



WASTEWATER REPORT – VILLAGES AT STERLING RANCH PUD AND PRELIMINARY PLAN



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PREPARED FOR

Falcon Area Water and Wastewater Authority

APRIL 2024

Project Number W0242.22001





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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

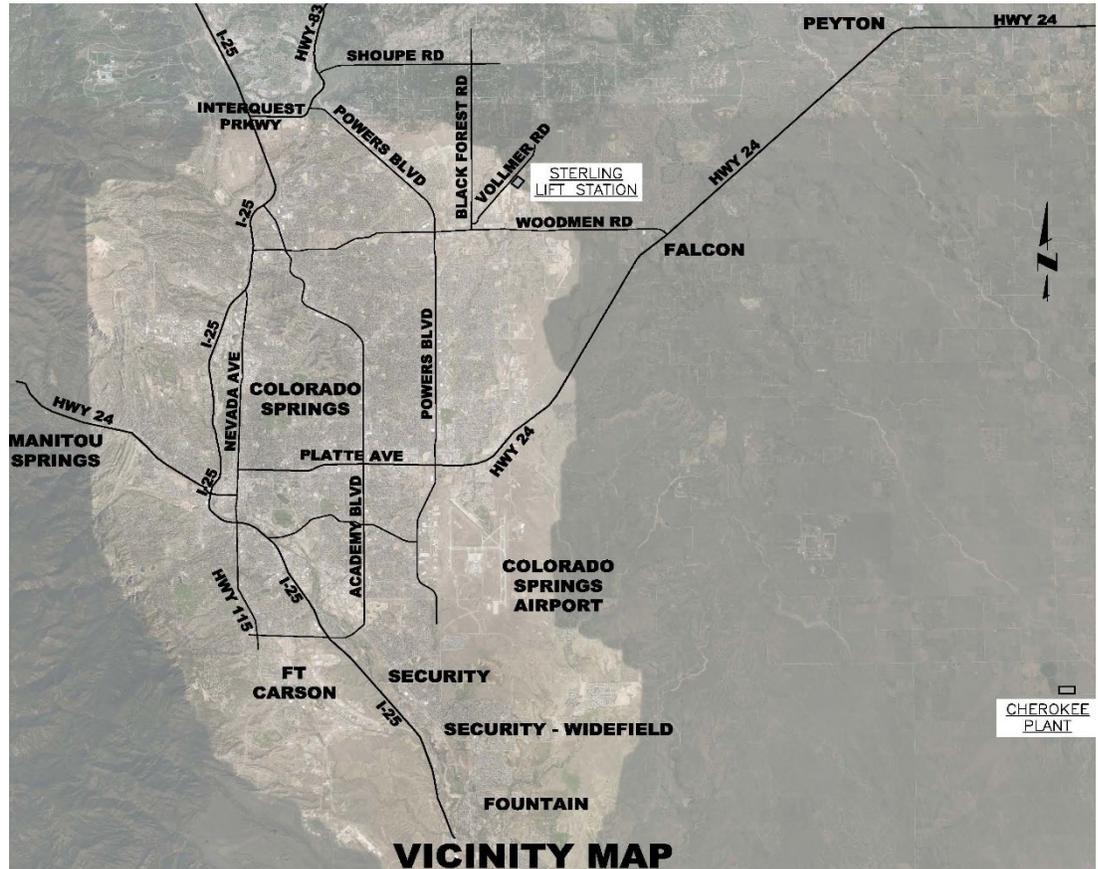
Use	Units	Single Family Equivalent	Average Daily Max-Month Flows	Estimated Population
	#	#	GPD	#
Residential Units				
Single family	237	237	40,764	616
Commercial Units				
Total			40,764	

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.

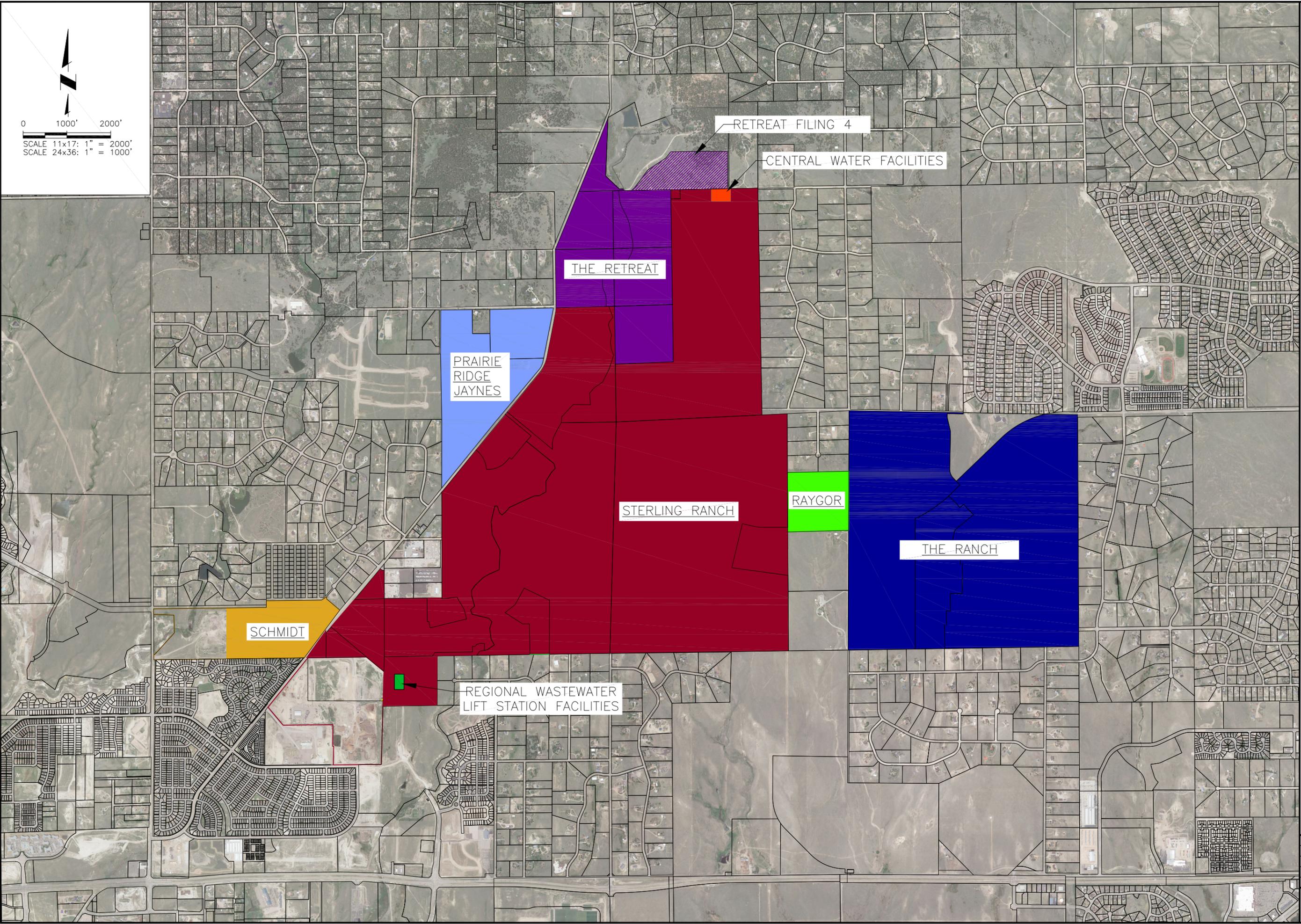
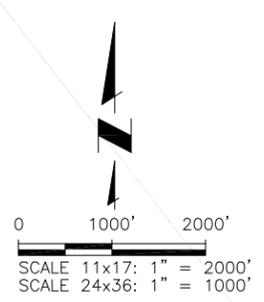
Including all subdivisions submitted before April 15, of 2024, the current committed capacity is for 3016 SFE which is 51.56 % of FAWWA contractual treatment capacity.

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



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APPENDIX A
FALCON AREA WATER AND WASTEWATER AUTHORITY
SERVICE AREA

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

EXHIBIT

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

PURPOSE AND INTENT:

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.

GENERAL PROVISIONS SECTION:

- 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 FOUR SQUARE 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 UNDER 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 RELEVANT PROVISIONS OF 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 DEVELOPMENT PLAN AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY 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 PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS 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.
I. OVERALL PROJECT STANDARDS: THE STANDARD ZONING REQUIREMENTS OF EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, AND USE BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED HEREIN.

VILLAGES AT STERLING RANCH DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES:

Table with columns: USE, PRINCIPAL USES, NOTES. Rows include: DWELLINGS - SINGLE FAMILY DETACHED DWELLINGS, OPEN SPACE, PARKS AND TRAILS, RECREATION AMENITIES, FAMILY CARE HOME, DISTRICT UTILITIES, ANIMAL KEEPING, RESIDENTIAL HOME OCCUPATION, DECK, FENCE, ANTENNAS, MAILBOXES, MODEL HOME, CONSTRUCTION EQUIPMENT STORAGE, YARD OR GARAGE SALES, CMRS FACILITY, NOTES.

