WASTEWATER REPORT – STERLING RANCH EAST FILING 8 (FORMERLY FOURSQAURE) PRELIMINARY PLAN AND PUD

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PREPARED FOR
Falcon Area Water and Wastewater Authority

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Project Number W0242.22001

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1.0 INTRODUCTION

This wastewater report is for the Sterling Ranch East Filing 8 Final Plat (formerly Foursquare at Sterling Ranch). The service entity is the Falcon Area Water and Wastewater Authority and the property is in the service area. The service areas and location of tie-in point are shown in ***Appendix A***. Filing 1 includes 36.647 gross acres and includes154 single family homes which will be provided central water service. The proposed subdivision layout is shown in ***Appendix B***.

1.1 OVERALL DEVELOPMENT DESCRIPTION

The Sterling Ranch East Filing 8 development is east of Vollmer Rd. and north of Woodmen Road.

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

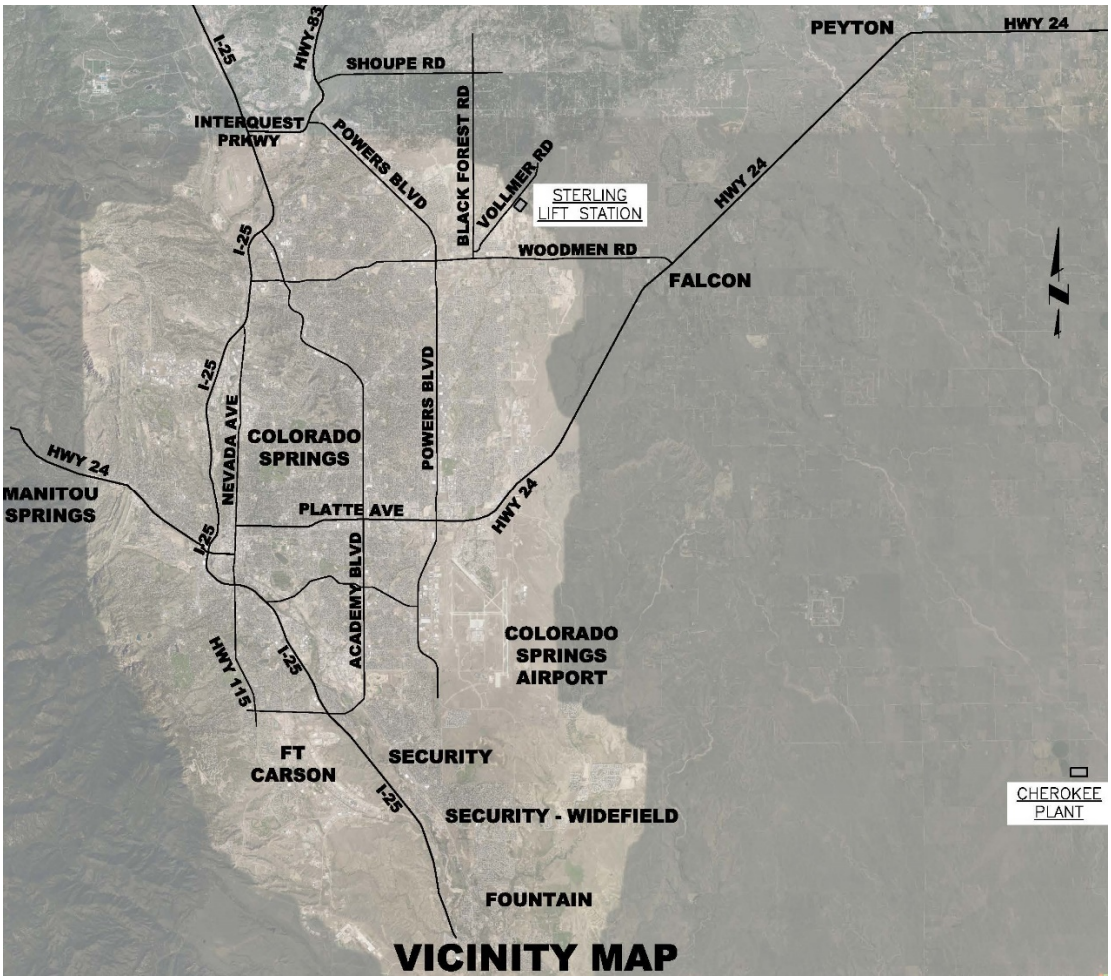
Use	Units	Single Family Equivalent	Average Daily Max-Month Flows	Estimated Population
	#	#	GPD	#
Residential Units				
Single family	154	154	26,488	402
Non-Residential Use				
NONE				
Total			**26,488**	

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 therefor is not included here. FAWWA has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District.

