

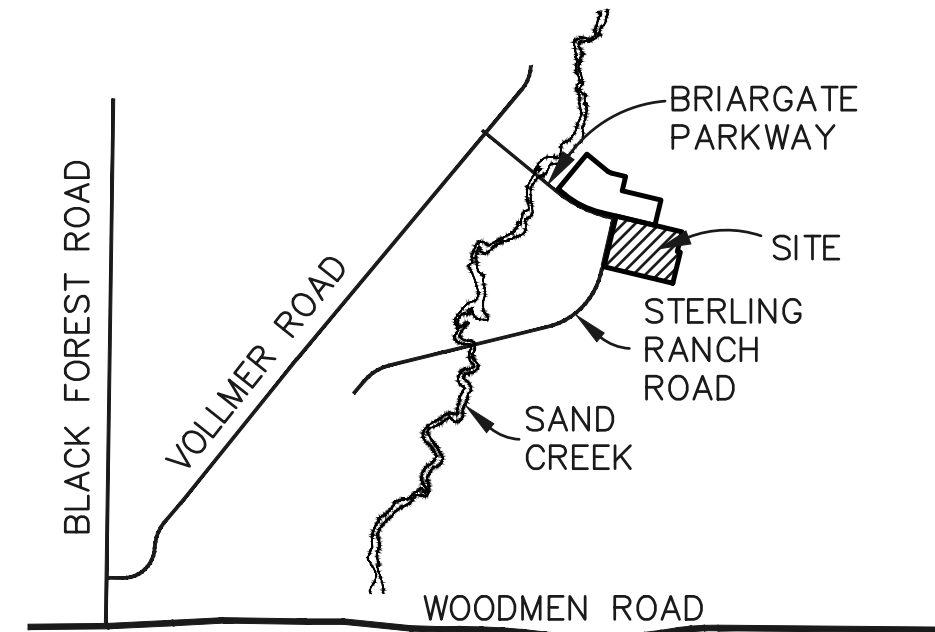
GENERAL PROVISIONS SECTION:

- A. AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE...
B. APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND...
C. ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS...
D. RELATIONSHIP TO COUNTY REGULATIONS...
E. ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS...
F. CONFLICT: WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER...
G. MAXIMUM LEVEL OF DEVELOPMENT...
H. PROJECT TRACKING: AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY...
I. OVERALL PROJECT STANDARDS: THE STANDARD ZONING REQUIREMENTS OF EL PASO COUNTY LAND DEVELOPMENT CODE...

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

VILLAGES AT STERLING RANCH DEVELOPMENT GUIDELINES (CONT.):

- 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...
C. STREETS: STREETS WITHIN VILLAGES AT STERLING RANCH PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT...
D. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS: COVENANTS FOR VILLAGES AT STERLING RANCH WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT...
E. ACCESS LIMITATION: THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO STERLING RANCH ROAD, BRIARGATE PARKWAY, OAK PARK DRIVE AND INDIANAPOLIS ROAD...



VICINITY MAP N.T.S.

APPLICANT/DEVELOPER/ PROPERTY OWNER

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

PROPERTY ADDRESS

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

APPLICANT REPRESENTATION

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

DEVELOPMENT DATA:

Table with 2 columns: Category and Value. Includes: EXISTING ZONING: RR-5; TAX SCHEDULE NO.: 5200000552; TOTAL AREA: 39.058 ACRES; NUMBER OF LOTS: 227; TOTAL LOT AREA: 16.22 ACRES (42%); AVERAGE LOT SIZE: 3,113 SF; MINIMUM LOT SIZE: 2800 SF; MINIMUM LOT WIDTH: 30.0'; MINIMUM LOT DEPTH: 80.0'; GROSS DENSITY: 5.81 DU/AC; NET DENSITY (W/O PUBLIC ROW & PRIVATE TRACTS): 9.20 DU/AC; ROW (PUBLIC): 10.94 ACRES (28%); PRIVATE ROAD (TRACT): 3.45 ACRES (9%); TOTAL OPEN SPACE: 8.46 ACRES (30%); OPEN SPACE REQUIRED: 10% OF 39.058 AC = 3.9 AC; OPEN SPACE PROVIDED: 8.46 AC (30%); CONTIGUOUS USABLE OPEN SPACE REQUIRED: (25% OF 3.9 AC) = 0.975 AC; CONTIGUOUS USABLE OPEN SPACE PROVIDED: 3.4 AC (TRACT A); MAXIMUM LOT COVERAGE: 68%; PARKING REQUIREMENTS: 2 STALLS PER SF UNIT + 1 STALL PER 4 ATTACHED UNITS (+14 STALLS) 360 STALLS REQUIRED; PARKING PROVIDED: 2 STALLS PER UNIT ON LOT (GARAGE/DRIVEWAY) 193 ADDITIONAL STALLS 7 ADA STALLS 654 STALLS PROVIDED

OWNER CERTIFICATION:

CLASSIC SRJ LAND, LLC
NAME OF LANDOWNER
LANDOWNER'S SIGNATURE
STATE OF COLORADO } ss
COUNTY OF EL PASO }
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.

SIGNATURE
STATE OF COLORADO } ss
COUNTY OF EL PASO }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. BY \_\_\_\_\_ OF \_\_\_\_\_
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 } 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 COUNTY, COLORADO.
BY: \_\_\_\_\_ EL PASO COUNTY CLERK AND RECORDER

SHEET INDEX

Table with 3 columns: Document Name, Sheet Number, and Total Sheets. Includes: COVER SHEET (1 OF 27), PUD & PRELIMINARY PLAN (2-9 OF 27), PRELIMINARY GRADING & UTILITIES PLAN (10-15 OF 27), LANDSCAPE TITLE SHEET (16 OF 27), LANDSCAPE PLAN - OVERALL (17 OF 27), LANDSCAPE PLAN - DETAILS (18-26 OF 27), SHEETS (27 OF 27)

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

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.

VILLAGES AT STERLING RANCH DEVELOPMENT GUIDELINES:

Table with 3 columns: USE, PRINCIPAL USES, and NOTES. Includes categories: DWELLINGS, OPEN SPACE, RECREATION AMENITIES, ACCESSORY USES, TEMPORARY USES, SPECIAL USES, and CMRS FACILITY - STEALTH.

- B. DEVELOPMENT STANDARD FOR ALL RESIDENTIAL LOTS, (SEE LOT TYPICALS 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 BACK OF WALK OR BACK OF CURB WHERE NO WALK EXISTS). FRONT YARD: 5 FEET MIN. (SEE TYPICAL LOT DETAILS - SEE SHEETS 2 & 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: 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.

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 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 LOTS DETAILS (SEE SHEETS 2 & 3 / OR ZERO (0) FEET ON DUPLEXES - 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 (173) SINGLE FAMILY DETACHED LOTS AND SEVENTY (54) SINGLE FAMILY ATTACHED DUPLEX 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 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)
- ARTIFICIAL FILL (ALL LOTS)
- SHALLOW BEDROCK (ALL LOTS)
- 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.
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 ROADWAYS, NOT IN THE PUBLIC RIGHT-OF-WAY.
14. 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.
15. 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.
16. 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.
17. STERLING RANCH METROPOLITAN DISTRICT TO MAINTAIN SITE RETAINING WALLS.
18. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.6.2 & 2.3.5.3 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.
19. 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.
20. 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.
21. 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.
22. PER THE ENTECH REPORT DATED APRIL 2022, NO BASEMENTS PERMITTED IN THE VILLAGES AT STERLING RANCH DEVELOPMENT. IN ADDITION, SUBSURFACE PERIMETER DRAINS ARE RECOMMENDED IN AREAS WHERE HIGH SUBSURFACE MOISTURE CONDITIONS ARE ANTICIPATED PERIODICALLY.
23. AS NOTED IN THIS DOCUMENT, SOME LOTS WILL INCLUDE A 5' USE EASEMENT FOR EACH UNIT AT THE PATIO SIDE OR SIDE HOUSE ACCESS OF THE TENANT. ADDITIONALLY, EACH UNIT WILL BE SUBJECT TO A 5' MAINTENANCE ACCESS FOR THE BENEFIT OF AN ADJOINING UNIT. END UNITS WILL NOT HAVE A USE EASEMENT IF ADJACENT TO A TRACT OR OPEN SPACE. SPECIFICS OF THE USE AND PERMISSIONS FOR THESE AREAS ARE DEFINED IN THE CCR'S.

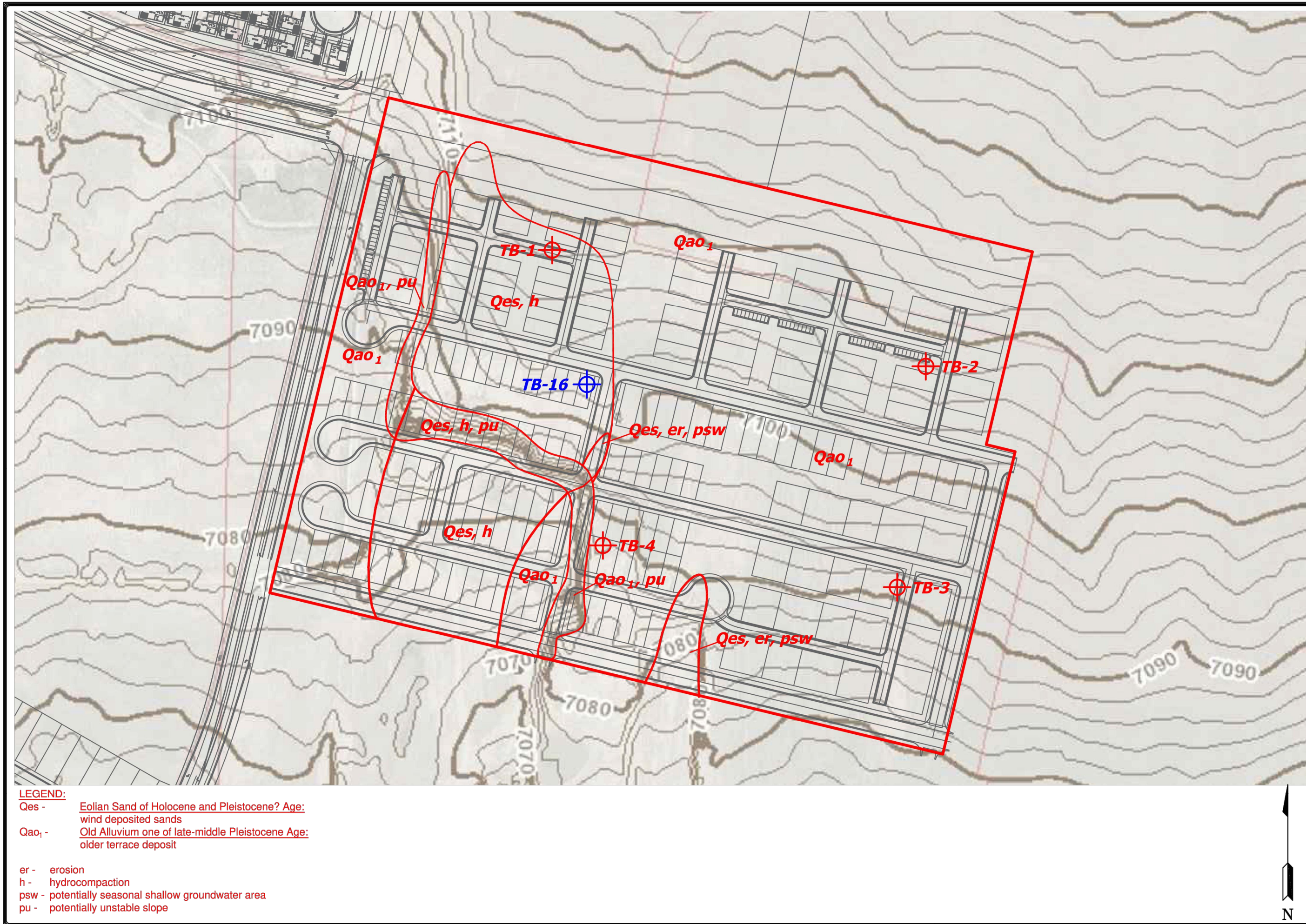
PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

Table with 5 columns: LDC/ECM SECTION, CATEGORY, STANDARD, MODIFICATION, JUSTIFICATION. Lists 7 modifications to private roads, roadway terminations, and accessible curb ramps.

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" WITNESS 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°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. 220714683 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





REVISION BY

**ENTECH ENGINEERING, INC.**  
 COLORADO SPRINGS, CO 80907  
 (719) 593-8999

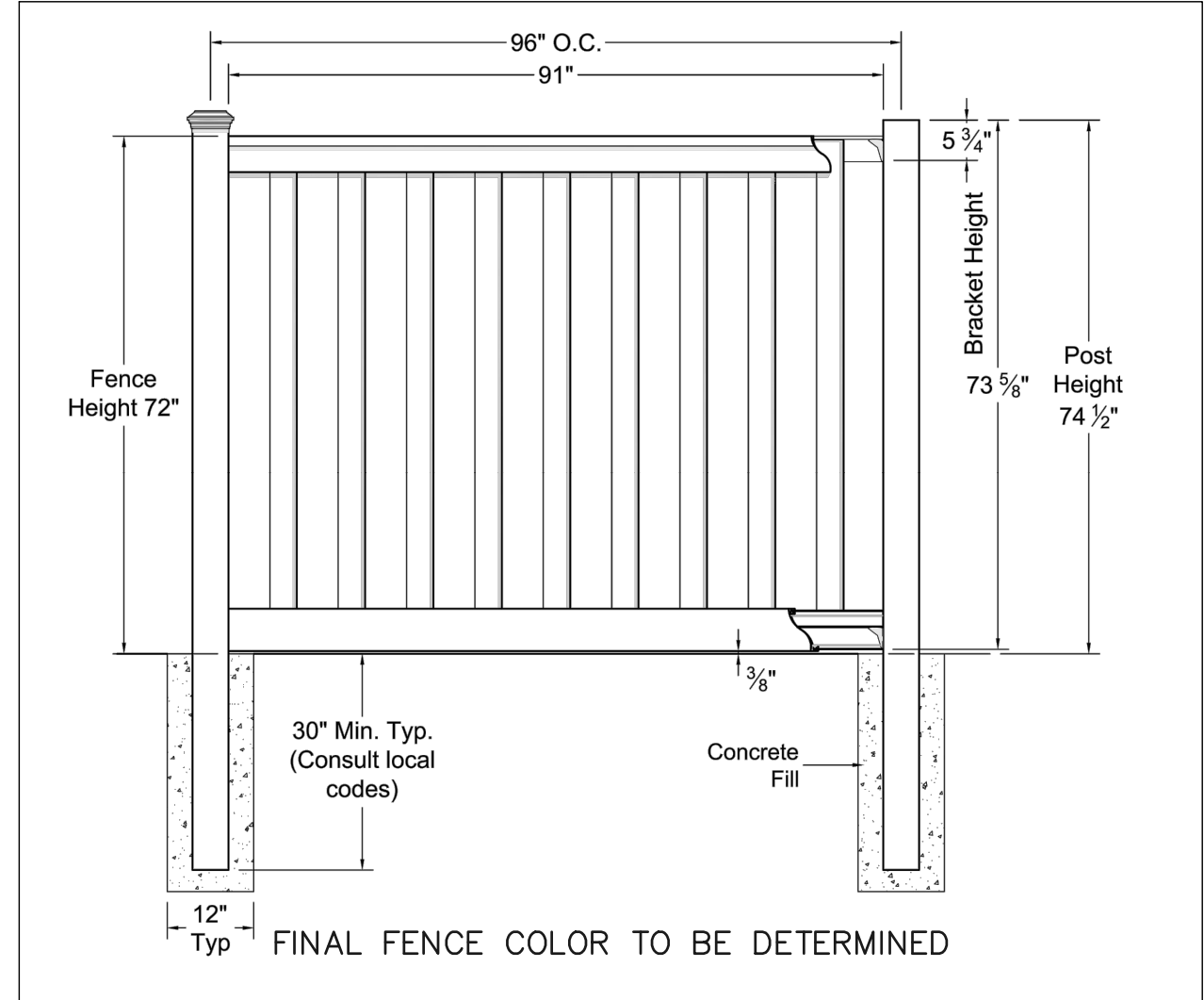
GEOLOGY/ENGINEERING GEOLOGY MAP  
 STERLING RANCH EAST  
 PRELIMINARY PLAN NO. 3  
 COLORADO SPRINGS, CO.  
 FOR: CLASSIC SRJ

DATE: 4/18/22  
 BY: [Signature]  
 AS SHOWN ON: 220879  
 SCALE: 1"=150'