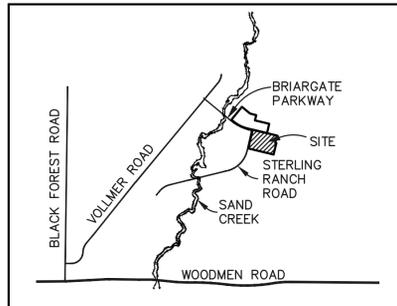
- B. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS, (SEE LOT TYPICAL'S ON SHEET 2 AND 3):
MAXIMUM LOT COVERAGE: 68 PERCENT.
MINIMUM LOT SIZE: 1,722 SF.
MAXIMUM BUILDING HEIGHT: THIRTY-FIVE (35) FEET.
MINIMUM LOT DEPTH: 80.00 FEET.
OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE).
FRONT YARD: 5 FEET MIN. (SEE TYPICAL LOT DETAILS - SEE SHEETS 2 & 3)
ATTACHED GARAGE (NO DETACHED GARAGES): TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB TO FRONT-LOADED GARAGE.
SIDE YARD: 0 FEET OR 5 FEET (SEE TYPICAL LOT DETAIL SHEETS 2 & 3).
CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT.
REAR YARD: VARIES (SEE TYPICAL LOT DETAILS SHEETS 2 & 3)
NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.

- 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.
D. 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. PRIVATE STREETS TO BE MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
E. 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 COVENANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.
F. 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 NOT 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.

VILLAGES AT STERLING RANCH
COUNTY OF EL PASO, STATE OF COLORADO SECT. 34, TOWNSHIP 12S, RANGE 65 WEST
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

GENERAL NOTES:

- 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 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 LOTS DETAILS (SEE SHEETS 2 & 3 / OR ZERO (0) FEET ON TOWNHOMES - LOTS 69 - 117)
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 (186) SINGLE FAMILY DETACHED LOTS AND SEVENTY (49) SINGLE FAMILY ATTACHED TOWNHOME LOTS.
6. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF 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. 08041C0533G, DATED DECEMBER 7, 2018.
8. ALL TRACTS WILL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
9. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
10. 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.
11. HOMEOWNER RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
12. IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 100 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
13. SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE AISLES, NOT IN THE PUBLIC RIGHT-OF-WAY.
14. HOMEOWNER IS RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
15. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
16. IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 100 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
17. SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE AISLES, NOT IN THE PUBLIC RIGHT-OF-WAY.
18. ADA COMPLIANCE: APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS TO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE STREETS.
19. STERLING RANCH METROPOLITAN DISTRICT TO MAINTAIN SITE RETAINING WALLS.
20. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIAN AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
21. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
STERLING RANCH METROPOLITAN DISTRICT NOTE:
NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, STERLING RANCH METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE, UTILITY, ROADWAY AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
22. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
23. PRIVATE ROADS: THE PRIVATE ROADS ARE SHOWN ON THIS PLAT WERE NOT TO 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.



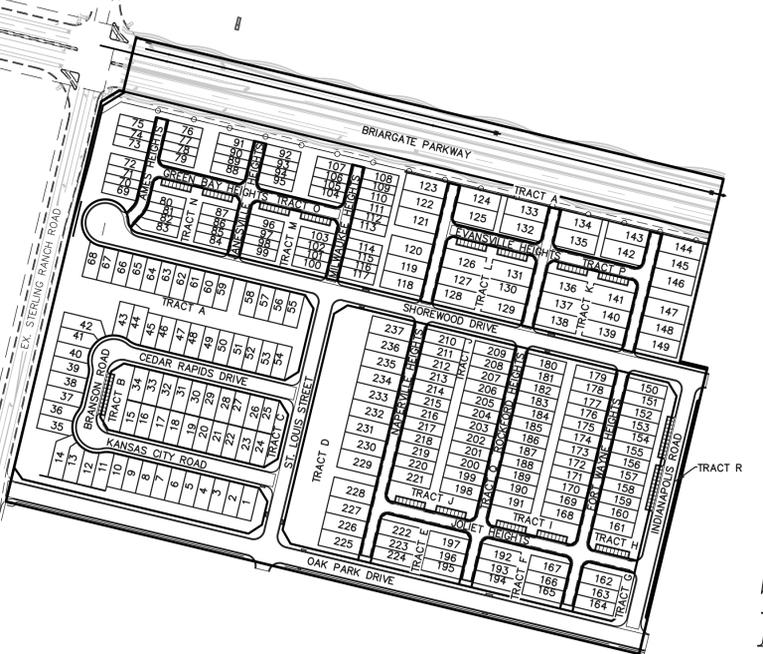
VICINITY MAP

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

Table with columns: LDC/ECM SECTION, CATEGORY, STANDARD, MODIFICATION, JUSTIFICATION. Rows describe modifications to private roads, roadway terminations, and lot areas.

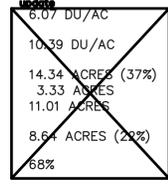
LEGAL DESCRIPTION

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 A 30' WOODEN CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°09'29"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 TIMBERBERG FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 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



DEVELOPMENT DATA:

Table with columns: EXISTING ZONING, TAX SCHEDULE NO., TOTAL AREA, NUMBER OF LOTS, TOTAL LOT AREA, AVERAGE LOT SIZE, MINIMUM LOT SIZE, MINIMUM LOT DEPTH, GROSS DENSITY, NET DENSITY (W/O PUBLIC ROW & PRIVATE TRACTS), ROW (PUBLIC & PRIVATE), ROW (PRIVATE TRACT), ROW (PUBLIC), TOTAL OPEN SPACE, MAXIMUM LOT COVERAGE.



CLASSIC SRJ LAND, LLC
NAME OF LANDOWNER

LANDOWNER'S SIGNATURE

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th, A.D. BY

CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: NOTARY PUBLIC

OWNER CERTIFICATION:

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

SIGNATURE

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th, A.D. BY

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: NOTARY PUBLIC

COUNTY CERTIFICATION:

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

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DATE

BOARD OF COUNTY COMMISSIONER DATE

CLERK AND RECORDER CERTIFICATION:

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

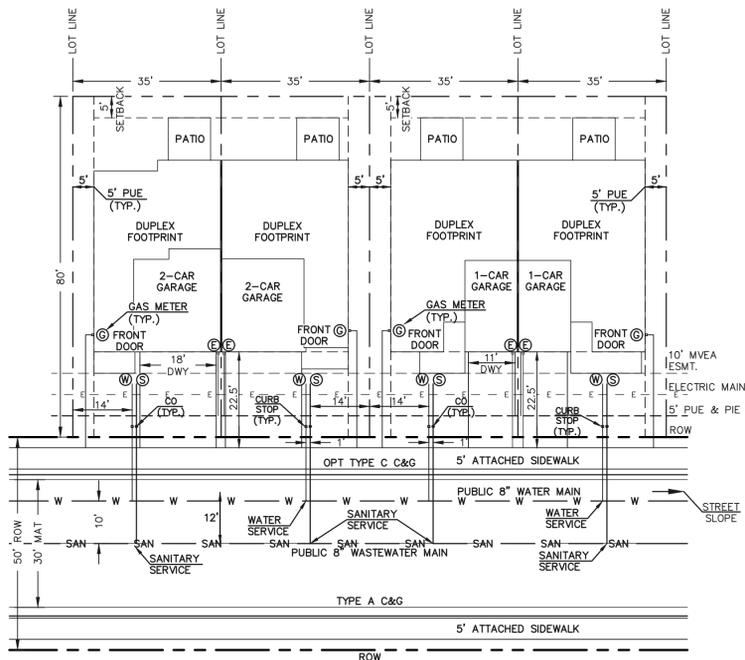
BY: EL PASO COUNTY CLERK AND RECORDER

SHEET INDEX

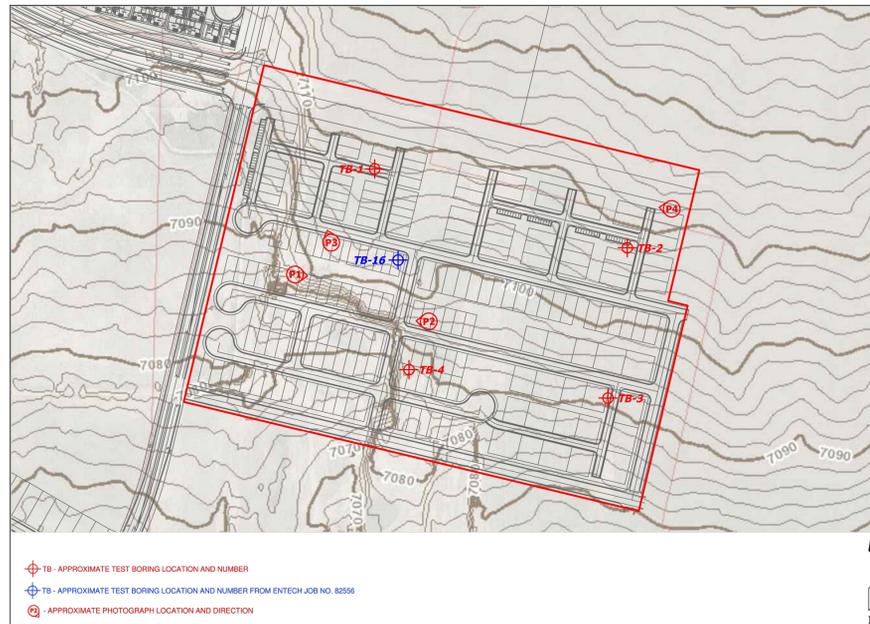
Table with columns: COVER SHEET, PUD & PRELIMINARY PLAN, PRELIMINARY GRADING & UTILITIES PLAN, LANDSCAPE TITLE SHEET, LANDSCAPE PLAN - OVERALL, LANDSCAPE PLAN DETAILS. Rows list sheet numbers 1 through 24.

