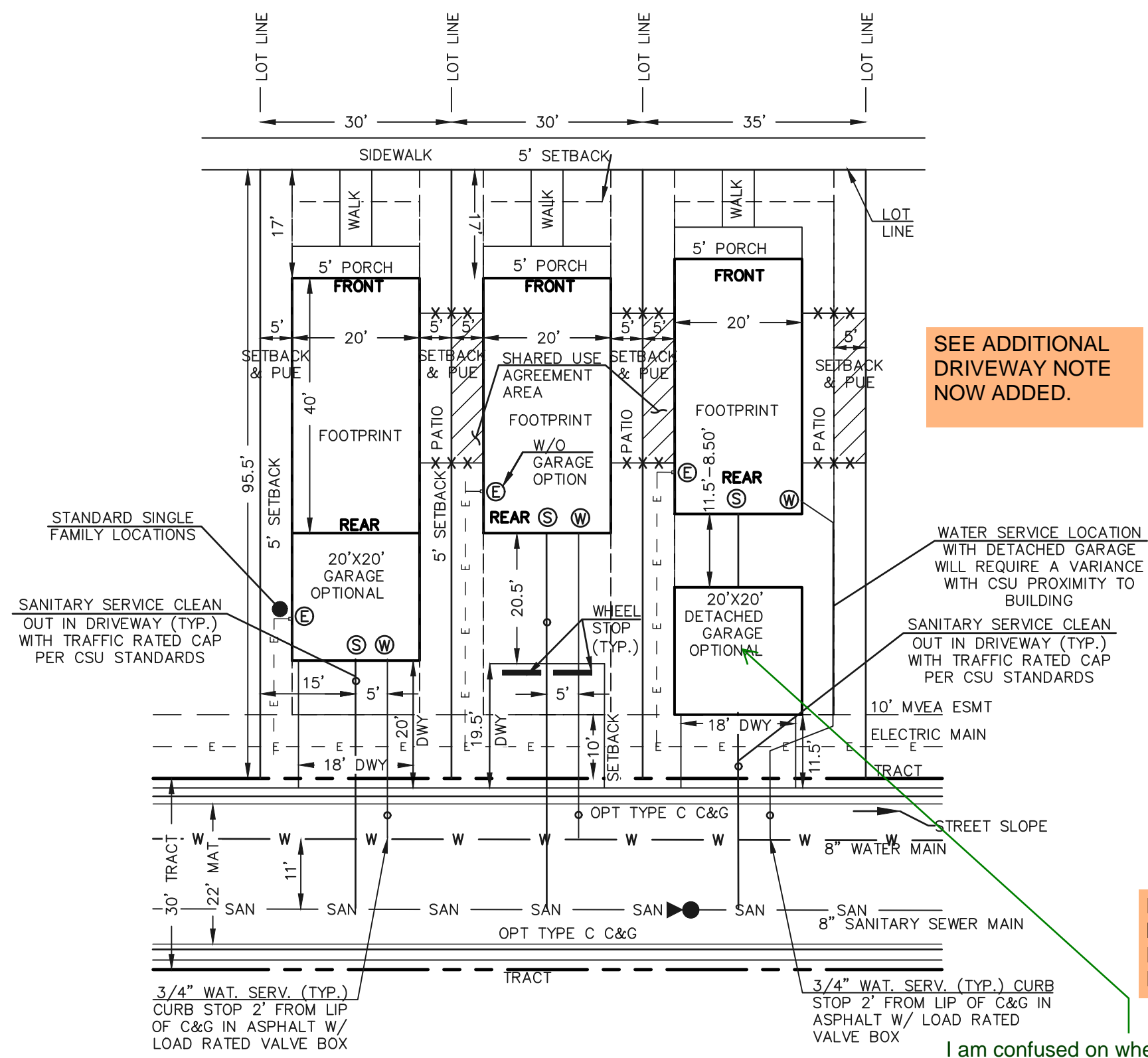


TYPICAL LOT CONFIGURATION DETAIL – ADU  
PRIVATE STREET  
AMES HEIGHTS, JANEVILLE HEIGHTS,  
MILWAUKEE HEIGHTS  
SCALE: 1"=20' (H)  
(DETACHED SINGLE FAMILY)  
LOTS 67–92

\*NO PARKING / FIRE LANE\* SIGNAGE PER FIRE DEPT. STDS  
NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS

there is no site plan at  
this stage. A site plan  
is at time of building  
permit for each unit  
home. Parking has to  
be shown here. This  
is the PUD  
Development Plan.

REMOVED REFERENCE  
TO SITE PLAN.  
SEE SHEETS 4-9 FOR  
PARKING STALL  
LOCATIONS

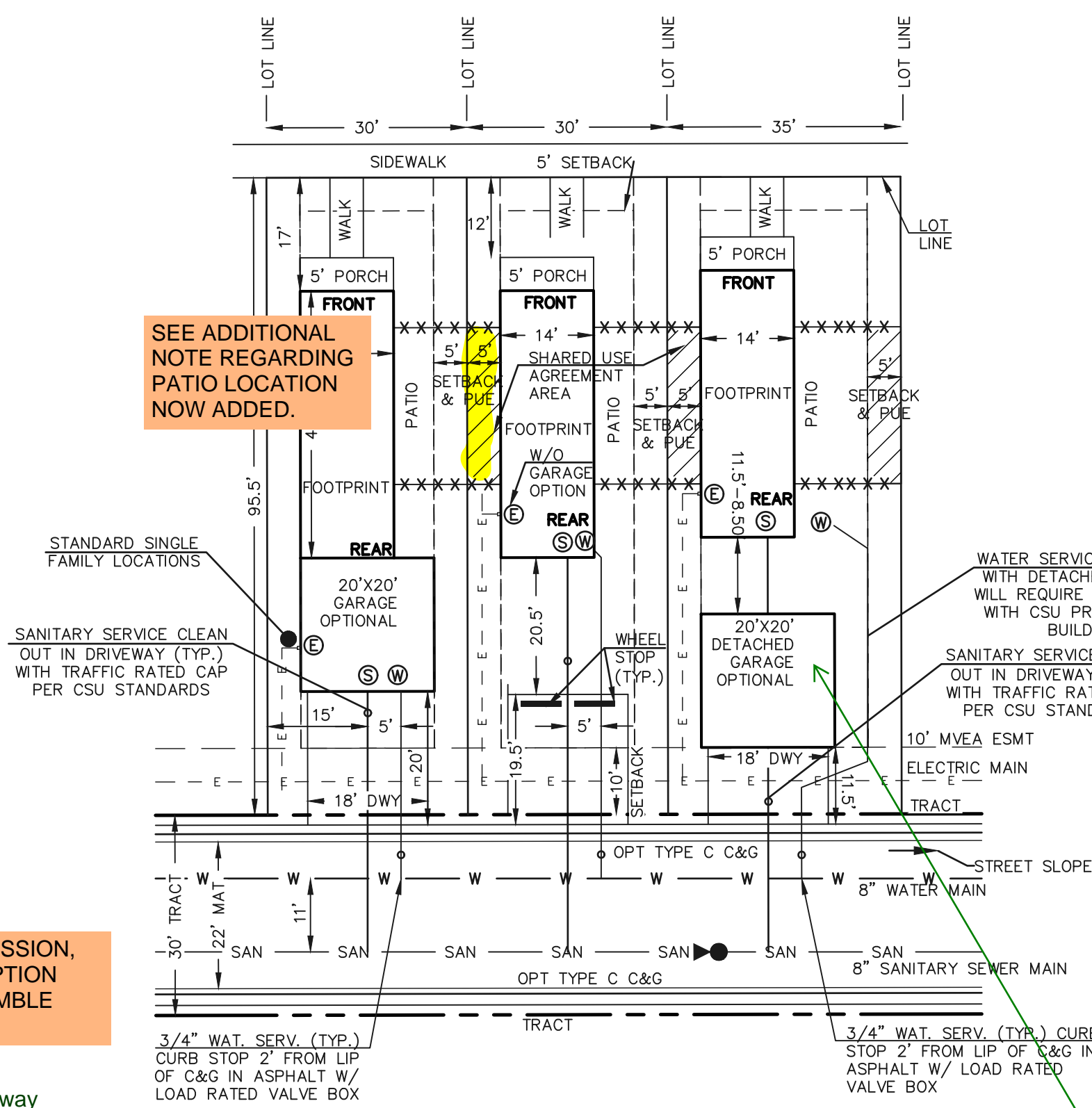


TYPICAL LOT CONFIGURATION DETAIL – PREAMBLE  
PRIVATE STREET (20'x40' BUILDING)  
NAPERVILLE HEIGHTS, BRANSON HEIGHTS,  
FORT WAYNE HEIGHTS  
SCALE: 1"=20' (H)  
(DETACHED SINGLE FAMILY, ELECTRIC ONLY)  
LOTS 93–227

\*NO PARKING / FIRE LANE\* SIGNAGE PER FIRE DEPT. STDS.  
NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS

there is no site plan at  
this stage. A site plan  
is at time of building  
permit for each unit  
home. Parking has to  
be shown here. This  
is the PUD  
Development Plan.

