



WASTEWATER REPORT –VILLAGES AT STERLING RANCH PUD AND PRELIMINARY PLAN



PREPARED BY

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PREPARED FOR

Falcon Area Water and Wastewater Authority

APRIL 2024

Project Number W0242.22001





TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 OVERALL DEVELOPMENT DESCRIPTION.....	1
2.0 WASTEWATER REPORT	1
2.1 PROJECTED WASTEWATER LOADS	1
2.2 WASTEWATER CONTRACT AND WASTEWATER TREATMENT.....	2
2.3 ADEQUANCY OF TREATMENT CAPACITY.....	2
2.4 COLLECTION, PUMPING, AND PIPING	3

APPENDICES

APPENDIX A – FAWWA SERVICE AREA

APPENDIX B - PROPOSED DEVELOPMENT (VILLAGES AT STERLING RANCH EAST PUD AND PRELIMINARY PLAN)



1.0 INTRODUCTION

This wastewater report is for the Villages at Sterling Ranch PUD and Preliminary Plan. The service entity is the Falcon Area Water and Wastewater Authority. The service areas and location of tie-in point are shown in Appendix A.

1.1 OVERALL DEVELOPMENT DESCRIPTION

Sterling Ranch Development consists of approximately 1,444 acres located east of Vollmer Rd and north of Woodmen Rd, Section 33, Township 12 South, Range 65 West of the 6th P.M. Districts 1, 2 and 3 are considered Special Districts and are under the jurisdiction of the Special District Act.

1,119 acres is designated for 5,225 residential units. 56.36 acres is designated for commercial use. 270 acres is designated for open space, greenways, trails, parks, and school sites.

Additional service areas include the Retreat, the Ranch, Schmidt, and Jaynes Sketch Plan.

2.0 WASTEWATER REPORT

2.1 PROJECTED WASTEWATER LOADS

Wastewater unit user loading projections are based on similar District historical use developed in the Falcon area. Average daily- maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single family residence.

Table 1. Calculation of Wastewater Loads

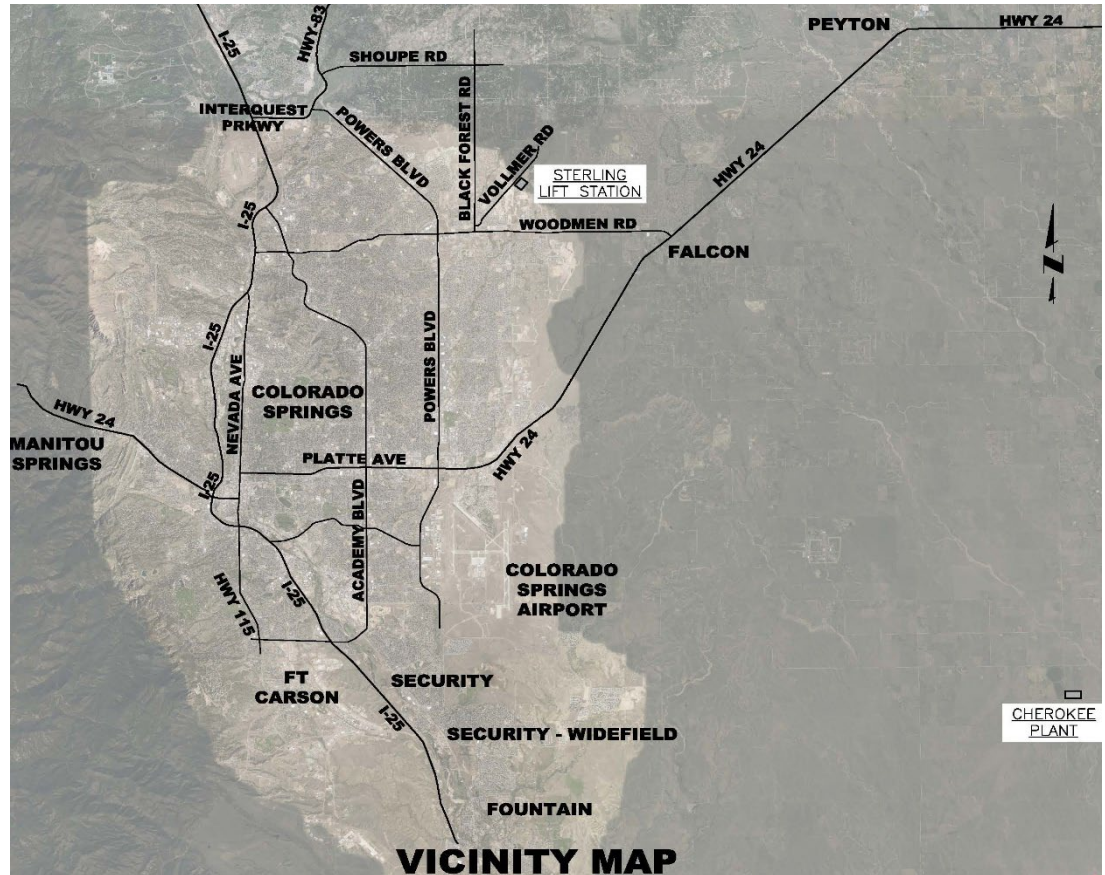
Use	Units	Single Family Equivalent	Average Daily Max-Month Flows	Estimated Population
	#	#	GPD	#
Residential Units				
Single family	237	237	40,764	616
Commercial Units				
Total			40,764	

2.2 WASTEWATER TREATMENT PLANT

Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities. A copy of the Interim Service Agreement was attached in prior Water and Wastewater Reports and therefore is not included here. An agreement relating to completion of the wastewater outfall and the associated EGF has been extended.

MSMD owns 2.2 million gallons per day of wastewater capacity in the Cherokee Wastewater Treatment Facility. The plant operator, Cherokee Metropolitan District (CMD) has already approved the systems associated with transport and treatment. MSMD and CMD are in compliance with their current COC issued by the Colorado Department of Public Health and Environment. The location of the 4.6 MGD Cherokee Wastewater Treatment Plant is shown below:

Figure 1. Location of Cherokee Wastewater Treatment Plant



2.3 ADEQUACY OF WASTEWATER TREATMENT CAPACITY

The Falcon Area Water and Wastewater Authority/Sterling Ranch Metropolitan District has a perpetual contract with the Meridian Service Metropolitan District (MSMD) for the provision of wastewater treatment. The contract allows for the purchase of up to 5849 SFEs of wastewater capacity from



MSMD which is equivalent to 1.006 Million Gallons/Day (MGD). Wastewater projections are based on similar District historical use developed in the Falcon area. Average daily-maximum monthly wastewater loads of 172 gallons per day per single family residence are iterated in the Wastewater Contract.

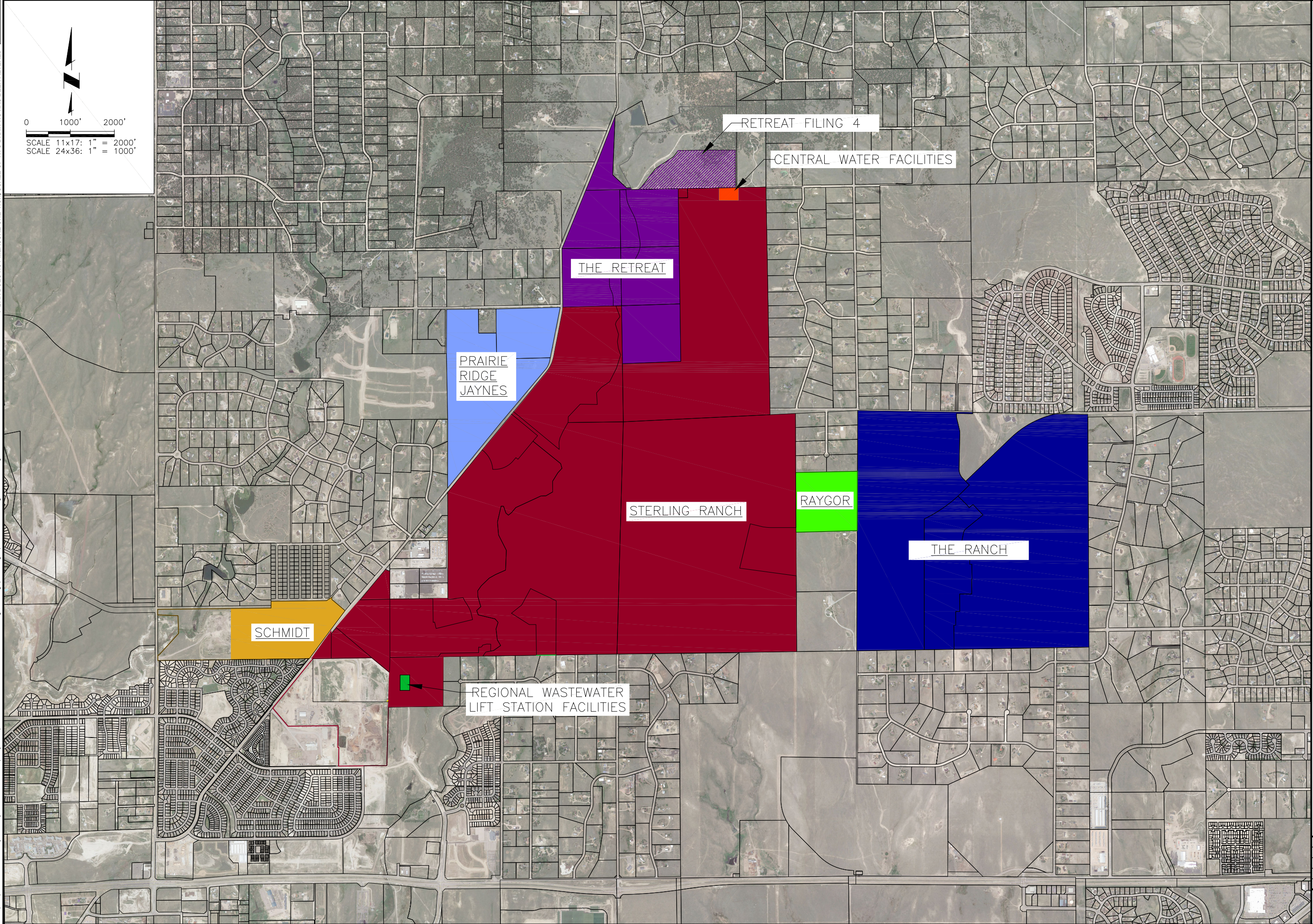
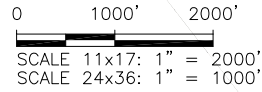
The loading projected from Villages at Sterling Ranch PUD and Preliminary Plan represents roughly 4.052% of the contractual capacity available to the Falcon Area Water and Wastewater Authority. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to serve the Subdivision.

Including all subdivisions submitted before April 15, of 2024, the current committed capacity is for 3016 SFE which is 51.56 % of FAWWA contractual treatment capacity.

2.4 COLLECTION, PUMPING, AND PIPING

All lands to be developed within the Sterling Ranch and the Retreat areas will gravity feed to the southern portion of the Sterling site. This will be the main collection point for most of the entire future development as well. Sterling is completing construction of the Lift Station and Force Main to serve the area. The force main is constructed across the lower portion of The Ranch. From this point wastewater is intercepted by Meridian Service Metropolitan District and delivered to Cherokee through the Meridian system.

2024/03/27 8:41 AM By: Kathy Nisto N:\Projects\W0242.22001-FAWMA General Engineering\Drawings\16104_Sterling_Ranch.dwg IF BAR DOES NOT MEASURE ONE INCH, SCALE OF THIS DRAWING HAS BEEN ALTERED 1"



Colorado Springs, CO
5540 Tech Center Dr., Suite 100
Colorado Springs, CO 80919
Phone: 719.227.0072
www.respec.com