CLASSIC CONSULTING logo and contact information: 619 N. Cascade Avenue, Suite 200, Colorado Springs, Colorado 80903. Phone: (719) 785-0790. Fax: (719) 785-0799.

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



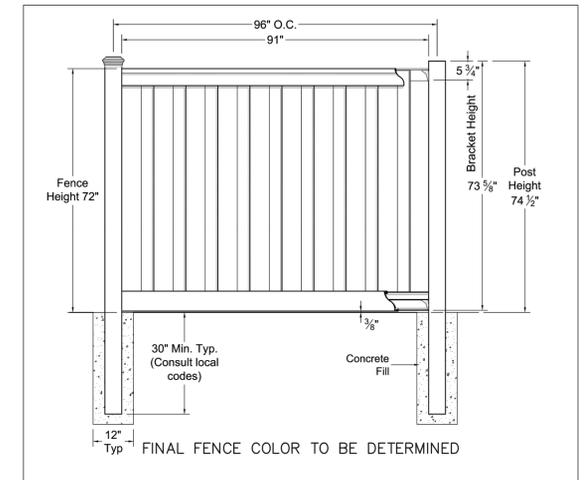
TYPICAL LOT CONFIGURATION DETAIL – DUPLEX
PUBLIC STREET (URBAN LOCAL, 50' ROW)
 KANSAS CITY ROAD, BRANSON ROAD, CEDAR RAPIDS DRIVE
 SCALE: 1"=20' (H)
 (ATTACHED SINGLE FAMILY)
 LOTS 1-50



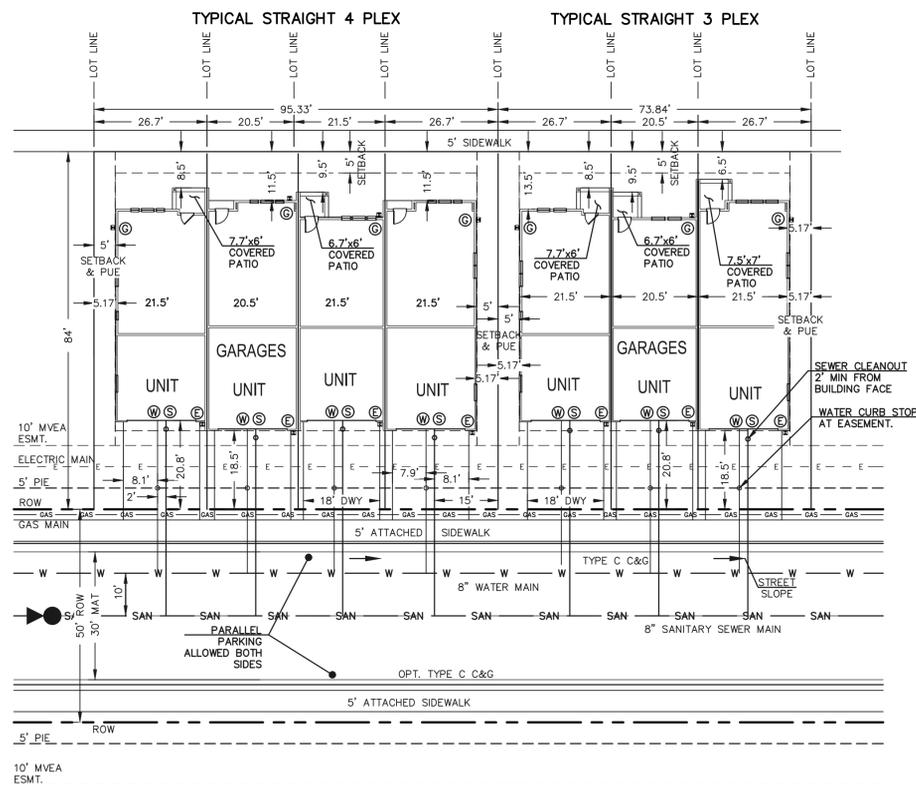
- ⊕ TB - APPROXIMATE TEST BORING LOCATION AND NUMBER
- ⊕ TB - APPROXIMATE TEST BORING LOCATION AND NUMBER FROM ENTECH JOB NO. 8256
- ⓐ - APPROXIMATE PHOTOGRAPH LOCATION AND DIRECTION

NOTE:

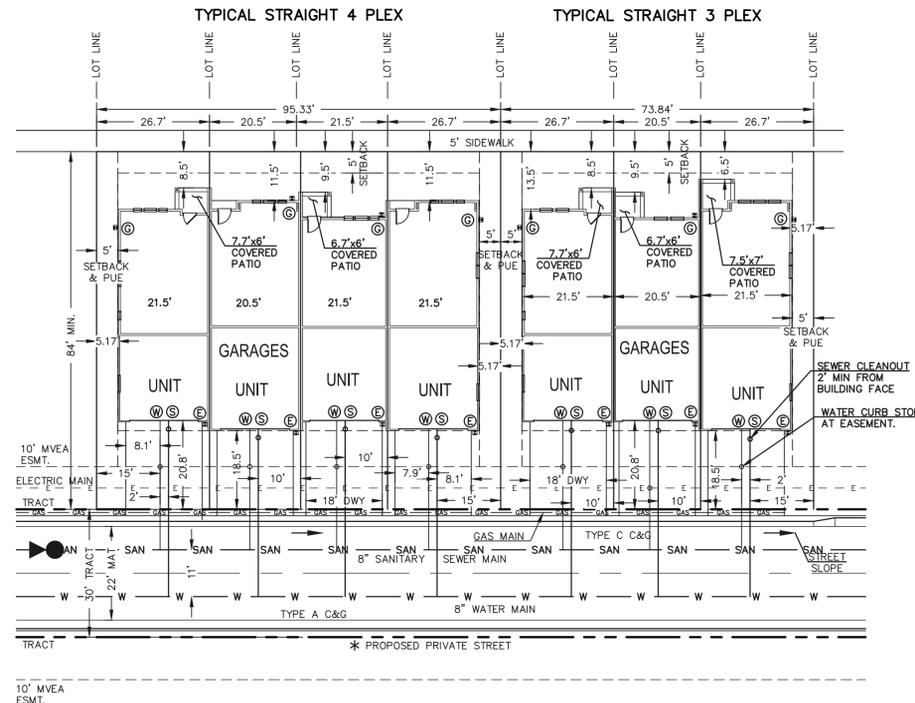
GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR RADON AND UNSTABLE SLOPE AREAS. A MAP OF THE AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY VILLAGES AT STERLING RANCH PRELIMINARY PLAN PARCEL NO. 14, 15, 20 & 21" PREPARED 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