REMOVED REFERENCE  
TO SITE PLAN.  
SEE SHEETS 4-9 FOR  
PARKING STALL  
LOCATIONS

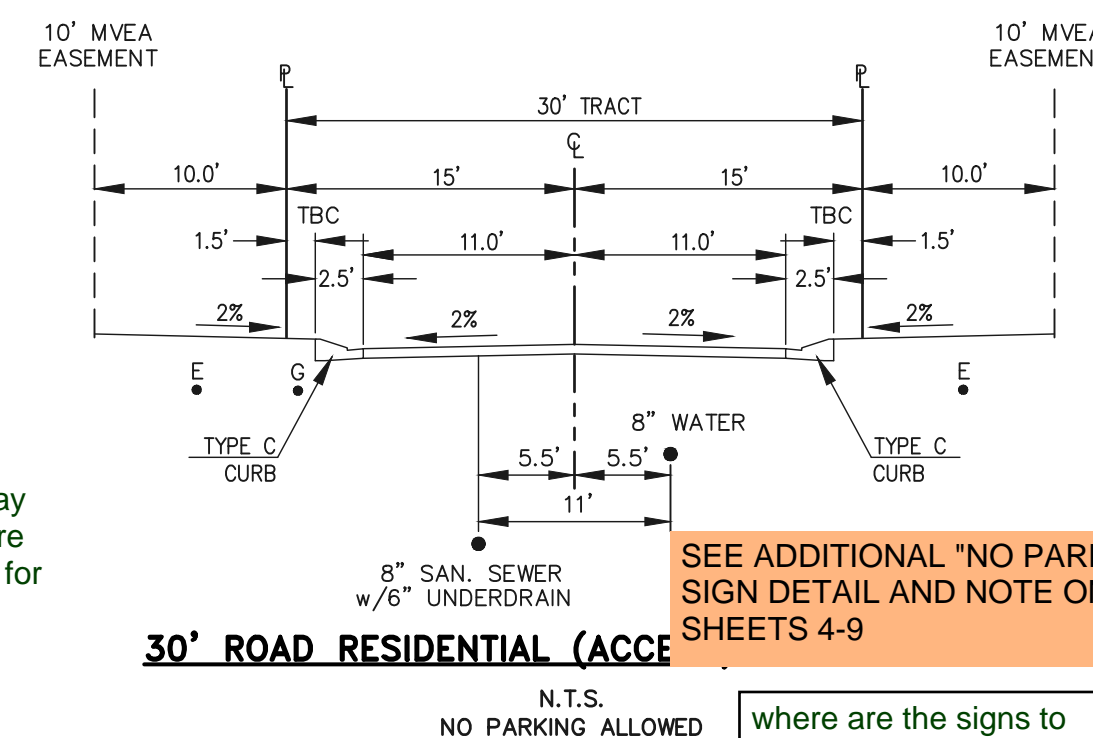


TYPICAL LOT CONFIGURATION DETAIL – PREAMBLE  
PRIVATE STREET (14'x40' BUILDING)  
NAPERVILLE HEIGHTS, BRANSON HEIGHTS,  
FORT WAYNE HEIGHTS  
SCALE: 1"=20' (H)  
(DETACHED SINGLE FAMILY, ELECTRIC ONLY)  
LOTS 93–227

\*NO PARKING / FIRE LANE\* SIGNAGE PER FIRE DEPT. STDS.  
NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS

I am confused on where the driveway  
parking is on this details. If these are  
turned into ADU is there no parking for  
main home or 2nd home

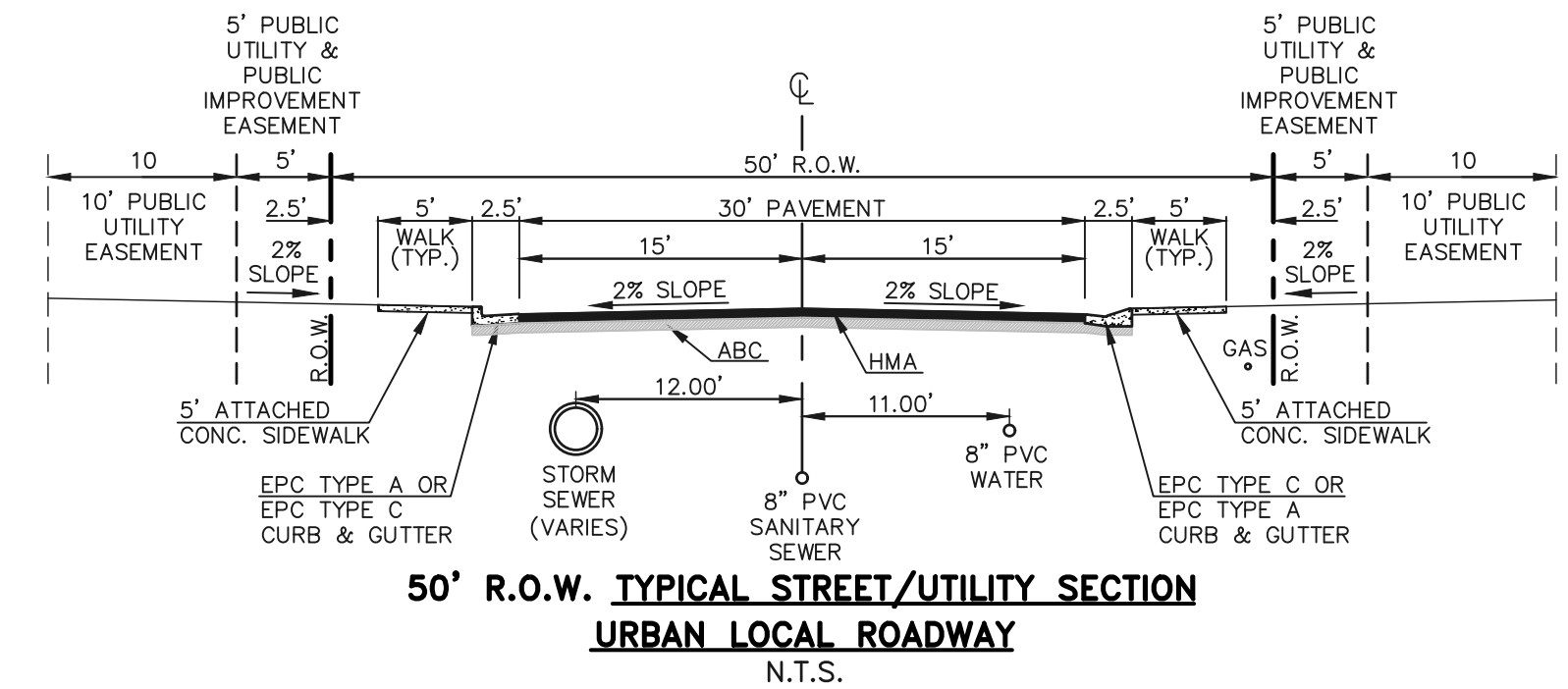
SEE ADDITIONAL  
DRIVEWAY NOTE  
NOW ADDED.