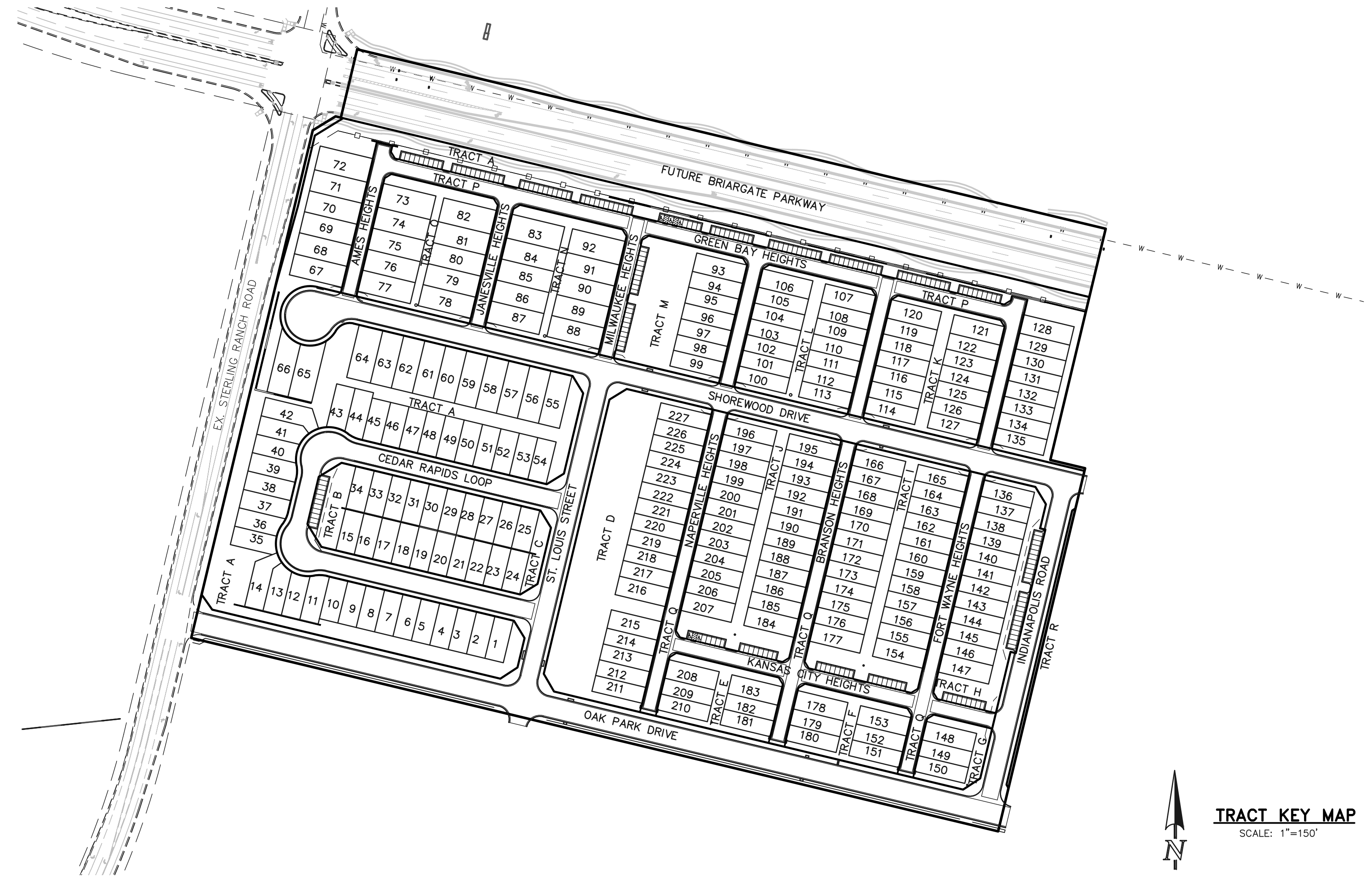
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- POTENTIALLY SHALLOW GROUNDWATER (ALL LOTS)
- ARTIFICIAL FILL (ALL LOTS)
- SHALLOW BEDROCK (ALL LOTS)
- POTENTIAL EXPANSIVE SOIL (SPORADIC)
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IN AREAS OF EXPANSIVE SOIL: MITIGATION OF EXPANSIVE SOILS 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



TRACT KEY MAP  
 SCALE: 1"=150'

**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
TRACTS P, Q (PRIVATE ROW)	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 ROW	MAILBOXES	SIGNAGE/PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	ELECTRIC EASEMENTS	FENCE/WALLS	OWNED BY	MAINTAINED BY
TRACT A	148,218.00	3.403	X			X	X	X	X	SRMD	SRMD
TRACT B	8,745.00	0.201	X		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									

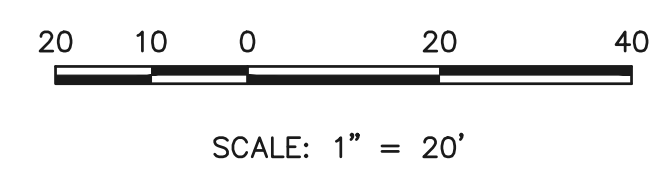
EL PASO COUNTY FILE NO.: PUD SP-22-006



VILLAGES AT STERLING RANCH

PUD DEVELOPMENT PLAN  
 TYPICAL LOT TEMPLATES

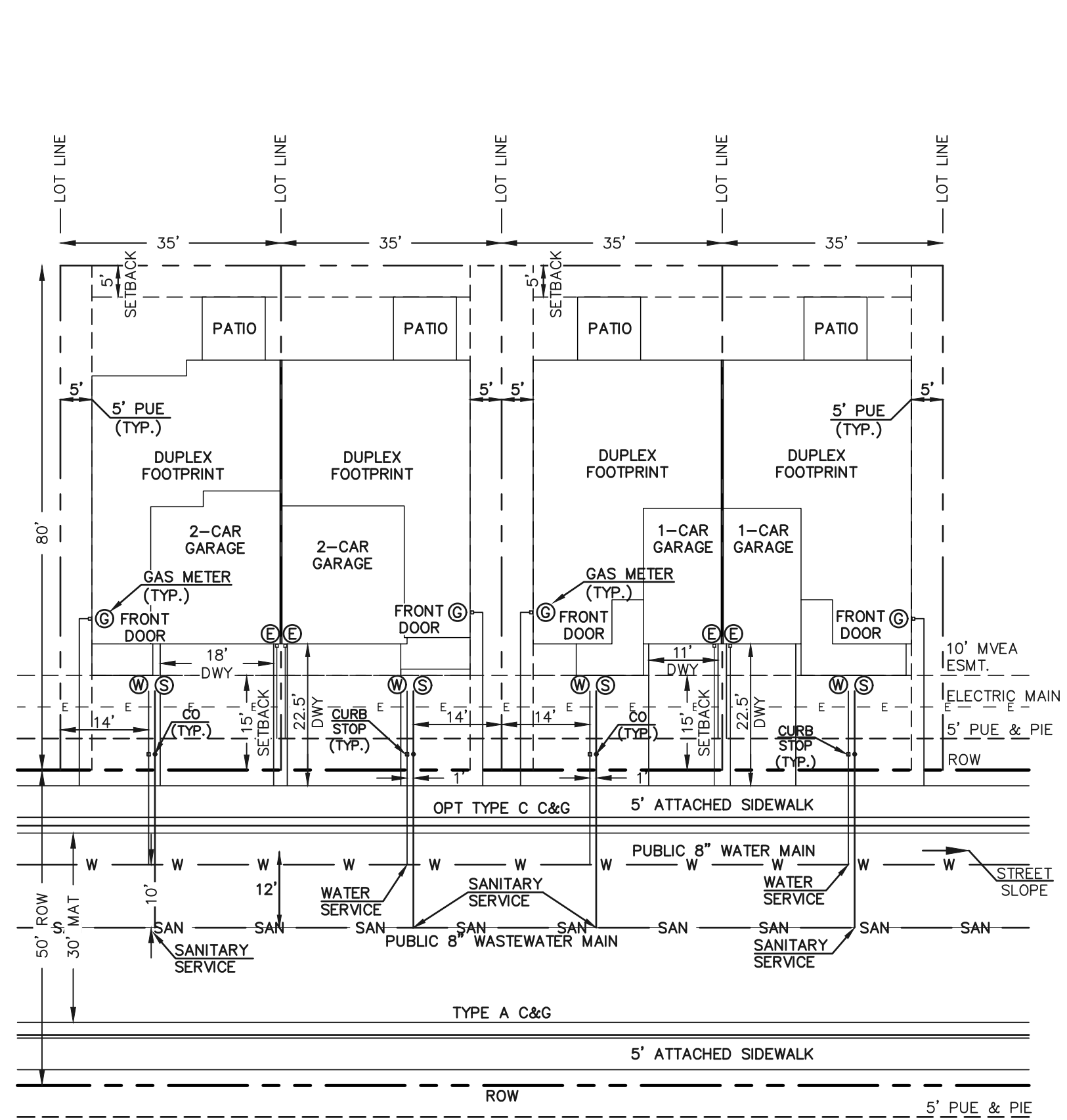
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1"= 20'	SHEET	2 OF 27
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.26



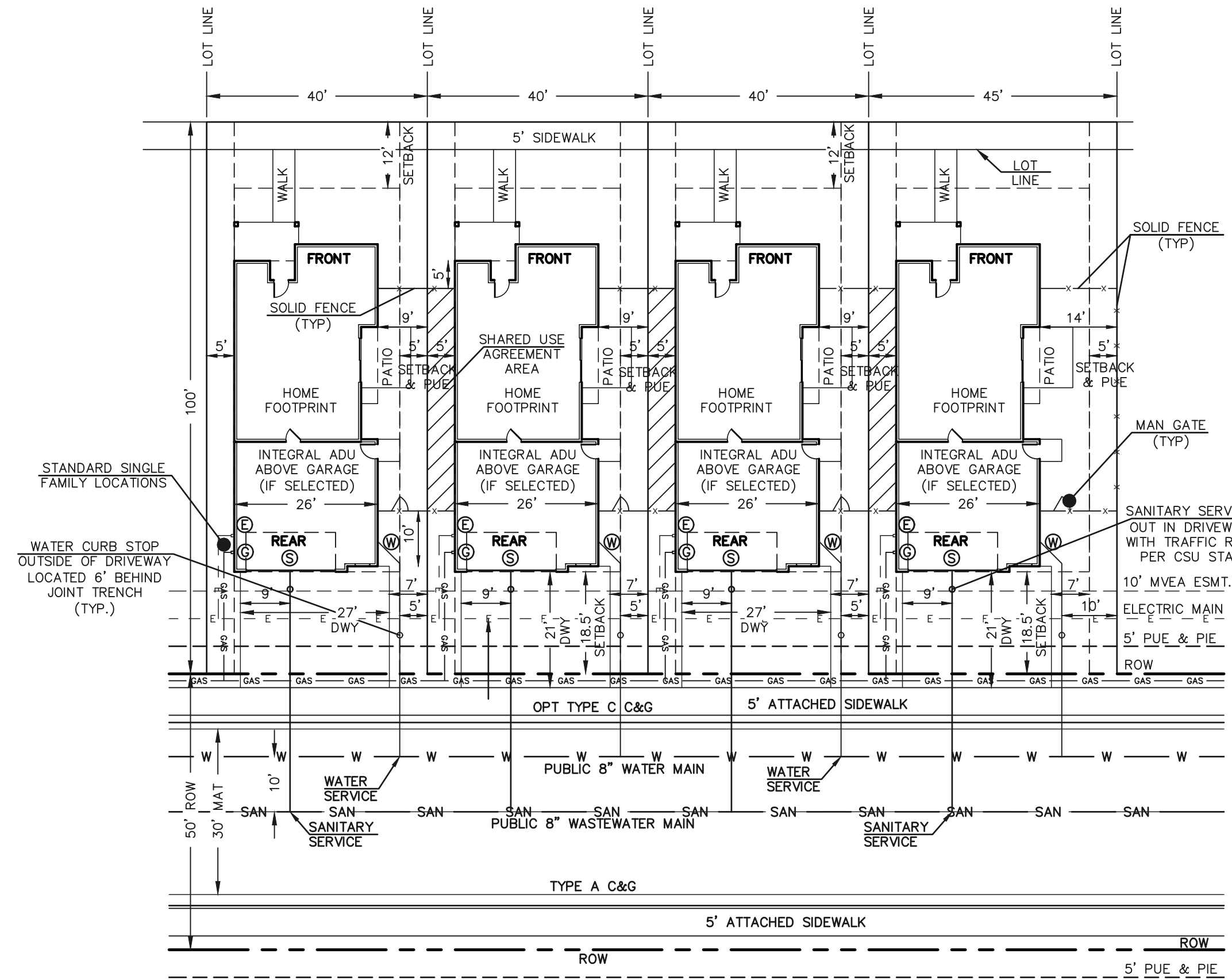
619 N. Cascade Avenue, Suite 200 (719) 785-0790  
 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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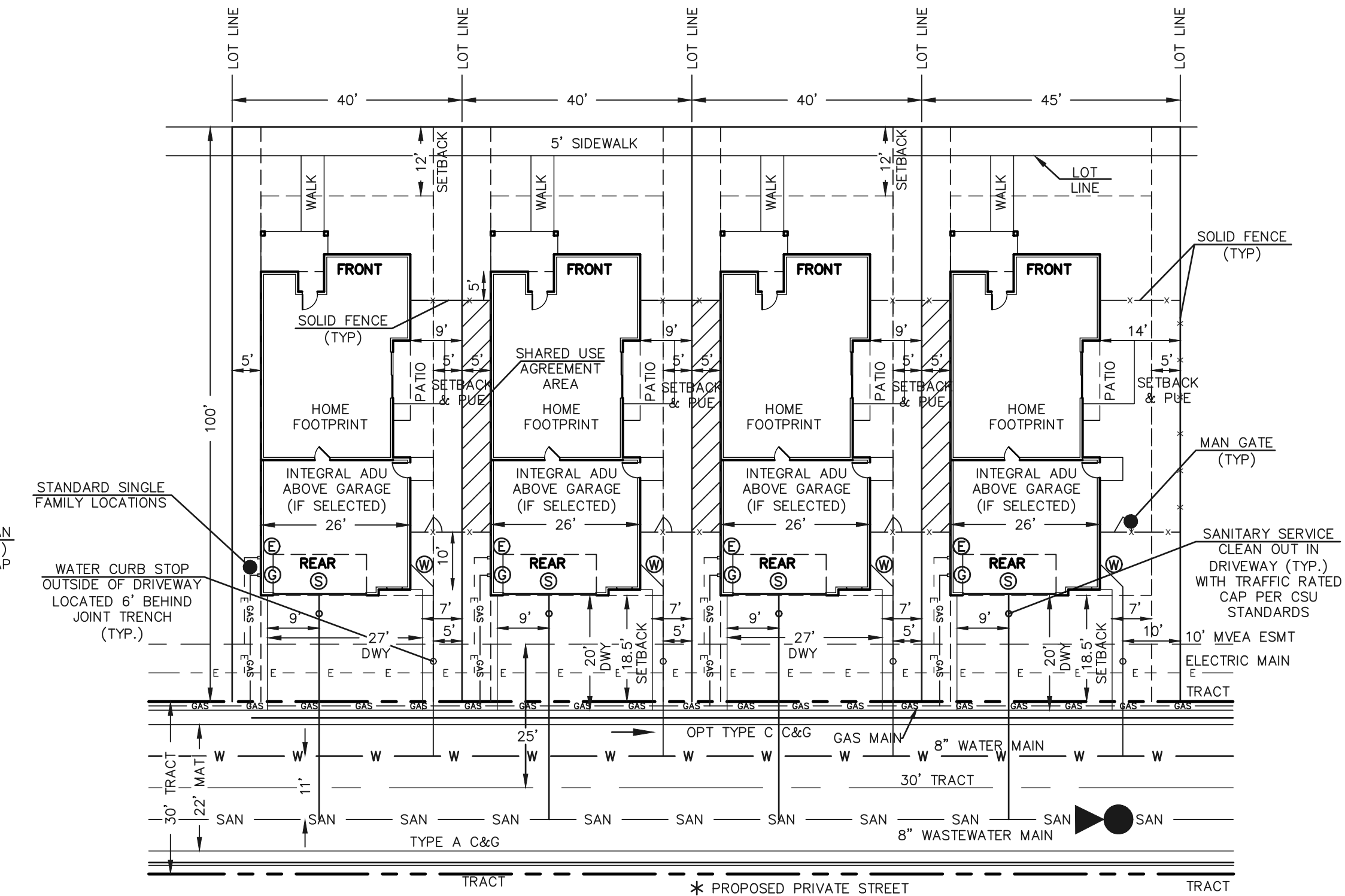