APPENDIX A

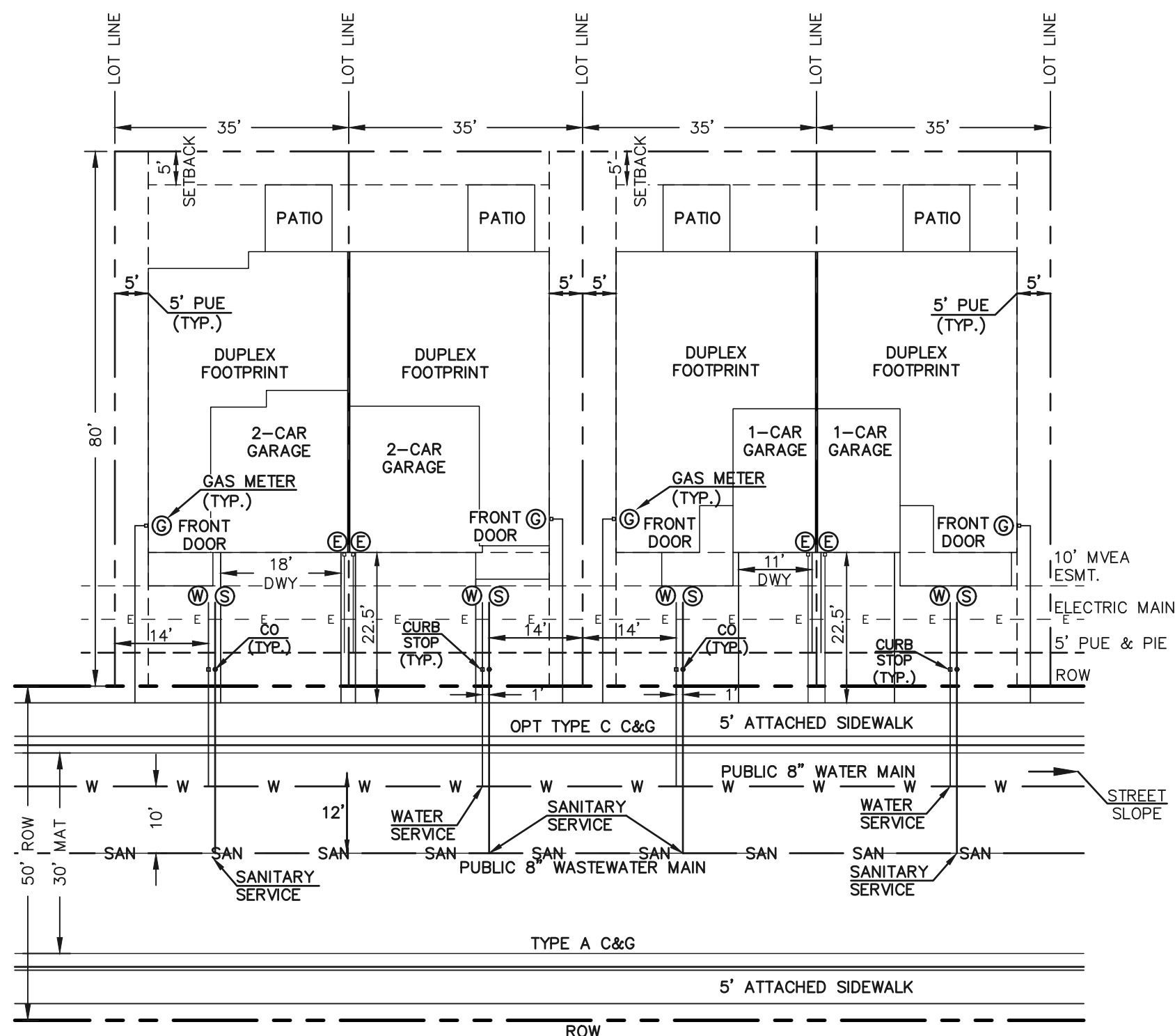
FALCON AREA WATER AND WASTEWATER AUTHORITY
SERVICE AREA

REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		

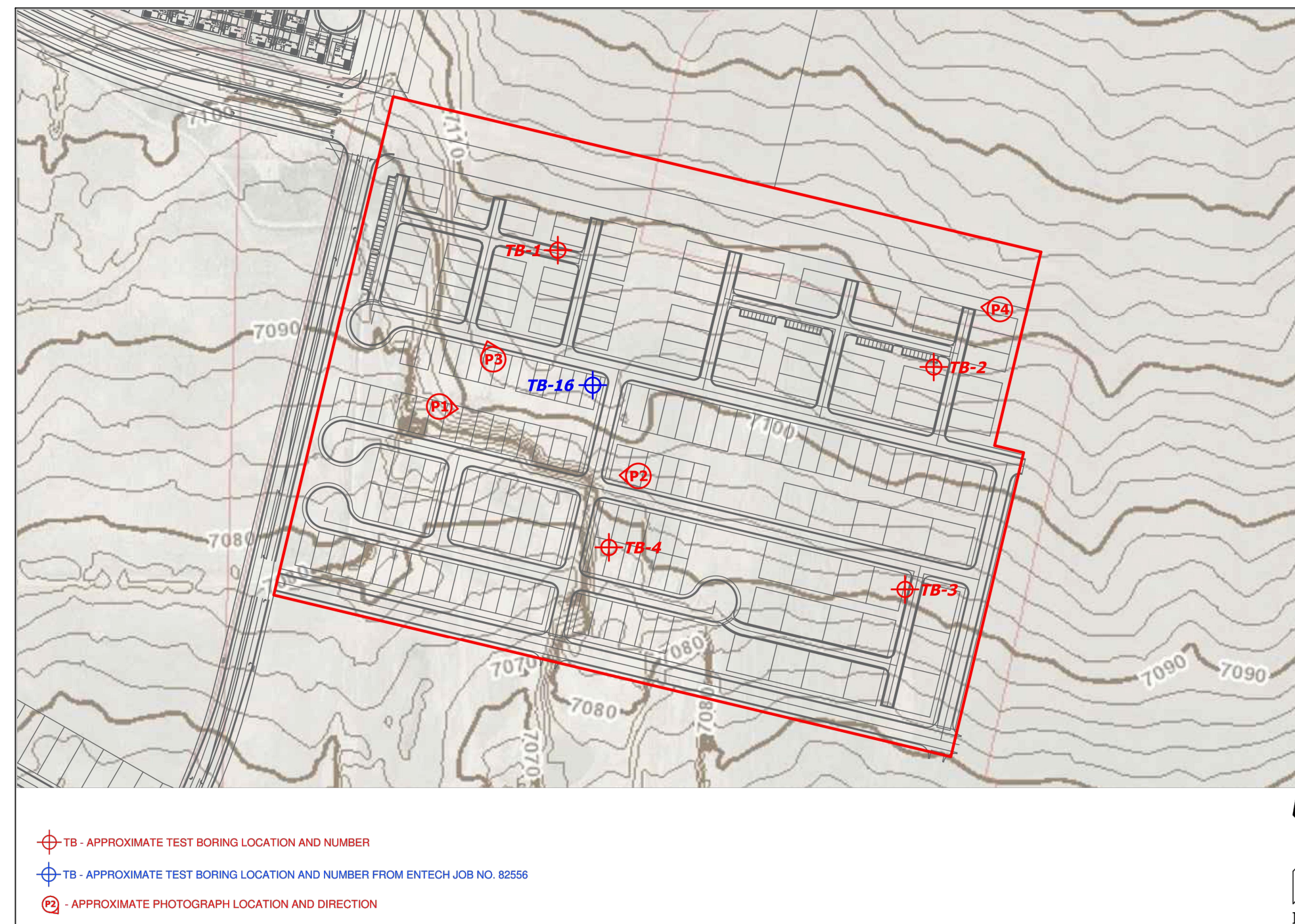
EXHIBIT

Proj #: 161.04
 Date: 3/27/2024
 Design: JPM
 Drawn: JLB
 Check: JPM

PLAN
SHEET 1 OF 1



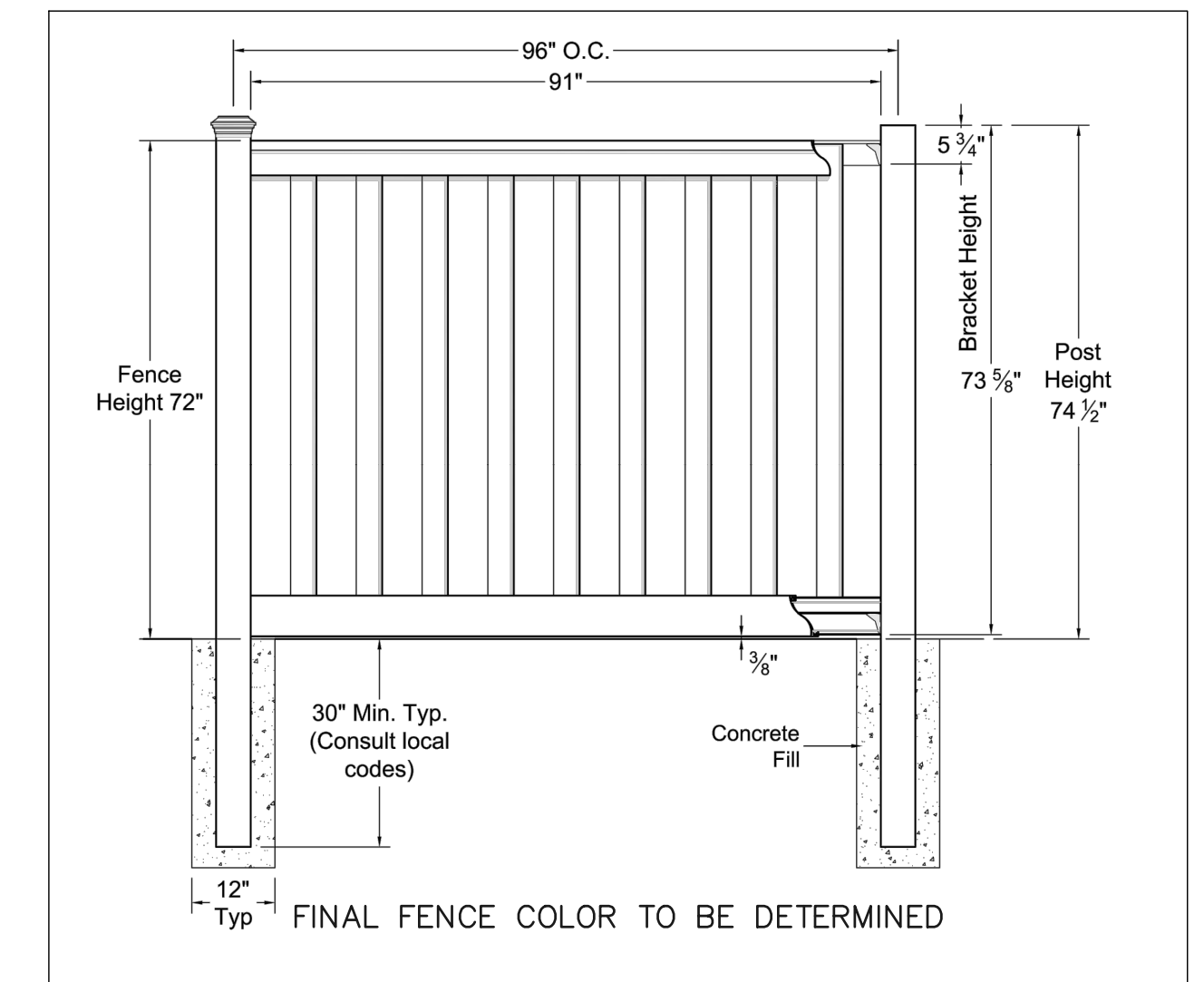
TYPICAL LOT CONFIGURATION DETAIL – DUPLEX
PUBLIC STREET (URBAN LOCAL, 50' ROW)
 KANSAS CITY ROAD, BRANSON ROAD, CEDAR RAPIDS DRIVE
 SCALE: 1"=20' (H)
 (ATTACHED SINGLE FAMILY)
 LOTS 1-50



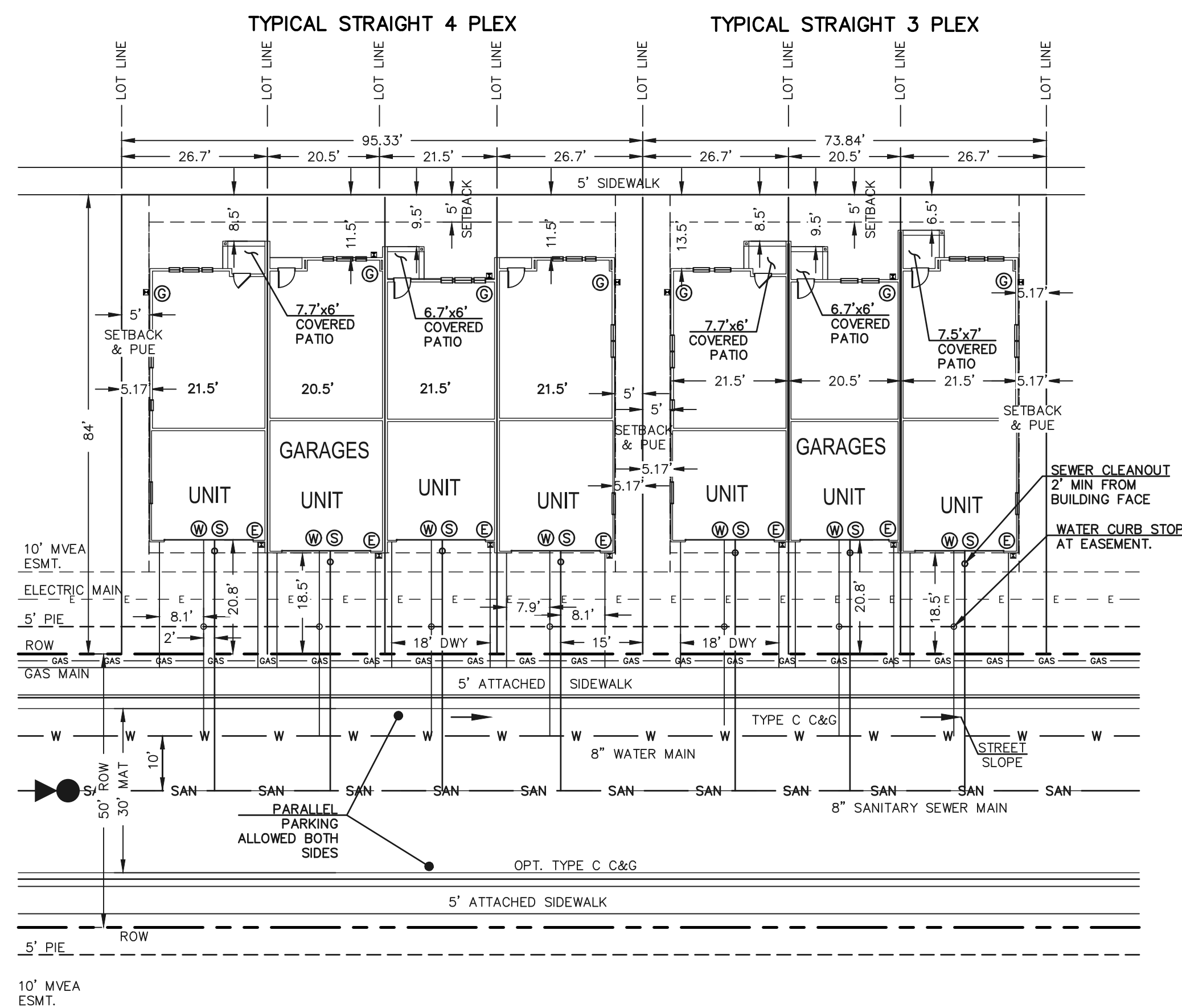
- ⊕ TB - APPROXIMATE TEST BORING LOCATION AND NUMBER
- ⊕ TB - APPROXIMATE TEST BORING LOCATION AND NUMBER FROM ENTECH JOB NO. 8256
- ⓐ - APPROXIMATE PHOTOGRAPH LOCATION AND DIRECTION

NOTE:

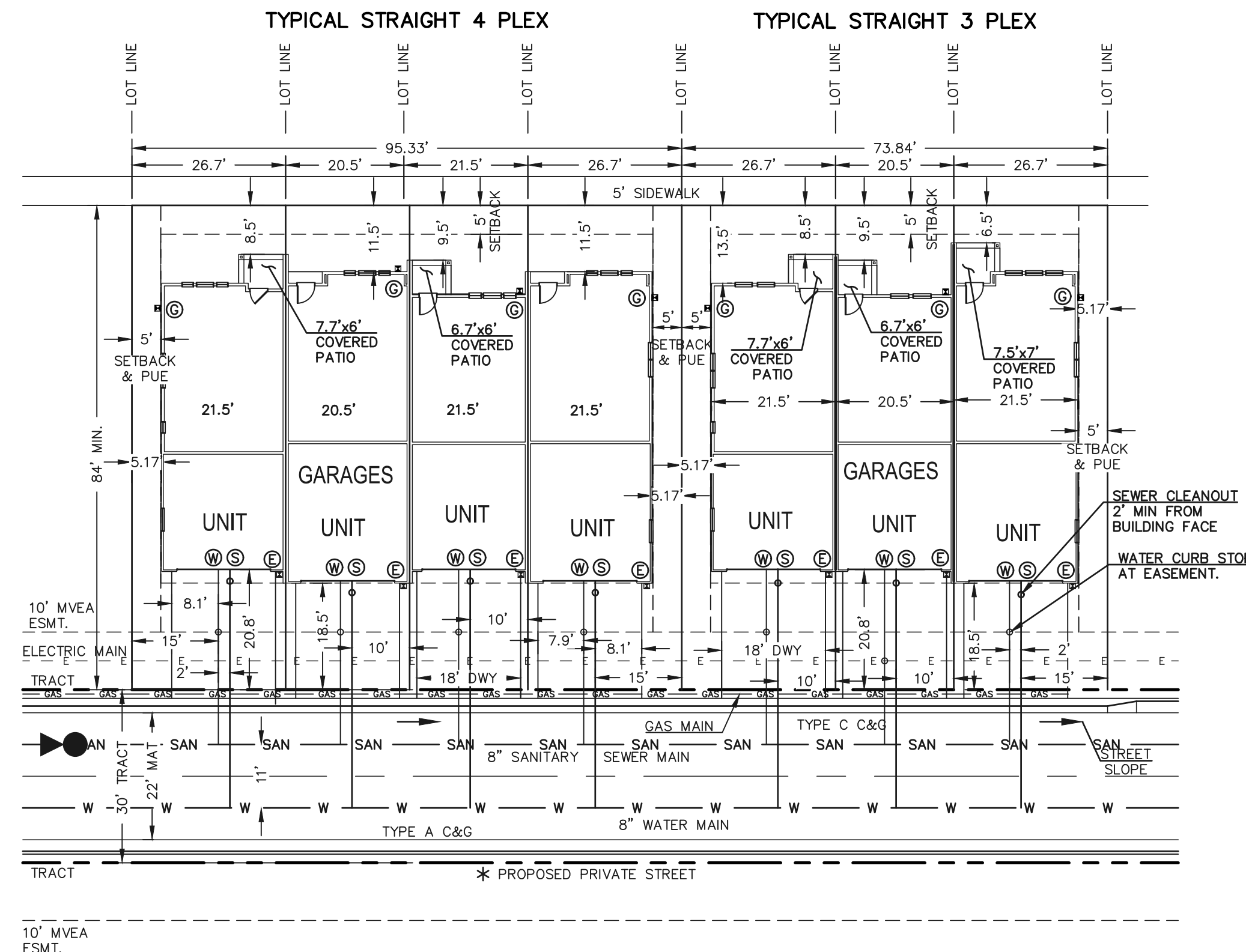
GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR RADON AND UNSTABLE SLOPE AREAS. A MAP OF THE AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY VILLAGES AT STERLING RANCH PRELIMINARY PLAN PARCEL NO. 14, 15, 20 & 21" PREPARED BY ENTECH ENGINEERING, INC., DATED APRIL 13, 2022 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. IN AREAS OF UNSTABLE SLOPE AREAS, THE ENTIRE SITE WILL BE REGRADED, AND SLOPES WILL BE PROPERLY BENCHMARKED TO NOT CREATE ANY UNSTABLE SLOPE CONDITIONS. INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION PER THE ENTECH REPORT. RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER SHOULD BE CAREFULLY FOLLOWED ESPECIALLY REGARDING SITE GRADING FOR SURFACE RUNOFF AND PERIMETER DRAINS WHERE SHALLOW GROUNDWATER IS ENCOUNTERED OR EXPECTED. SITE-SPECIFIC SOIL AND FOUNDATION INVESTIGATIONS SHOULD SPECIFICALLY EVALUATE FOR THE PRESENCE OF GROUNDWATER, AND POTENTIALLY EXPANSIVE AND/OR COLLAPSIBLE SOILS AND FILL PRIOR TO FOUNDATION DESIGN.