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 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 Retreat at Prairieridge Filing 1 Final Plat represents roughly 0.786% 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 commitments to date, (October 19th, 2026) and including Sterling Ranch East Filing 8 Final Plat (Formerly Foursquare at Sterling Ranch PUD), which has already been committed within the Foursquare at Sterling Ranch PUD letter dated October 20th, 2022, in the current committed capacity is for 2,994 SFE which is 59.87 % of FAWWA contractual treatment capacity.

2.4 COLLECTION, PUMPING, AND PIPING

All lands to be developed within the Falcon Area Water and Wastewater Authority (FAWWA) 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.

Appendix A

Legend

LS Lift Stations

FAWWA Service Area

Central Water Facilities

Retreat at Timberridge Filing No 4

Retreat at Timberridge Filing No 3

Retreat at Timberridge Filling No 2

Retreat at Timberridge Filling No 1

Sterling Ranch Filling Smoke Stack

Homestead North Filing No 3

Retreat at Timberridge Filling No 2

The Retreat at PrairieRidge

Homestead North Filing No 2

Homestead North Filing No 1

Sterling Ranch East Filling No 4

Lower Dines Commercial

Sterling Ranch East Filing No 2

Homestead at Sterling Ranch No 2

Homestead at Sterling Ranch No 1

Sterling Ranch East Filling No 6

Sterling Ranch East Filling No 8

7084 ft

Branding Iron at Sterling Ranch No 1

Branding Iron at Sterling Ranch No 2

Sterling Ranch East Filing No 1

The Village

Sterling Ranch East

Raygor

The Ranch

Sterling Ranch East Filing No 5

Sterling Ranch East Filing No 3

Sterling Ranch Filing No 2

Sterling Ranch Filing No 5

Sterling Ranch Filing No 4

Copper Chase

Sterling Ranch Filing No 3

Sewer service area boundary (West side of Schmidt Parcel to be served by others)

7034 ft

Schmidt

Corner Retail

Storage

Apartments

Sterling Ranch Filing No 4

Regional Wastewater Lift Station Facilities

6996 ft

Baker Rd

Wildflower Rd

Poco Rd

Eagle Wing Dr

Lochwinnoch Ln

Lakenheath Ln

Forestgate Dr

Kilmyer Ct

Black Forest Rd

Tobin Rd

Thomas Rd

Huntsman Rd

Vollmer Rd

Arroya Ln

Raygor Rd

Owl Perch Loop

Tomahawk Trl

Stapleton Dr

Tercel Dr

Keynes Dr

Devoncove Dr

Tottenham Ct

Keating Dr

Herman Ter

Rockingham Dr

Carrington Dr

Towner Ave

0 1,000 2,000

FEET

Scale: 1" = 1,866'

N

W E

S

FALCON AREA WATER AND WASTEWATER AUTHORITY

APPENDIX A

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Phone: 719.227.0072
www.respec.com

N:\COS_Library\GIS\GIS_Data\FAWWA\Maps\FAWWA_Master_Maps\FAWWA_Master_Maps.aprx — By Jakob.Schaffer

4/7/2026

Appendix B

STERLING RANCH EAST FILING NO. 8

(FOURSQUARE AT STERLING RANCH MINOR AMENDMENT)

SECT. 33 & 34, TOWNSHIP 12S, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

PURPOSE AND INTENT:

THE STERLING RANCH EAST FILING NO. 8 PUD IS A PROPOSED 154 LOT DETACHED SINGLE-FAMILY COMMUNITY.

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 STERLING RANCH EAST FILING NO. 8 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTRY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN: IS AUTHORIZED UNDER THE PROVISION 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 STERLING RANCH EAST FILING NO. 8, 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 PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTRY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTRY 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.