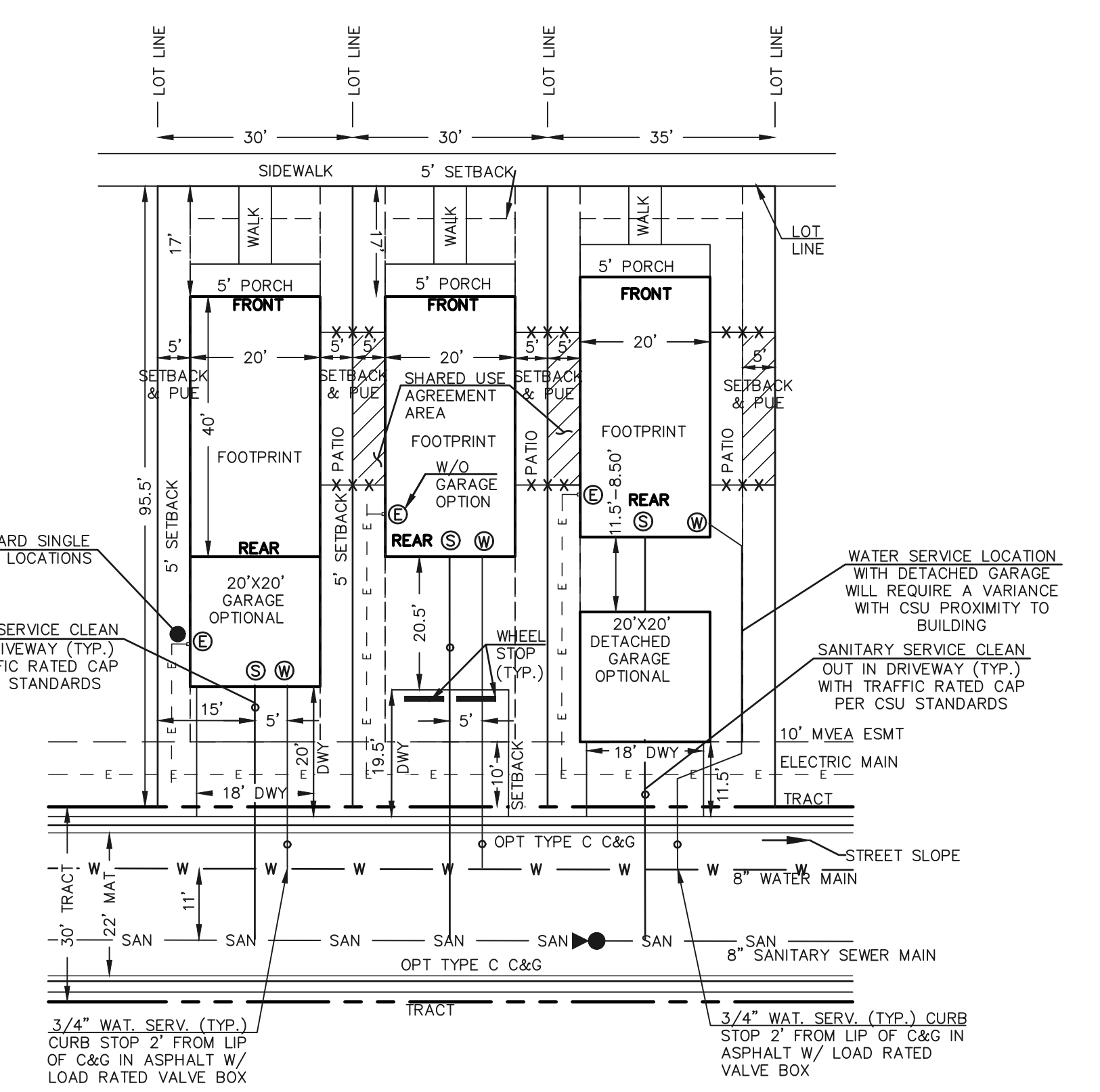
**TYPICAL LOT CONFIGURATION DETAIL – DUPLEX**  
**PUBLIC STREET (URBAN LOCAL, 50' ROW)**  
 CEDAR RAPIDS LOOP  
 SCALE: 1"=20' (H)  
 (ATTACHED SINGLE FAMILY)  
**LOTS 1-54**



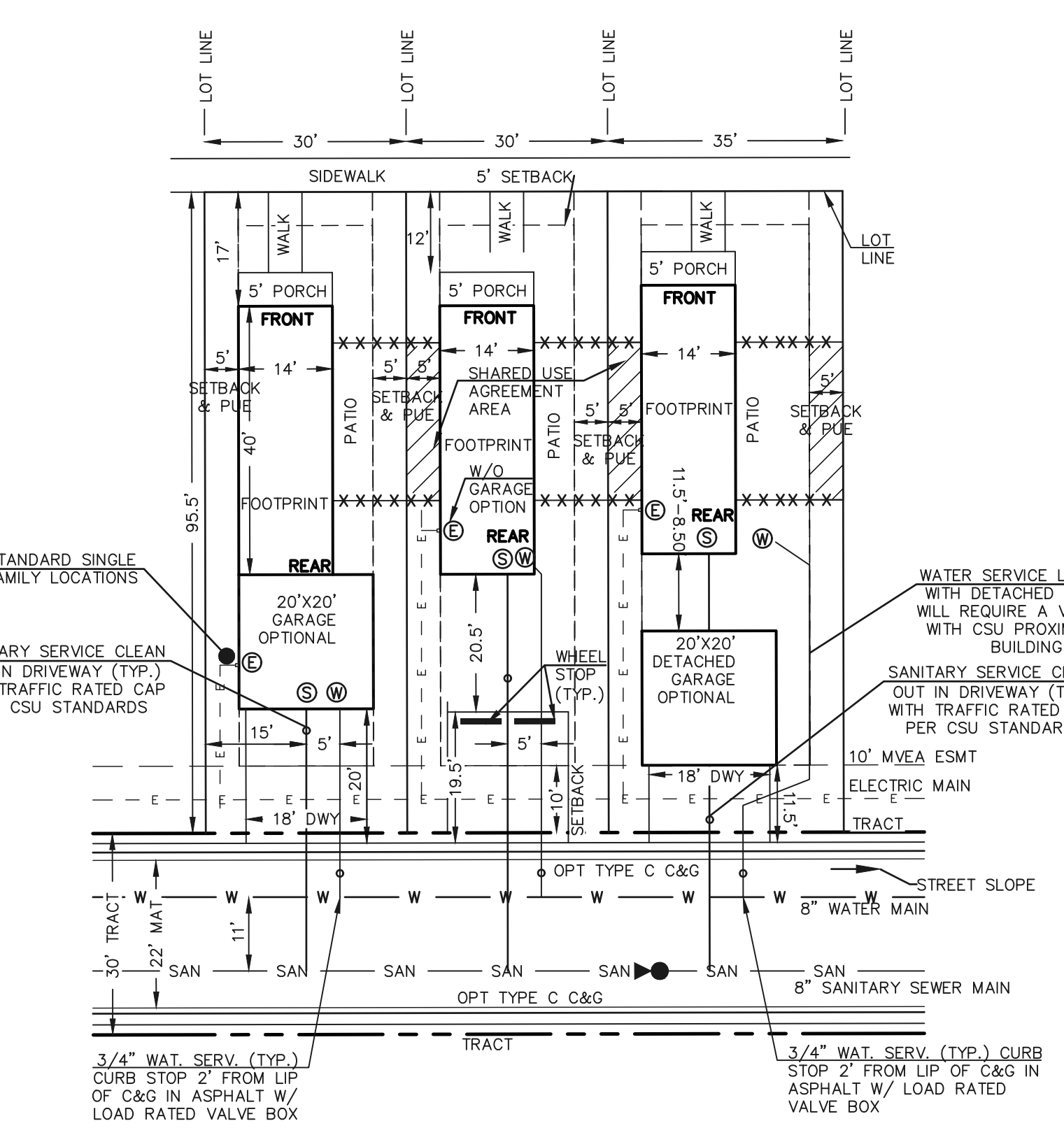
**TYPICAL LOT CONFIGURATION DETAIL – ADU**  
**PUBLIC STREET**  
 SHOREWOOD DRIVE  
 SCALE: 1"=20' (H)  
 (DETACHED SINGLE FAMILY)  
**LOTS 55-66**



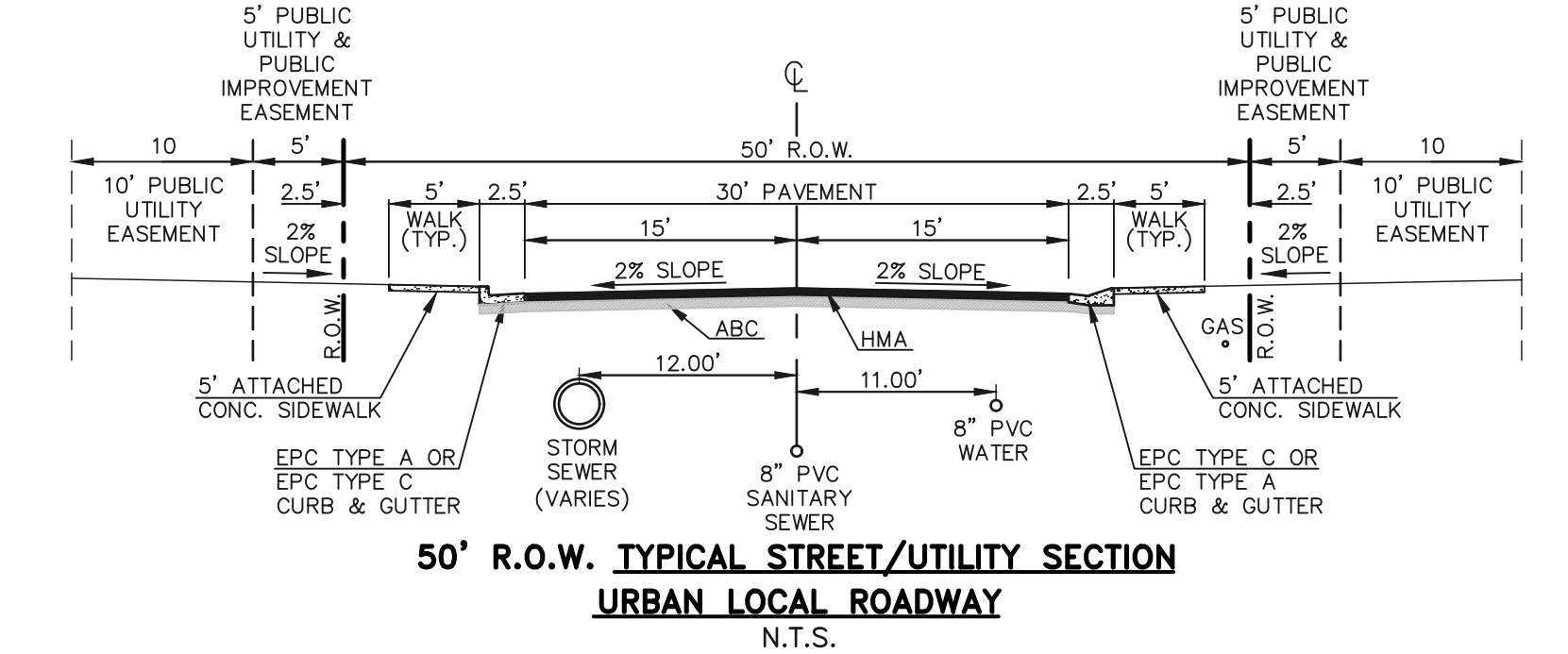
**TYPICAL LOT CONFIGURATION DETAIL – ADU**  
**PRIVATE STREET**  
 AMES HEIGHTS, JANESVILLE HEIGHTS,  
 MILWAUKEE HEIGHTS  
 SCALE: 1"=20' (H)  
 (DETACHED SINGLE FAMILY)  
**LOTS 67-92**  
 \*NO PARKING / FIRE LANE SIGNAGE PER FIRE DEPT. STDS  
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS



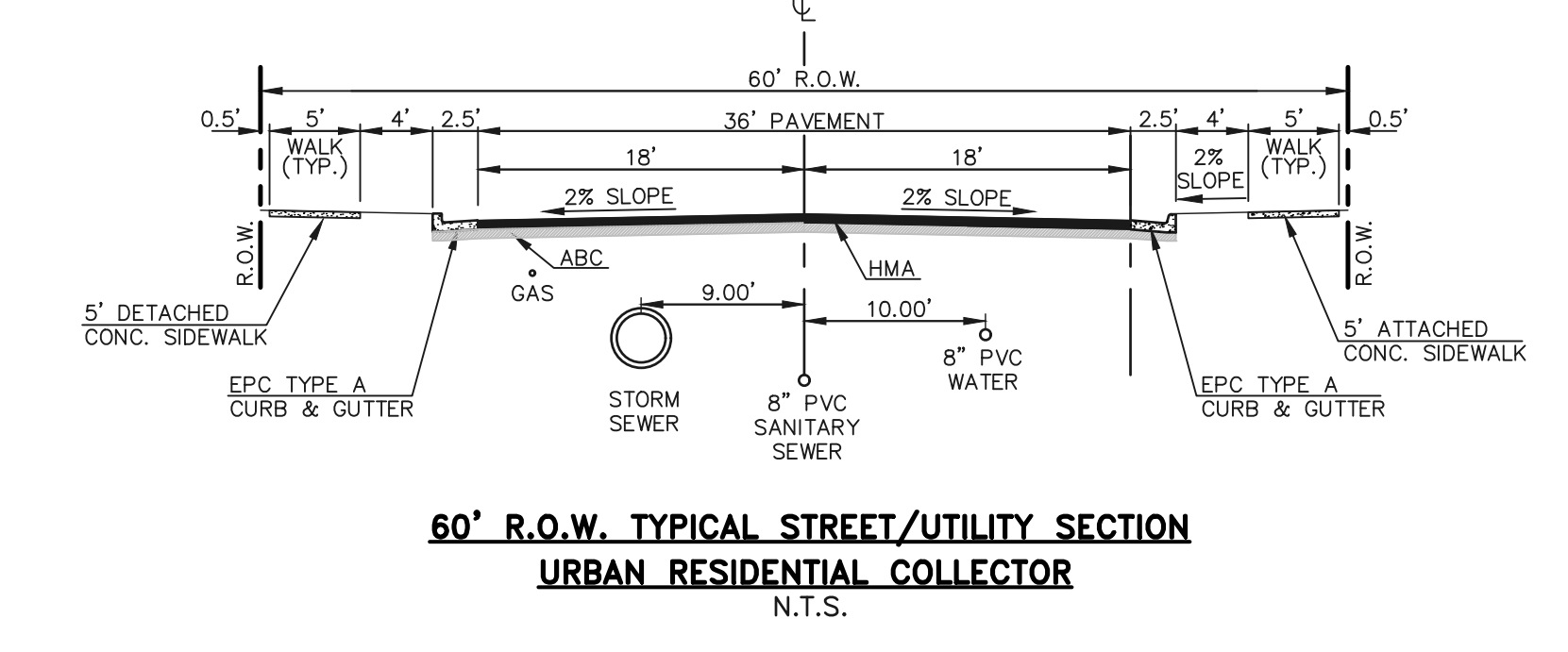
**TYPICAL LOT CONFIGURATION DETAIL – PREAMBLE**  
**PRIVATE STREET (20'x40' BUILDING)**  
 NAPERVILLE HEIGHTS, BRANSON HEIGHTS,  
 FORT WAYNE HEIGHTS  
 SCALE: 1"=20' (H)  
 (DETACHED SINGLE FAMILY, ELECTRIC ONLY)  
**LOTS 93-227**  
 \*NO PARKING / FIRE LANE SIGNAGE PER FIRE DEPT. STDS.  
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS



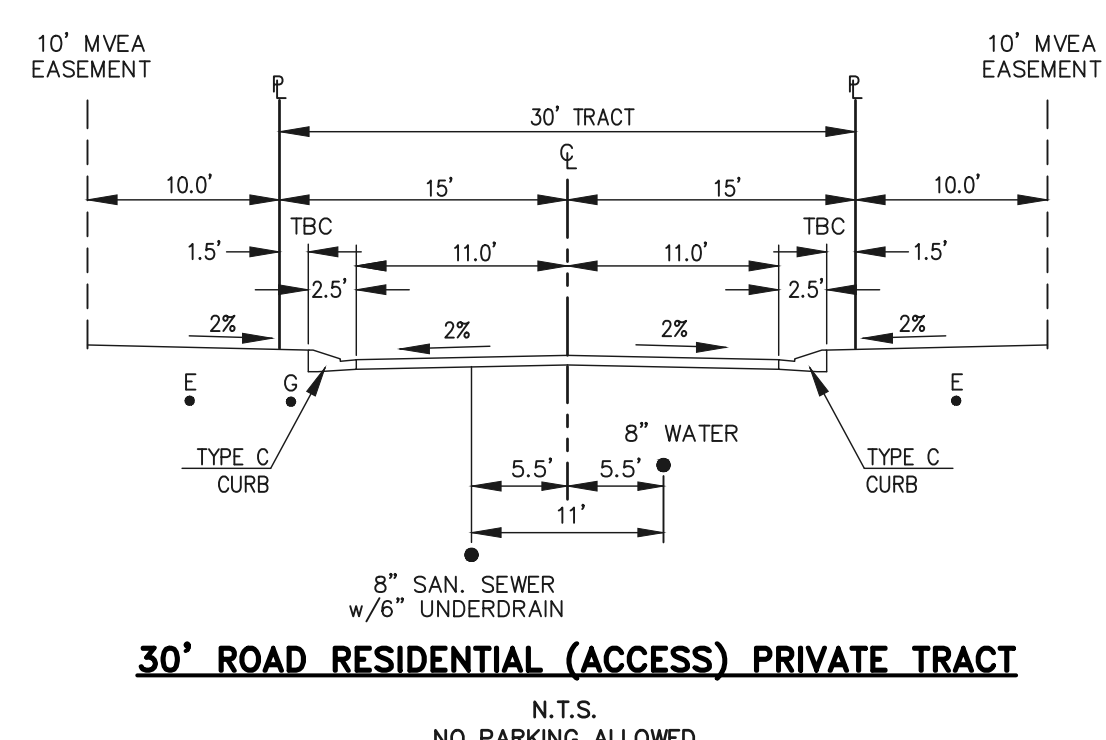
**TYPICAL LOT CONFIGURATION DETAIL – PREAMBLE**  
**PRIVATE STREET (14'x40' BUILDING)**  
 NAPERVILLE HEIGHTS, BRANSON HEIGHTS,  
 FORT WAYNE HEIGHTS  
 SCALE: 1"=20' (H)  
 (DETACHED SINGLE FAMILY, ELECTRIC ONLY)  
**LOTS 93-227**  
 \*NO PARKING / FIRE LANE SIGNAGE PER FIRE DEPT. STDS.  
 NOTE: SEE SITE PLAN FOR ON-SITE PARKING STALLS



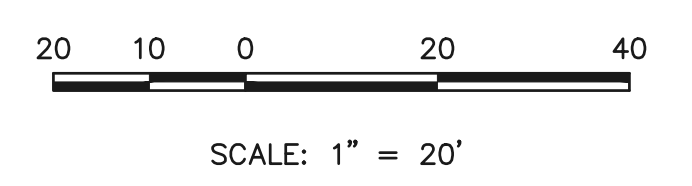
**50' R.O.W. TYPICAL STREET/UTILITY SECTION**  
**URBAN LOCAL ROADWAY**  
 N.T.S.



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



**30' ROAD RESIDENTIAL (ACCESS) PRIVATE TRACT**  
 N.T.S.  
 NO PARKING ALLOWED

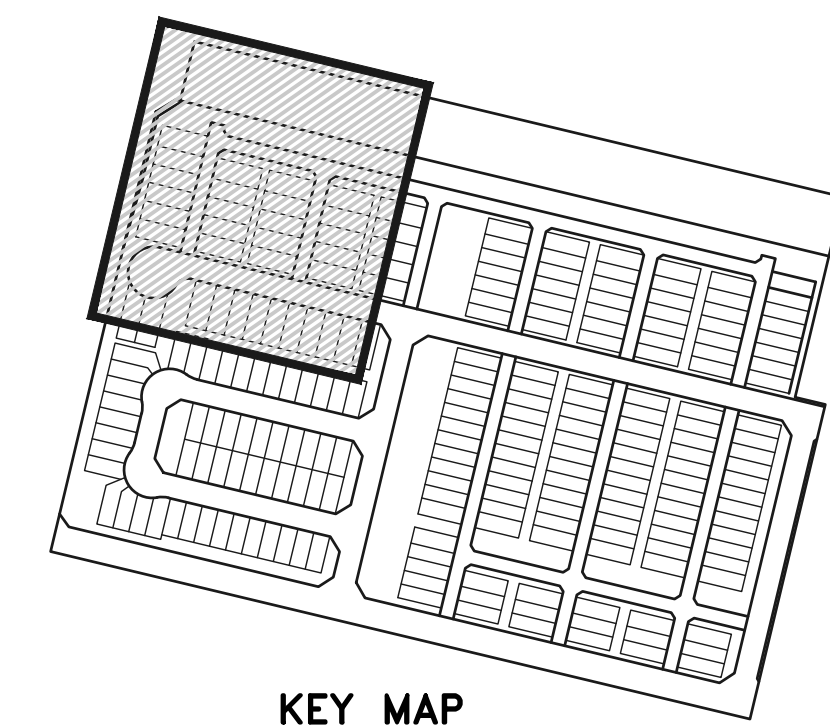
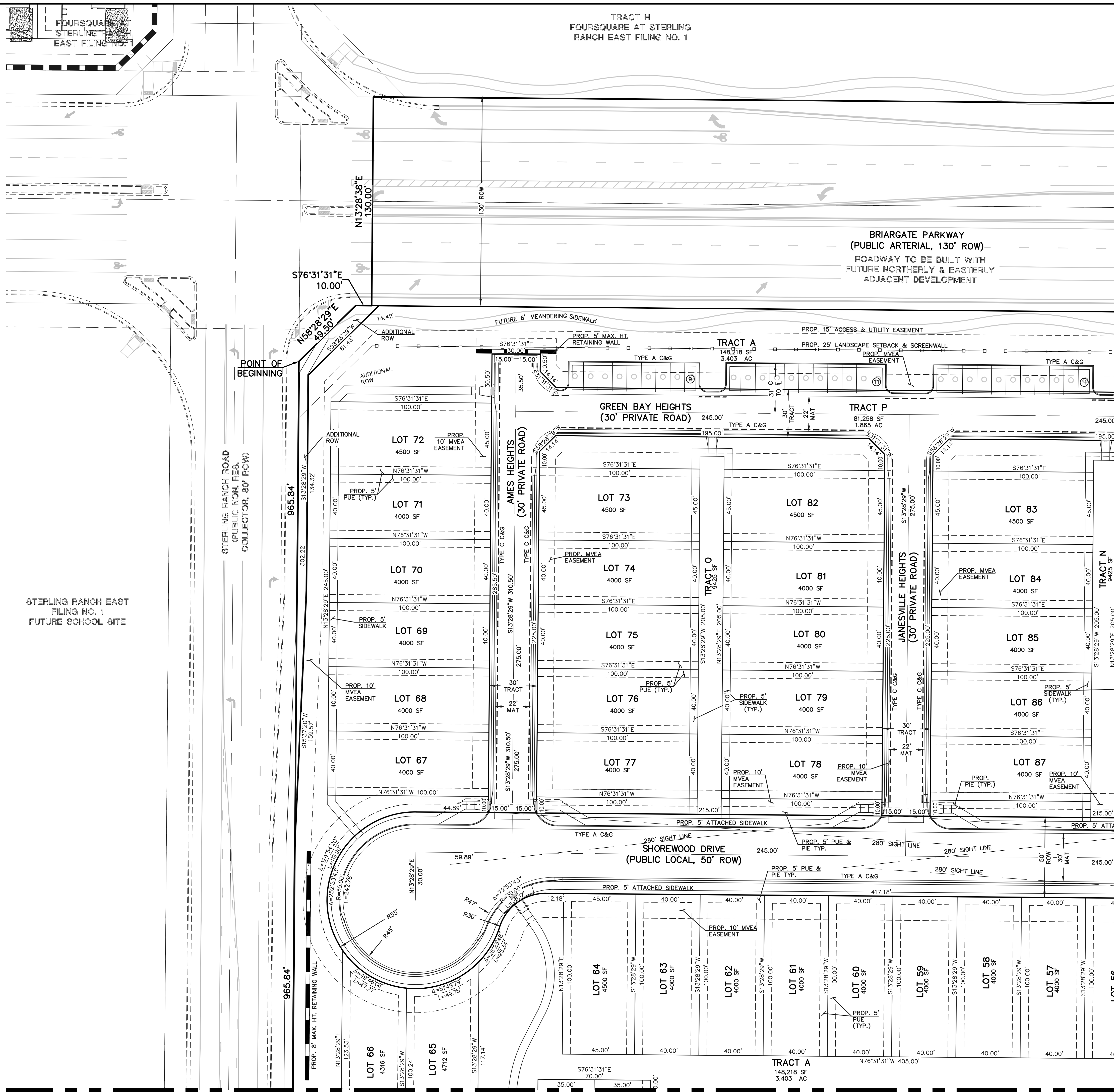


EL PASO COUNTY FILE NO.: PUD SP-22-006

		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 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26

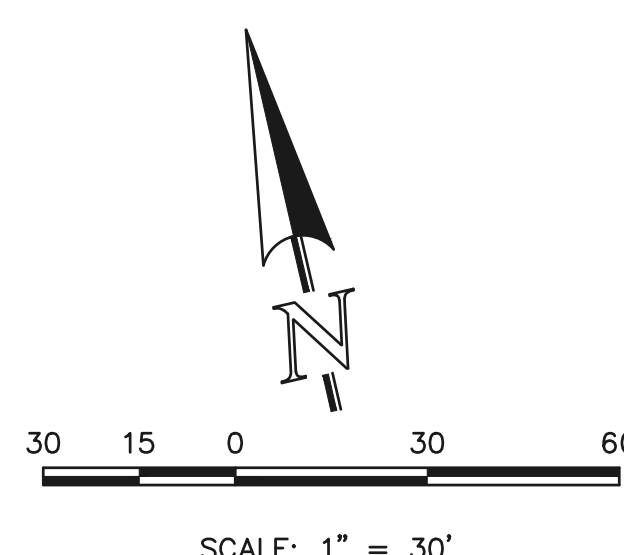
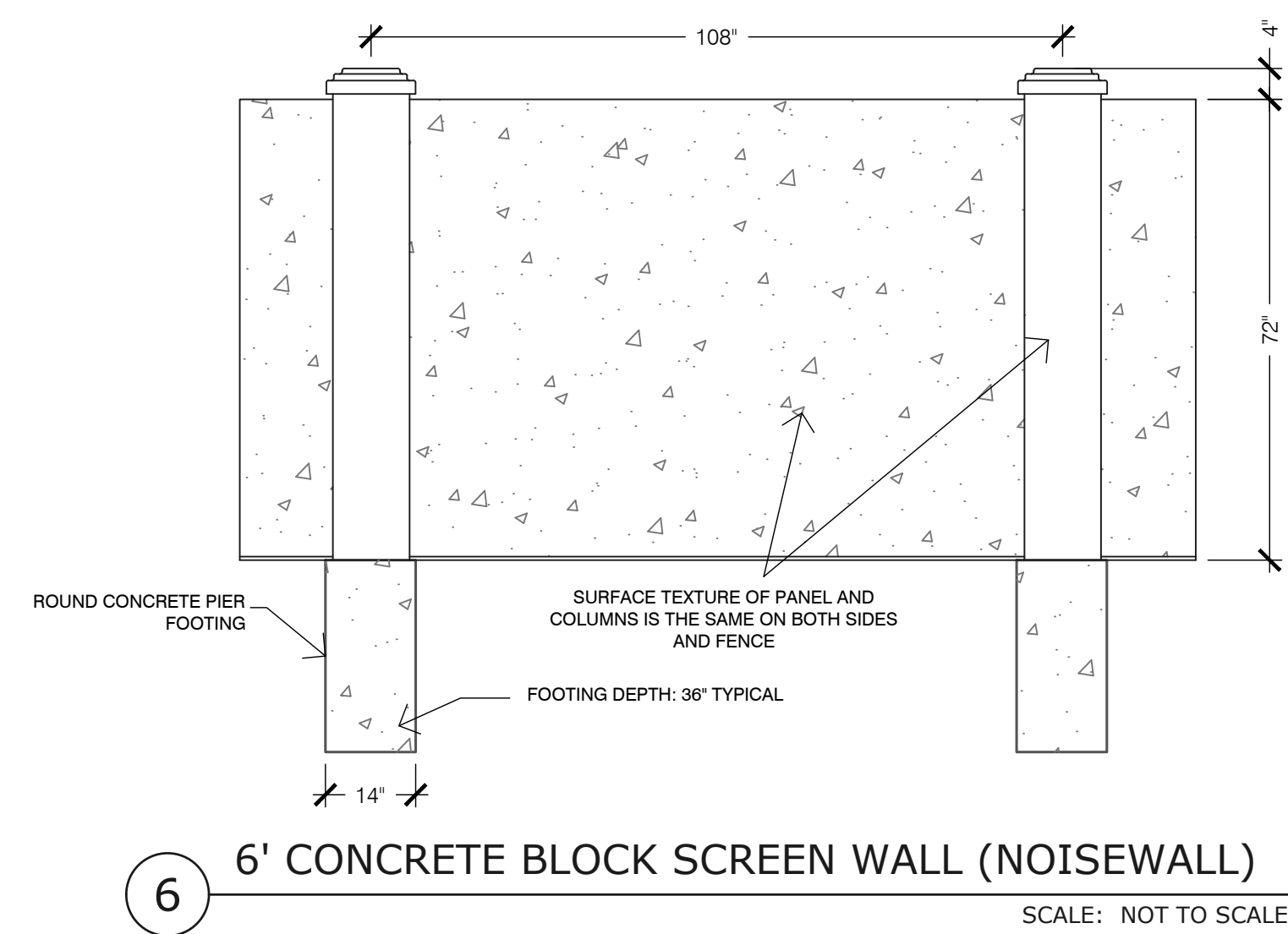
619 N. Cascade Avenue, Suite 200 (719) 785-0790  
 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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**LEGEND**

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



**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	4 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	

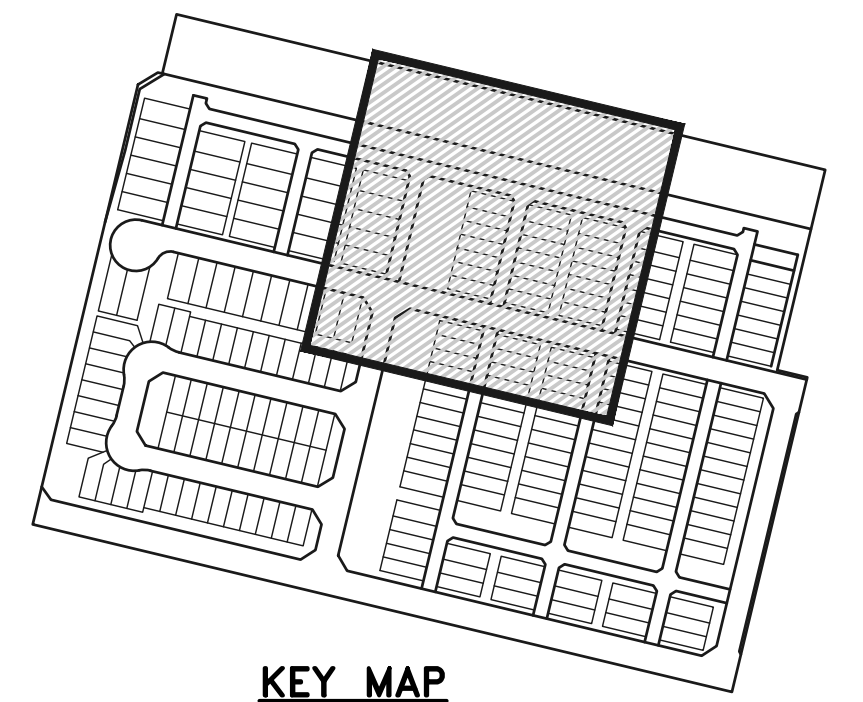
619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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TRACT H  
FOURSQUARE AT STERLING  
RANCH EAST FILING NO. 1