6' COMPOSITE PRIVACY FENCE



TYPICAL LOT CONFIGURATION DETAIL – TOWNHOMES
PUBLIC STREET (URBAN LOCAL, 50' ROW)
 SHOREWOOD DRIVE
 SCALE: 1"=20' (H)
 (ATTACHED SINGLE FAMILY)
 LOTS 51-67



TYPICAL LOT CONFIGURATION DETAIL – TOWNHOMES
PRIVATE STREET
 AMES HEIGHTS, JANESVILLE HEIGHTS,
 MILWAUKEE HEIGHTS
 SCALE: 1"=20' (H)
 (ATTACHED SINGLE FAMILY)
 LOTS 68-117
 NO PARKING / FIRE LANE SIGNAGE PER CSFD STANDARDS
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS



SCALE: 1" = 20'

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



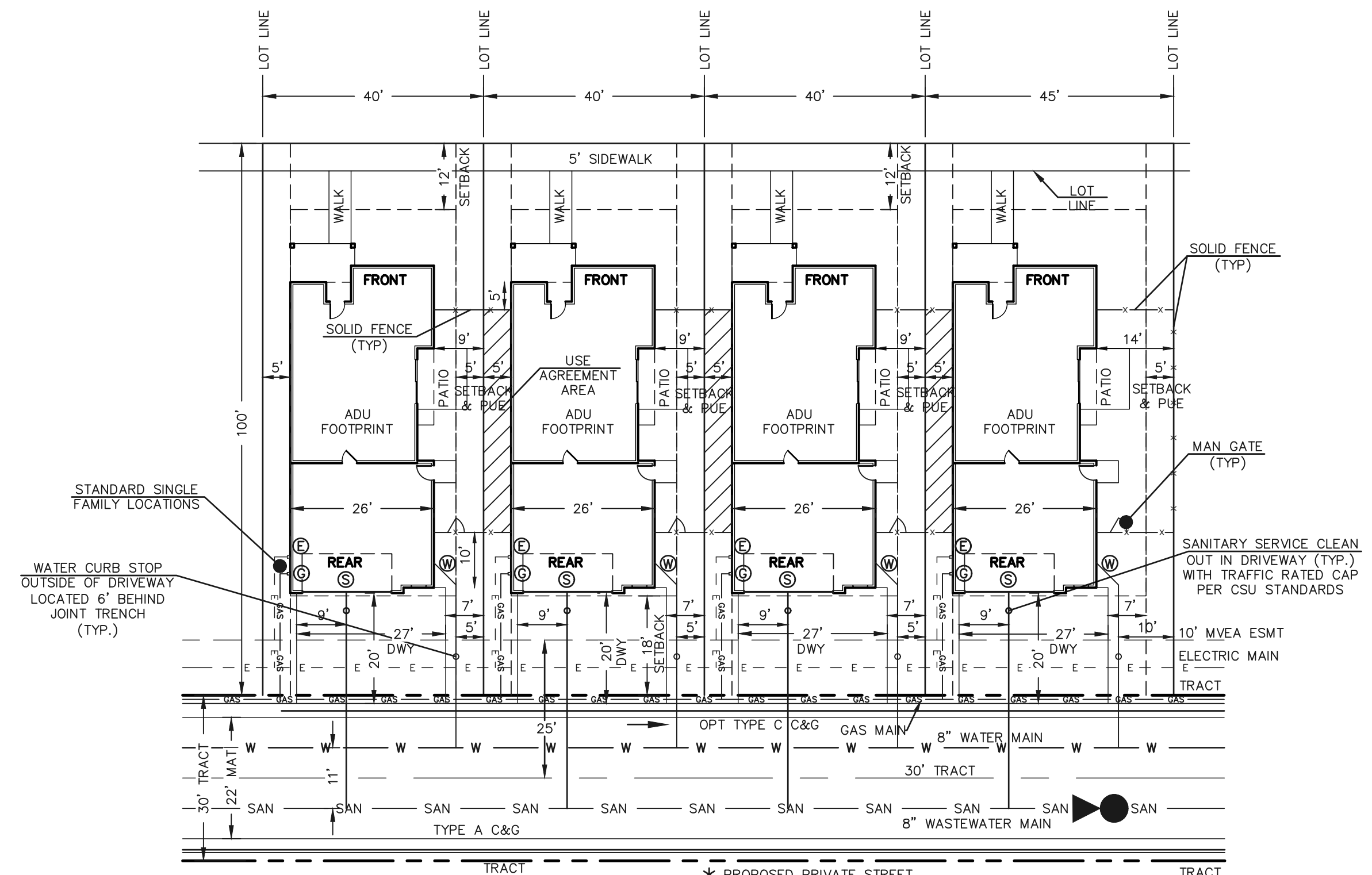
619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

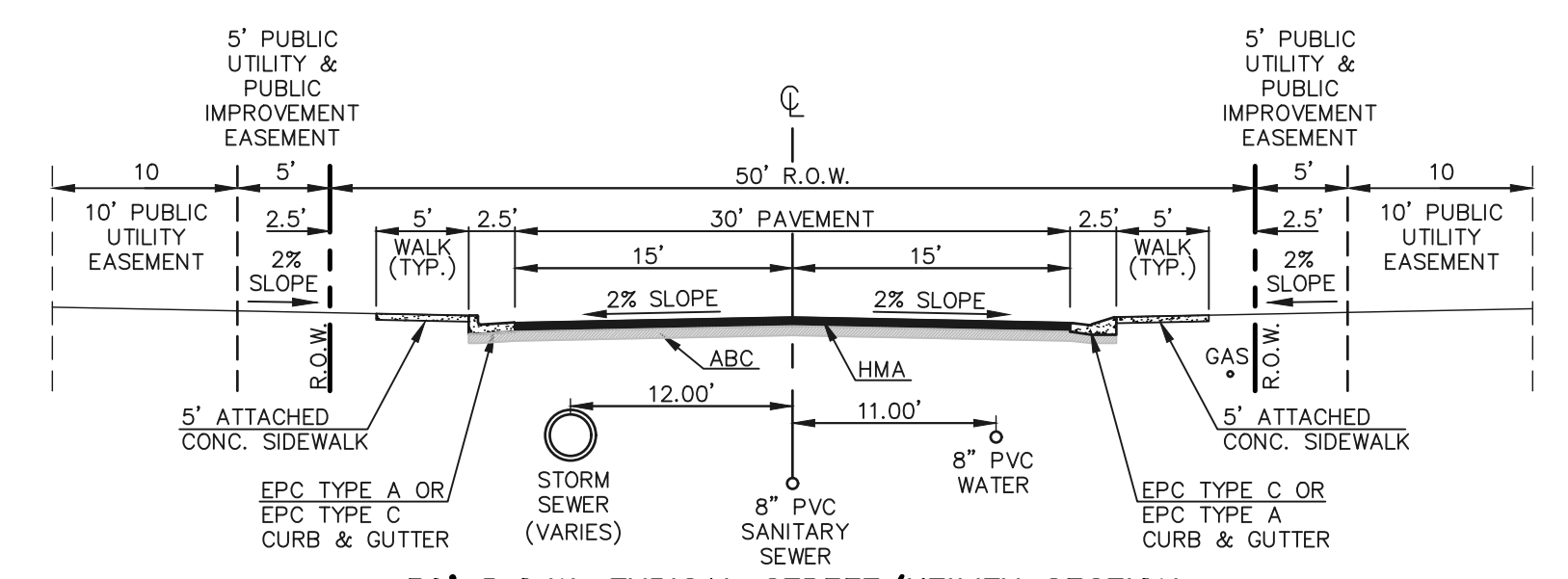
PUD DEVELOPMENT PLAN
 TYPICAL LOT TEMPLATES

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

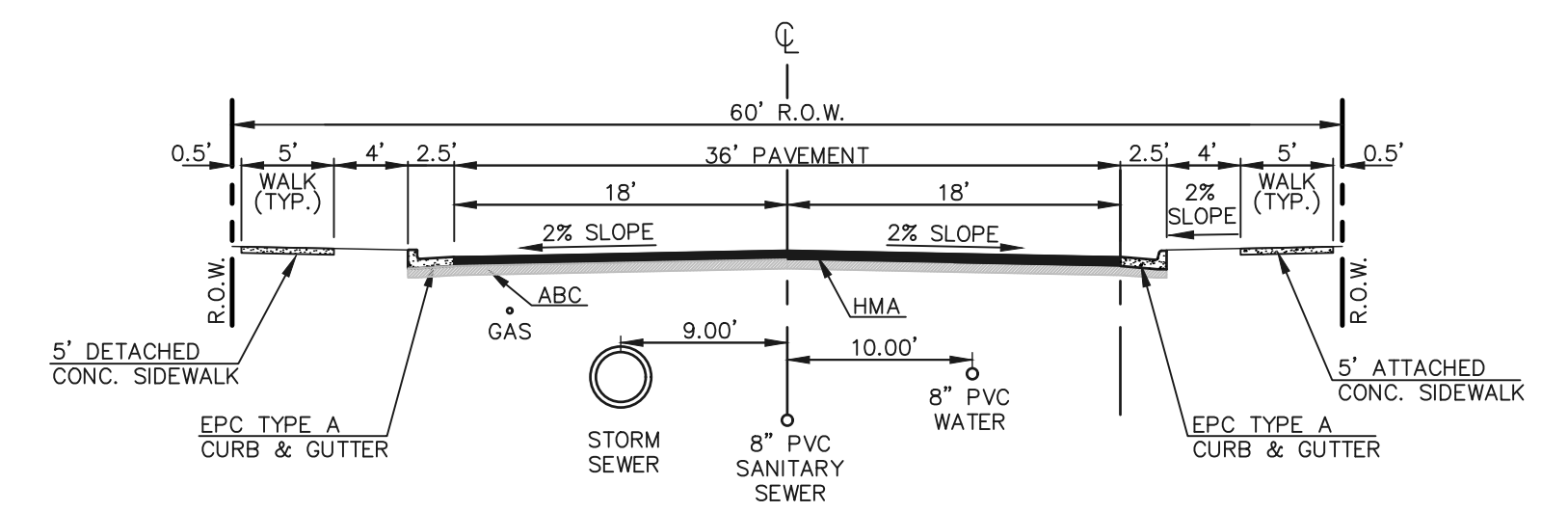




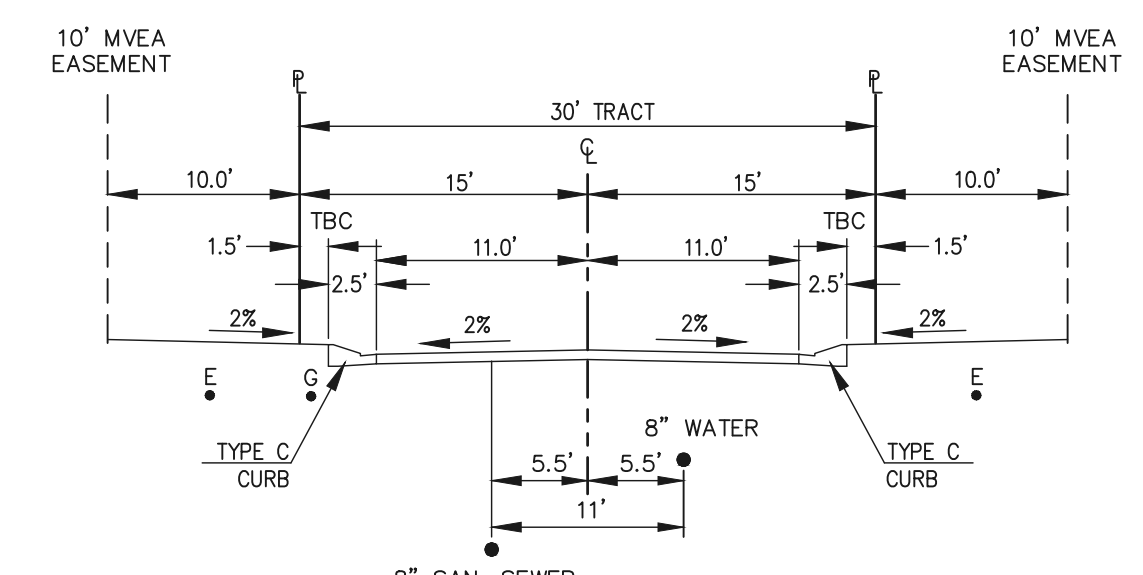
TYPICAL LOT CONFIGURATION DETAIL – ADU PRIVATE STREET
 NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS
 SCALE: 1"=20' (H)
 (DETACHED SINGLE FAMILY)
LOTS 118–149, 235–247
 NO PARKING / FIRE LANE SIGNAGE PER CSFD STANDARDS
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS



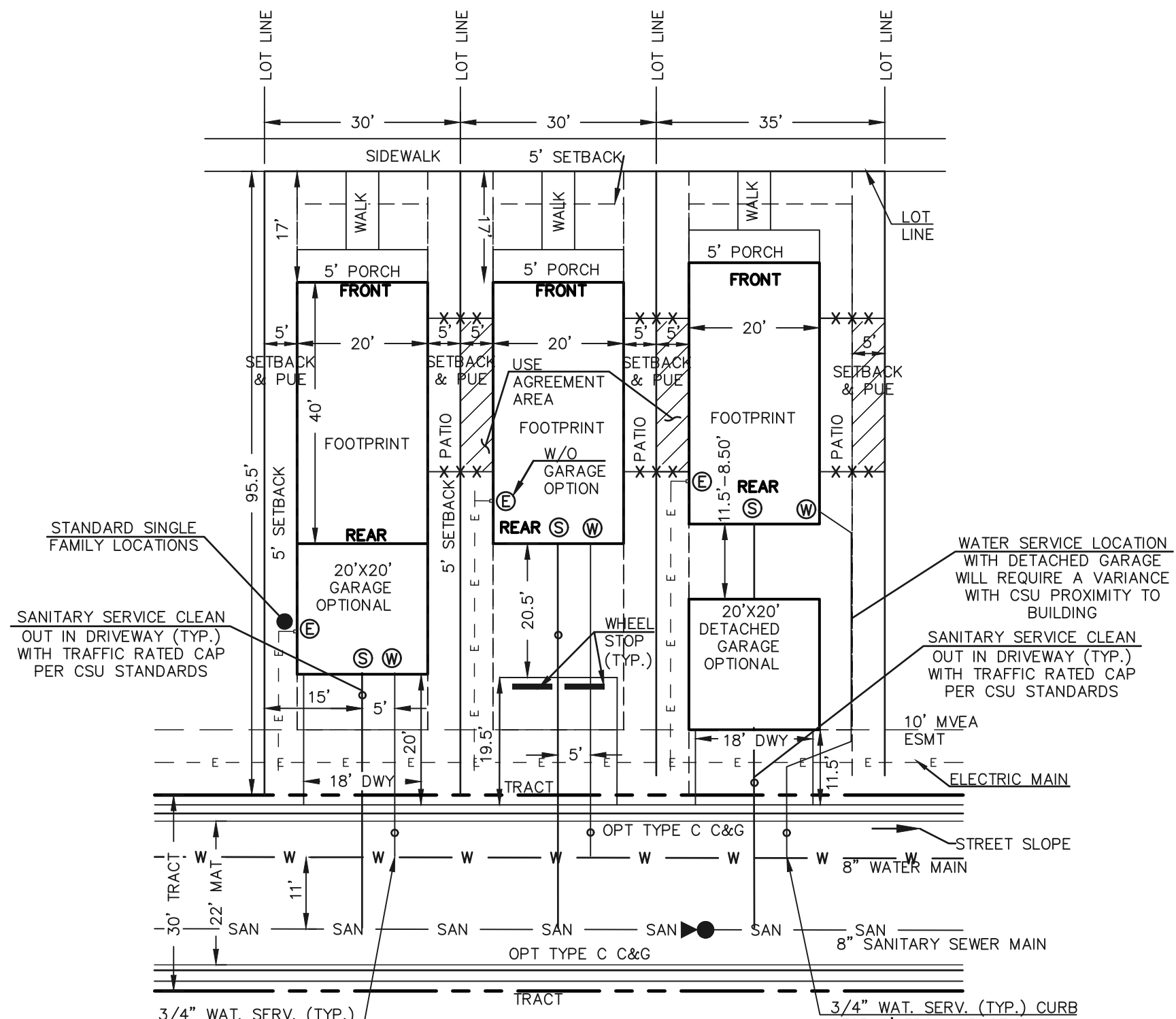
50' R.O.W. TYPICAL STREET/UTILITY SECTION
 URBAN LOCAL ROADWAY
 N.T.S.



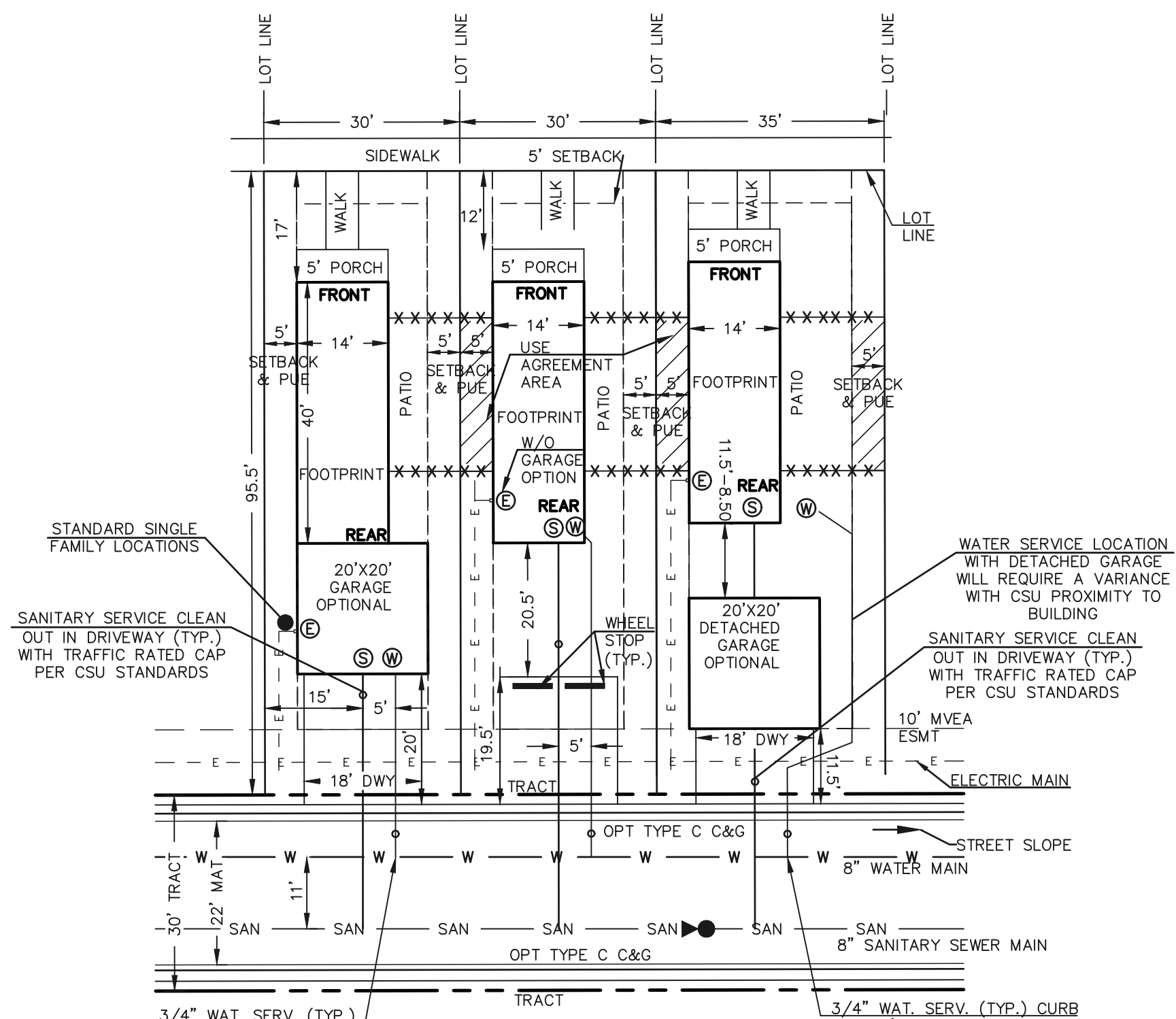
60' R.O.W. TYPICAL STREET/UTILITY SECTION
 URBAN RESIDENTIAL COLLECTOR
 N.T.S.