STERLING RANCH EAST FILING NO. 8 DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES:

USE	NOTES
PRINCIPAL USES	
DWELLINGS - SINGLE FAMILY DETACHED	5' SIDEYARD SETBACKS
OPEN SPACE, PARKS AND TRAILS	
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, PARKS
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
DISTRICT UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.
ACCESSORY USES	
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.
RESIDENTIAL HOME OCCUPATION	
SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY
DECK (ATTACHED COVERED OR UNCOVERED)	AS ALLOWED PER CCR'S, 5' SETBACK FROM LOT LINE
FENCE, WALL OR HEDGE	INSTALLED ON LOT LINE
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES	ATTACHED TO UNIT ONLY AS ALLOWED BY CCR'S
MAILBOXES	
TEMPORARY USES	
MODEL HOME / SUBDIVISION SALES OFFICE	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
YARD OR GARAGE SALES	
SPECIAL USES	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
CMRS FACILITY - STEALTH	
NOTES:	
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARDS AT STERLING RANCH EAST FILING NO. 8 PRELIMINARY PLAN AND PUD DEVELOPMENT PLAN.	
2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	

B. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS.

(SEE DEVELOPMENT DATA ABOVE AND STANDARD DETAILS ON SHEET 2):

SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE):
LOTS 1-154 - SINGLE FAMILY DETACHED
- FRONT YARD: 20 FEET MIN.
- SIDE YARD: 5 FEET
- REAR YARD: 15 FEET MIN.
- CORNER LOT: 5 FEET MIN. (ADJACENT TO 10' WIDE TRACT=15' LOT LINE TO ROW)

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.

A. STREETS:

STREETS WITHIN STERLING RANCH EAST FILING NO. 8 PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT, ALL STREETS SHALL BE PUBLICLY OWNED (AS NOTED IN GENERAL NOTES).

B. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:

COVENANTS FOR STERLING RANCH EAST FILING NO. 8 WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION. INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.

C. ACCESS LIMITATION:

THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO STERLING RANCH ROAD AND BRIARGATE PARKWAY.

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 SHARED DRIVEWAYS SHALL BE OWNED AND MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
3. PUBLIC IMPROVEMENT/UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
   a. FRONT: FIVE (5) FEET PUBLIC IMPROVEMENT/UTILITY W/ TEN (10) FEET PUBLIC UTILITY EASEMENT
   b. SIDE: FIVE (5) FEET PUBLIC UTILITY/DRAIANGE
   c. REAR: FIVE (5) FEET PUBLIC UTILITY/DRAINAGE
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 FIFTY FOUR (154) SINGLE FAMILY 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 (WHERE REQUIRED) MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT.
9. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
10. SOIL AND GEOLOGY CONDITIONS:

    GEOLOGIC HAZARD NOTE:

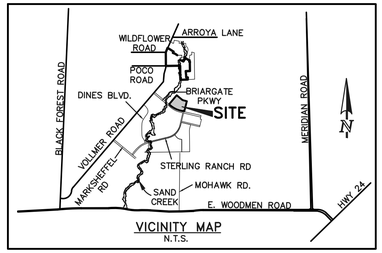
    THE OVERALL SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY FOR STERLING RANCH EAST FILING NO. 8, EL PASO COUNTY, COLORADO" BY ENTECH ENGINEERING, INC. DATED AUGUST 27, 2025 REVISED OCTOBER 15, 2025 IN FILE PUDSP256 & SF2526 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

    - POTENTIALLY UNSTABLE SLOPE AREAS - THE ENTIRE SITE WILL BE REGRADED AND SLOPES WILL BE PROPERLY BENCHED TO NOT CREATE ANY UNSTABLE SLOPE CONDITIONS.
    - RADON - AS THESE SINGLE FAMILY DETACHED HOMES WILL NOT BE CONSTRUCTED WITH BASEMENTS, INCREASED VENTILATION IS NOT REQUIRED.
11. NO BASEMENTS ARE PROPOSED IN THE STERLING RANCH EAST FILING NO. 8 DEVELOPMENT.
12. HOMEOWNER IS RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
13. 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.
14. 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.
15. 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.
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 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.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.
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. 24-377), 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. SHARED ACCESS EASEMENT PROVIDING ACCESS TO THREE LOTS TO REMAIN CLEAR OF ANY OBSTRUCTIONS OR PARKED VEHICLES.
22. ALL PUBLIC INTERSECTIONS WERE EXAMINED FOR SIGHT DISTANCE CRITERIA ADHERENCE. DISTANCES ARE LESS THAN CRITERIA ONLY IN THOSE AREAS WHERE VEHICLES ARE TURNING AND THEREFORE HAVE REDUCED SPEEDS (NO THRU TRAFFIC).