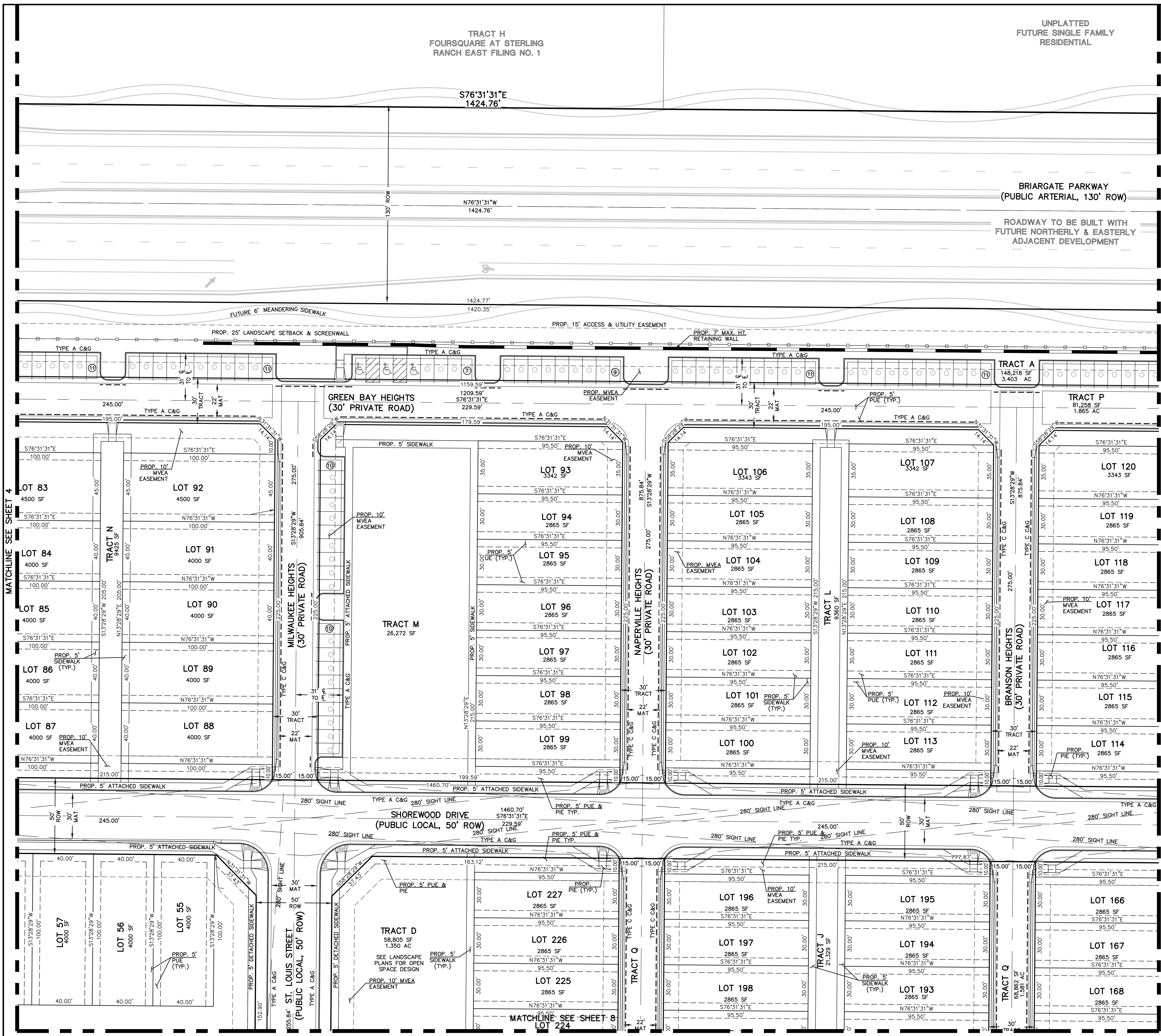
UNPLATTED  
FUTURE SINGLE FAMILY  
RESIDENTIAL



KEY MAP  
NOT TO SCALE

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

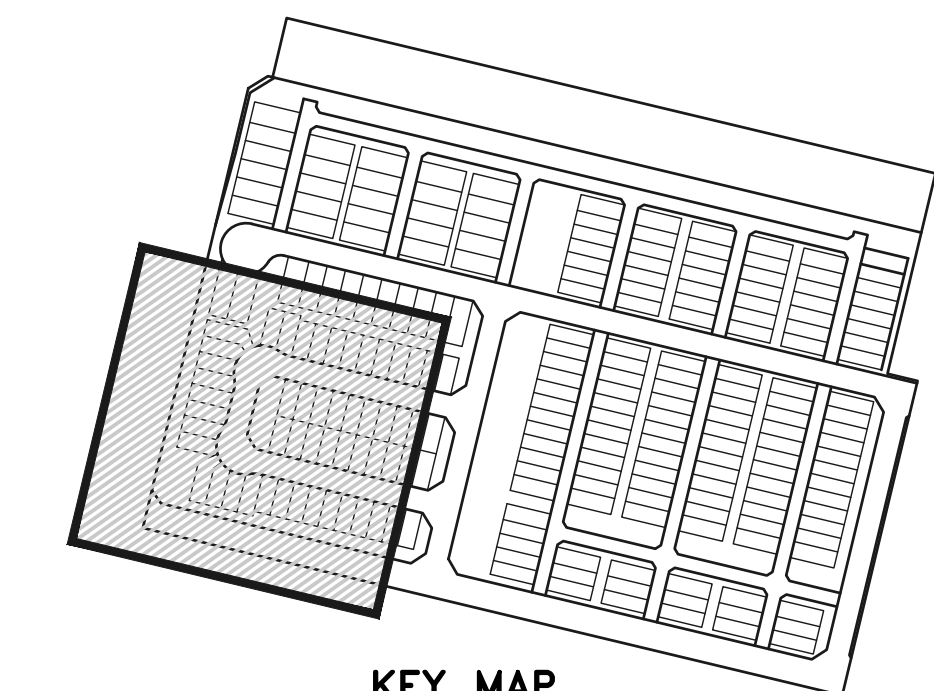








MATCHLINE SEE SHEET 4



KEY MAP NOT TO SCALE

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 27
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.26



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UNPLATTED STERLING RANCH EAST FILING NO. 5 SINGLE FAMILY RESIDENTIAL

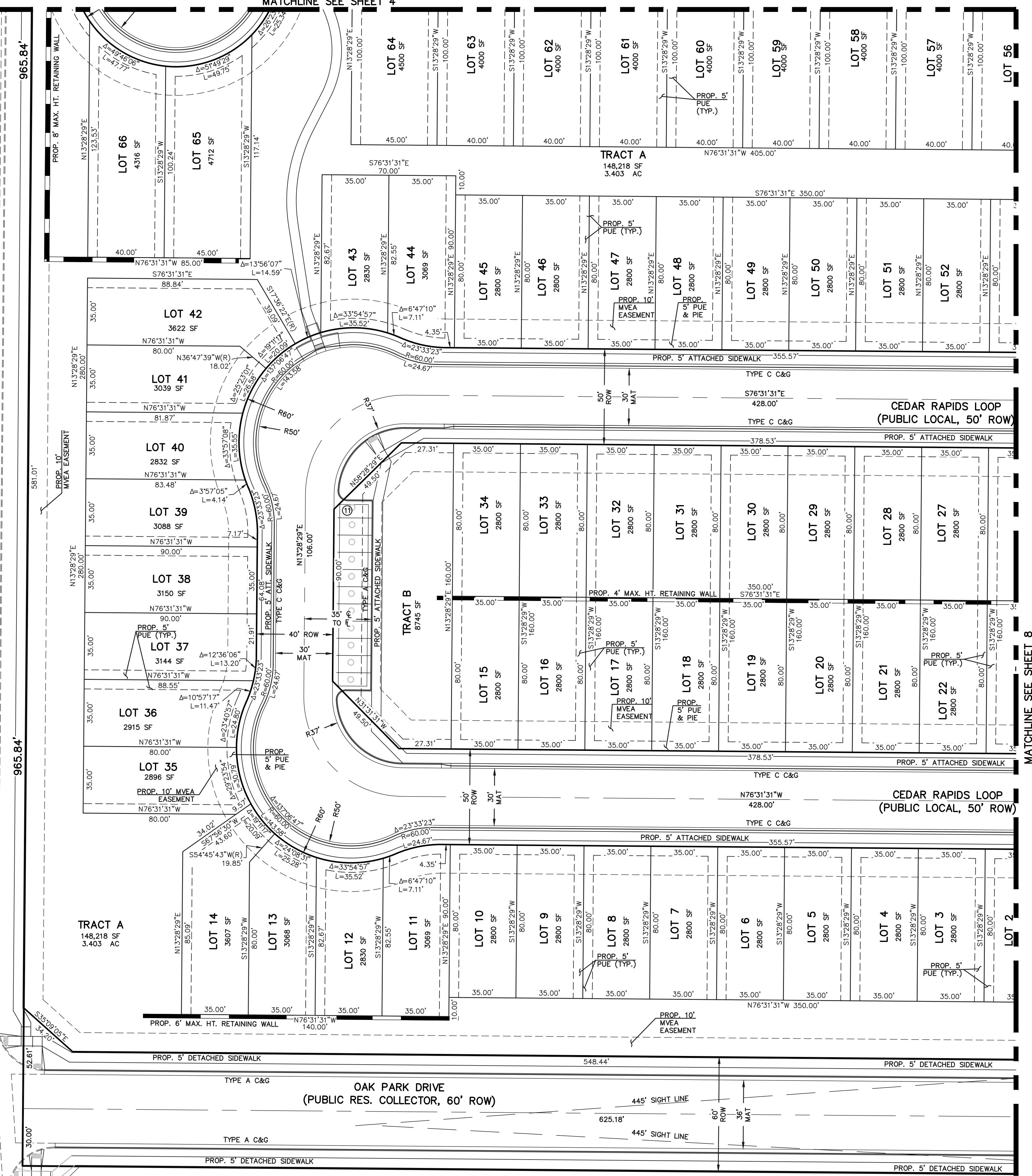
STERLING RANCH EAST FILING NO. 1 FUTURE SCHOOL SITE

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

OAK PARK DRIVE (PUBLIC RES. COLLECTOR, 60' ROW)

CEDAR RAPIDS LOOP (PUBLIC LOCAL, 50' ROW)

CEDAR RAPIDS LOOP (PUBLIC LOCAL, 50' ROW)



965.84'

965.84'

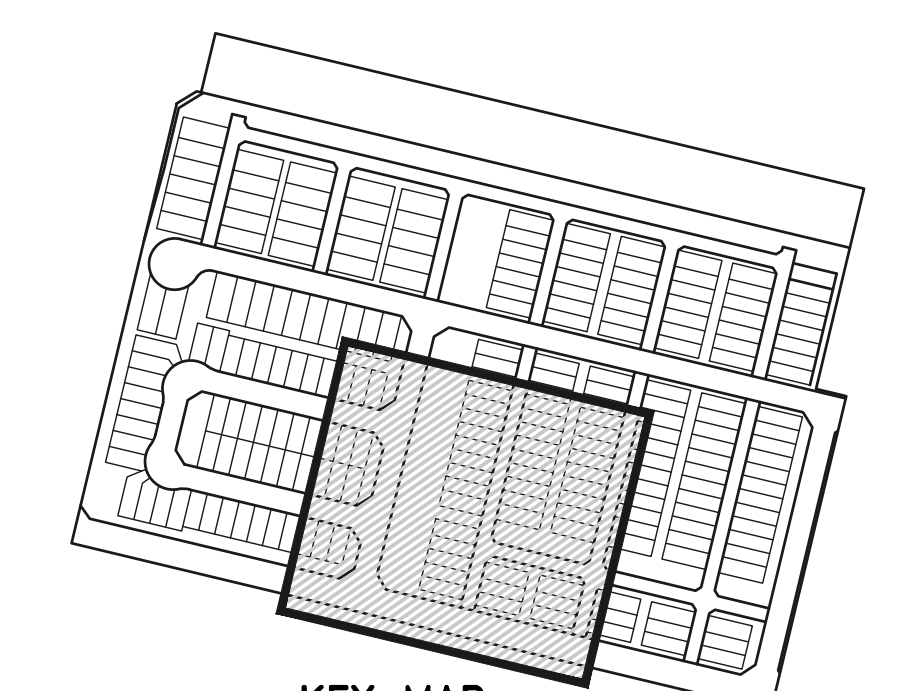
52.61'

30.00'

MATCHLINE SEE SHEET 8



MATCHLINE SEE SHEET 5



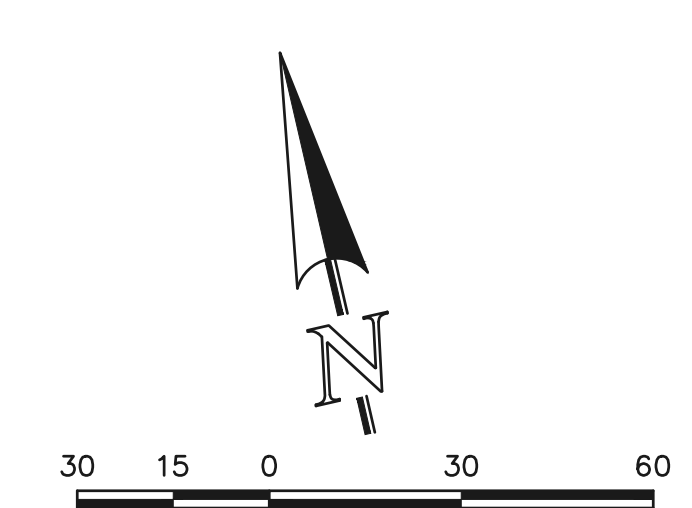
KEY MAP NOT TO SCALE

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 9



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	8 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	

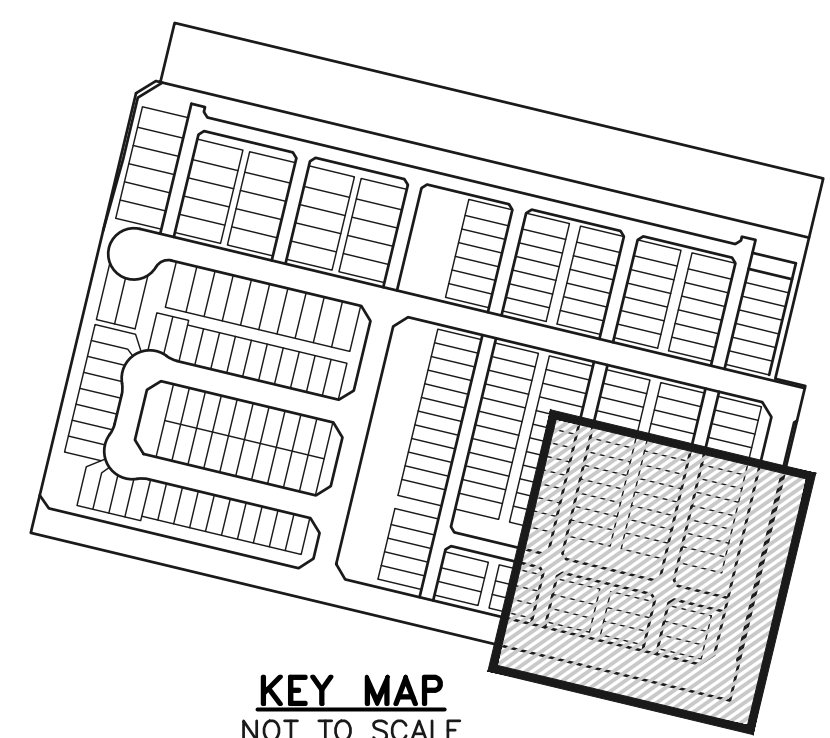
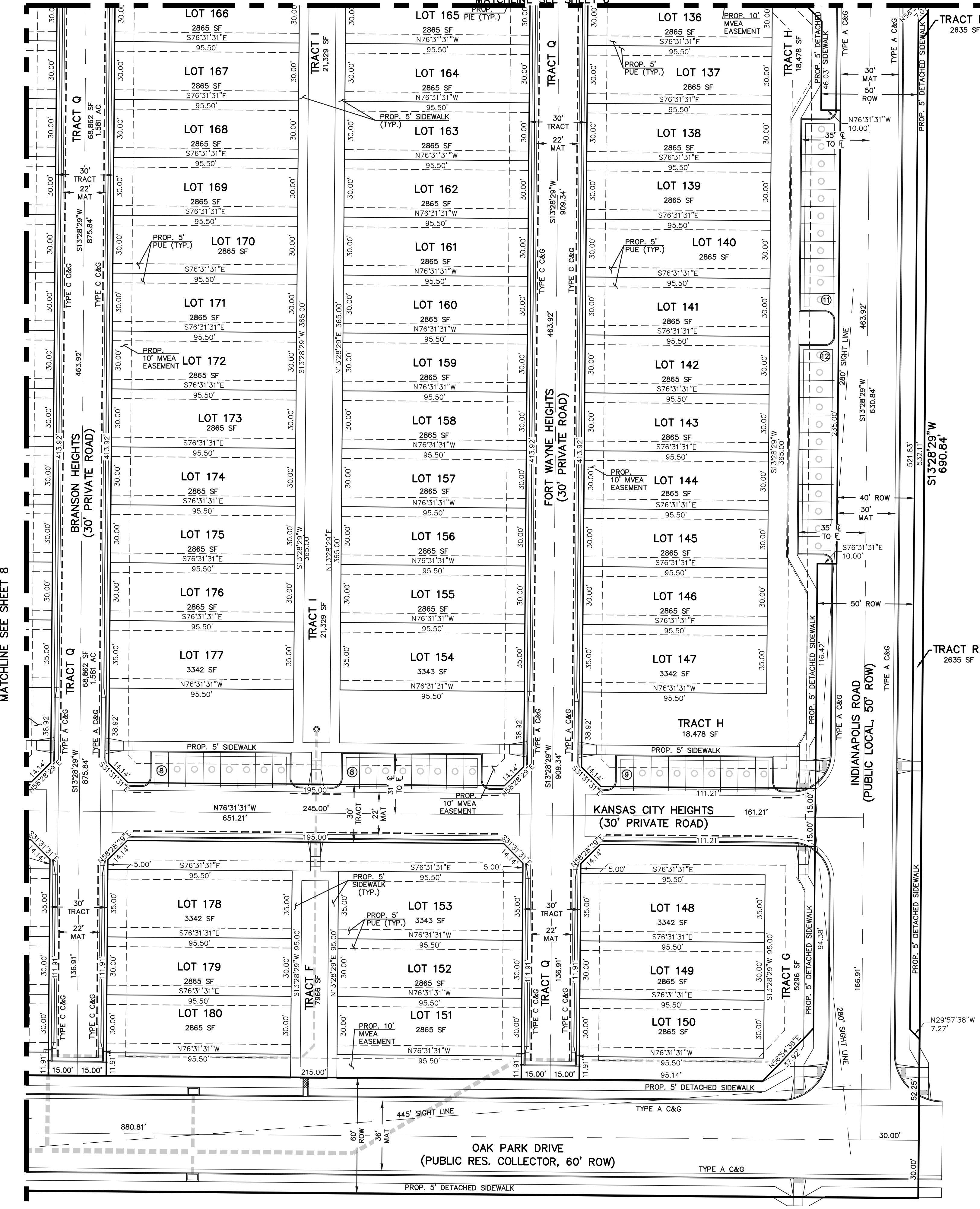
619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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UNPLATTED STERLING RANCH EAST FILING NO. 5 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