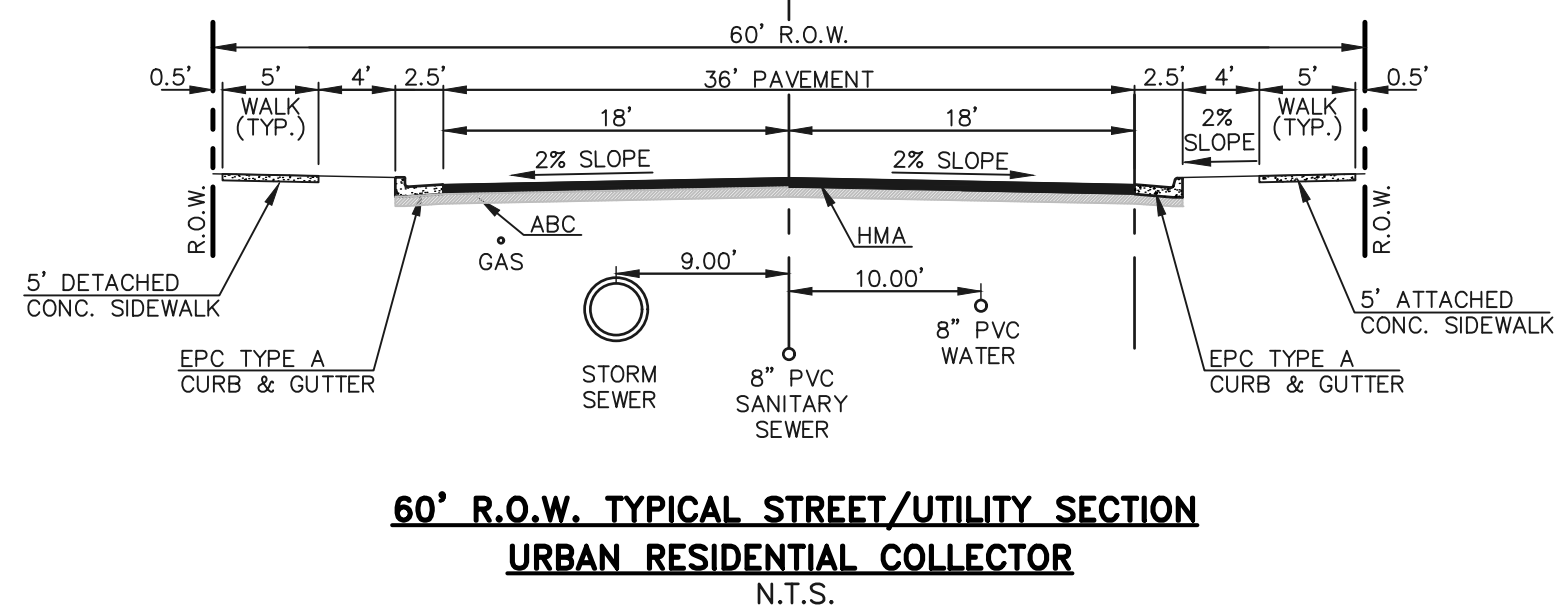
30' ROAD RESIDENTIAL ACCESS  
N.T.S.  
NO PARKING ALLOWED

SEE ADDITIONAL "NO PARKING"  
SIGN DETAIL AND NOTE ON  
SHEETS 4-9

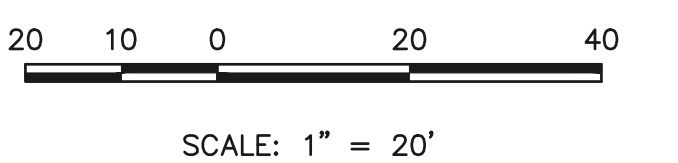
where are the signs to  
be located depicting  
no parking - use symbol  
on PUD Plan



50' R.O.W. TYPICAL STREET/UTILITY SECTION  
URBAN LOCAL ROADWAY  
N.T.S.



60' R.O.W. TYPICAL STREET/UTILITY SECTION  
URBAN RESIDENTIAL COLLECTOR  
N.T.S.



EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

REVISED

PUD DEVELOPMENT PLAN

\*development standard details\*

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 20'	SHEET	3 OF 27
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26	