VICINITY MAP
N.T.S.

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

	LDC SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1	8.4.3(B)(2)(e)	MINIMUM LOT FRONTAGE	LOTS TO HAVE A MINIMUM OF 30 FEET OF FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	~~LOTS UTILIZING PRIVATE SHARED DRIVEWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD~~	~~THE PROPOSED UNIQUE LOT CONFIG. AND COMMUNITY DESIGN REFLECT THE NEED FOR SHARED PRIVATE DRIVEWAYS THAT DIRECTLY CONNECT TO PUBLIC STREETS. WITH ONLY 3 INDIVIDUAL LOTS ACCESSING EACH PRIVATE SHARED DRIVEWAY.~~

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 33 AND 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 TIMBERRIDGE FILING NO. 8 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S19°38'14"E, A DISTANCE OF 3075.46 FEET TO THE **POINT OF BEGINNING;**

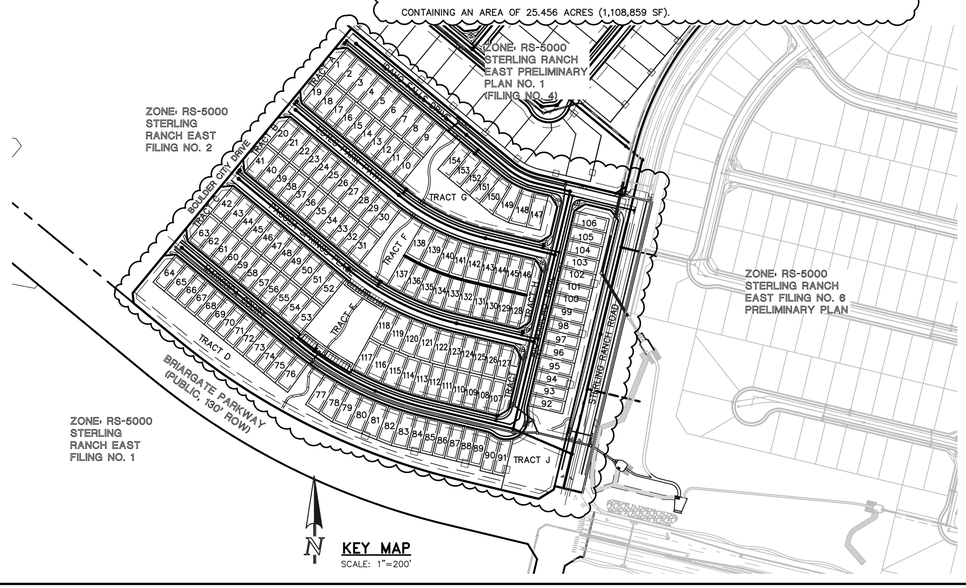
THENCE S50°26'12"E, A DISTANCE OF 587.17 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 26°05'19", A RADIUS OF 175.00 FEET, AND A DISTANCE OF 79.68 FEET TO A POINT OF TANGENT;
THENCE S76°31'31"E, A DISTANCE OF 326.10 FEET;
THENCE S13°28'29"W, A DISTANCE OF 836.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BRIARGATE PARKWAY AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 8 RECORDED UNDER RECEPTION NO. 223715150;

THENCE ON THE NORTHERLY BOUNDARY OF SAID BRIARGATE PARKWAY THE FOLLOWING SIX (6) COURSES:

1. THENCE N76°31'31"W, A DISTANCE OF 80.01 FEET;
2. THENCE S13°28'29"W, A DISTANCE OF 10.00 FEET;
3. THENCE S58°28'13"W, A DISTANCE OF 49.50 FEET;
4. THENCE N76°31'31"W, A DISTANCE OF 232.56 FEET TO A POINT OF CURVE;
5. THENCE ON A CURVE TO THE RIGHT, HAVING A DELTA OF 26°05'19", A RADIUS OF 1,935.00 FEET, AND A DISTANCE OF 881.07 FEET TO A POINT OF TANGENT;
6. THENCE N50°26'12"W, A DISTANCE OF 161.33 FEET;

THENCE N05°26'12"W, A DISTANCE OF 28.28 FEET;
THENCE N39°33'48"E, A DISTANCE OF 960.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 25.456 ACRES (1,108,859 SF).