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	9 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	



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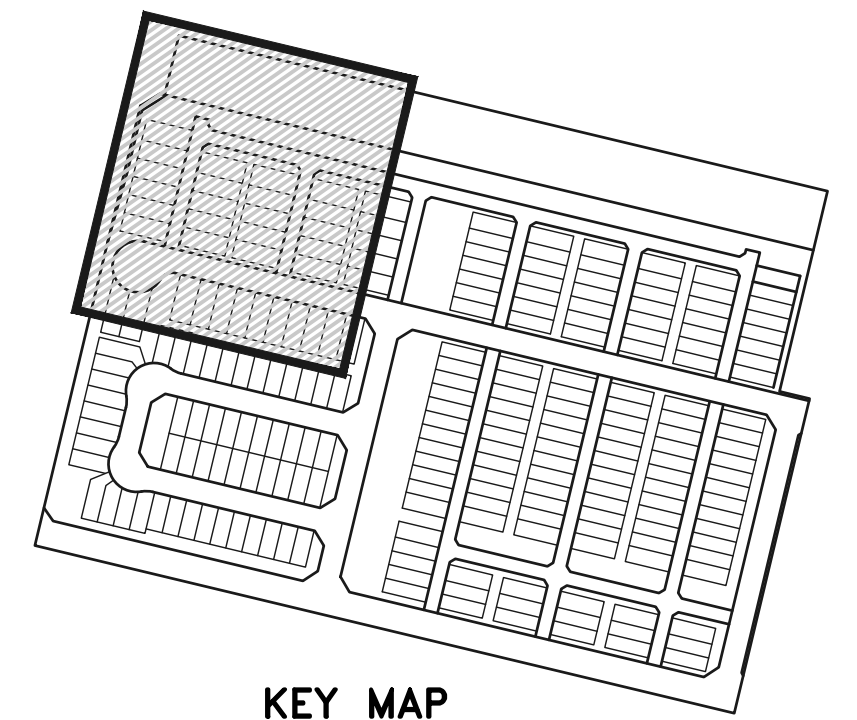
DESIGNED BY  
 DRAWN BY  
 CHECKED BY

MATCHLINE SEE SHEET 8

UNPLATTED FUTURE SINGLE FAMILY

UNPLATTED FUTURE SINGLE FAMILY

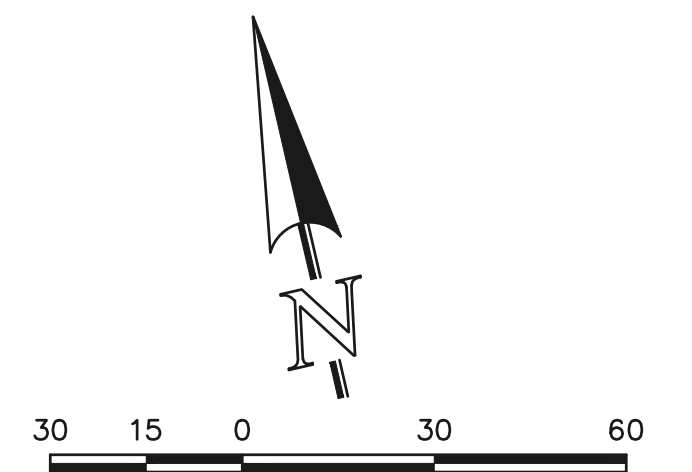




KEY MAP  
NOT TO SCALE

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

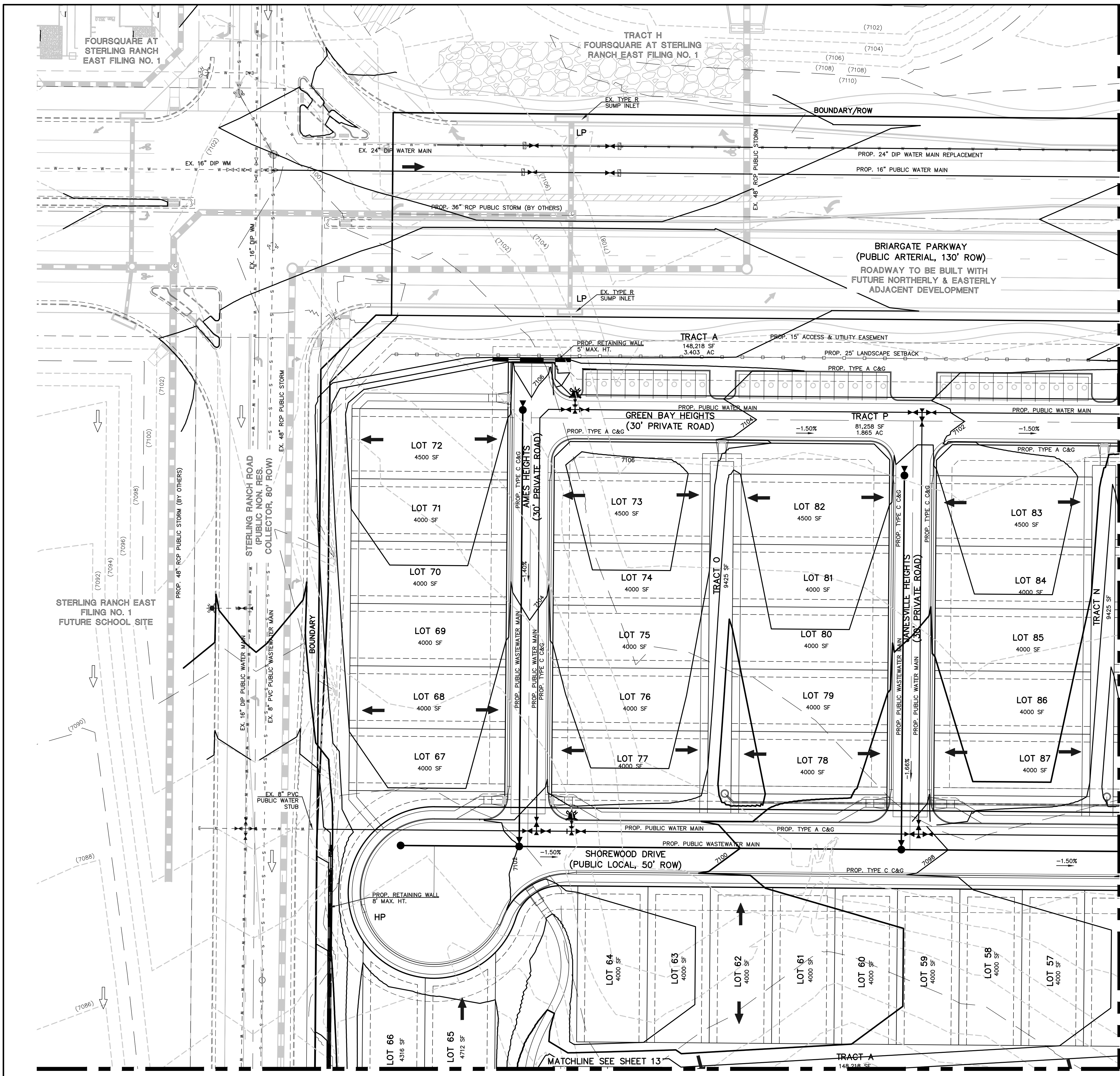
VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	10 OF 27
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.26



619 N. Cascade Avenue, Suite 200  
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(719) 785-0799 (Fax)



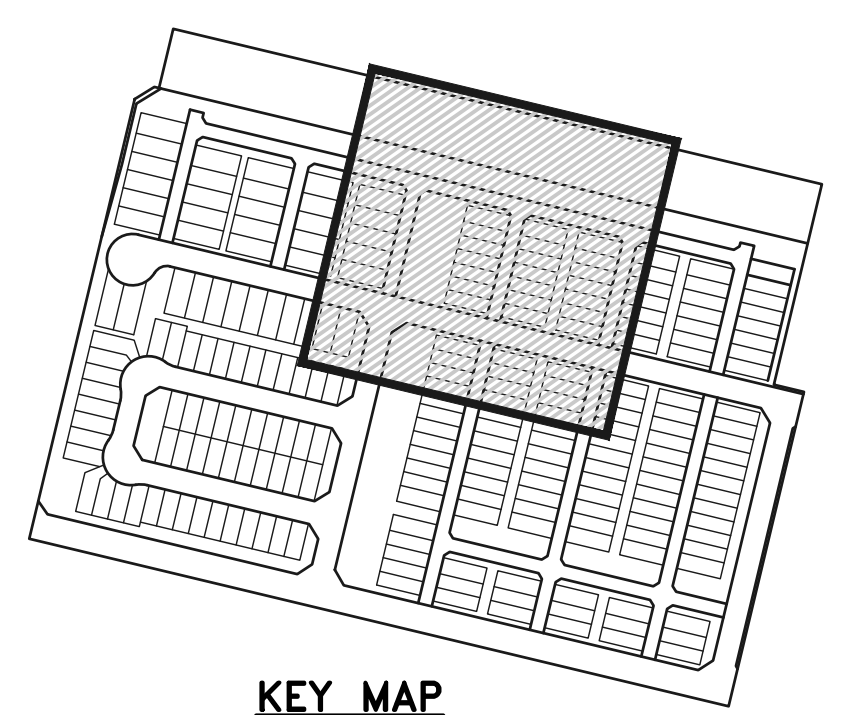
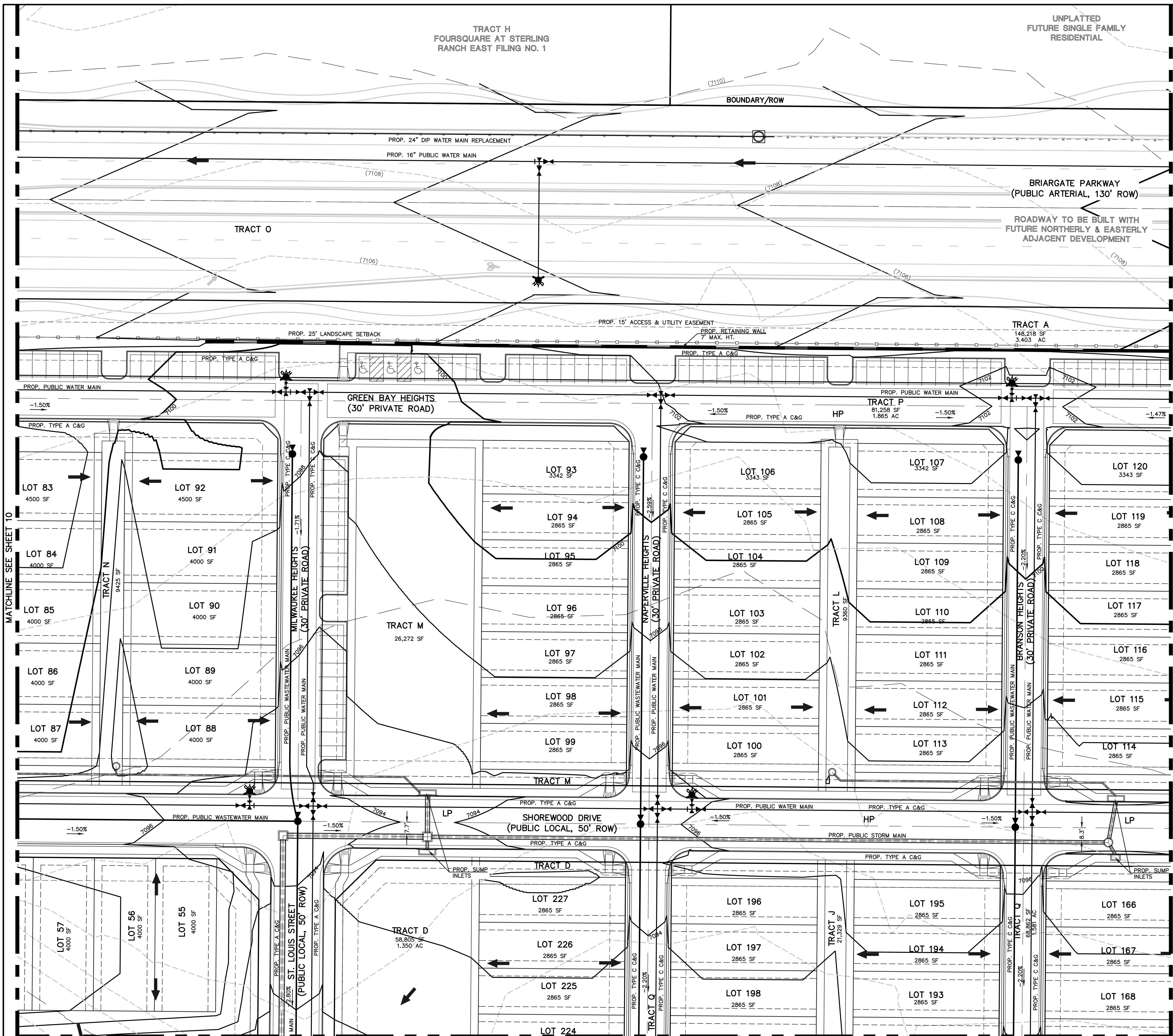
MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 13

TRACT A  
148,218 SF  
3.403 AC

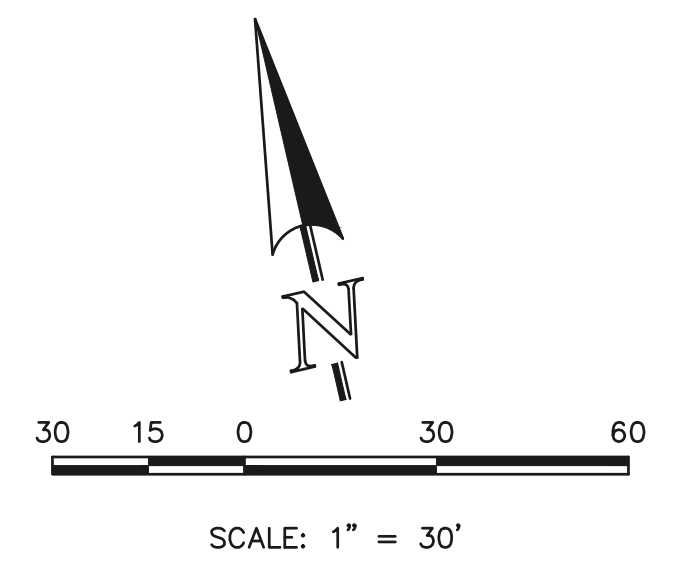
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**LEGEND**