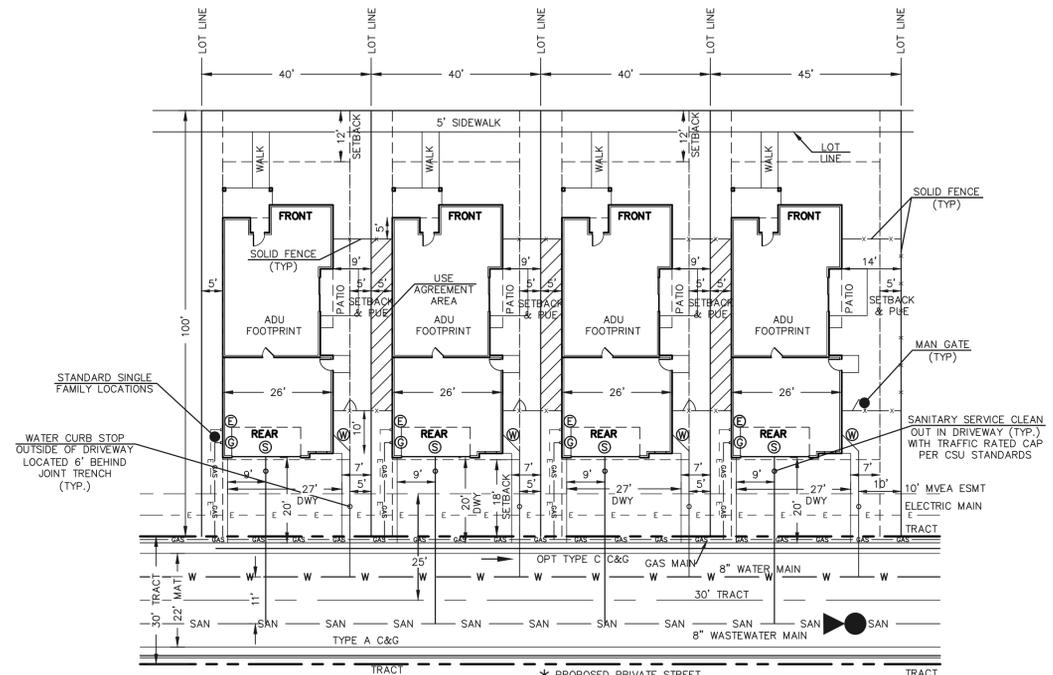
619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

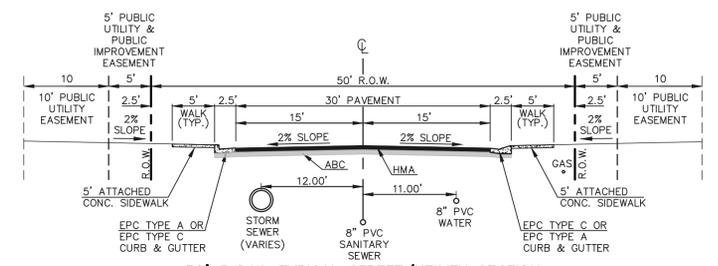
PUD DEVELOPMENT PLAN
 TYPICAL LOT TEMPLATES

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	

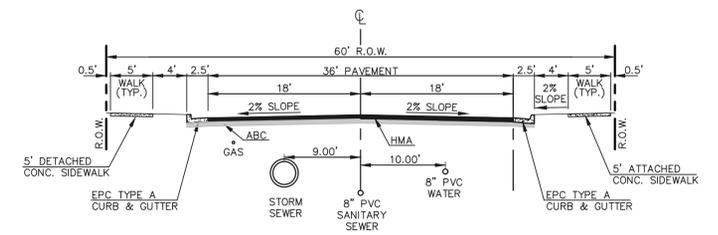




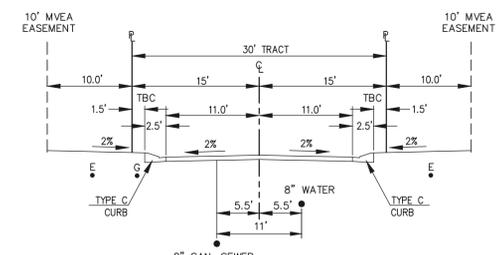
TYPICAL LOT CONFIGURATION DETAIL – ADU PRIVATE STREET
 NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS
 SCALE: 1"=20' (H)
 (DETACHED SINGLE FAMILY)
LOTS 118–149, 235–247
 NO PARKING / FIRE LANE SIGNAGE PER CSD STANDARDS
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS



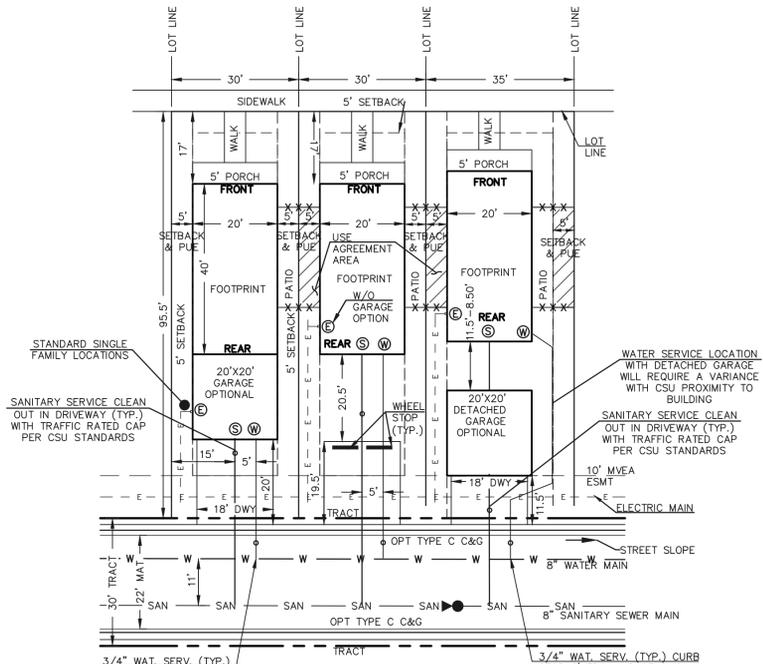
50' R.O.W. TYPICAL STREET/UTILITY SECTION
 URBAN LOCAL ROADWAY
 N.T.S.



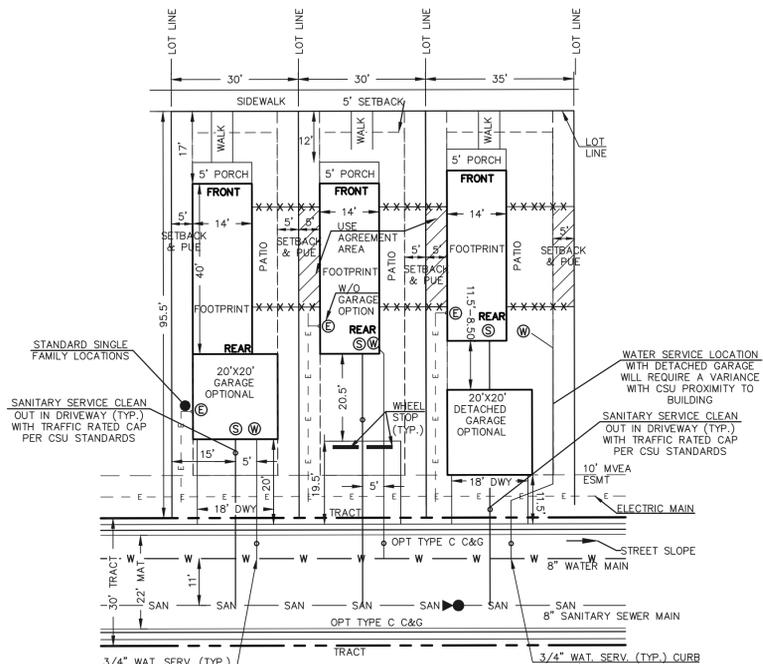
60' R.O.W. TYPICAL STREET/UTILITY SECTION
 URBAN RESIDENTIAL COLLECTOR
 N.T.S.



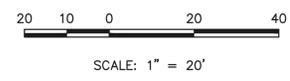
30' R.O.W. RESIDENTIAL (ACCESS) PRIVATE TRACT
 N.T.S.
 NO PARKING ALLOWED



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 CSD 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 CSD 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	

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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'

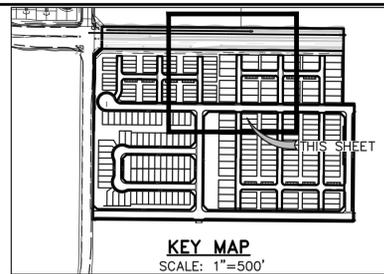
BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)
ROAD TO BE BUILT WITH FUTURE
NORTHERLY & EASTERLY
ADJACENT DEVELOPMENT

FUTURE 6' MEANDERING SIDEWALK

1420.35'