KEY MAP
SCALE: 1"=200'

DEVELOPMENT DATA:

EXISTING ZONING:	PUD
TAX SCHEDULE NO.:	5233000021, 5200000573
TOTAL AREA:	25.46 ACRES
NUMBER OF LOTS:	154
AVERAGE LOT SIZE:	3,783 SF
MINIMUM LOT SIZE:	3,496 SF
MINIMUM LOT WIDTH:	35'
MINIMUM LOT DEPTH:	40'
MAXIMUM LOT COVERAGE:	60%
GROSS DENSITY:	6.05 DU/AC
NET DENSITY (W/O PUBLIC ROW):	8.26 DU/AC
LOT AREA:	13.45 ACRES (52.9%)
ROW (PUBLIC)	6.82 ACRES (26.8%)
OPEN SPACE:	5.19 ACRES (20.3%)

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

TBD BRIARGATE PARKWAY &
STERLING RANCH ROAD
COLORADO SPRINGS, CO 80922

APPLICANT REPRESENTATION

CLASSIC CONSULTING
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
MR. MARC A. WHORTON, P.E.
(719) 785-0790

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 _____ AS _____ OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

I / WE, CORE TITLE GROUP, LLC 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 _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

COUNTY CERTIFICATION:

THIS MINOR PUD AMENDMENT, AND CHANGE IN WATER SUPPLY FOR STERLING RANCH EAST FILING NO. 8 WAS APPROVED FOR FILING IN EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARMENT DIRECTOR ON THE _____ DAY OF _____, 20__ , SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ 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

COVER SHEET	SHEET 1	OF 18
TRACT USE TABLE/GEOHAZARD MAP/ STREET CROSS SECTIONS/LOT CONFIGURATIONS	SHEET 2	OF 18
PUD & PRELIMINARY PLAN	SHEETS 3-6	OF 18
PRELIMINARY GRADING & UTILITIES PLAN	SHEETS 7-10	OF 18
LANDSCAPE TITLE SHEET	SHEET 11	OF 18
LANDSCAPE PLAN - OVERALL	SHEET 12	OF 18
LANDSCAPE PLAN	SHEETS 13-17	OF 18
PLANTING DETAILS AND NOTES	SHEET 18	OF 18

ORIGINAL FILE NO. PUDSP227, AS AMENDED EPC FILE NO. PUDSP256

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

STERLING RANCH EAST FILING NO. 8
(FOURSQUARE AT STERLING RANCH AMENDMENT)
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
TITLE SHEET