- (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

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 27
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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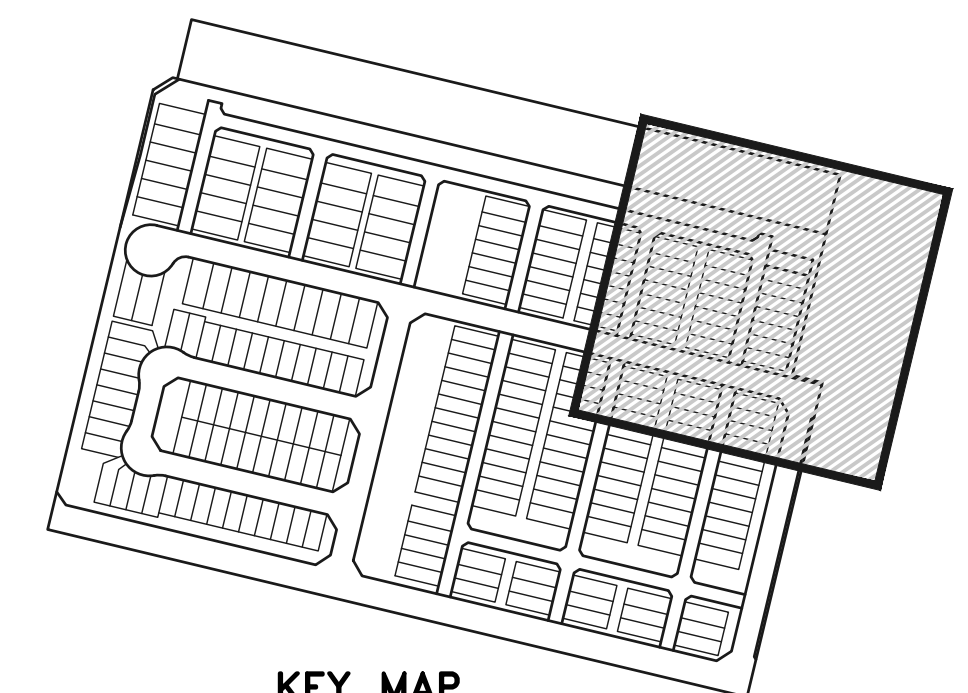
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MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 14

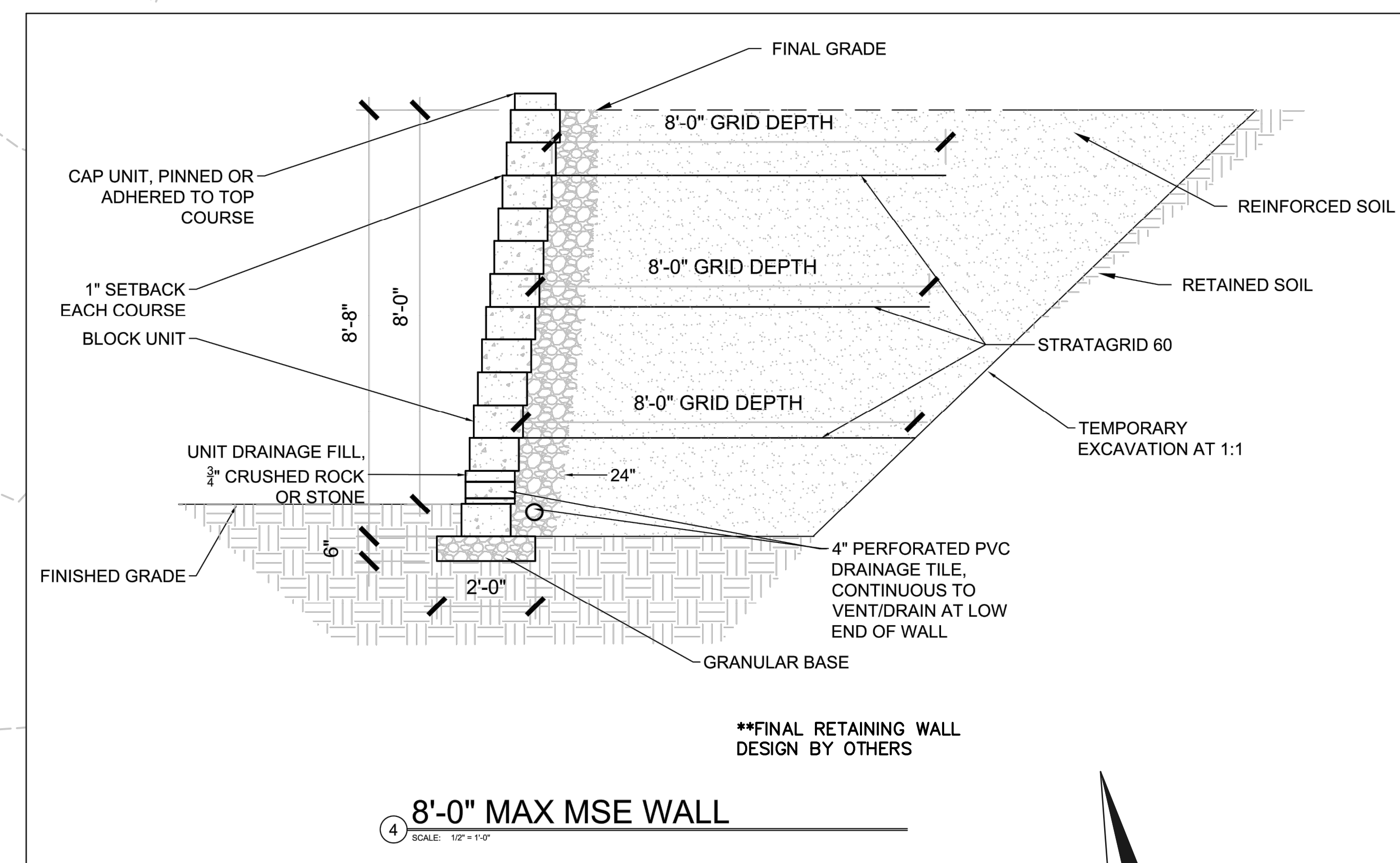




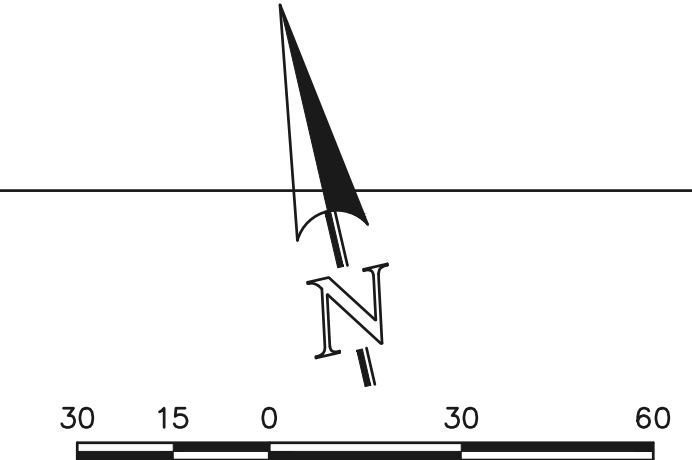
KEY MAP  
NOT TO SCALE

**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



④ 8'-0" MAX MSE WALL  
SCALE: 1/2" = 1'-0"



SCALE: 1" = 30'

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

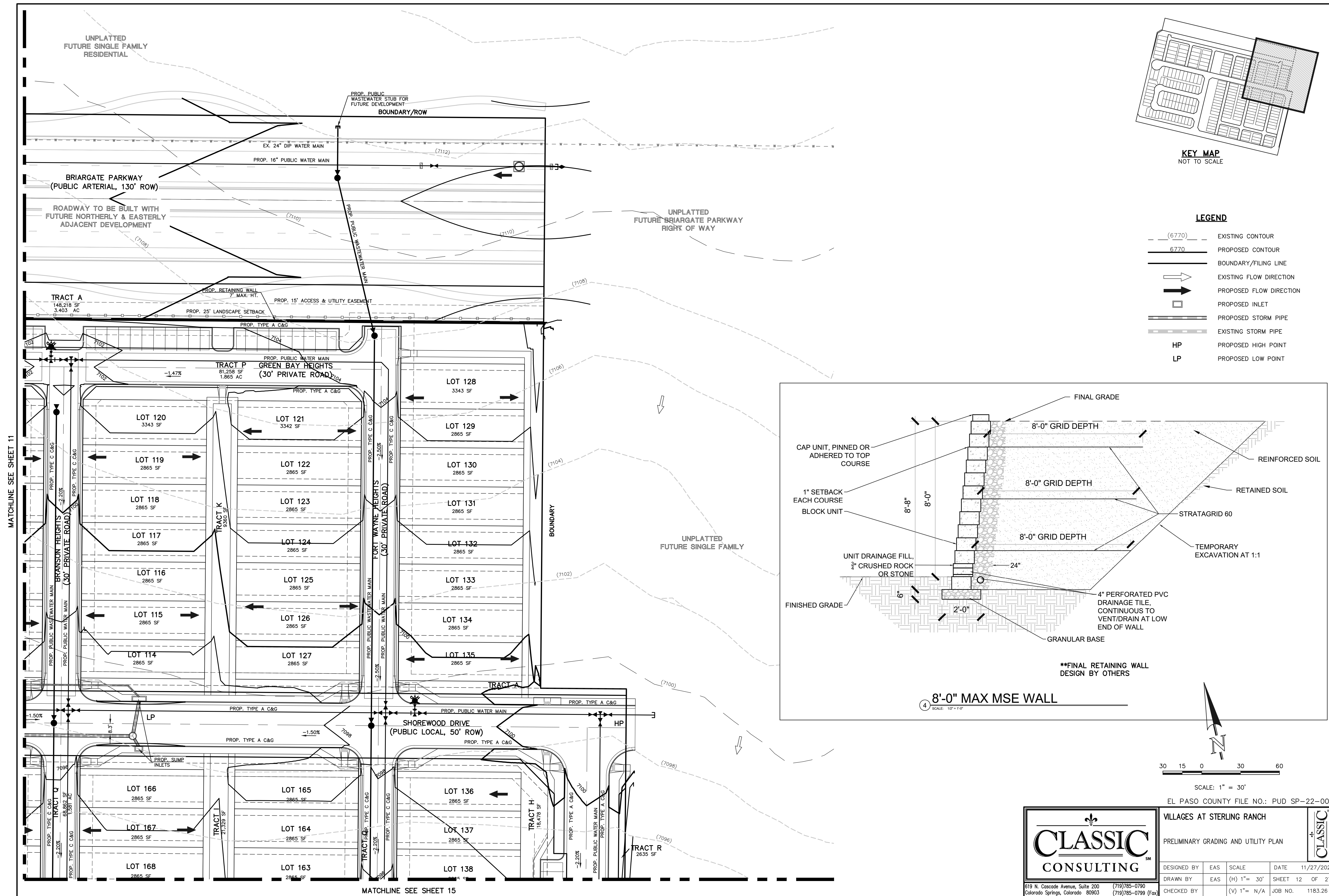
VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY EAS SCALE DATE 11/27/2023  
DRAWN BY EAS (H) 1" = 30' SHEET 12 OF 27  
CHECKED BY (V) 1" = N/A JOB NO. 1183.26

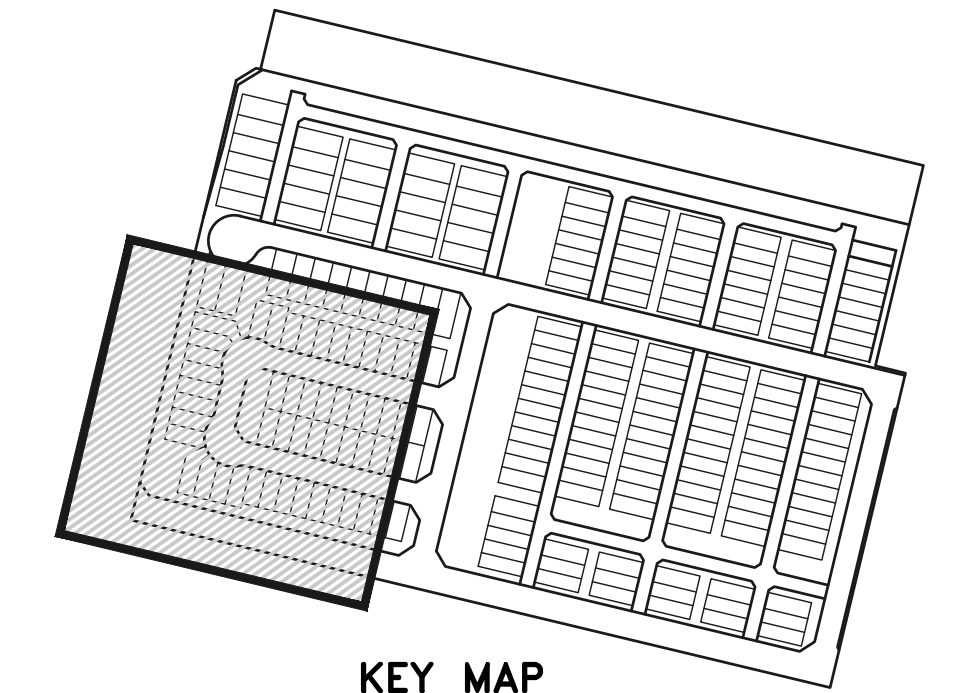


619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
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(719) 785-0799 (Fax)



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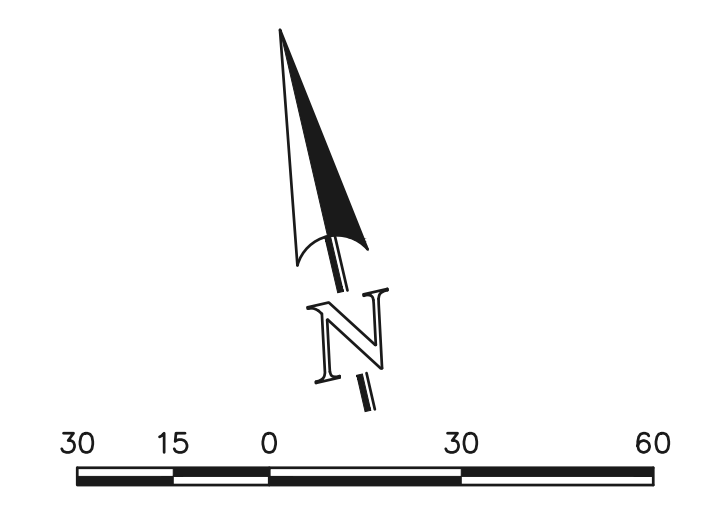




KEY MAP  
NOT TO SCALE

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'