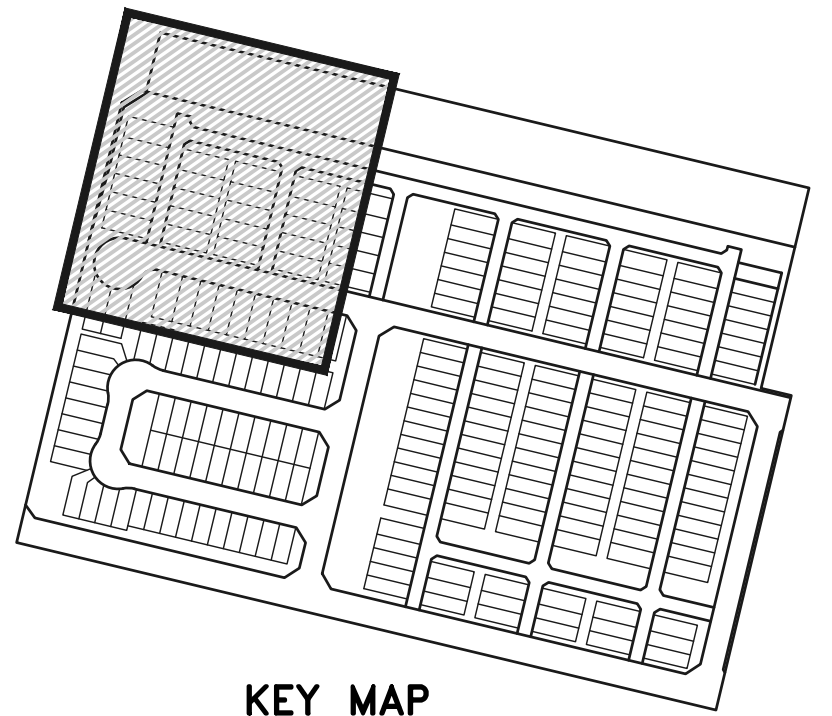


619 N. Cascade Avenue, Suite 200  
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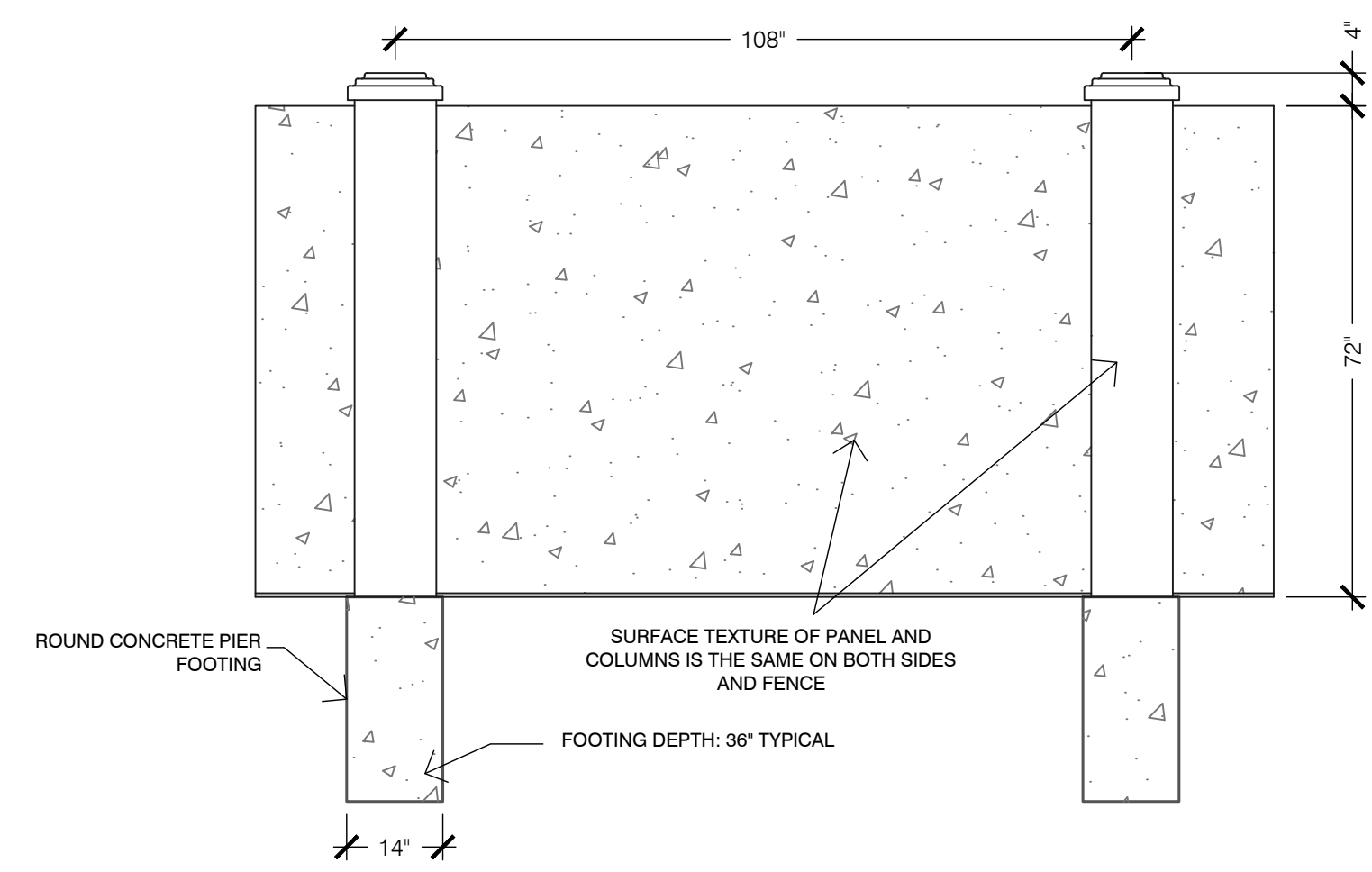
VILLAGES AT STERLING RANCH  
OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST  
DEVELOPMENT PLAN & PRELIMINARY PLAN

NOW ADDED TO  
EACH SHEET

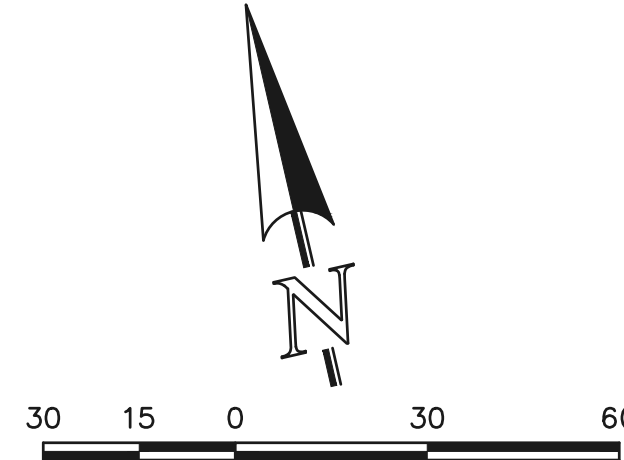


LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
NO PARKING SIGNED OR STRIPED CURB	---
EXISTING WATER LINE	---
EXISTING SANITARY SEWER	---
EXISTING STORM LINE	---



6' CONCRETE BLOCK SCREEN WALL (NOISEWALL)  
SCALE: NOT TO SCALE



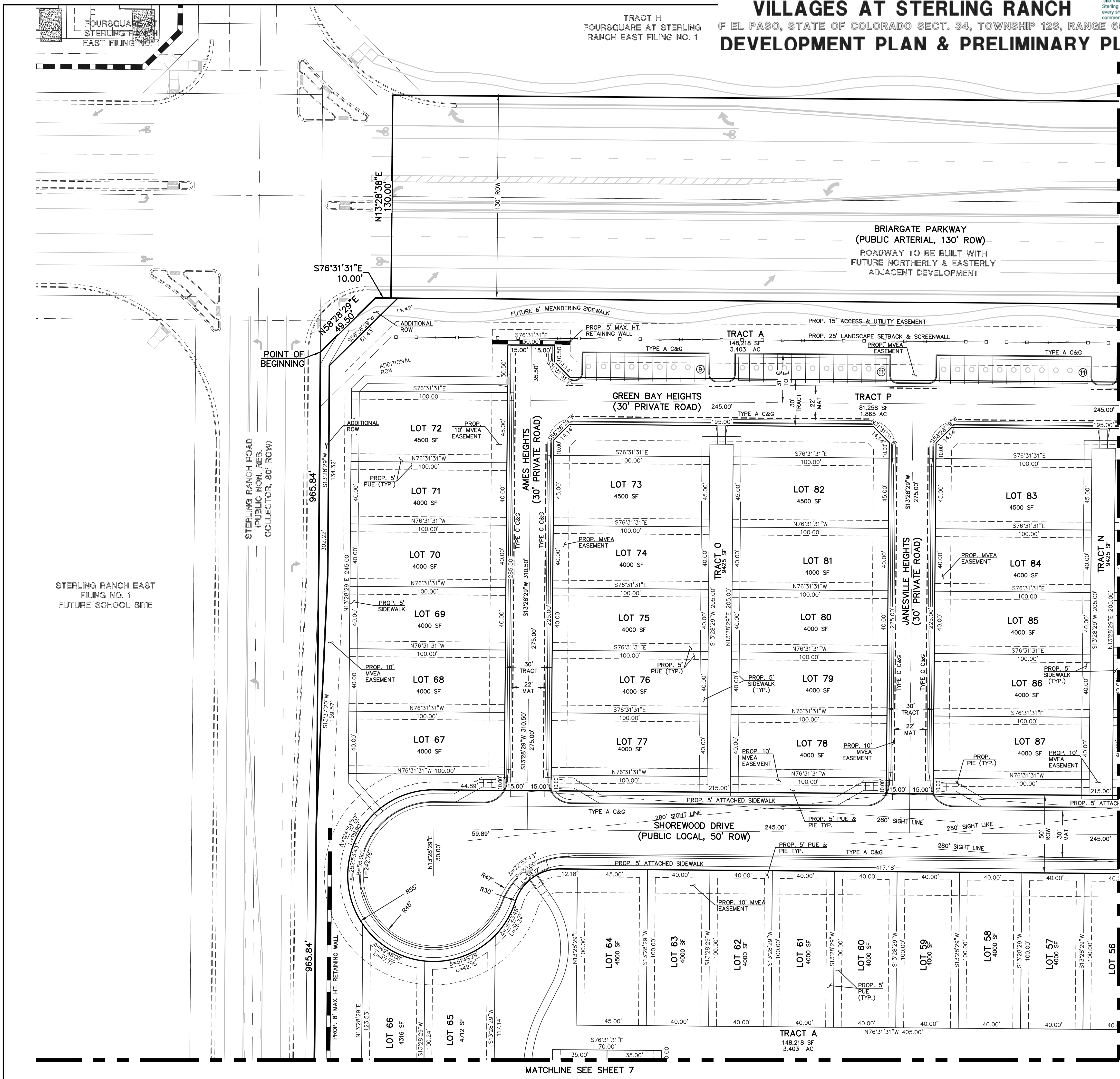
SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