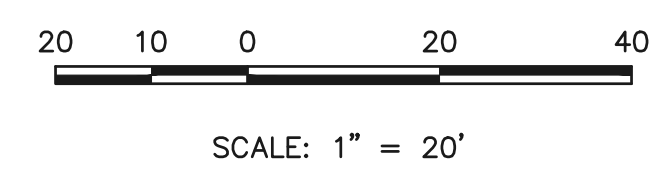
30' R.O.W. RESIDENTIAL (ACCESS) PRIVATE TRACT
 N.T.S.
 NO PARKING ALLOWED



TYPICAL LOT CONFIGURATION DETAIL – PREAMBLE PRIVATE STREET (20'x40' BUILDING)
 NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS
 SCALE: 1"=20' (H)
 (DETACHED SINGLE FAMILY)
LOTS 150–234
 NO PARKING / FIRE LANE SIGNAGE PER CSFD STANDARDS
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS



TYPICAL LOT CONFIGURATION DETAIL – PREAMBLE PRIVATE STREET (14'x40' BUILDING)
 NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS
 SCALE: 1"=20' (H)
 (DETACHED SINGLE FAMILY)
LOTS 150–234
 NO PARKING / FIRE LANE SIGNAGE PER CSFD STANDARDS
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS



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



VILLAGES AT STERLING RANCH

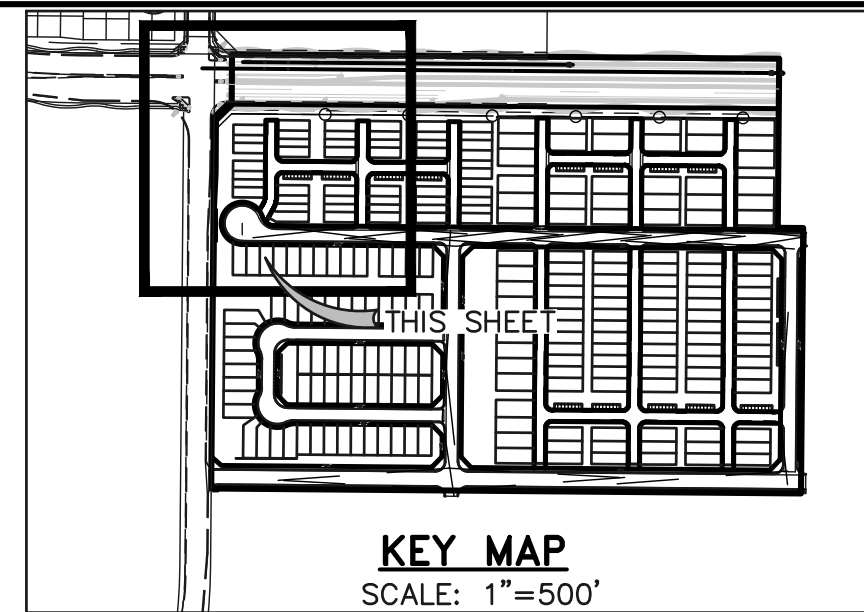
PUD DEVELOPMENT PLAN
 TYPICAL LOT TEMPLATES

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 20'	SHEET	3 OF
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)

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

TRACT I
FOURSQUARE AT STERLING RANCH EAST FILING NO. 1



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

STERLING RANCH ROAD
(PUBLIC NON-RES.
COLLECTOR, 80' ROW)

BOUNDARY/ROW - N13°28'29"E 1168.84'
BASIS OF BEARINGS
965.84'

BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)
ROAD TO BE BUILT WITH FUTURE
NORTHERLY & EASTERLY
ADJACENT DEVELOPMENT

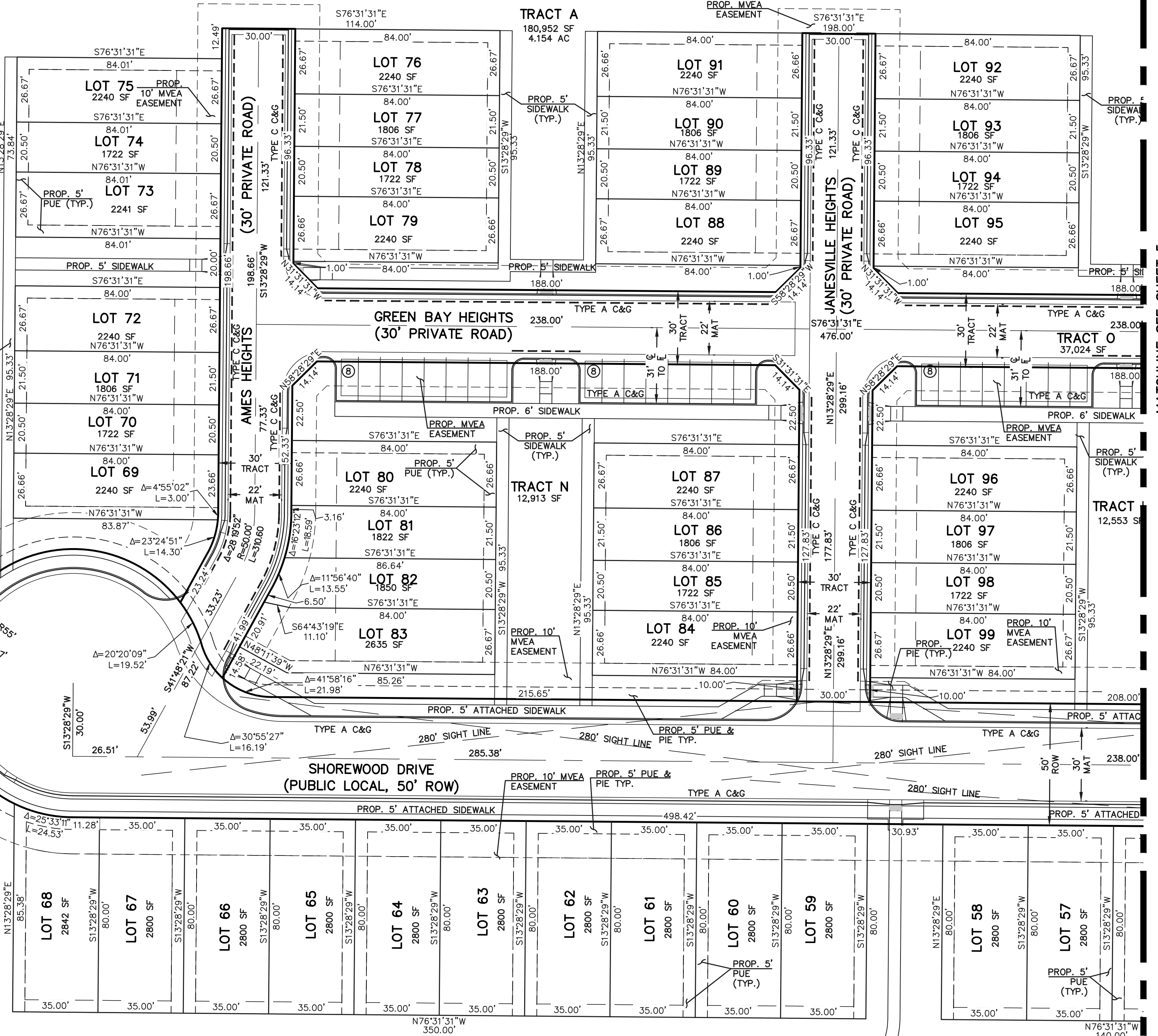
GREEN BAY HEIGHTS
(30' PRIVATE ROAD)

AMES HEIGHTS
(30' PRIVATE ROAD)

JANESVILLE HEIGHTS
(30' PRIVATE ROAD)

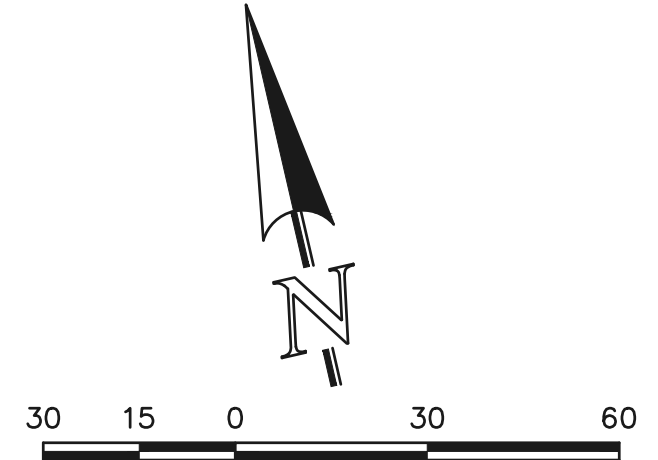
SHOREWOOD DRIVE
(PUBLIC LOCAL, 50' ROW)

STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE



MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4



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
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)

TRACT I
FOURSQUARE AT STERLING
RANCH EAST FILING NO. 1

UNPLATTED
FUTURE SINGLE FAMILY

S76°31'31"E
819.68'

BOUNDARY/ROW

S76°31'31"E
1424.76'

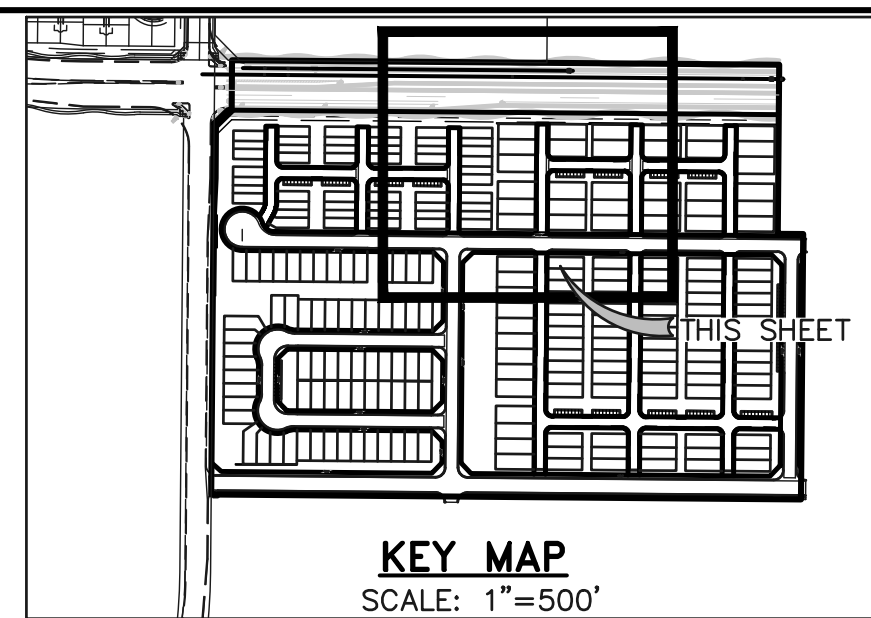
BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)
ROAD TO BE BUILT WITH FUTURE
NORTHERLY & EASTERLY
ADJACENT DEVELOPMENT

FUTURE 6' MEANDERING SIDEWALK

1420.35'

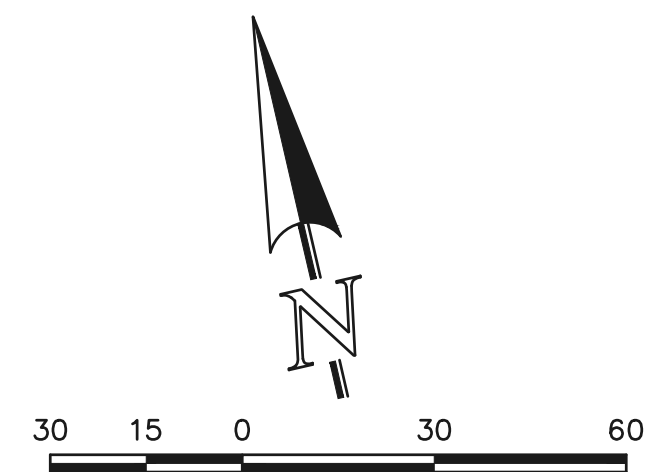
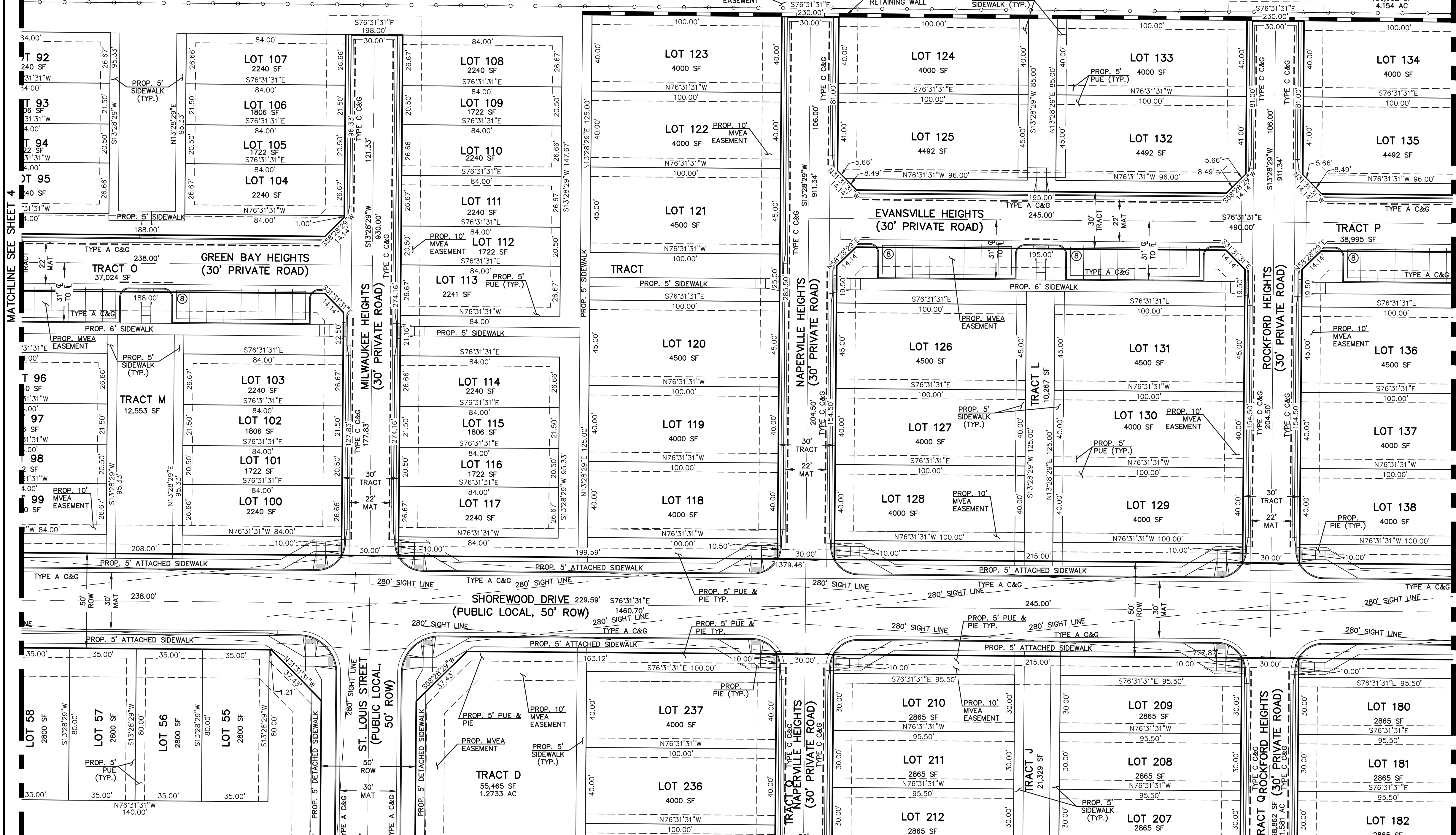
PROP. 15' ACCESS & UTILITY EASEMENT

TRACT A
180,952 SF
4.154 AC



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



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

CLASSIC CONSULTING

VILLAGES AT STERLING RANCH
PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	5 OF
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.26