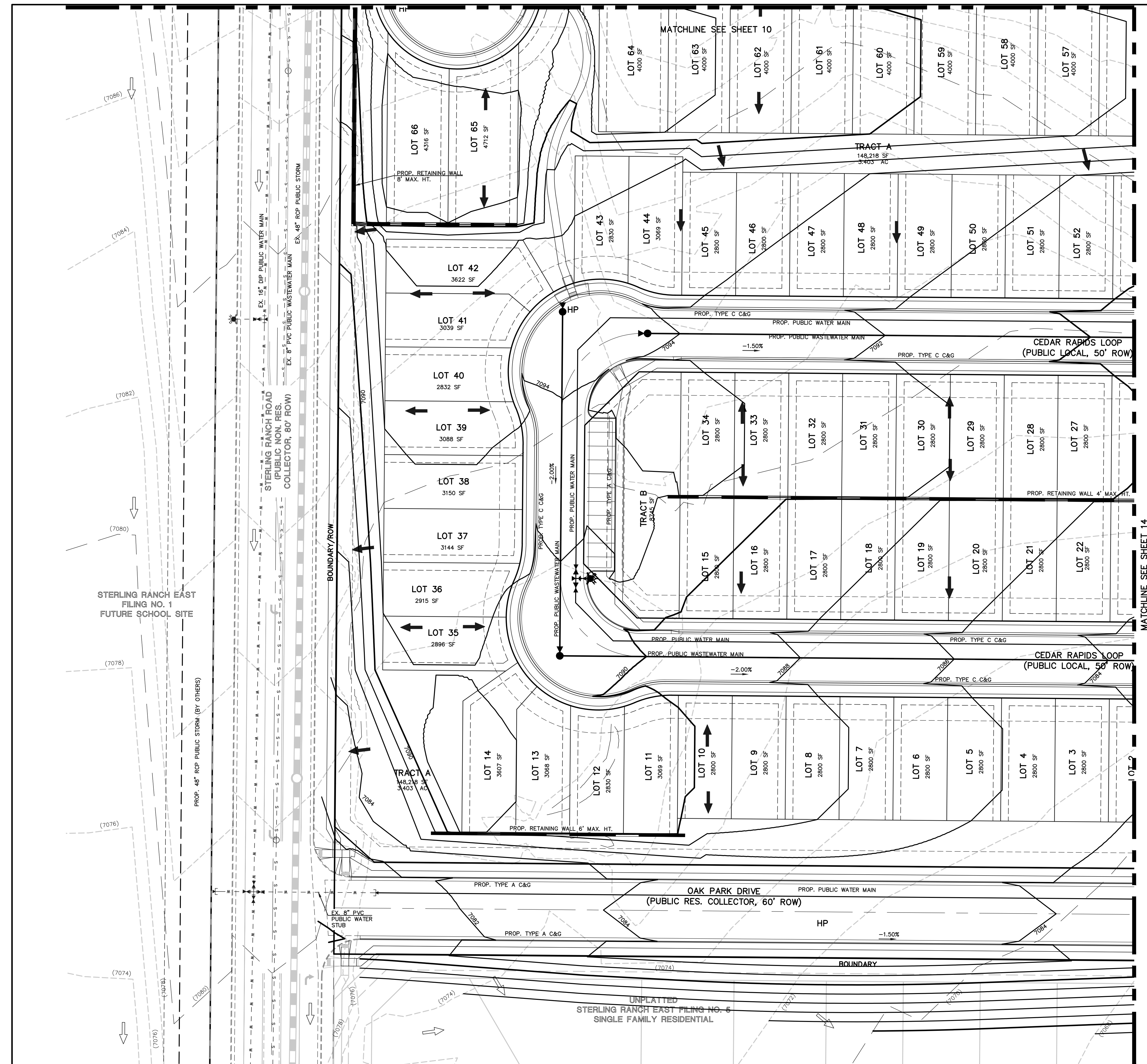
EL PASO COUNTY FILE NO.: PUD SP-22-006

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

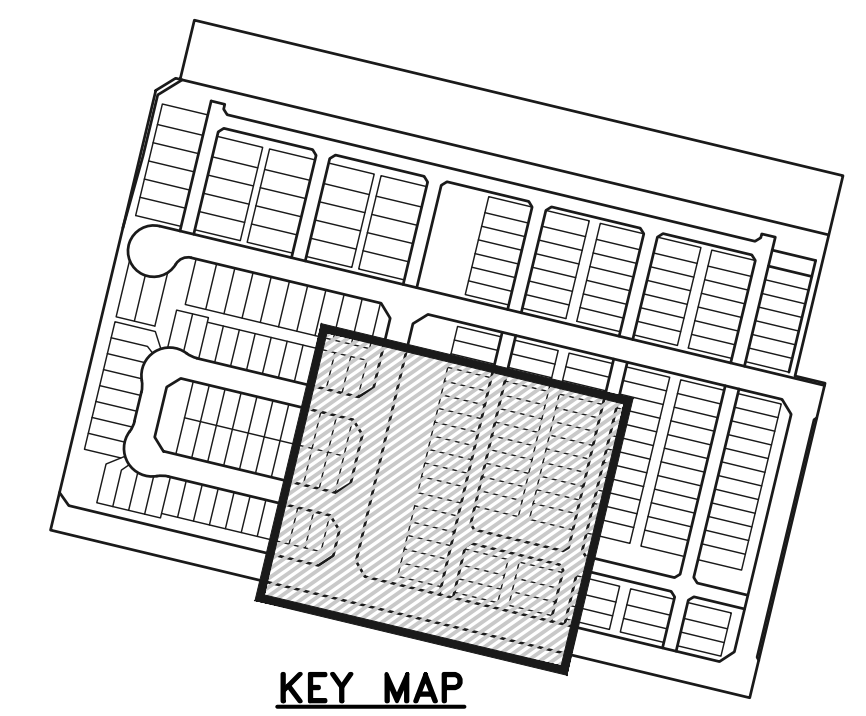
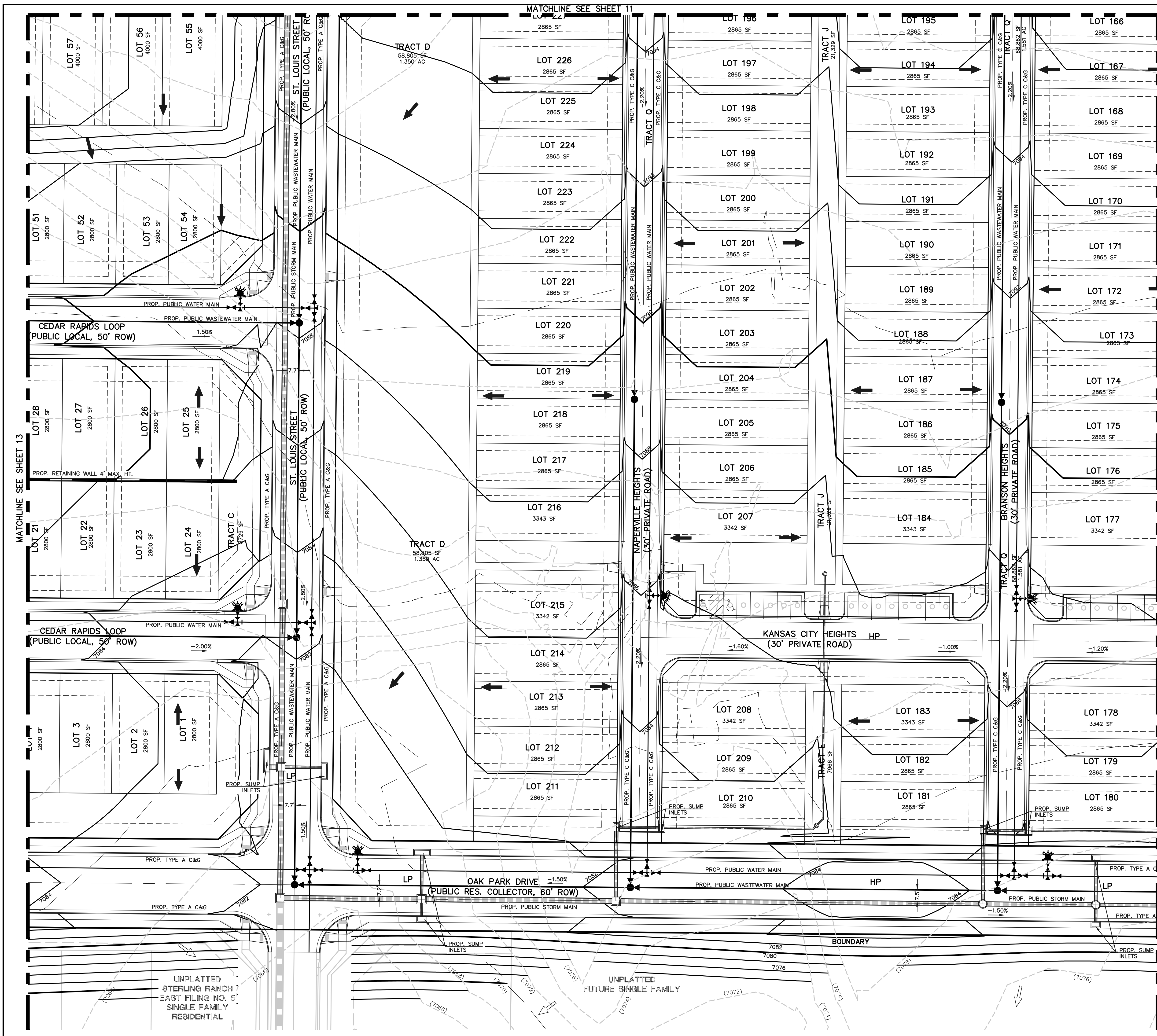
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	13 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	

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



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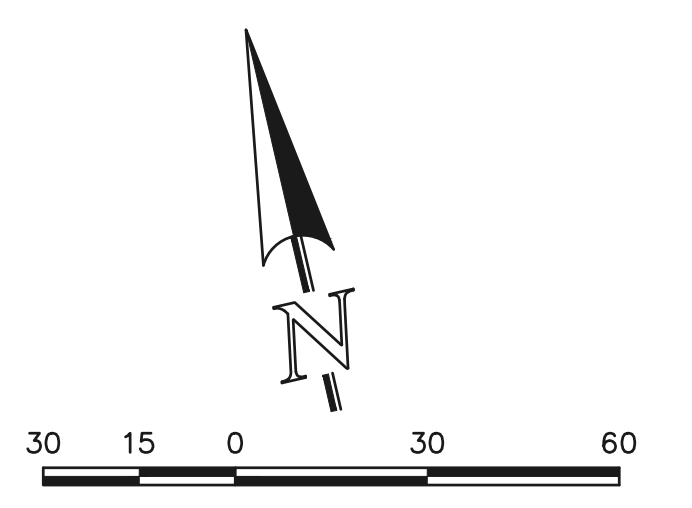
KEY MAP  
NOT TO SCALE

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 15

MATCHLINE SEE SHEET 13



SCALE: 1" = 30'

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

VILLAGES AT STERLING RANCH

PRELIMINARY GRADING AND UTILITY PLAN

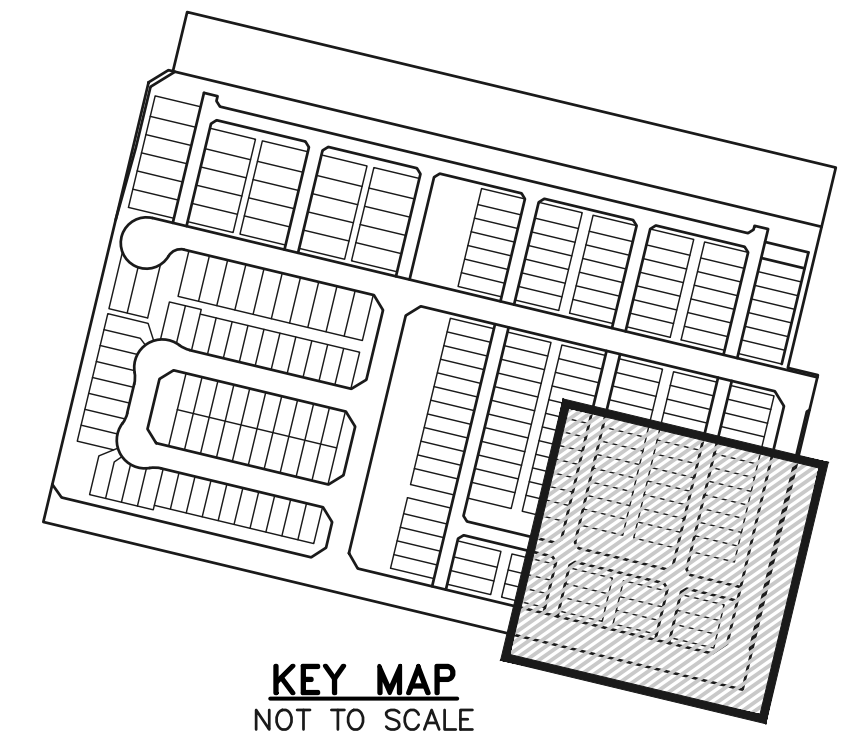
DESIGNED BY	EAS	SCALE	DATE	11/27/2023
DRAWN BY	EAS	(H) 1" = 30'	SHEET	14 OF 27
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.26	

**CLASSIC CONSULTING**  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719) 785-0790  
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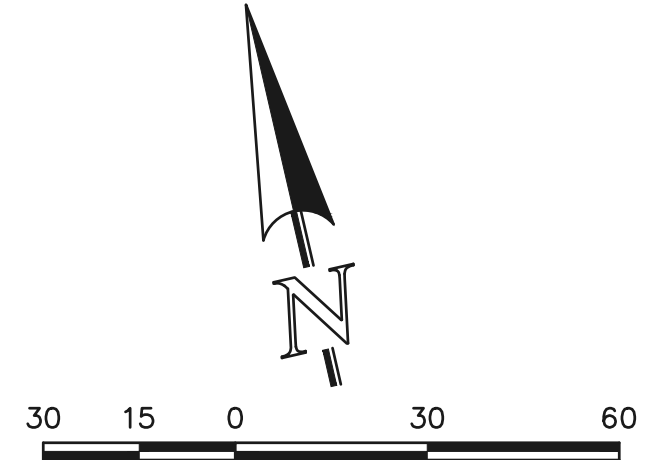
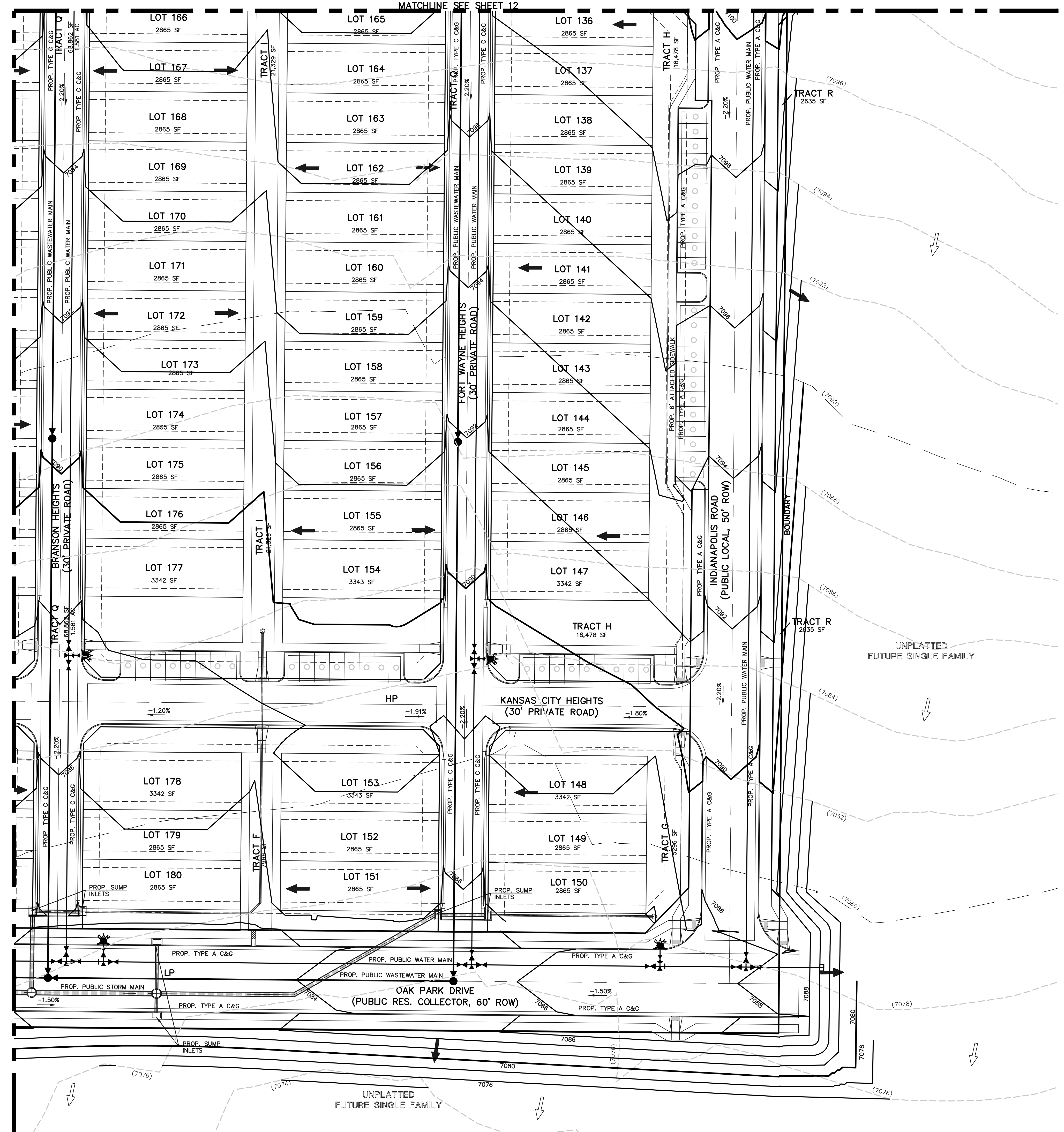




LEGEND

- (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

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

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	15 OF 27
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.26