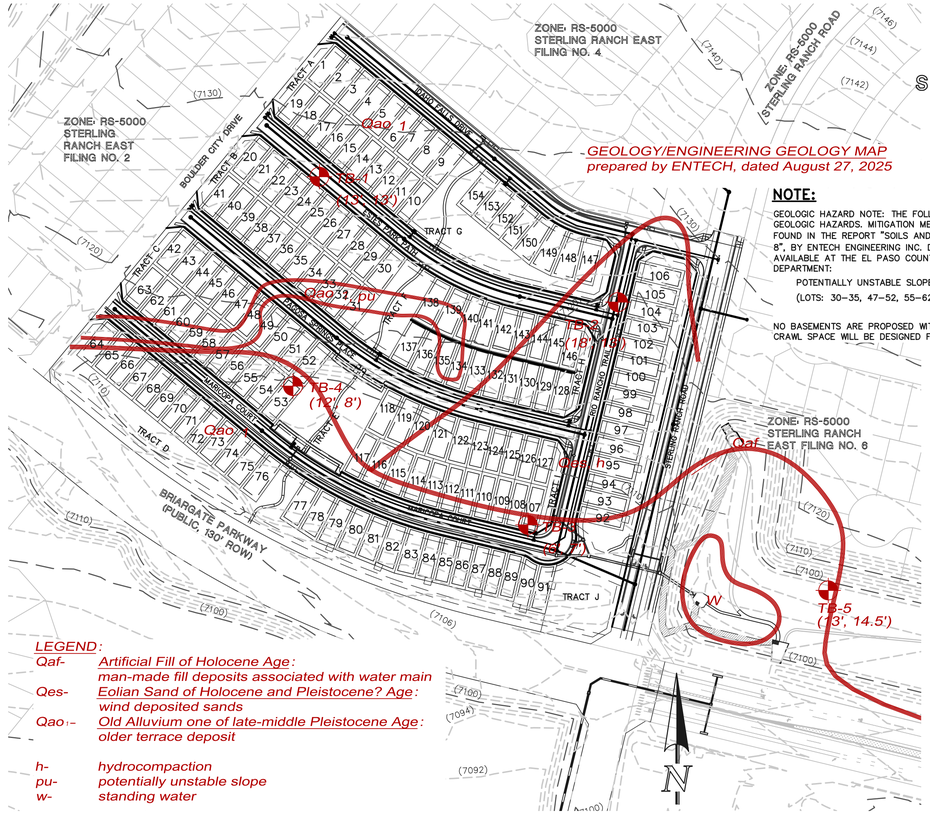
DESIGNED BY	KES	SCALE		DATE	07/17/2026
DRAWN BY	KES	(H) 1"= 200'		SHEET	1 OF 18
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.28

STERLING RANCH EAST FILING NO. 8

(FOURSQUARE AT STERLING RANCH MINOR AMENDMENT)

SECT. 33 & 34, TOWNSHIP 12S, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



GEOLOGY/ENGINEERING GEOLOGY MAP
prepared by ENTECH, dated August 27, 2025

NOTE:

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 "SOILS AND GEOLOGY STUDY FOR STERLING RANCH EAST FILING NO. 8", BY ENTECH ENGINEERING INC. DATED AUGUST 27, 2025 IN FILE PUDSP25____ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

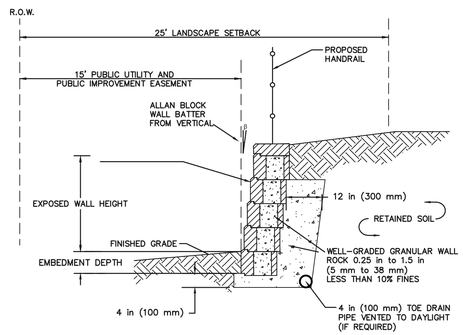
POTENTIALLY UNSTABLE SLOPE:

(LOTS: 30–35, 47–52, 55–62, 64–66, 92–93, 107–117, 134–136, 138–140)

NO BASEMENTS ARE PROPOSED WITHIN THIS SUBDIVISION. EITHER SLAB ON GRADE OR CRAWL SPACE WILL BE DESIGNED FOR ALL UNITS.

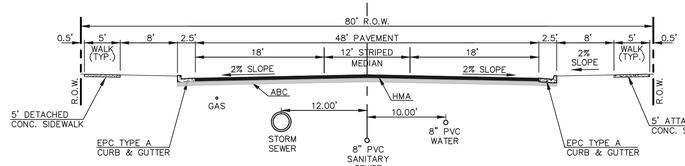
LEGEND:

Qaf-	*Artificial Fill of Holocene Age: man-made fill deposits associated with water main*
Qes-	*Eolian Sand of Holocene and Pleistocene? Age: wind deposited sands*
Qao 1-	*Old Alluvium one of late-middle Pleistocene Age: older terrace deposit*
h-	*hydrocompaction*
pu-	*potentially unstable slope*
w-	*standing water*

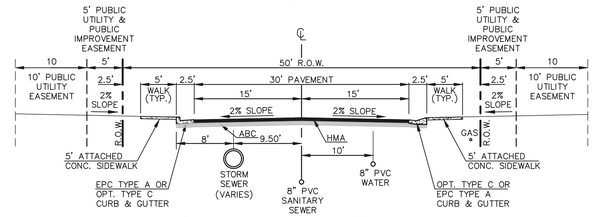


TYPICAL RETAINING WALL DETAIL (STRUCTURAL DESIGN BY OTHERS)

NOT TO SCALE



80' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN NON-RESIDENTIAL COLLECTOR
STERLING RANCH ROAD
N.T.S.