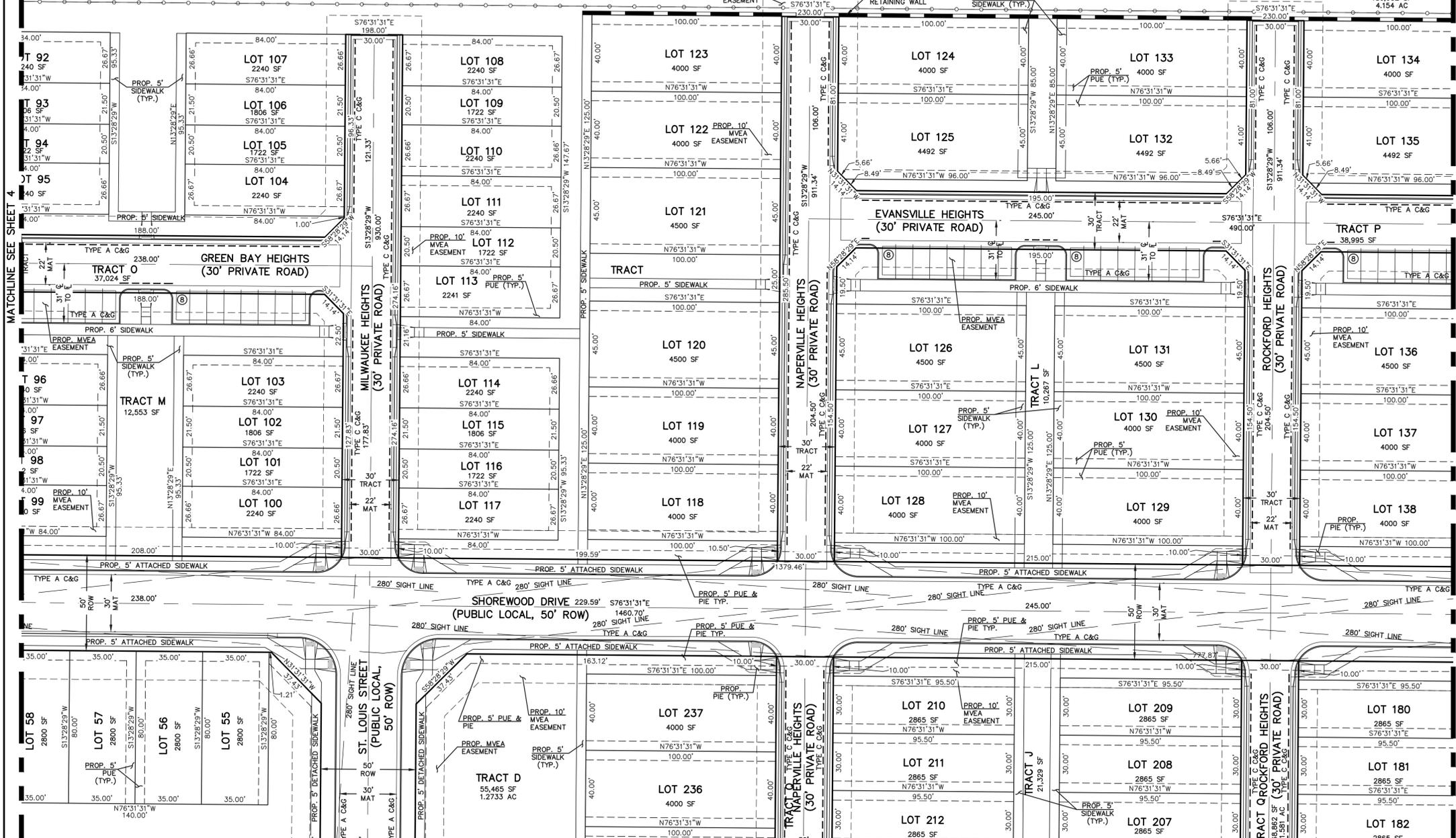
PROP. 15' ACCESS & UTILITY EASEMENT

TRACT A
180,952 SF
4.154 AC



LEGEND

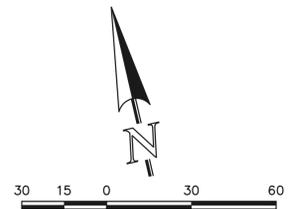
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 8



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

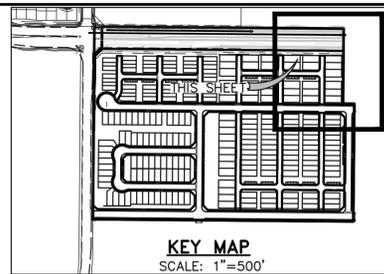
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

UNPLATTED
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

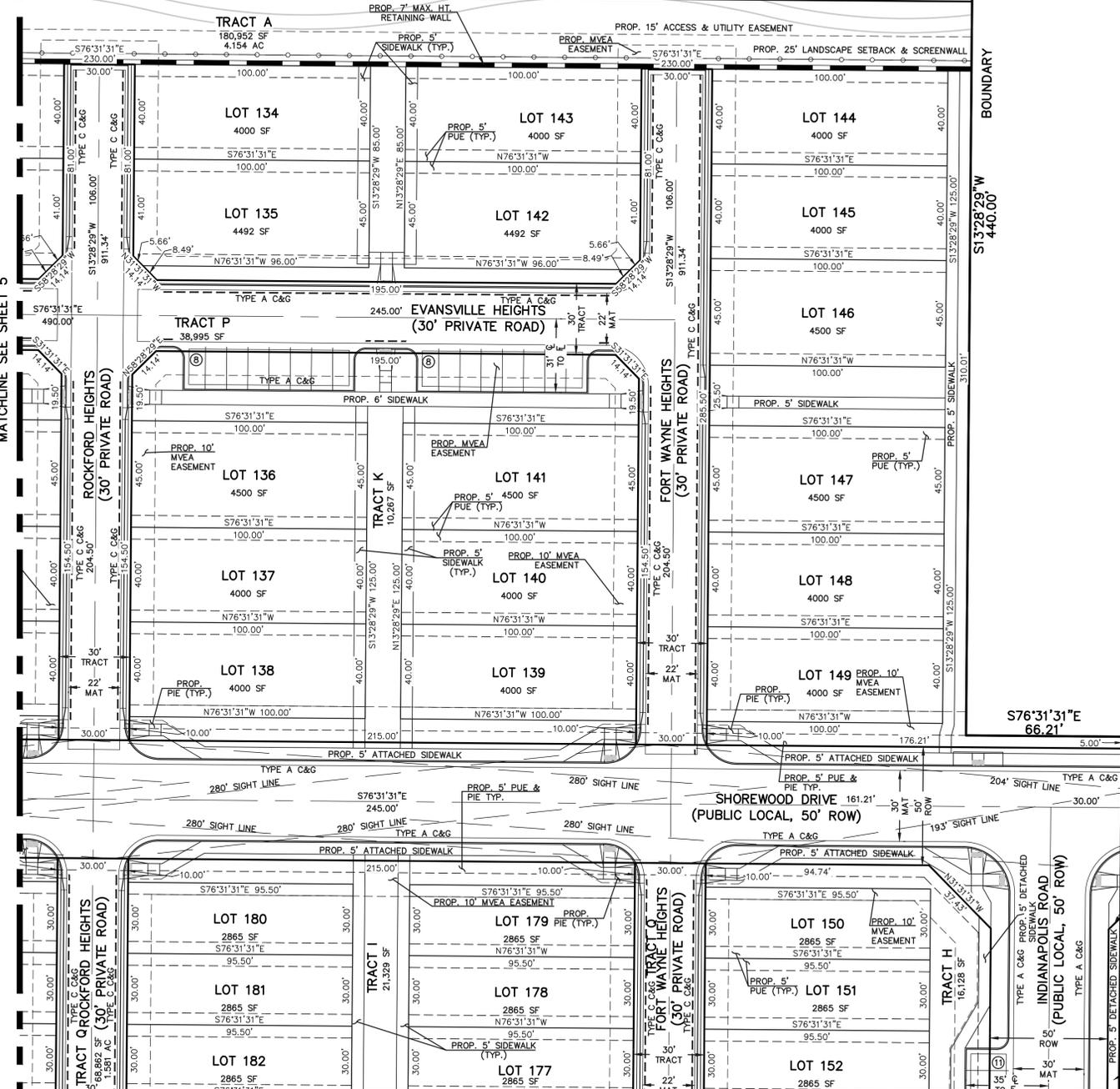


KEY MAP
SCALE: 1"=500'

LEGEND

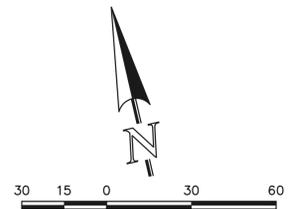
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- NO PARKING SIGNED OR STRIPED CURB
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE

MATCHLINE SEE SHEET 5



UNPLATTED
FUTURE SINGLE FAMILY

S76°31'31"E
66.21'



SCALE: 1" = 30'

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

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

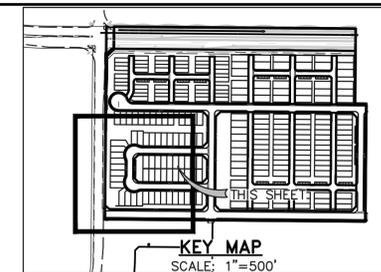
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DRAWN BY	EAS	(H) 1"= 30'	SHEET	6 OF
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26	



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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