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

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 4

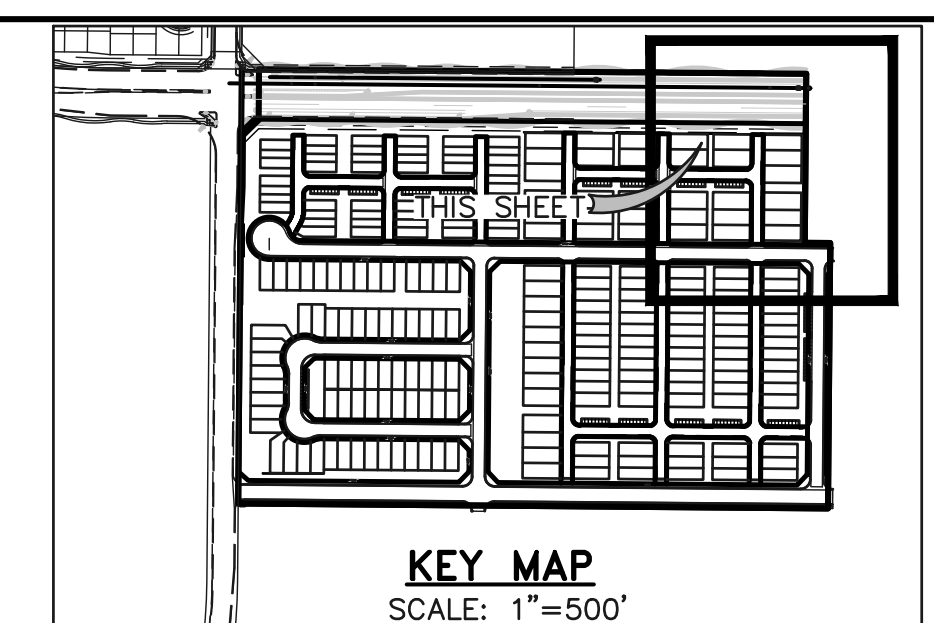
MATCHLINE SEE SHEET 6

UNPLATTED
FUTURE SINGLE FAMILY

S76°31'31"E
819.68' BOUNDARY/ROW

UNPLATTED
FUTURE BRIARGATE PARKWAY
RIGHT OF WAY

BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)
ROAD TO BE BUILT WITH FUTURE
NORTHERLY & EASTERLY
ADJACENT DEVELOPMENT
FUTURE 6' MEANDERING SIDEWALK

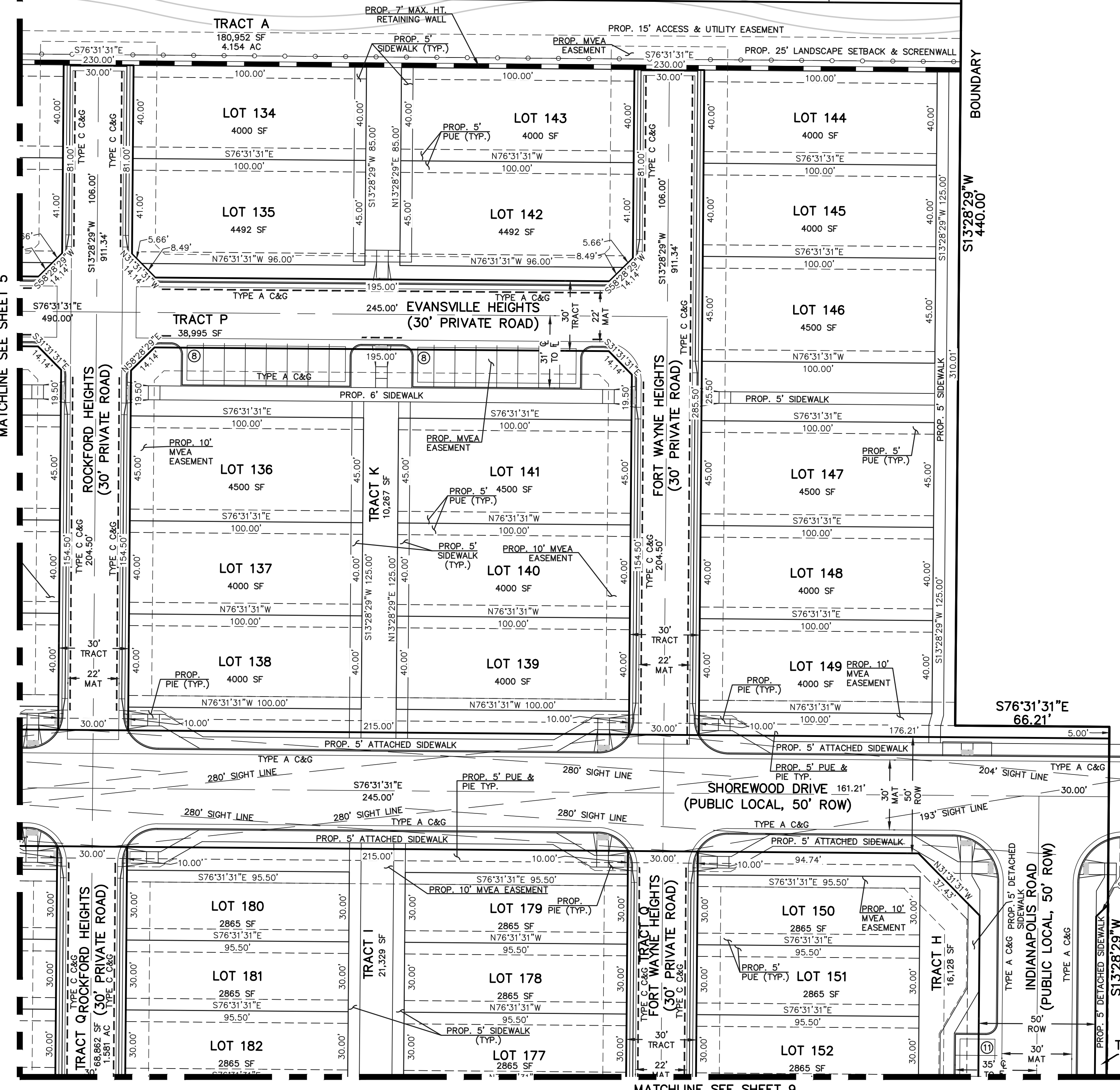


KEY MAP
SCALE: 1"=500'

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

MATCHLINE SEE SHEET 5



MATCHLINE SEE SHEET 9

UNPLATTED
FUTURE SINGLE FAMILY



30 15 0 30 60

SCALE: 1" = 30'

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



VILLAGES AT STERLING RANCH

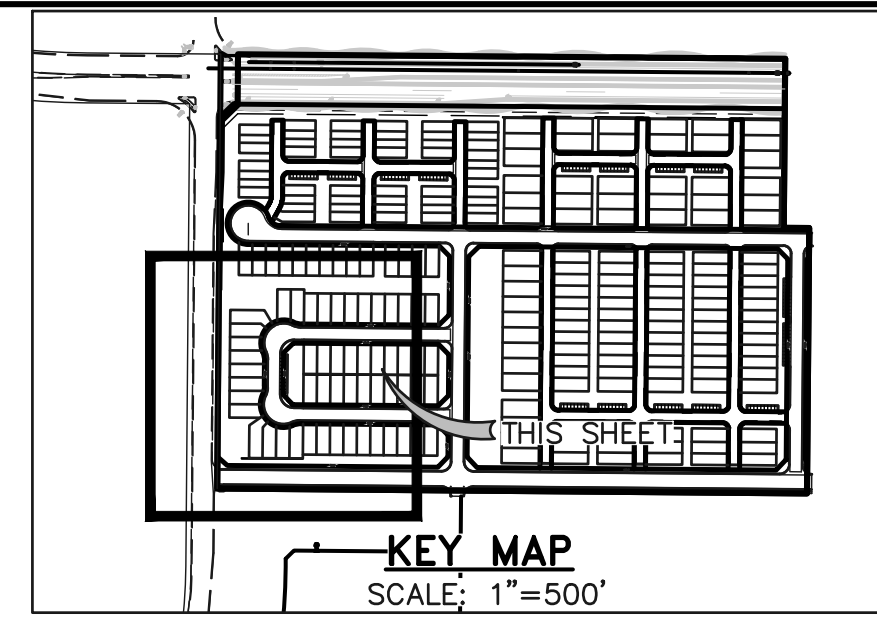
PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

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

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

(719) 785-0790
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CLASSIC CONSULTING



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



30 15 0 30 60

SCALE: 1" = 30'

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

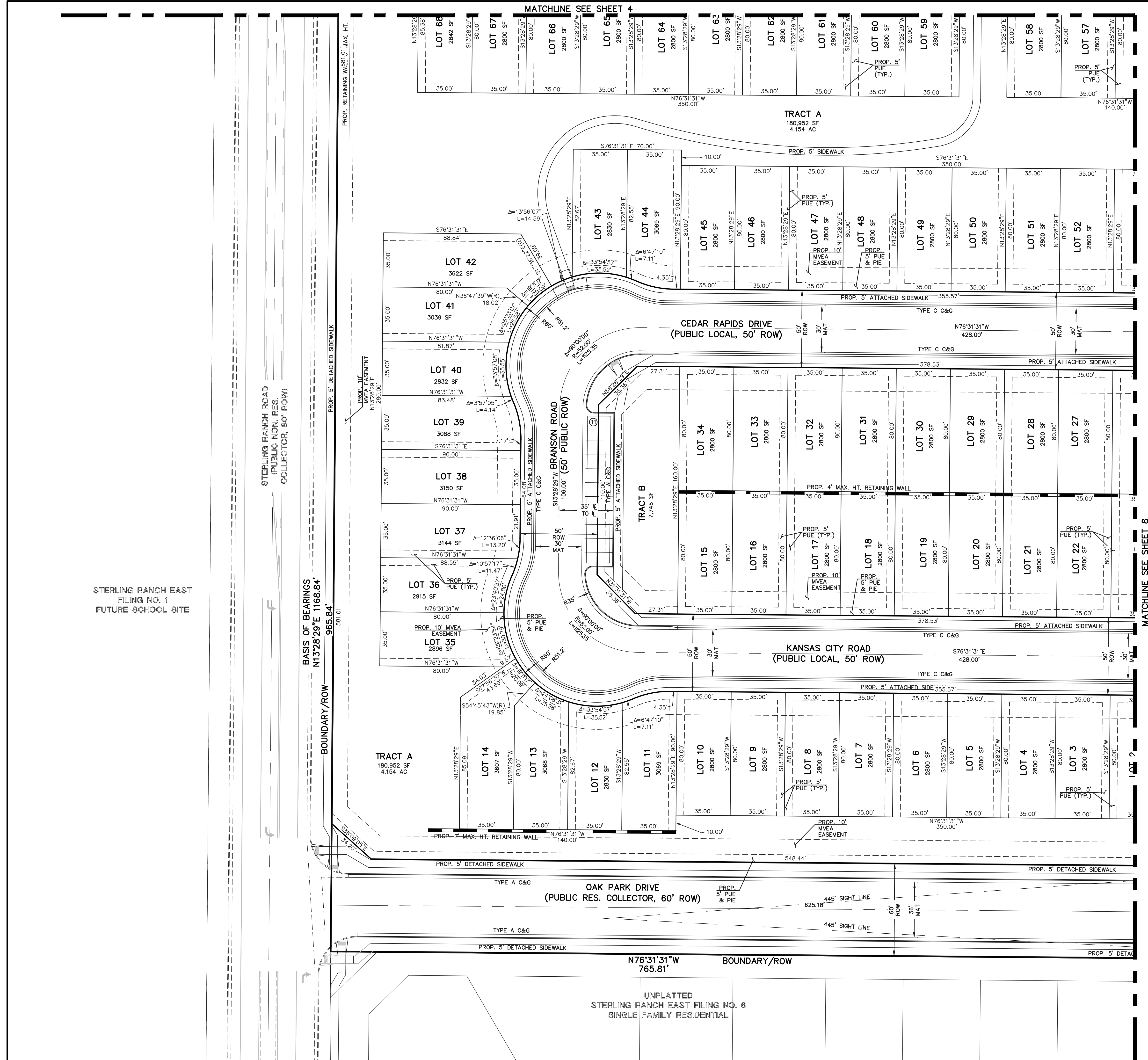
VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET 7 OF	
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.26



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
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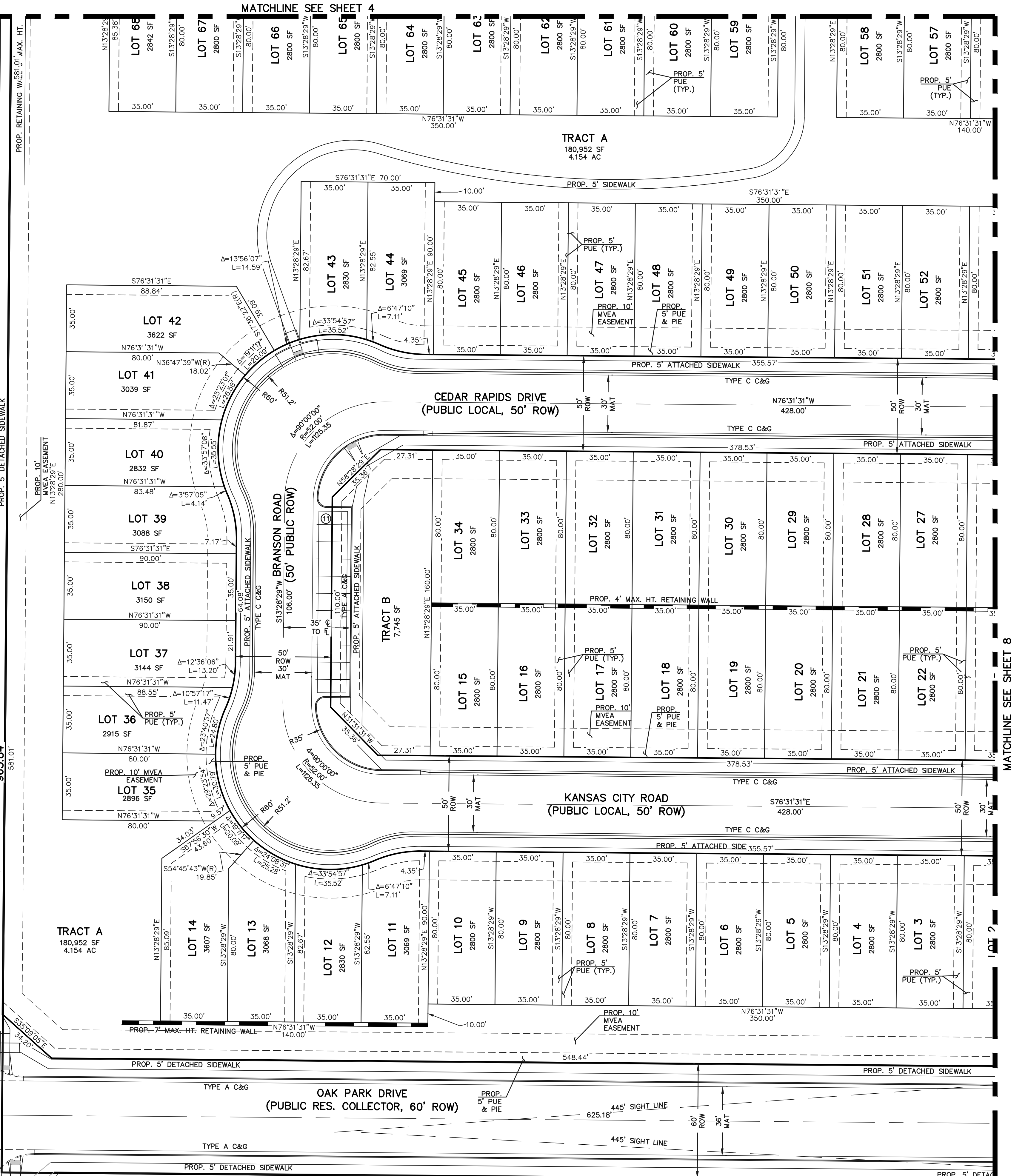
UNPLATTED
STERLING RANCH EAST FILING NO. 8
SINGLE FAMILY RESIDENTIAL