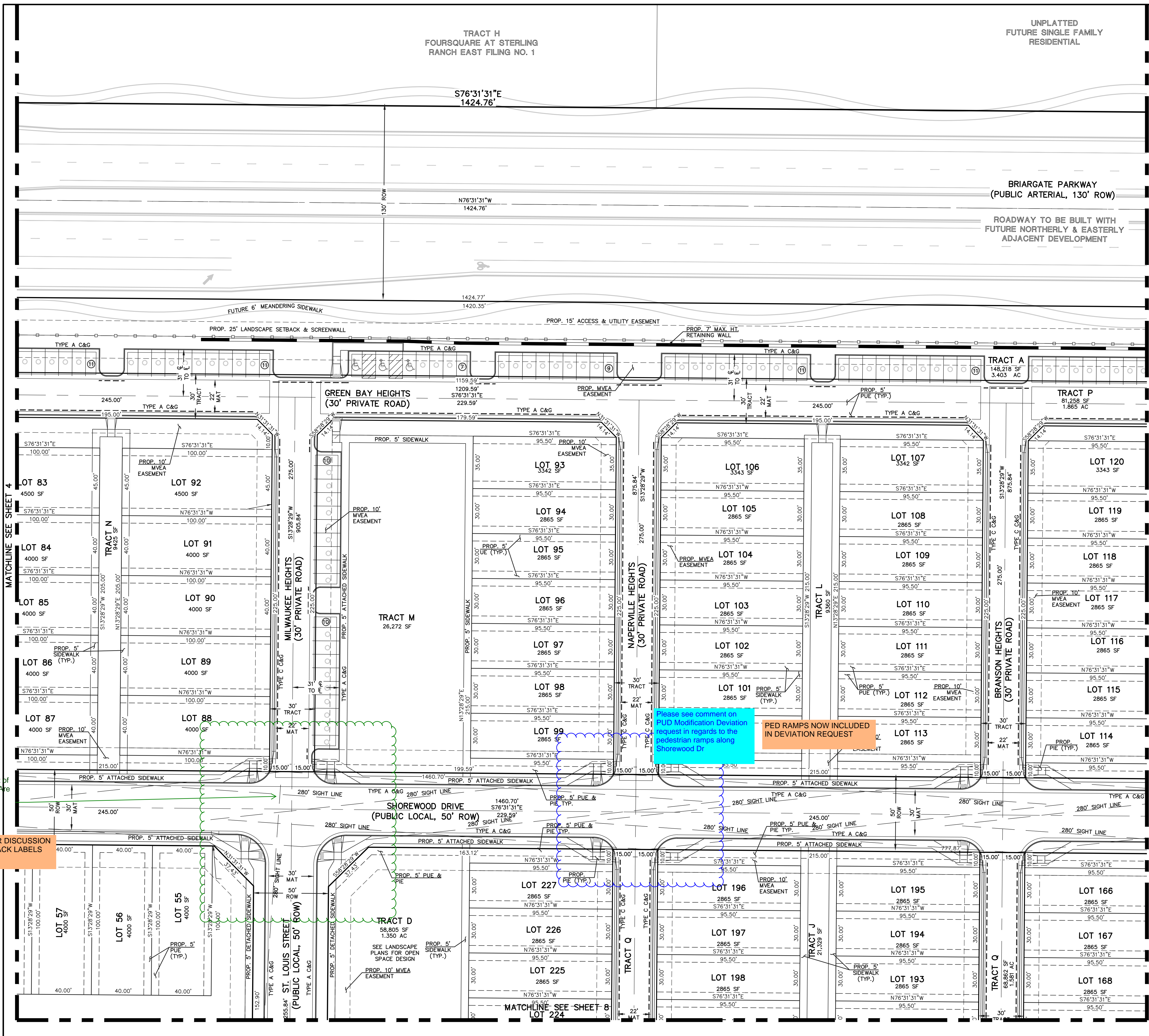
VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN  
& PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	4 OF 27
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26



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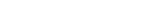


BRIARGATE PARKWAY  
(PUBLIC ARTERIAL, 130' ROW)

ROADWAY TO BE BUILT WITH  
FUTURE NORTHERLY & EASTERLY  
ADJACENT DEVELOPMENT

UNPLATTED  
FUTURE BRIARGATE PARKWAY  
RIGHT OF WAY



BOUNDARY LINE	
PROPERTY LINE	
EASEMENT SETBACK LINE	
LINE OF SIGHT	
NO PARKING SIGNED OR STRIPED CURB	
EXISTING WATER LINE	
EXISTING SANITARY SEWER	
EXISTING STORM LINE	

Identify no parking sign symbols on private roads- all sheets?

UNPLATTED  
FUTURE SINGLE FAMILY

ADDED ADDITIONAL INFO. TO  
ADJACENT PROPERTY



## VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN  
& PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE 11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET 6 OF 27
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.26



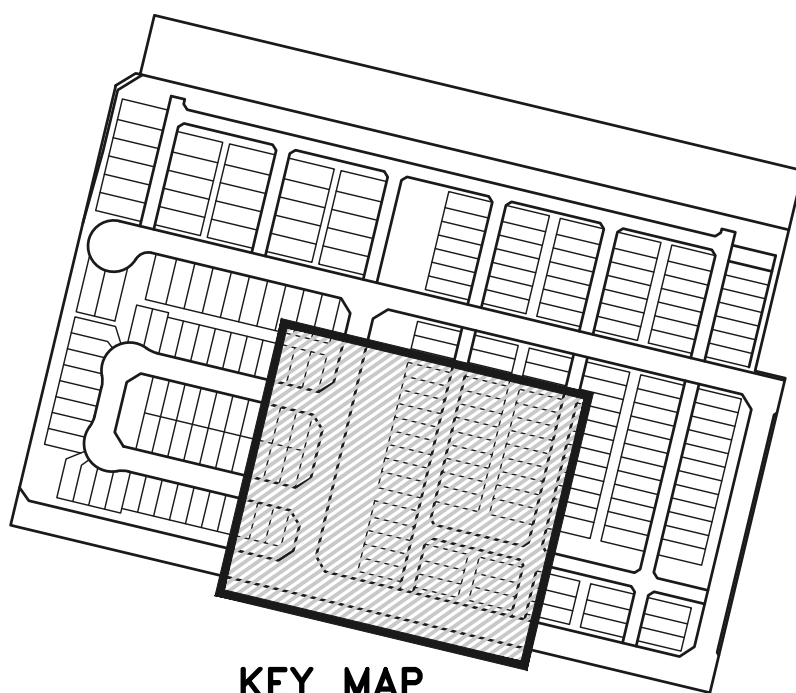
619 N. Cascade Avenue, Suite 200 (719)785-0790  
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

**CLASSIC<sup>SM</sup>**  
**CONSULTING**

27/2023
OF 27
83.26

MATCHLINE SEE SHEET 9





LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
NO PARKING SIGNED OR STRIPED CURB	---
EXISTING WATER LINE	---
EXISTING SANITARY SEWER	---
EXISTING STORM LINE	---



SCALE: 1" = 30'

EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN  
& PRELIMINARY PLAN

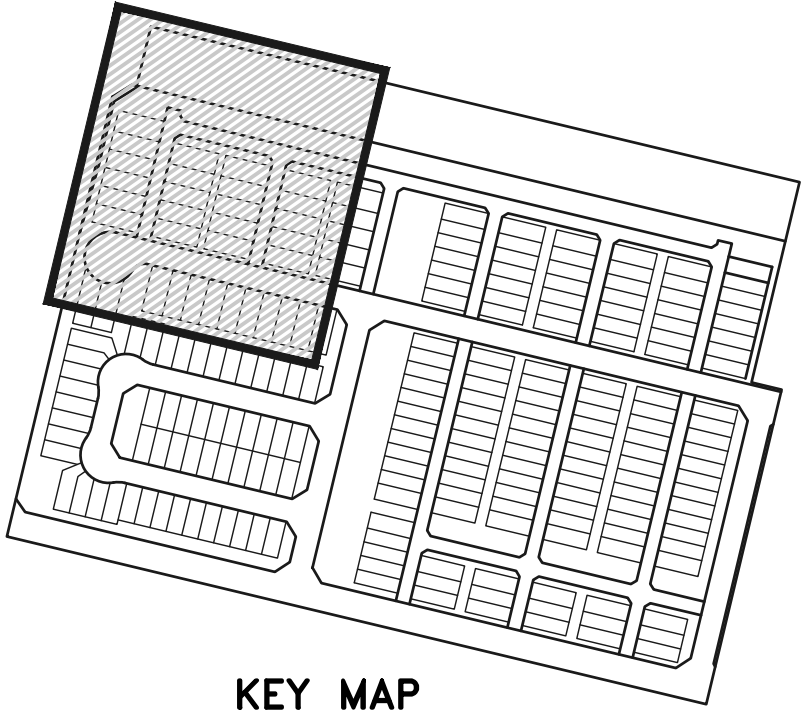
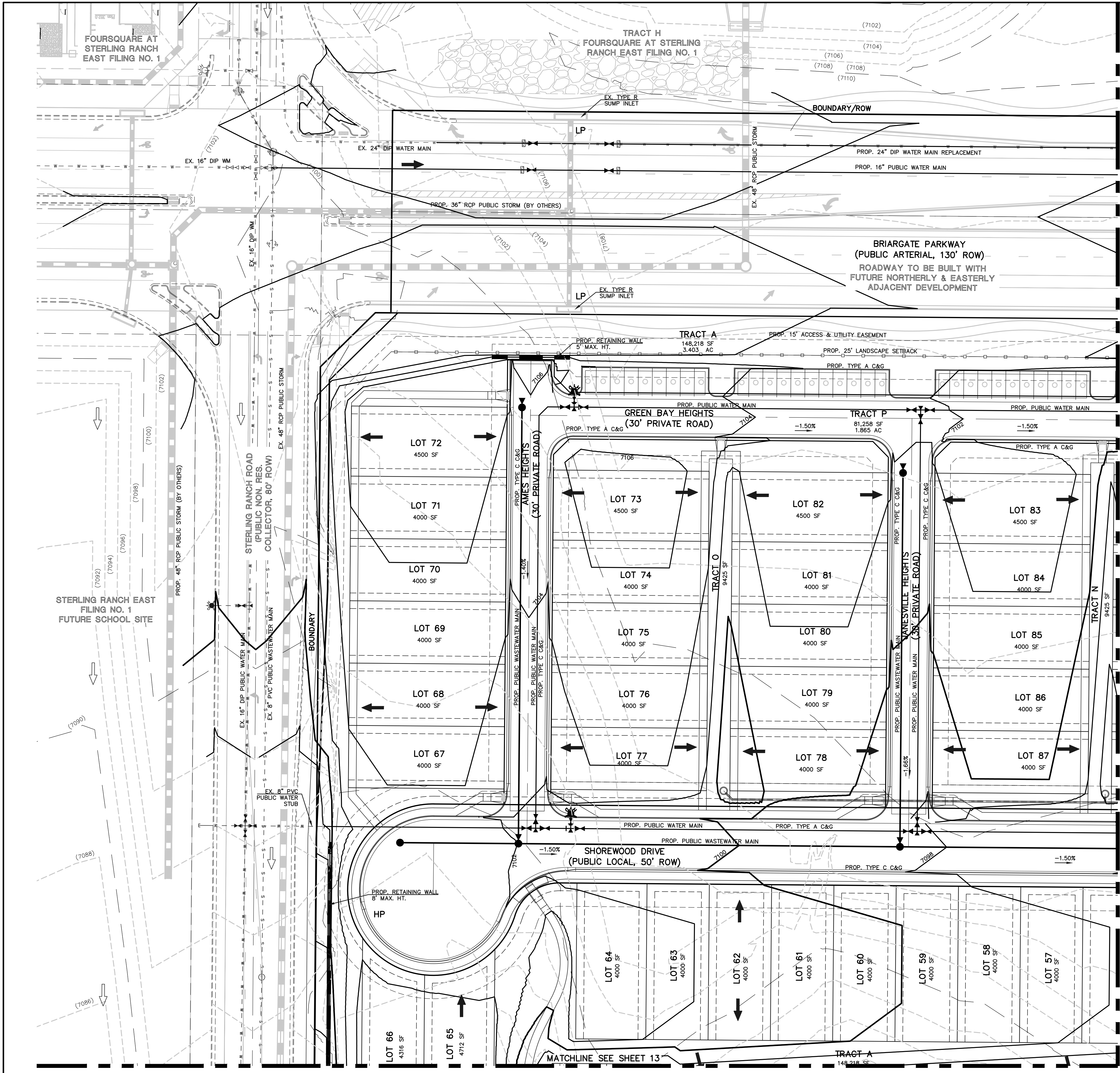
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	8 OF 27
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26



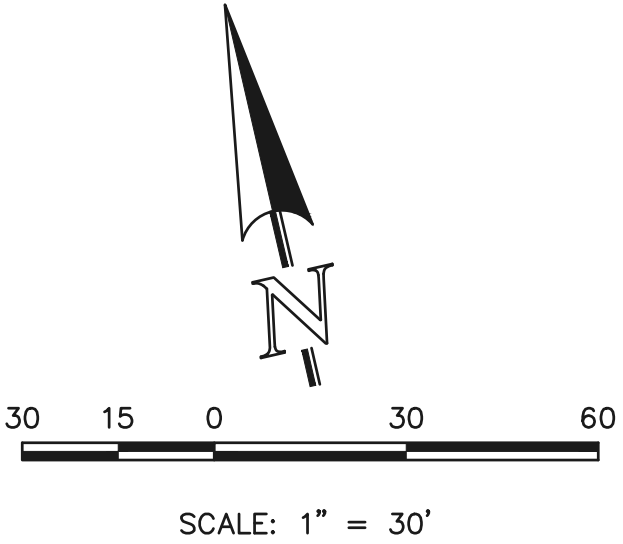
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)







- LEGEND**
- (6770) EXISTING CONTOUR
  - 6770 PROPOSED CONTOUR
  - BOUNDARY/FILING LINE
  - EXISTING FLOW DIRECTION
  - PROPOSED FLOW DIRECTION
  - PROPOSED INLET
  - PROPOSED STORM PIPE
  - EXISTING STORM PIPE
  - HP PROPOSED HIGH POINT
  - LP PROPOSED LOW POINT



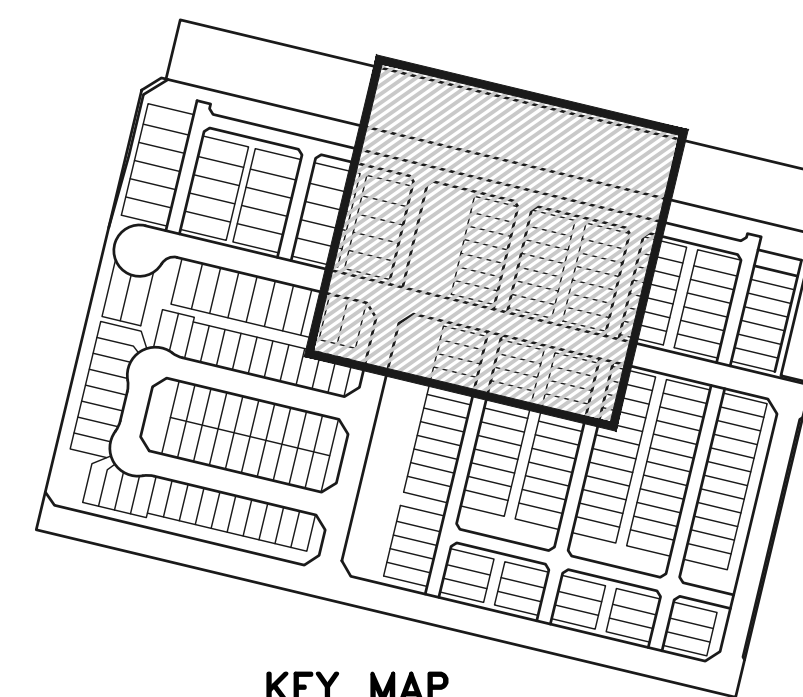
SCALE: 1" = 30'  
EL PASO COUNTY FILE NO.: PUD SP-22-006