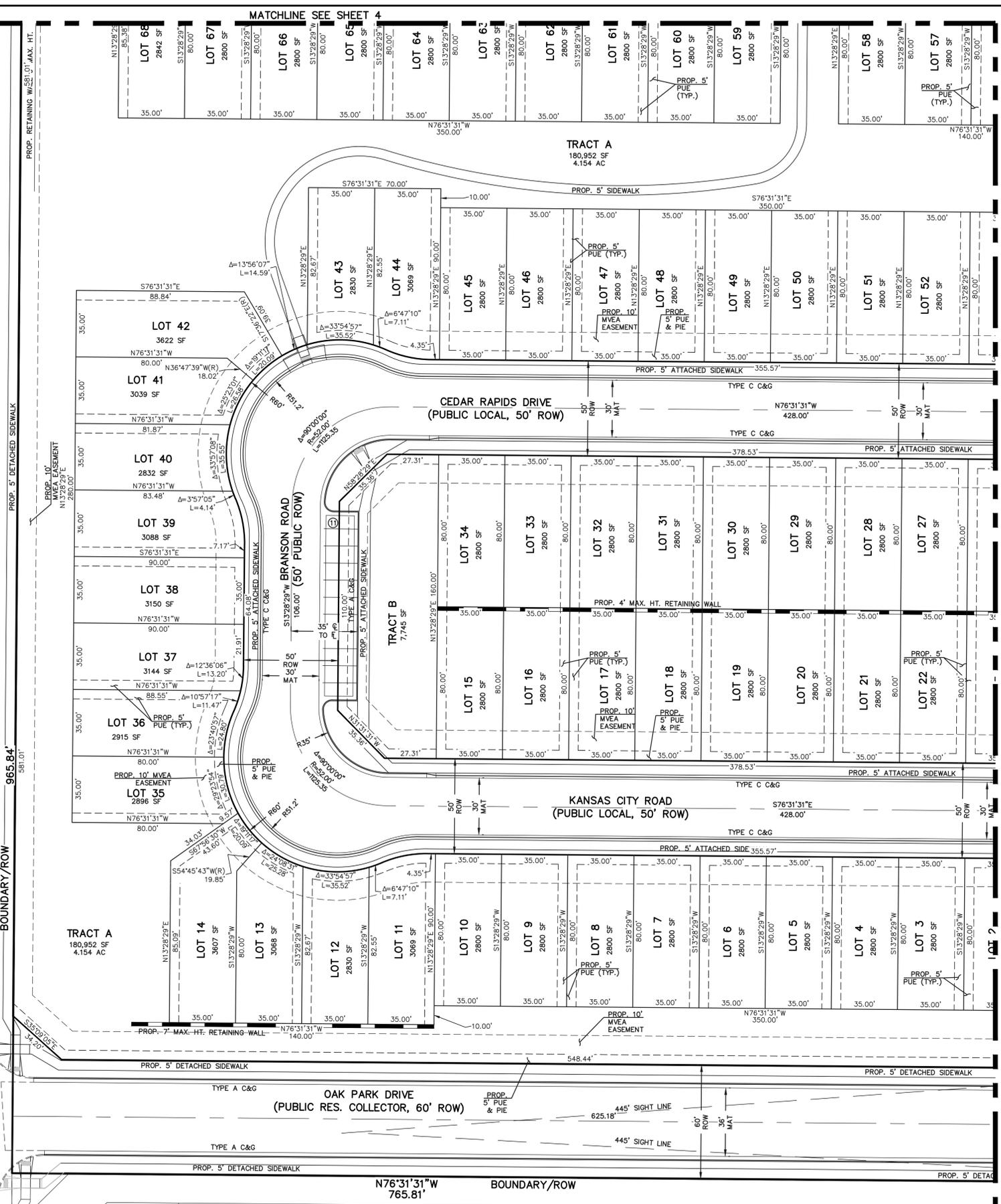
VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

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



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(719) 785-0799 (Fax)



UNPLATTED
STERLING RANCH EAST FILING NO. 8
SINGLE FAMILY RESIDENTIAL

STERLING RANCH EAST
FILING NO. 1
FUTURE SCHOOL SITE

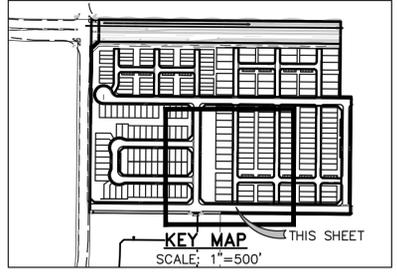
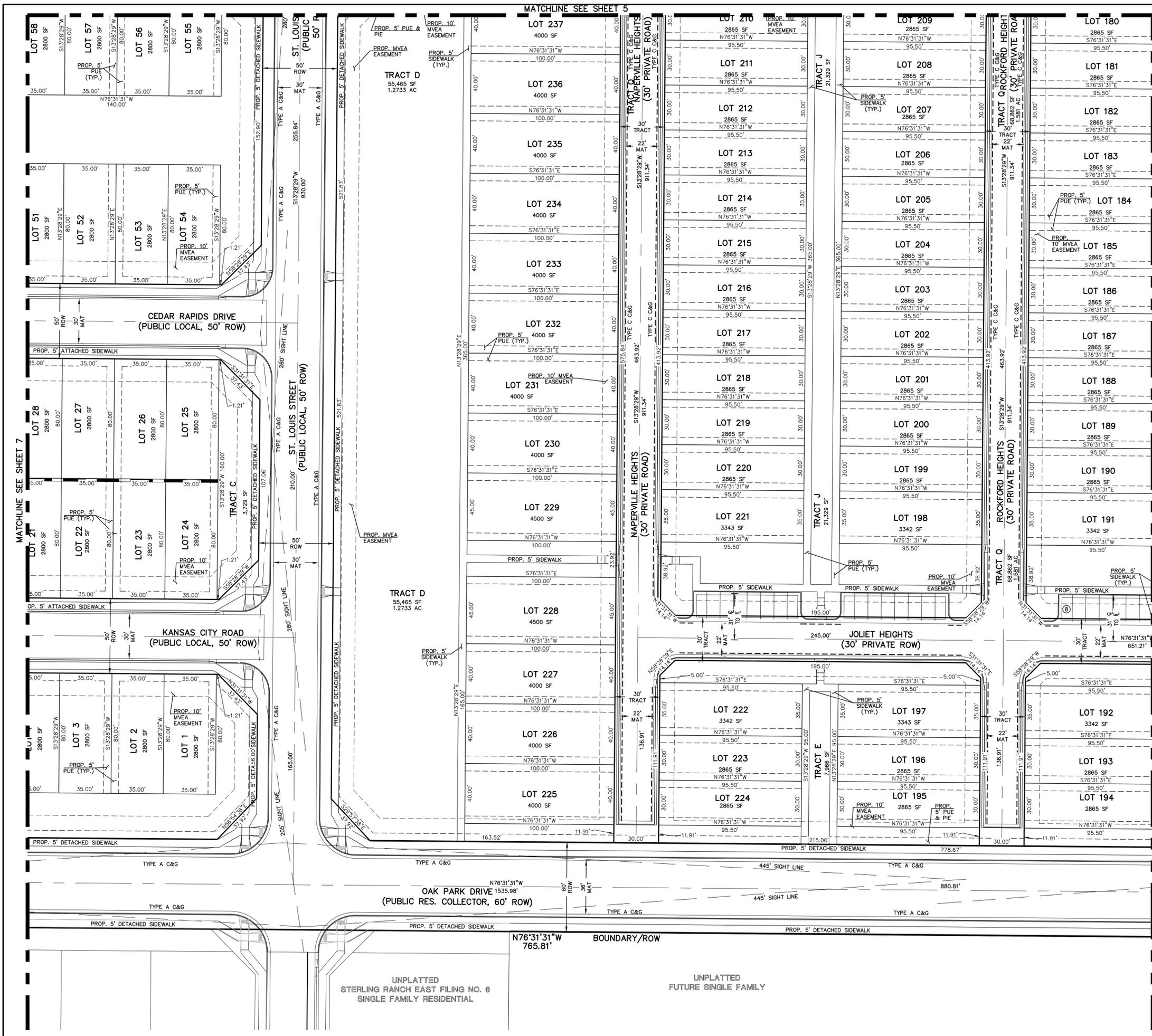
STERLING RANCH ROAD
(PUBLIC NON. RES.
COLLECTOR, 80' ROW)

BASIS OF BEARINGS
N132829"E 1168.84'
BOUNDARY/ROW 965.84'

N76°31'31"W 765.81'
BOUNDARY/ROW

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 8



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

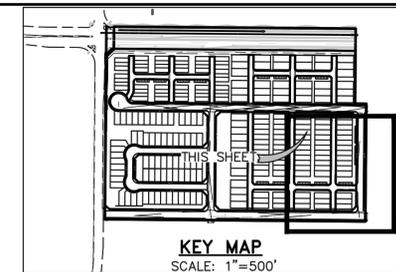
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	8 OF
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26	