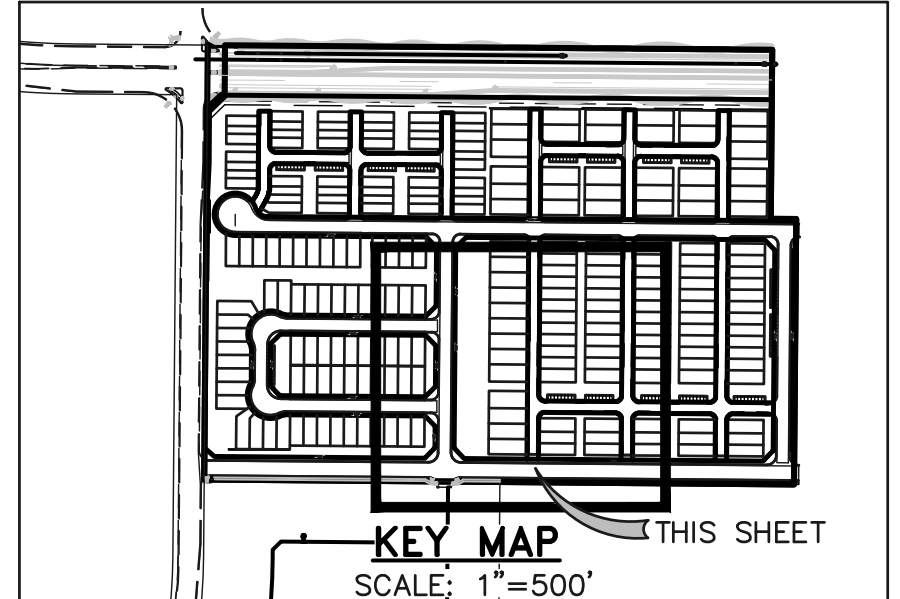
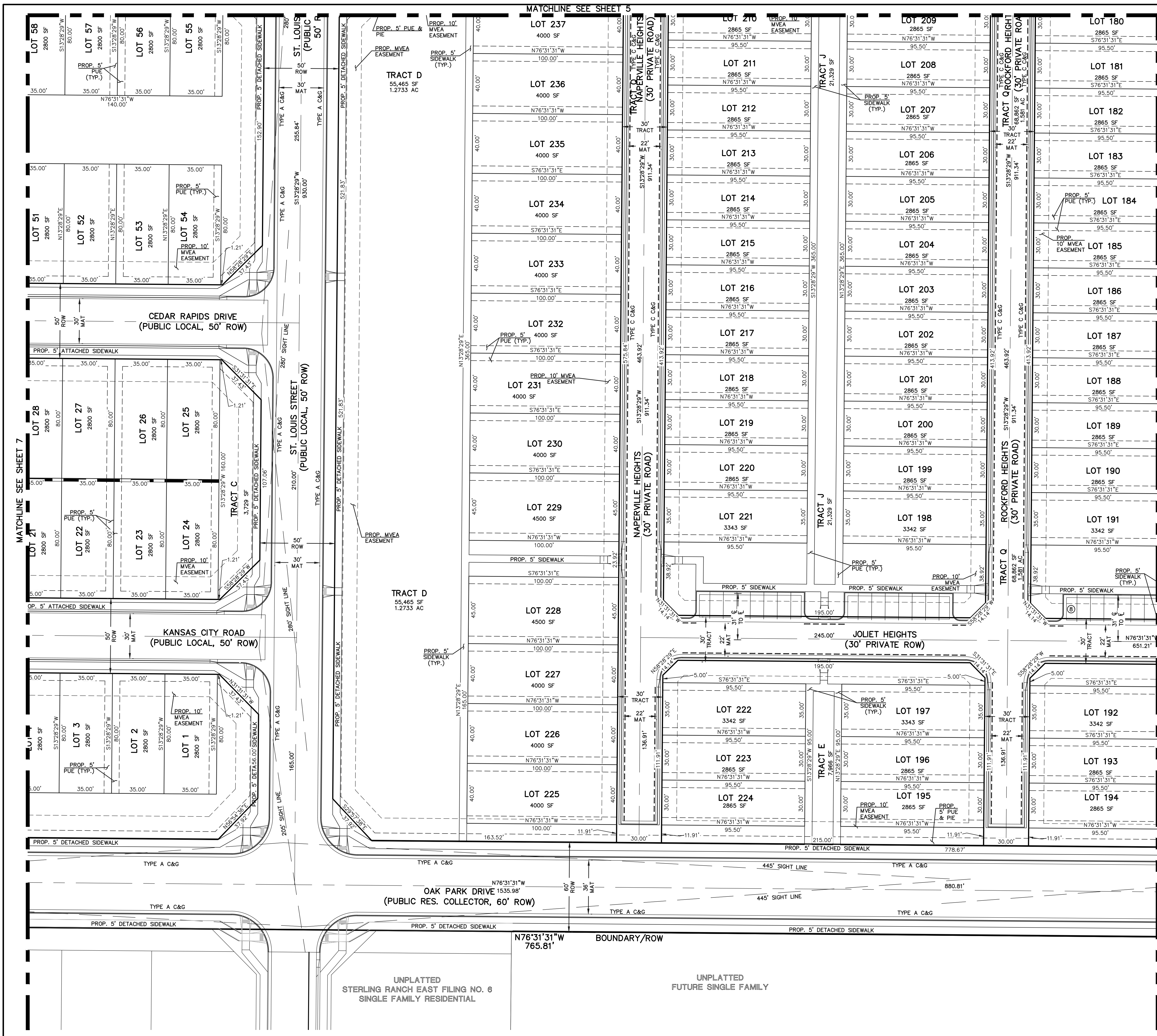
STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE

BASIS OF BEARINGS
N132829"E 1168.84

BOUNDARY/ROW
965.84'

N76°31'31"W
765.81'





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

CLASSIC CONSULTING

VILLAGES AT STERLING RANCH

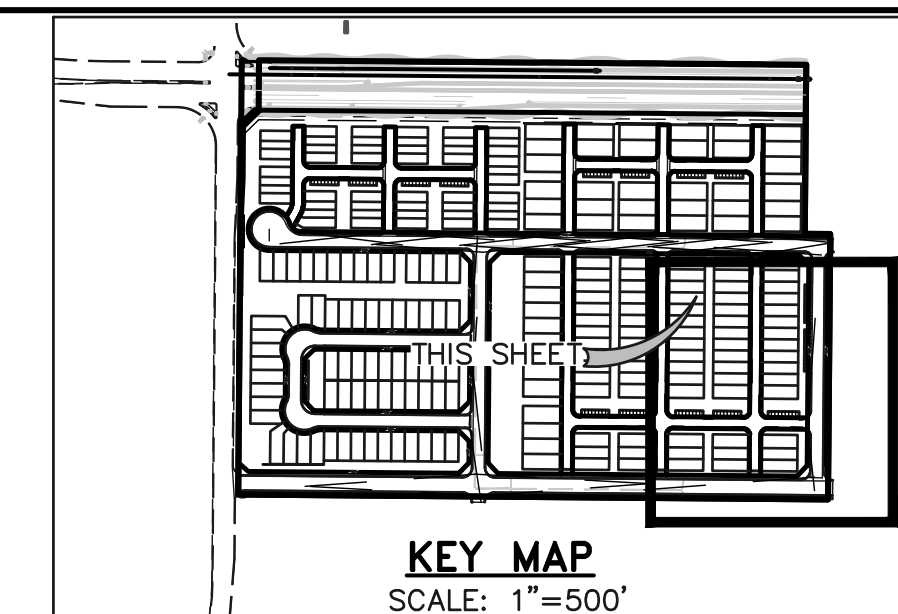
PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE
DRAWN BY	EAS	(H) 1"= 30'	SHEET 8 OF
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)

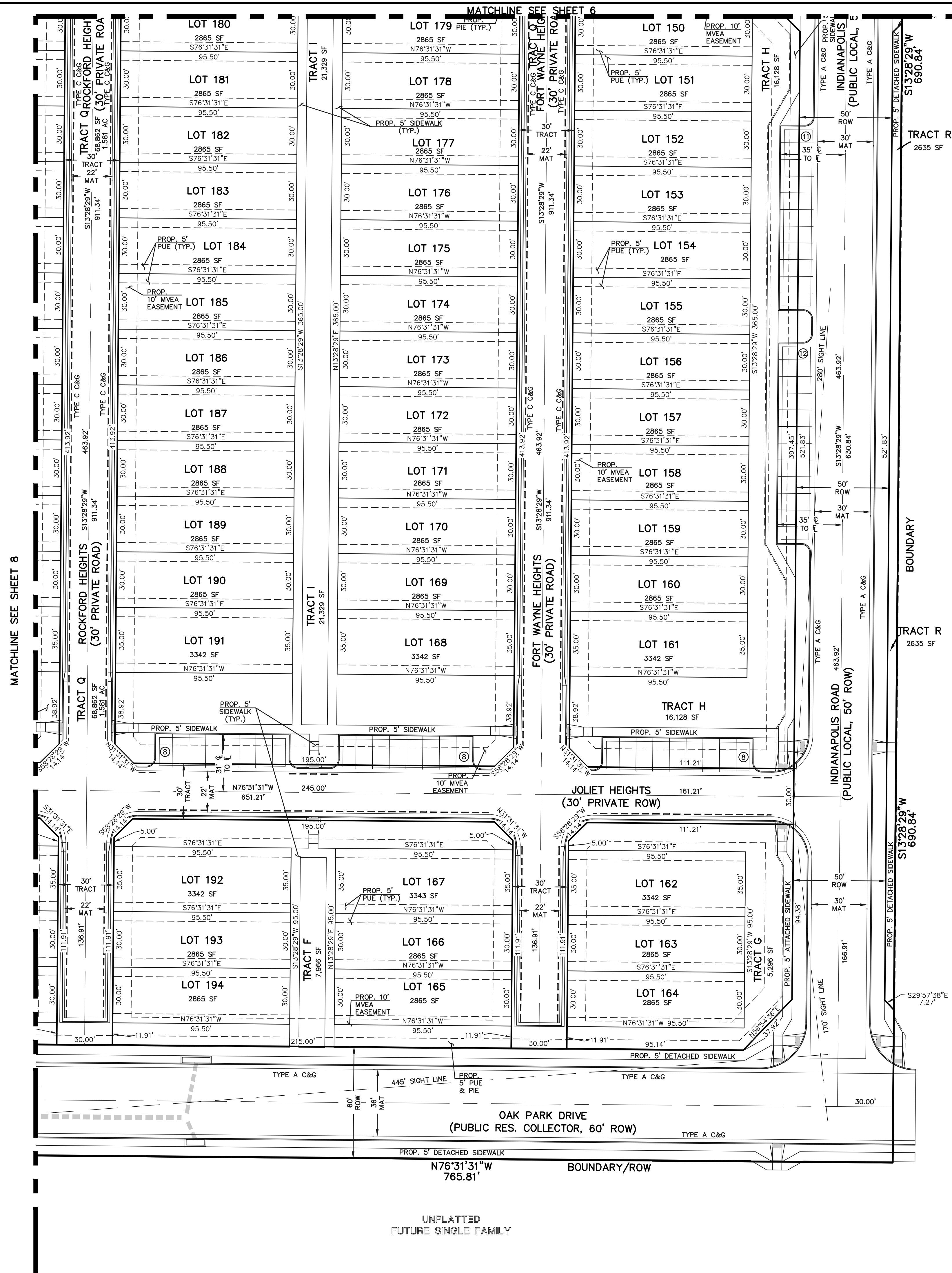
UNPLATTED
STERLING RANCH EAST FILING NO. 6
SINGLE FAMILY RESIDENTIAL

UNPLATTED
FUTURE SINGLE FAMILY



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



UNPLATTED FUTURE SINGLE FAMILY



SCALE: 1" = 30'

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

CLASSIC CONSULTING

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

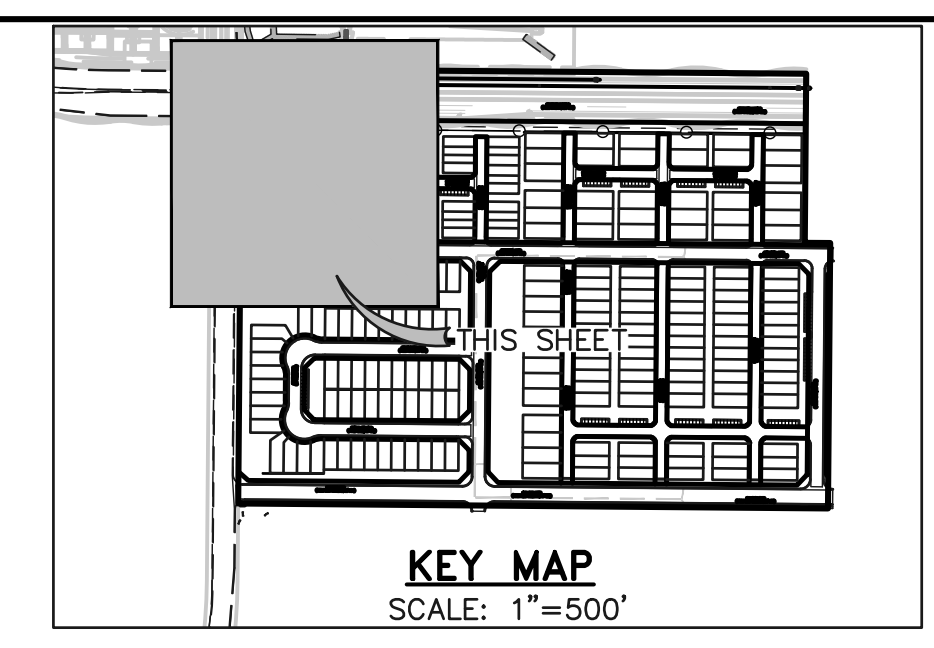
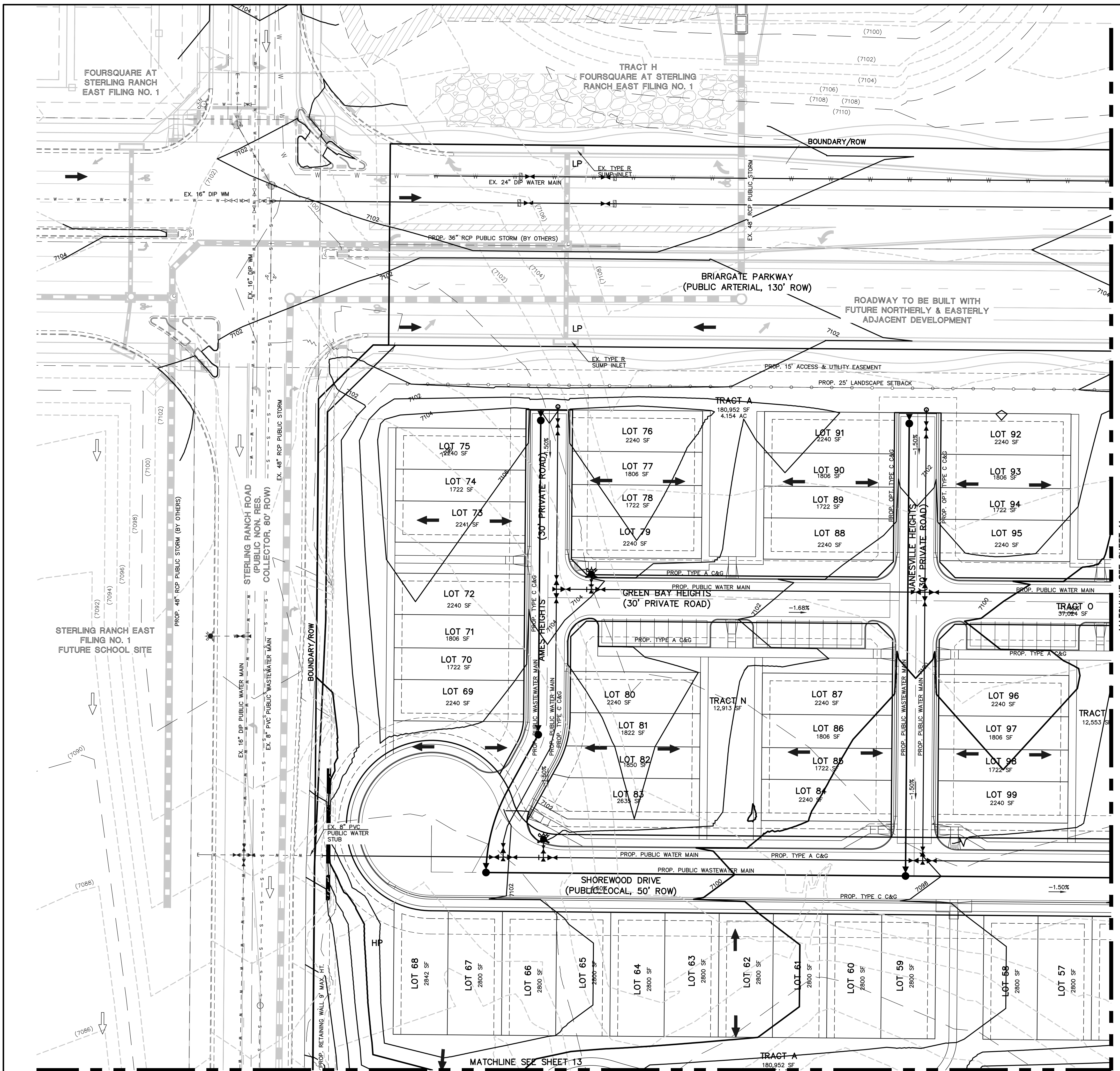
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	9 OF
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	