619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

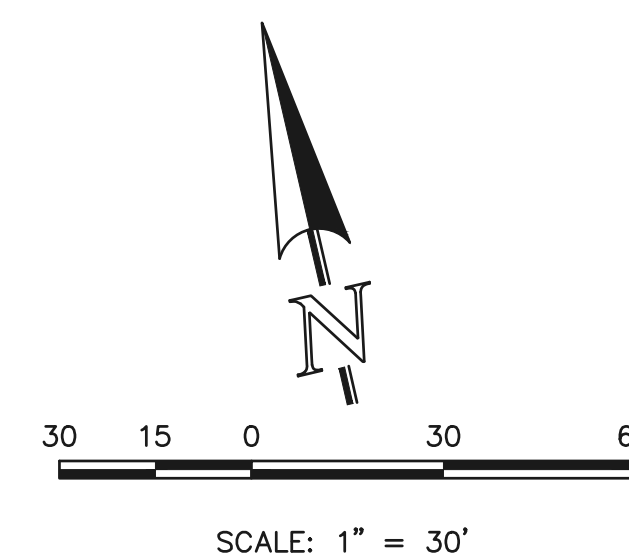
VILLAGES AT STERLING RANCH				
PRELIMINARY GRADING AND UTILITY PLAN				
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	10 OF 27
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26





**LEGEND**

- |   |                         |
|---|-------------------------|
|  | EXISTING CONTOUR        |
|  | PROPOSED CONTOUR        |
|  | BOUNDARY/FILING LINE    |
|  | EXISTING FLOW DIRECTION |
|  | PROPOSED FLOW DIRECTION |
|  | PROPOSED INLET          |
|  | PROPOSED STORM PIPE     |
|  | EXISTING STORM PIPE     |
| <b>HP</b>   | PROPOSED HIGH POINT     |
| <b>LP</b>   | PROPOSED LOW POINT      |



EL PASO COUNTY FILE NO.: PUD SP-22-006

## VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

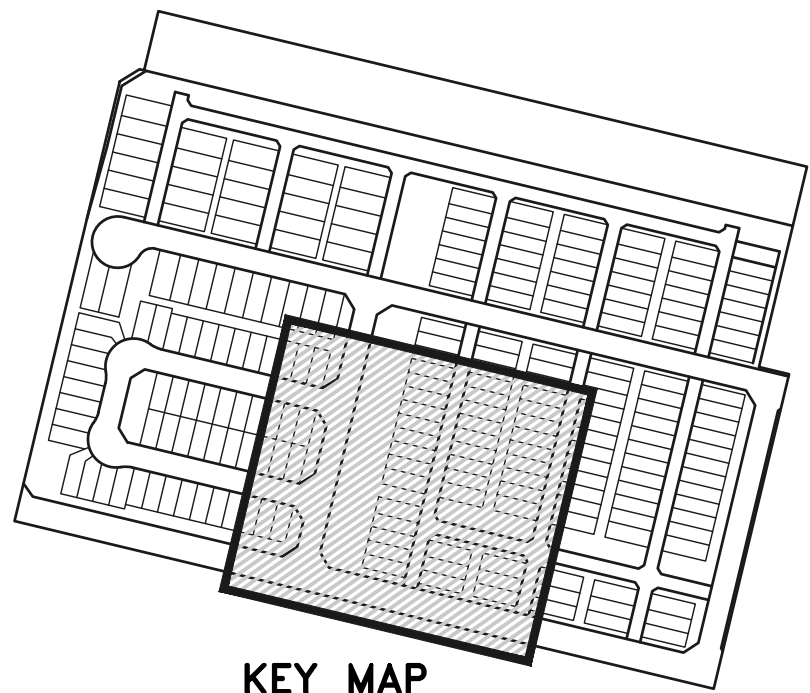
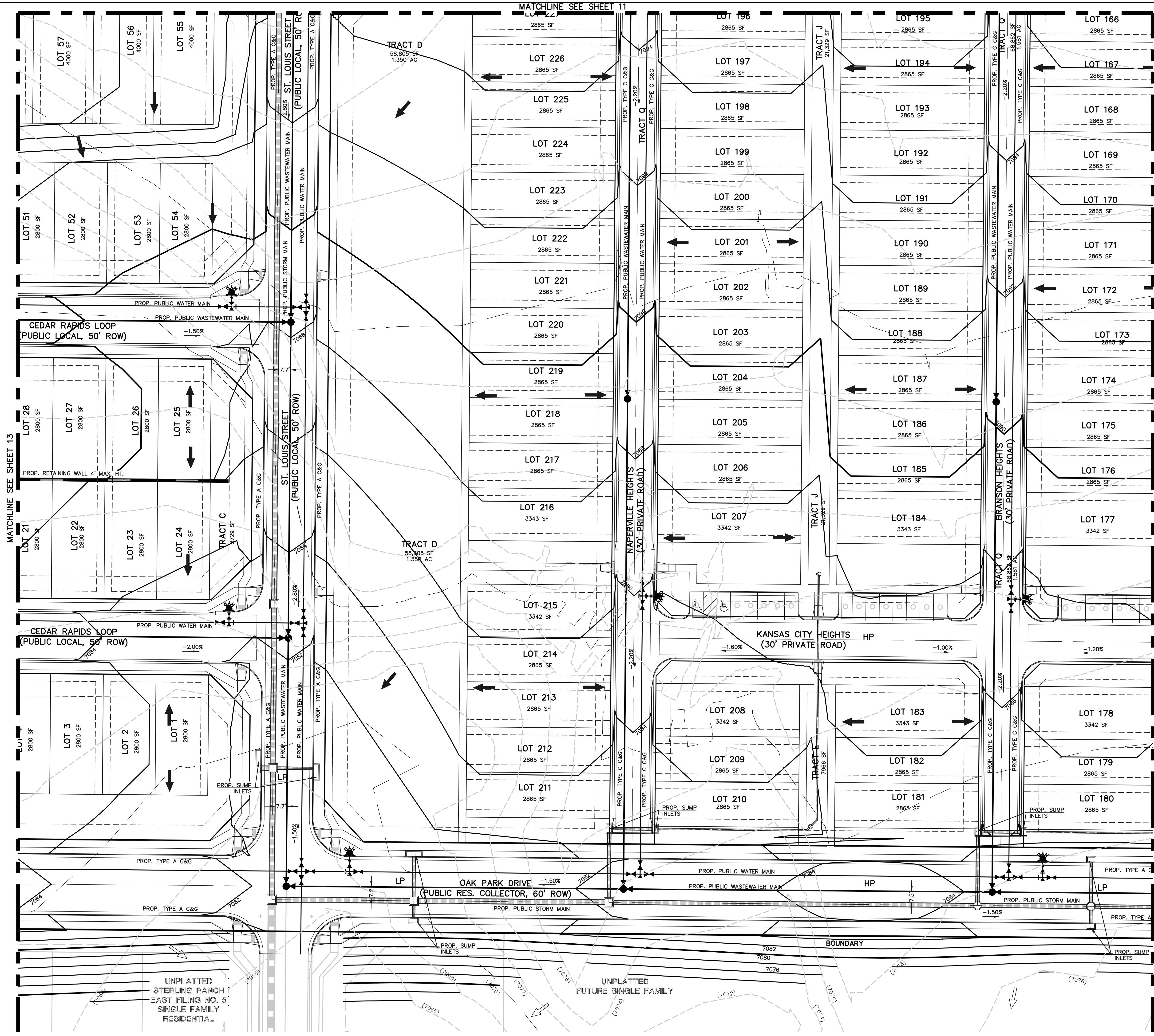
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DRAWN BY	EAS	(H) 1"= 30'	SHEET	11 OF 27
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26



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Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

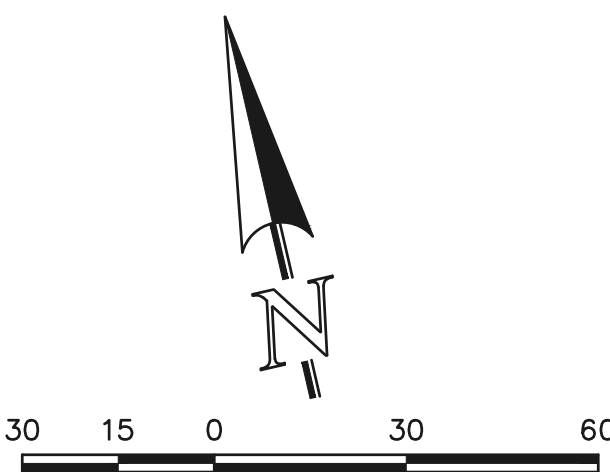






LEGEND

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



SCALE: 1" = 30'  
EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	14 OF 27
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26