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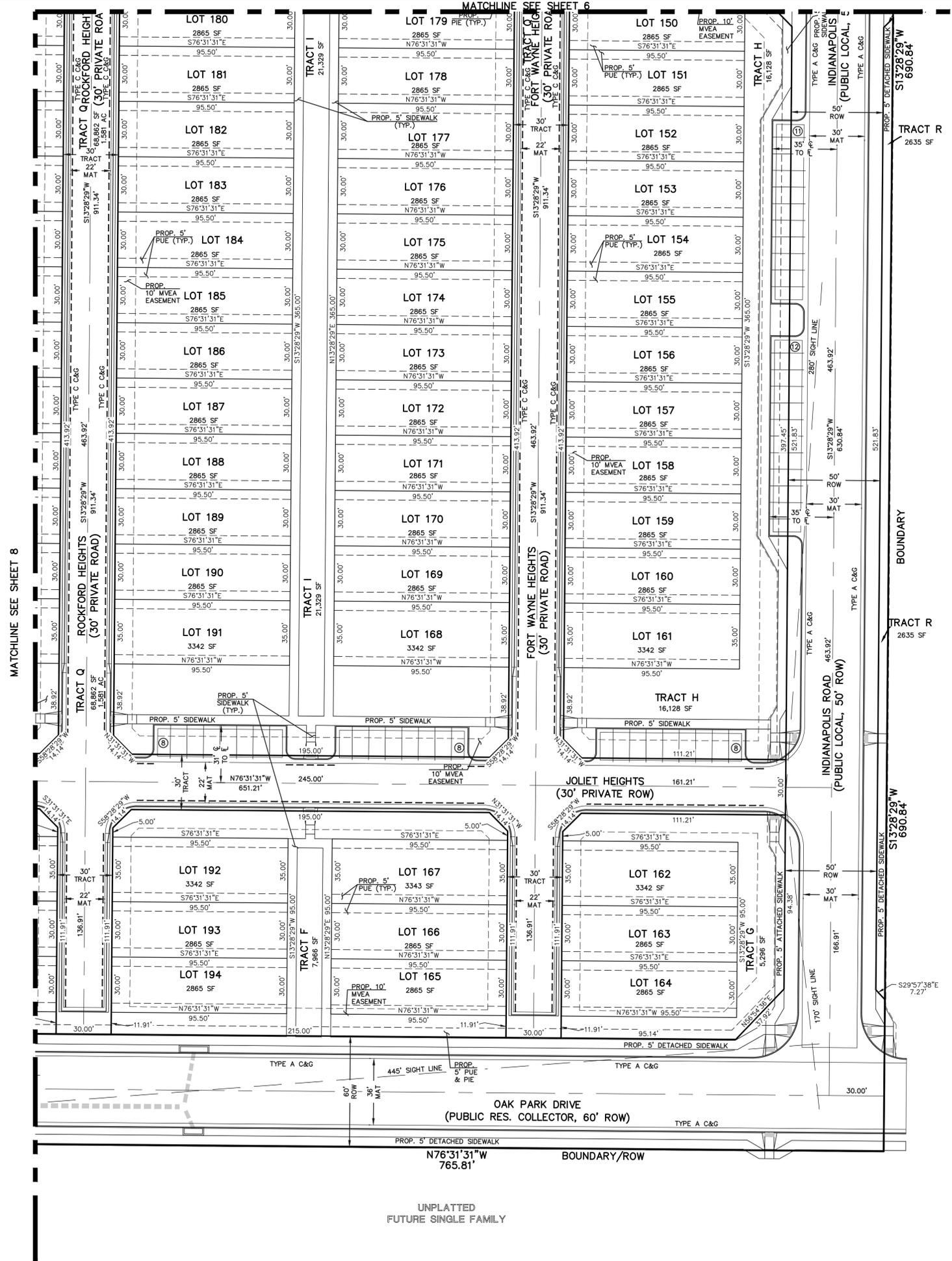
UNPLATTED
STERLING RANCH EAST FILING NO. 6
SINGLE FAMILY RESIDENTIAL

UNPLATTED
FUTURE SINGLE FAMILY

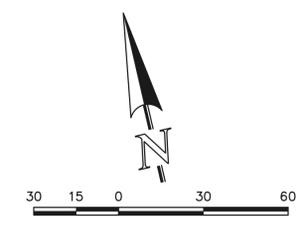


LEGEND

- 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



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

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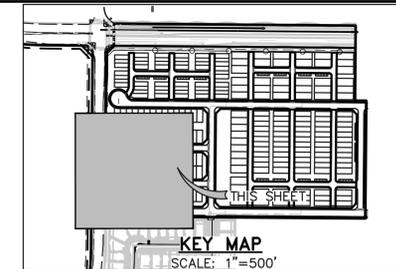
(719) 785-0790
(719) 785-0799 (Fax)

VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN
& PRELIMINARY PLAN

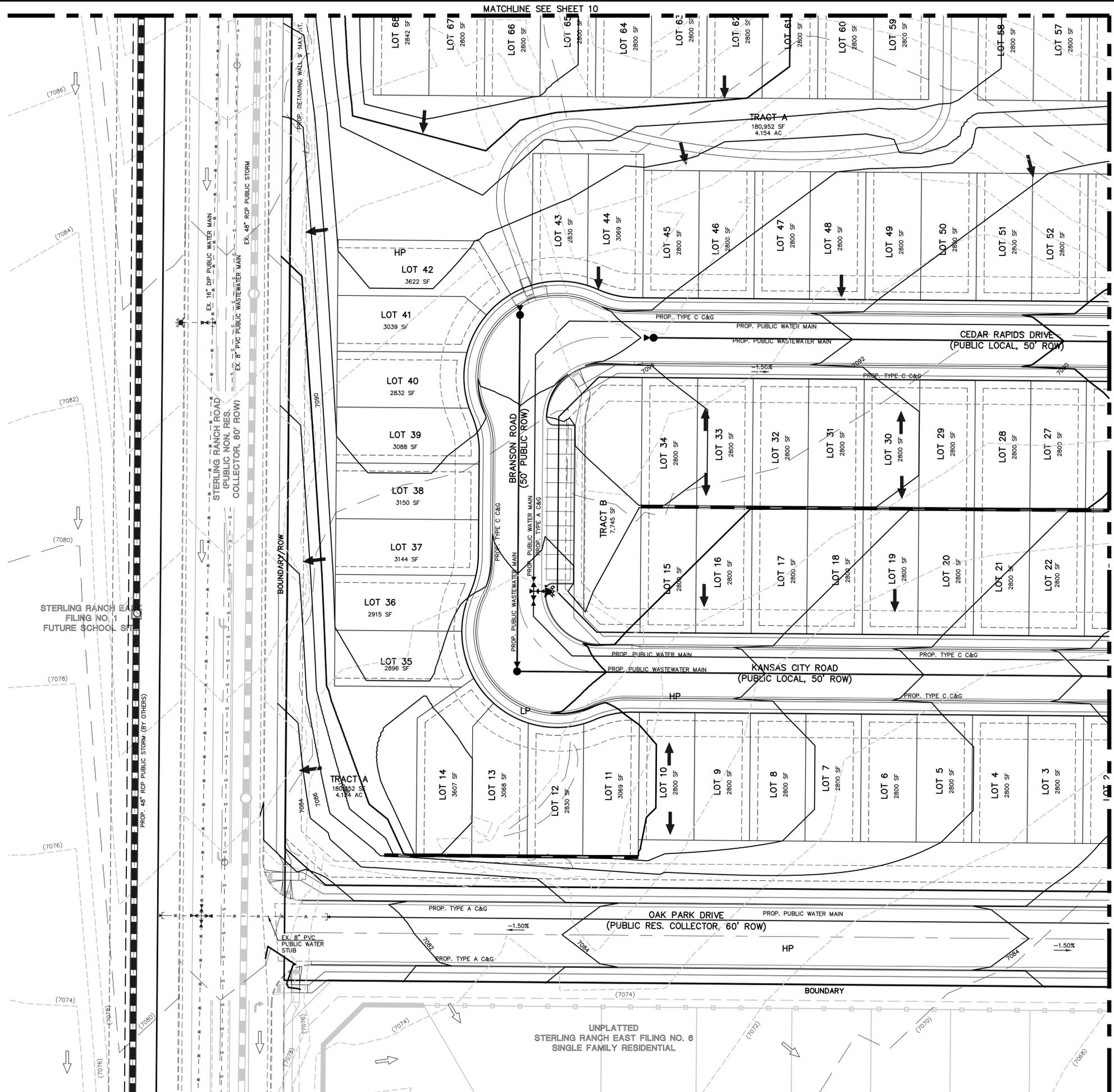
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	9 OF
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	