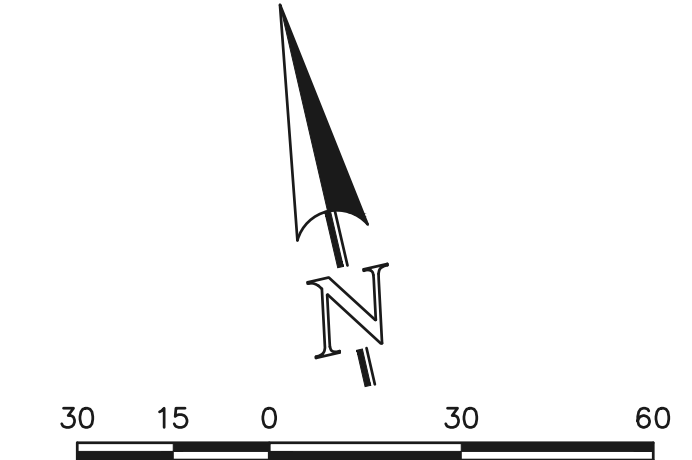
CLASSIC CONSULTING



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

MATCHLINE SEE SHEET 11



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

CLASSIC CONSULTING

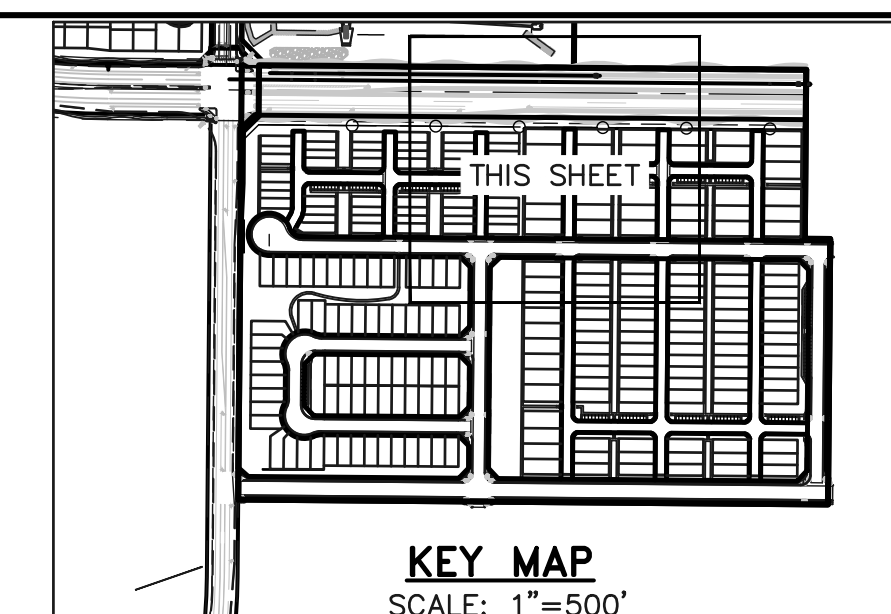
VILLAGES AT STERLING RANCH
PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET 10 OF	
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)

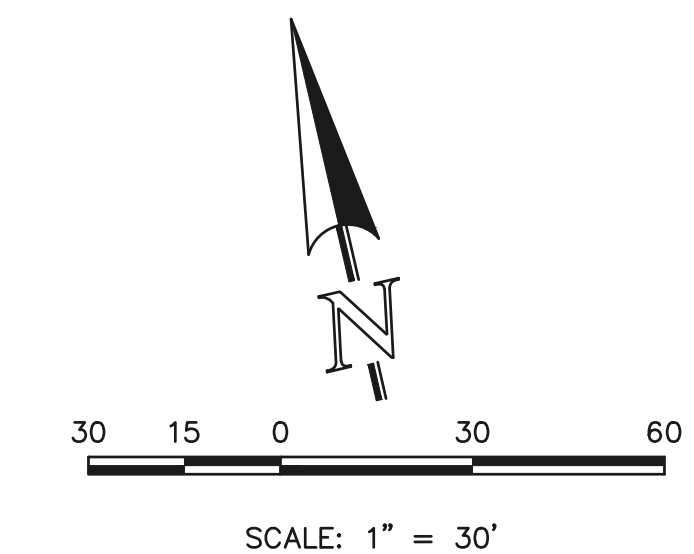
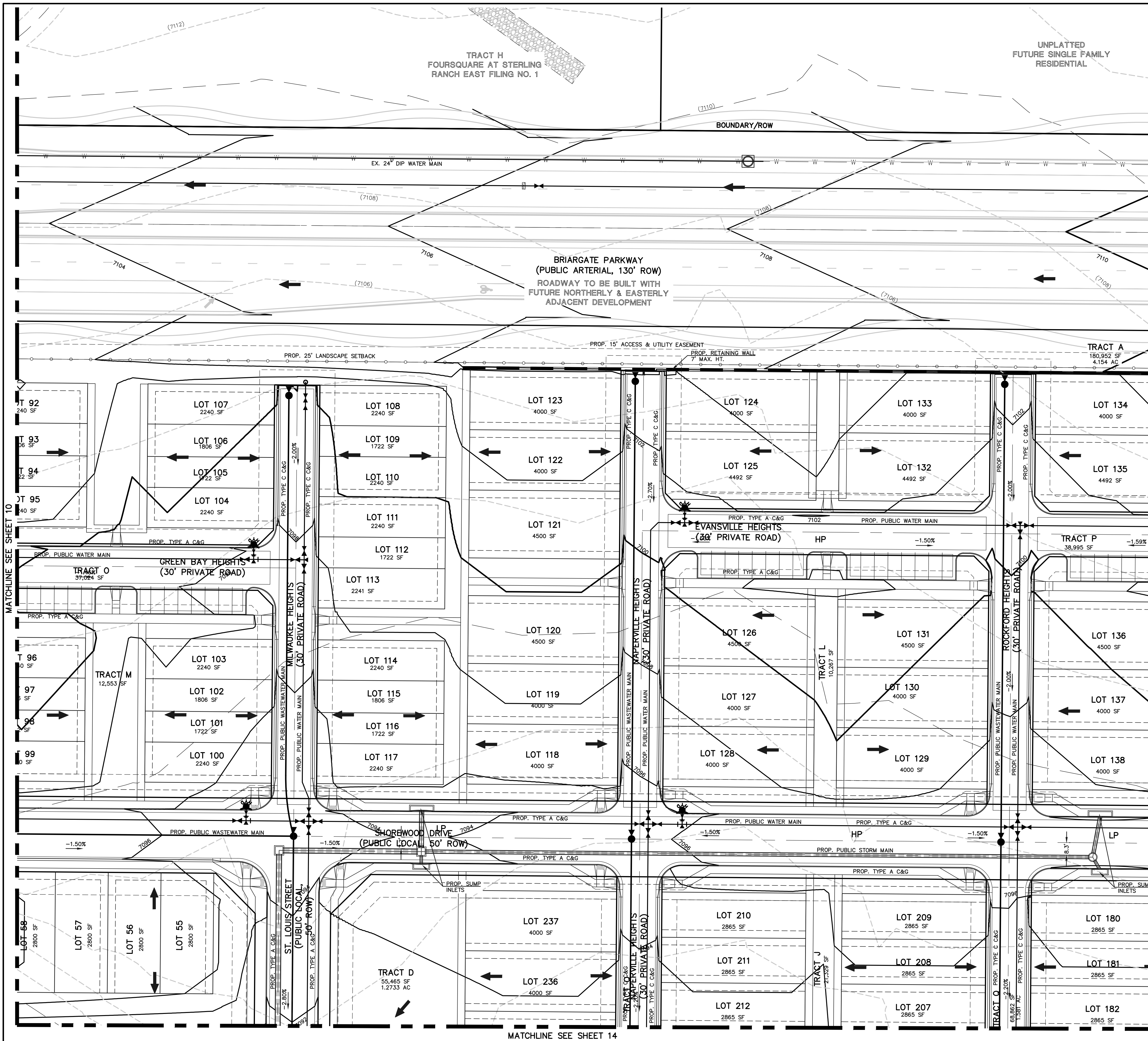
MATCHLINE SEE SHEET 13

TRACT A 180,952 SF



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



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

CLASSIC CONSULTING

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Colorado Springs, Colorado 80903

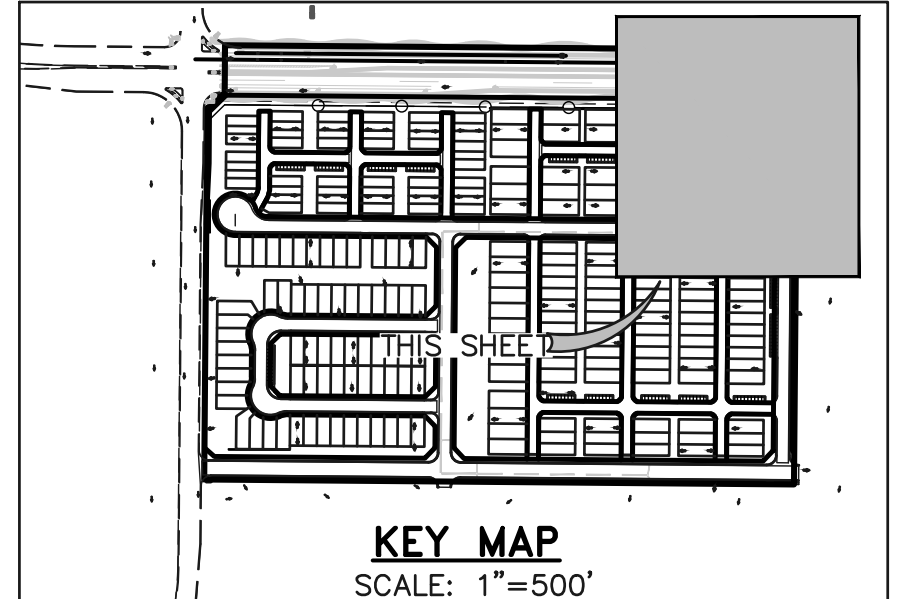
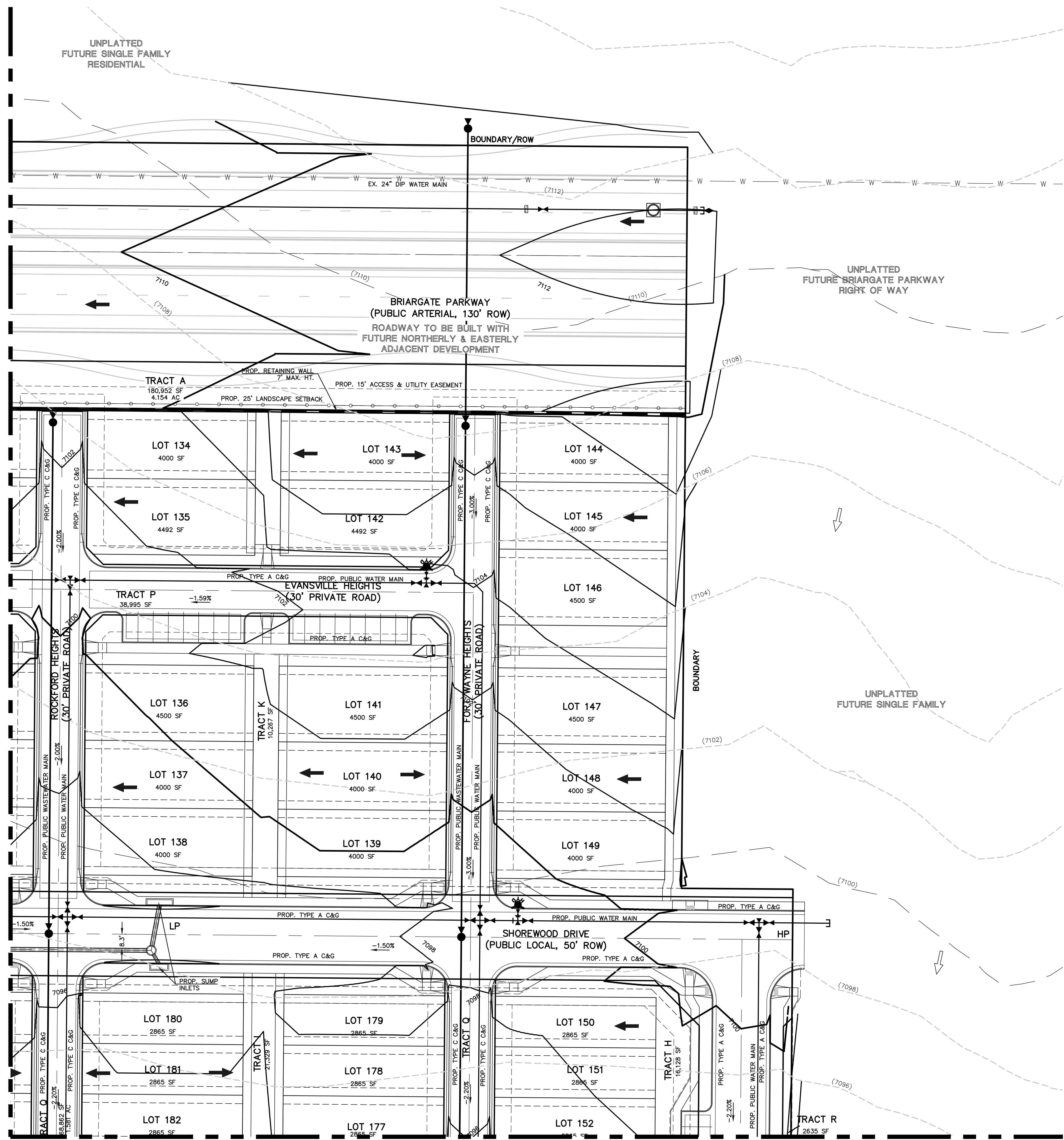
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

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

UNPLATTED
FUTURE SINGLE FAMILY
RESIDENTIAL

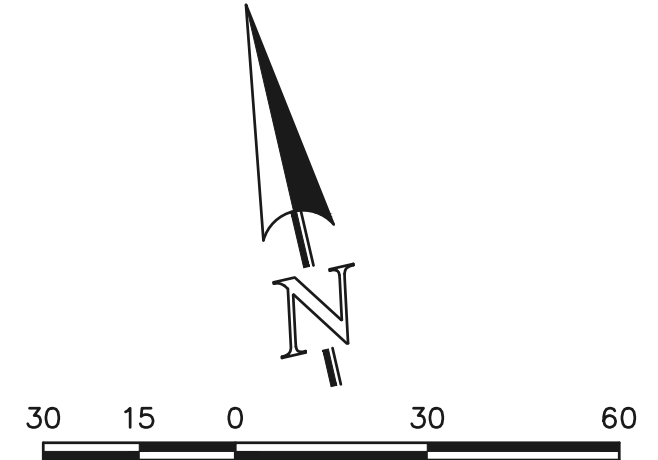


LEGEND

- (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

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 12



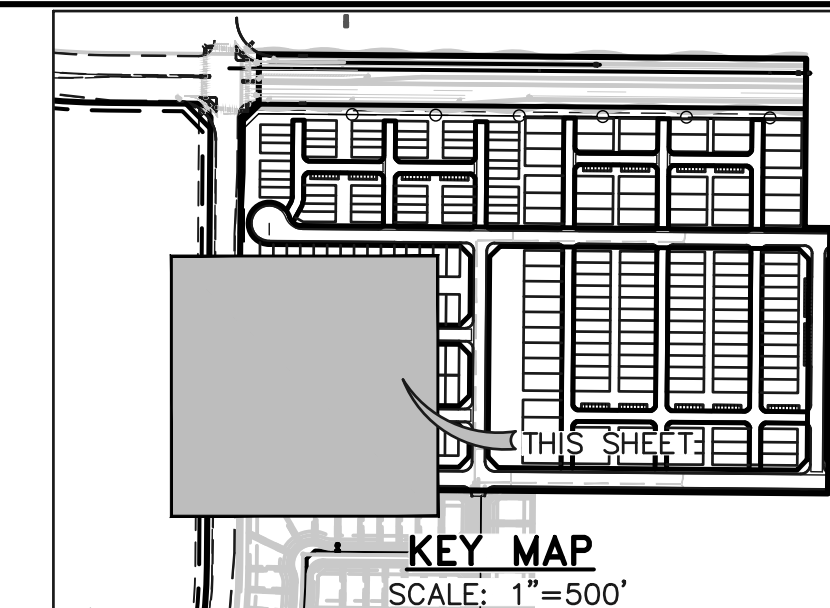
SCALE: 1" = 30'

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 12 OF
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26