CLASSIC  
CONSULTING

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Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

CLASSIC  
CONSULTING

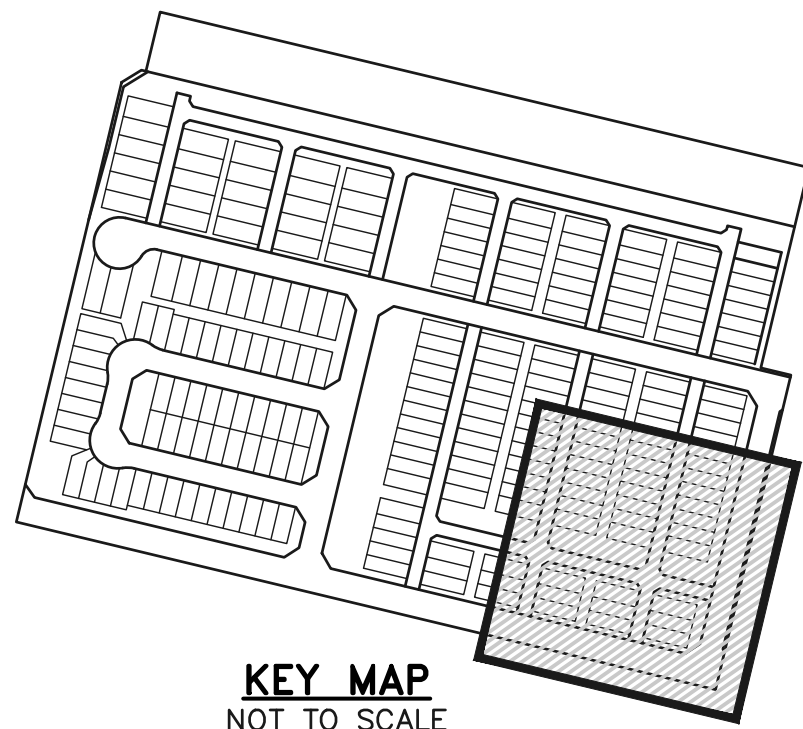
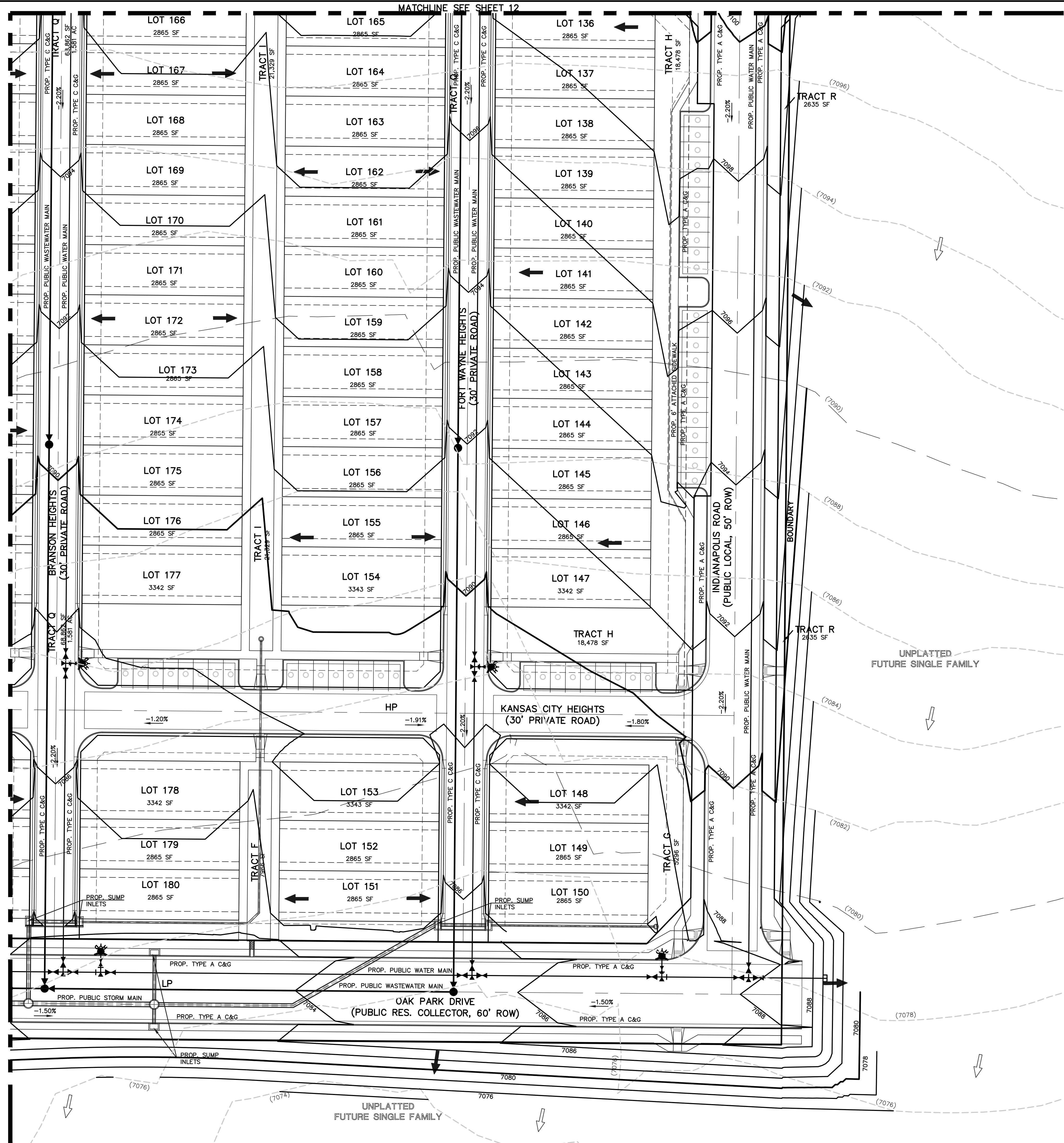
MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 15

N:\183.26\DRAWINGS\DEVELOPMENT\183.26\_PUD-PG-14.dwg, 9/30/2024 1:29:25 PM, 1:1

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MATCHLINE SEE SHEET 14



LEGEND

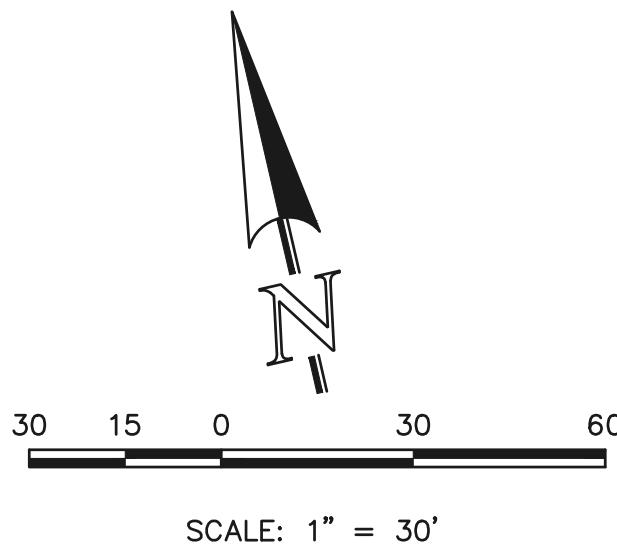
- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- PROPOSED INLET
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT

Now include off-site sheets that show the grading within Filing 5 needed for utility installation and the Pond FSD 14-B at the south end of Filing 5 that will need to be constructed with Villages.

Unresolved:  
Include that grading sheet that included the pond that was part of the previous submittal  
Include all offsite grading that will need to be done to get project flows to proposed pond at south end of SRE Filing 5.

Landscape Plans now attached.

The Landscape Plans are not here?



EL PASO COUNTY FILE NO.: PUD SP-22-006



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(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	15 OF 27
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26

CLASSIC CONSULTING