MATCHLINE SEE SHEET 10

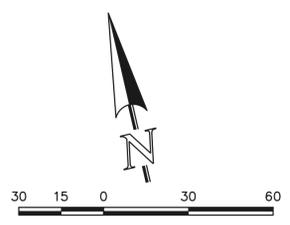


LEGEND

- (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



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

VILLAGES AT STERLING RANCH

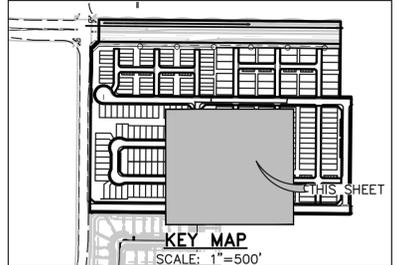
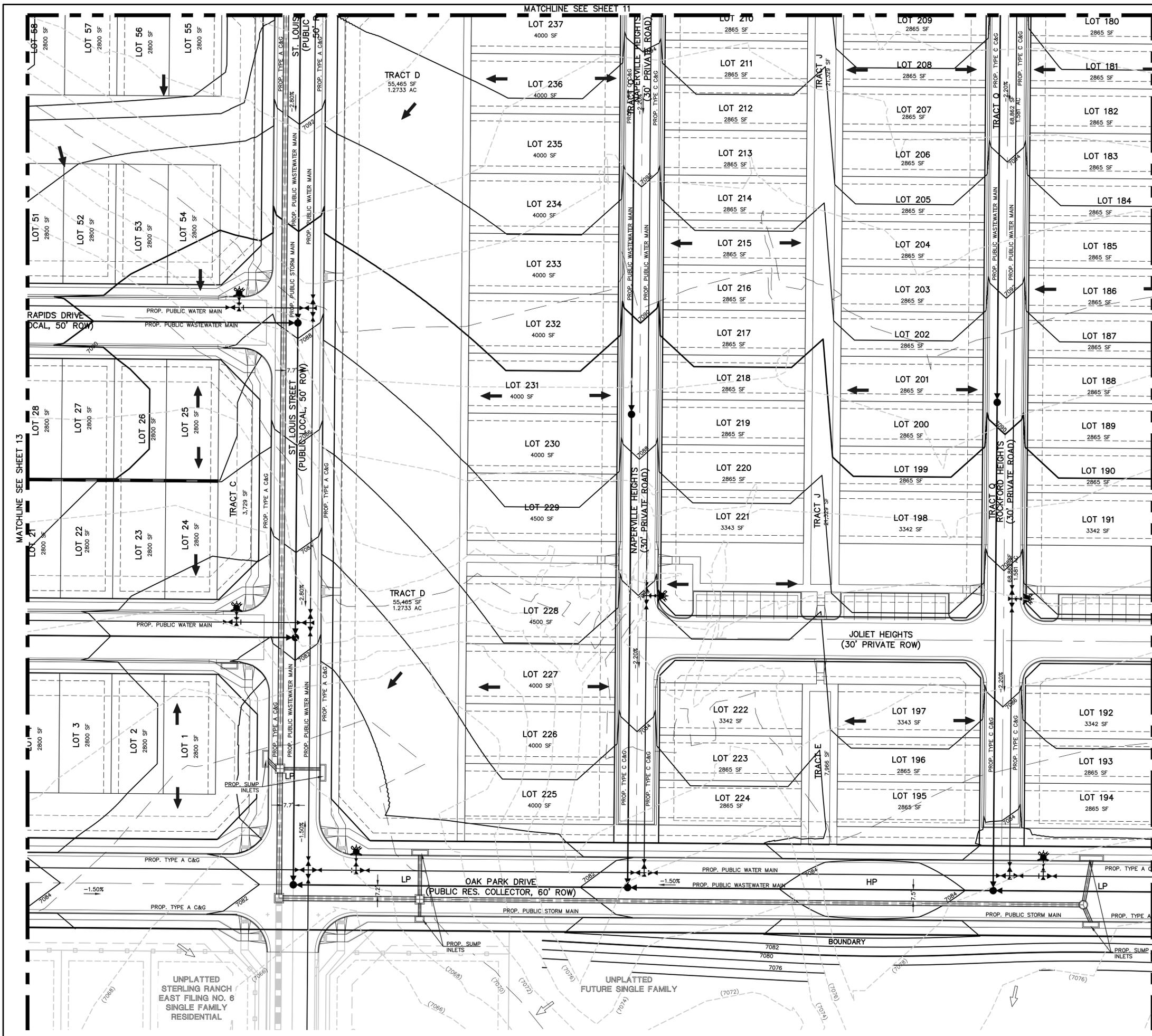
PRELIMINARY GRADING AND UTILITY PLAN



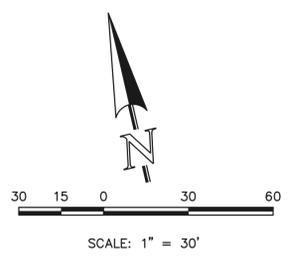
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	13 OF
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.26	

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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

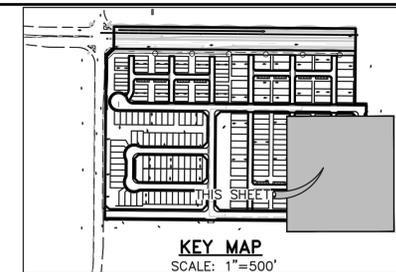
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VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

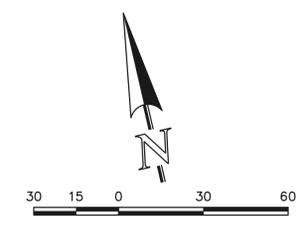
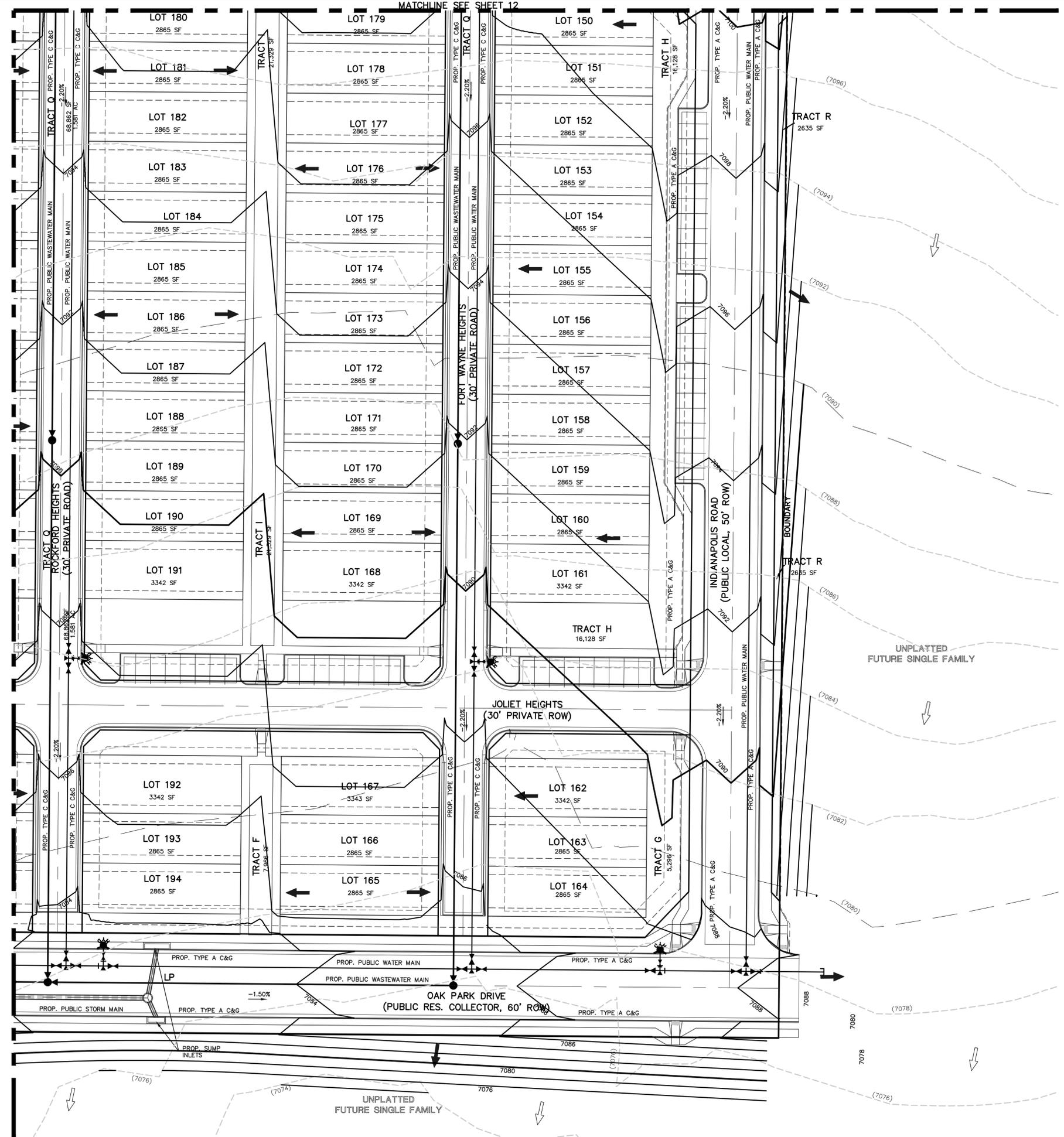
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 30'	SHEET	14 OF
CHECKED BY	(V)	1"= N/A	JOB NO.	1183.26



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



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

CLASSIC CONSULTING

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