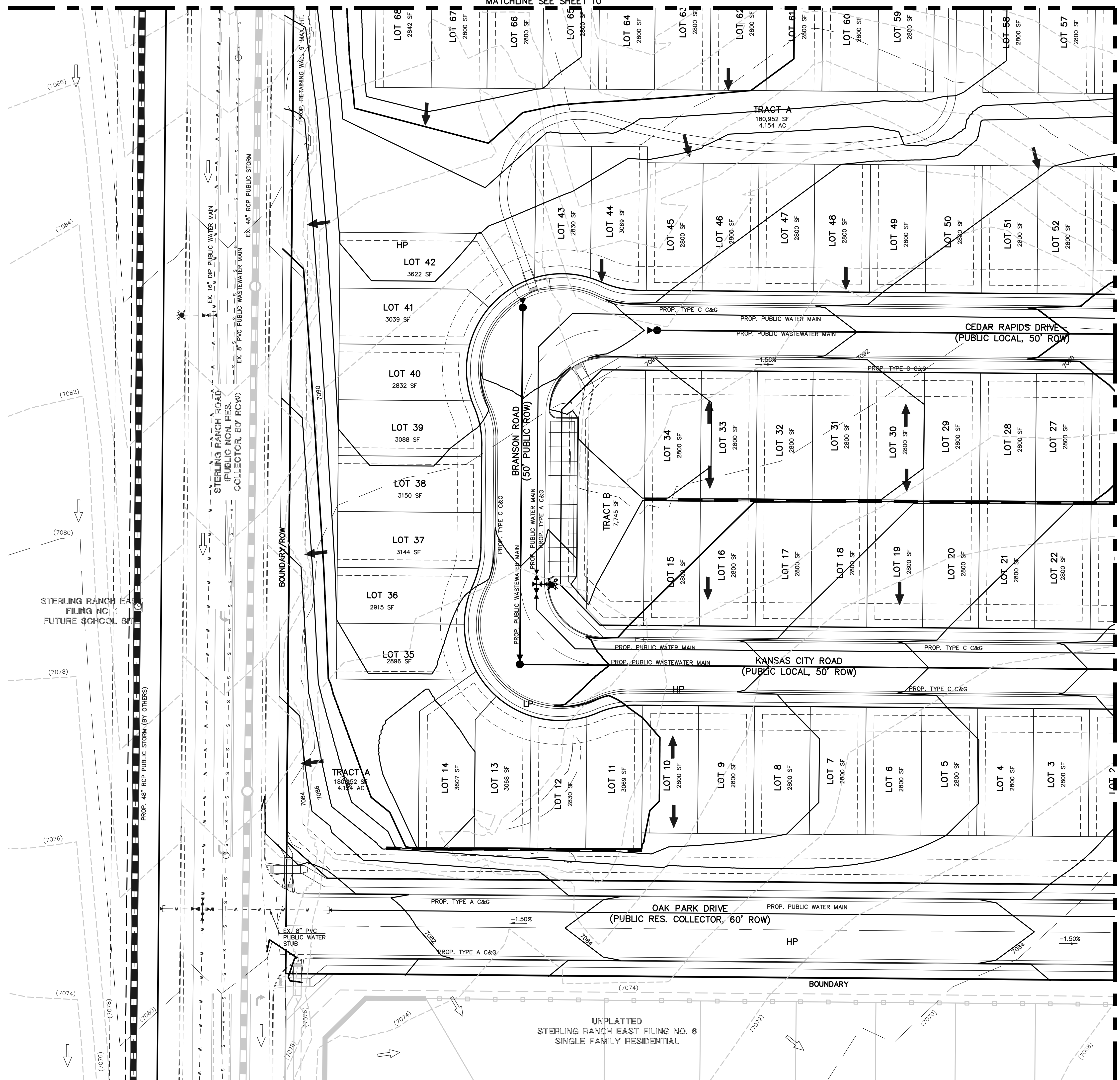
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

MATCHLINE SEE SHEET 10

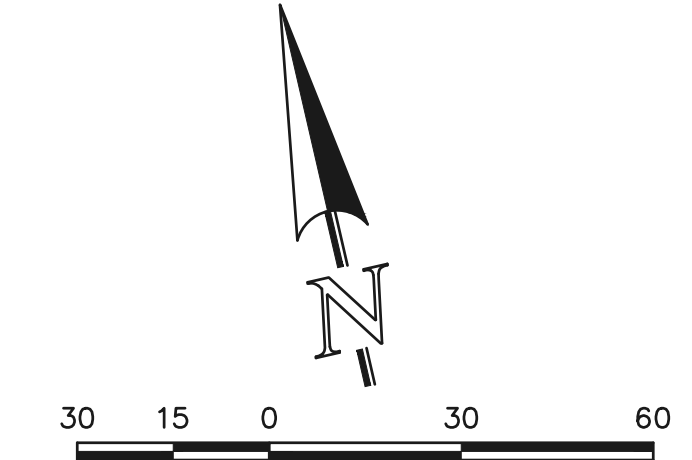


LEGEND

- (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



MATCHLINE SEE SHEET 14



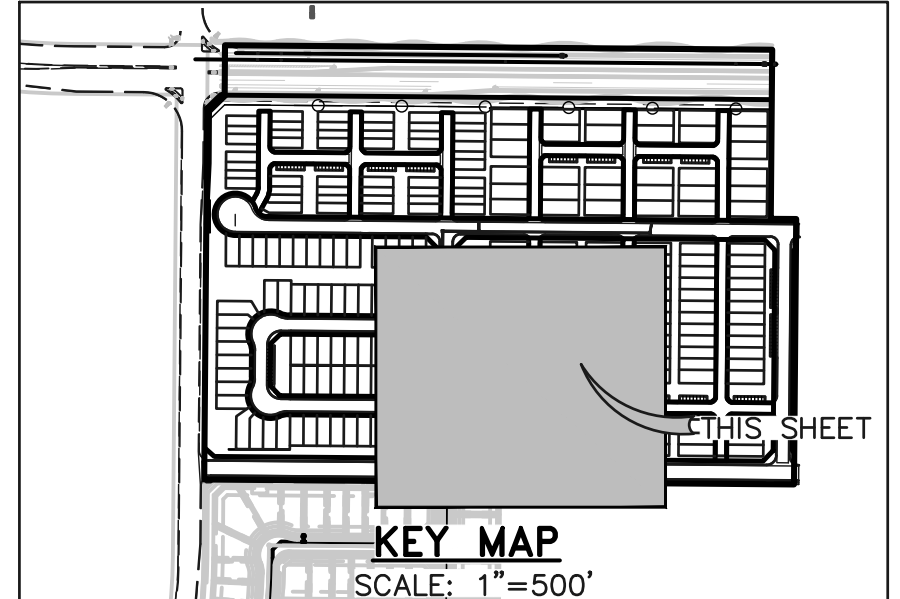
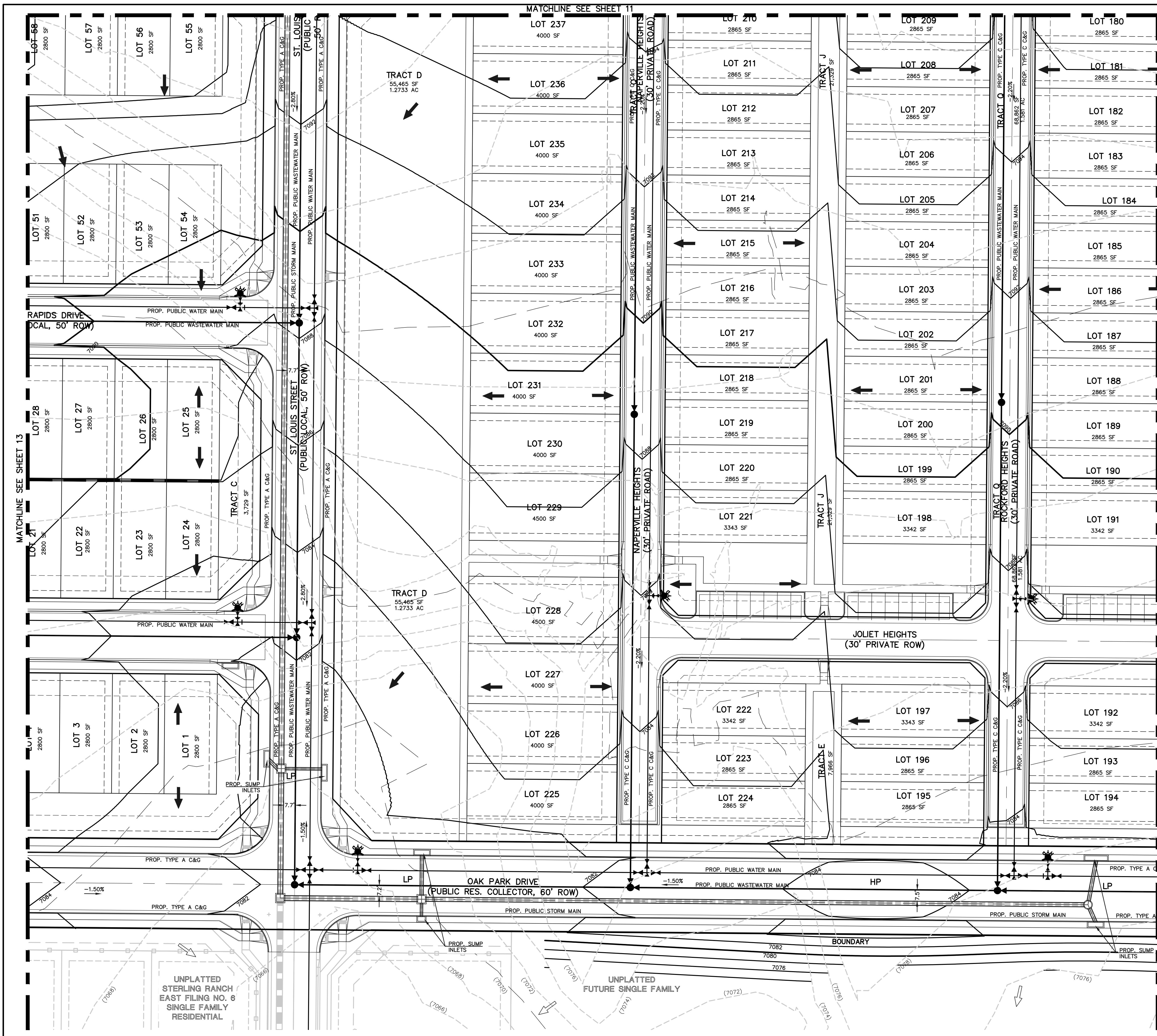
SCALE: 1" = 30'
EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH
PRELIMINARY GRADING AND UTILITY PLAN

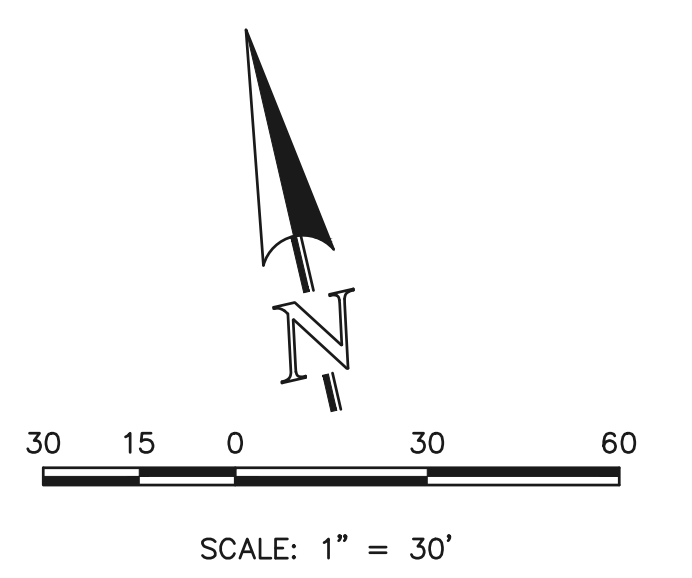
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	13 OF
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26

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(719) 785-0790
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UNPLATTED STERLING RANCH EAST FILING NO. 8 SINGLE FAMILY RESIDENTIAL



- 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



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

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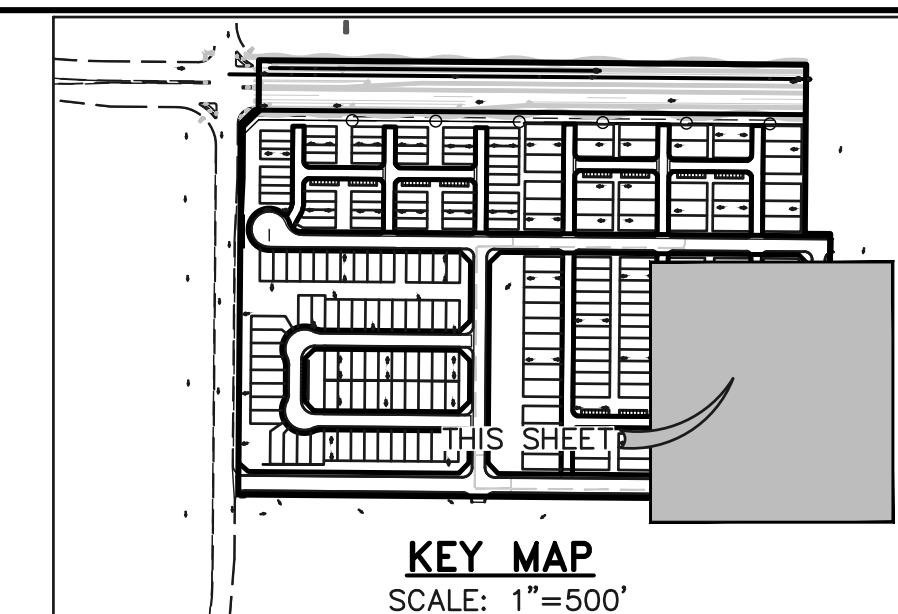
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Colorado Springs, Colorado 80903

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(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

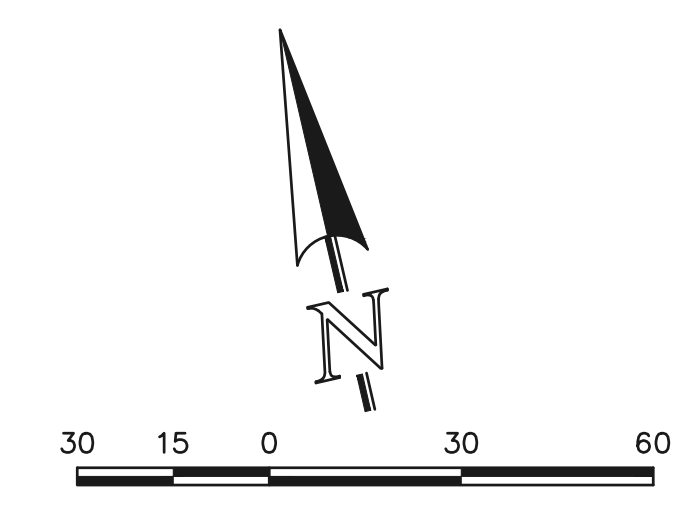
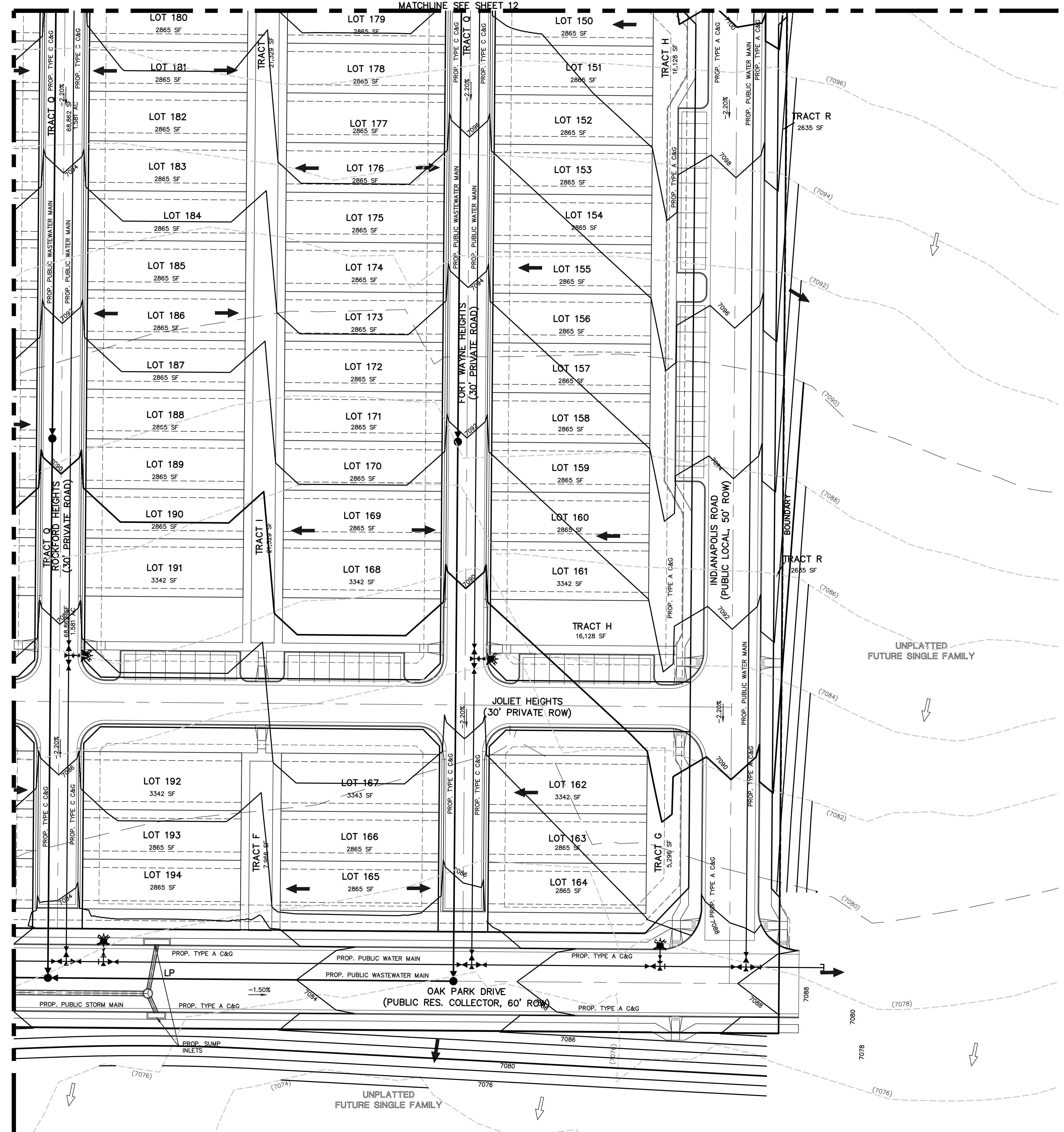
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	14 OF
CHECKED BY	(V)	1"= N/A	JOB NO.	1183.26




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

MATCHLINE SEE SHEET 14



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



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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
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.26