50' R.O.W. TYPICAL STREET/UTILITY SECTION
URBAN LOCAL ROADWAY
MARICOPA COURT, PAGOSA SPRINGS PLACE, ESTES PARK PATH, IDAHO FALLS DRIVE, RIO RANCHO TRAIL
N.T.S.

NOTES:

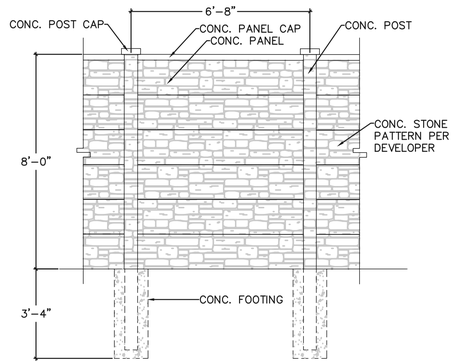
TYPICAL DETAIL SHOWN IS FOR SETBACK AND ACCESS PURPOSES ONLY. SPECIFIC HOUSE PLAN AND DRIVEWAY ACCESS CONFIGURATIONS MAY VARY.

STERLING RANCH EAST FILING NO. 8 TRACT SUMMARY TABLE:

PARCELS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A–J (SEE TABLE BELOW)	225,690	20.3%	SEE TABLE BELOW	SEE TABLE BELOW
LOTS (154 TOTAL)	586,385	52.9%	INDIVIDUAL LOT OWNERS	
PUBLIC R.O.W.	296,784	26.8%	COUNTY	COUNTY
TOTAL	1,108,859	100.0%		

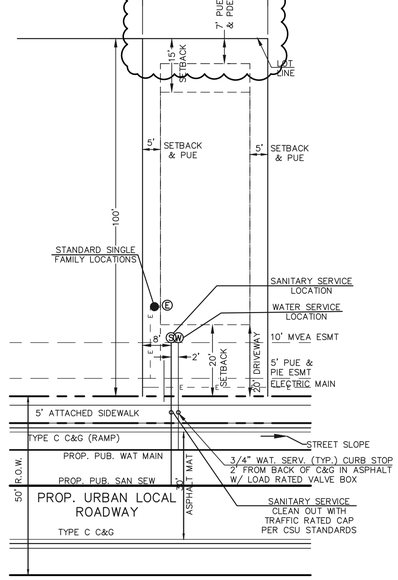
TRACT TABLE

TRACT	SIZE (SF)	SIZE (AC)	LANDSCAPE/ PARK/OPEN SPACE/ TRAIL	FUTURE DEV.	MAILBOXES	SIGNAGE/PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	STORMWATER/ DRAINAGE	FENCE/ WALLS	OWNED BY	MAINTAINED BY
TRACT A	4,375	0.10	X			X	X		X	SRMD	SRMD
TRACT B	4,375	0.10	X			X	X		X	SRMD	SRMD
TRACT C	4,375	0.10	X			X	X		X	SRMD	SRMD
TRACT D	74,019	1.70	X			X	X		X	SRMD	SRMD
TRACT E	33,105	0.76	X		X	X	X		X	SRMD	SRMD
TRACT F	16,667	0.38	X		X	X	X		X	SRMD	SRMD
TRACT G	35,105	0.81	X			X	X		X	SRMD	SRMD
TRACT H	4,375	0.10	X			X	X		X	SRMD	SRMD
TRACT I	4,389	0.10	X			X	X		X	SRMD	SRMD
TRACT J	48,986	1.13	X			X	X		X	SRMD	SRMD
TOTALS	**229,770**	**5.28**									



6' SCREEN WALL DETAIL

SCALE: N.T.S.



TYPICAL LOT CONFIGURATION DETAIL
SINGLE FAMILY

ACCESS FROM 50' PUBLIC URBAN LOCAL STREET

SCALE: 1"=20' (H)

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

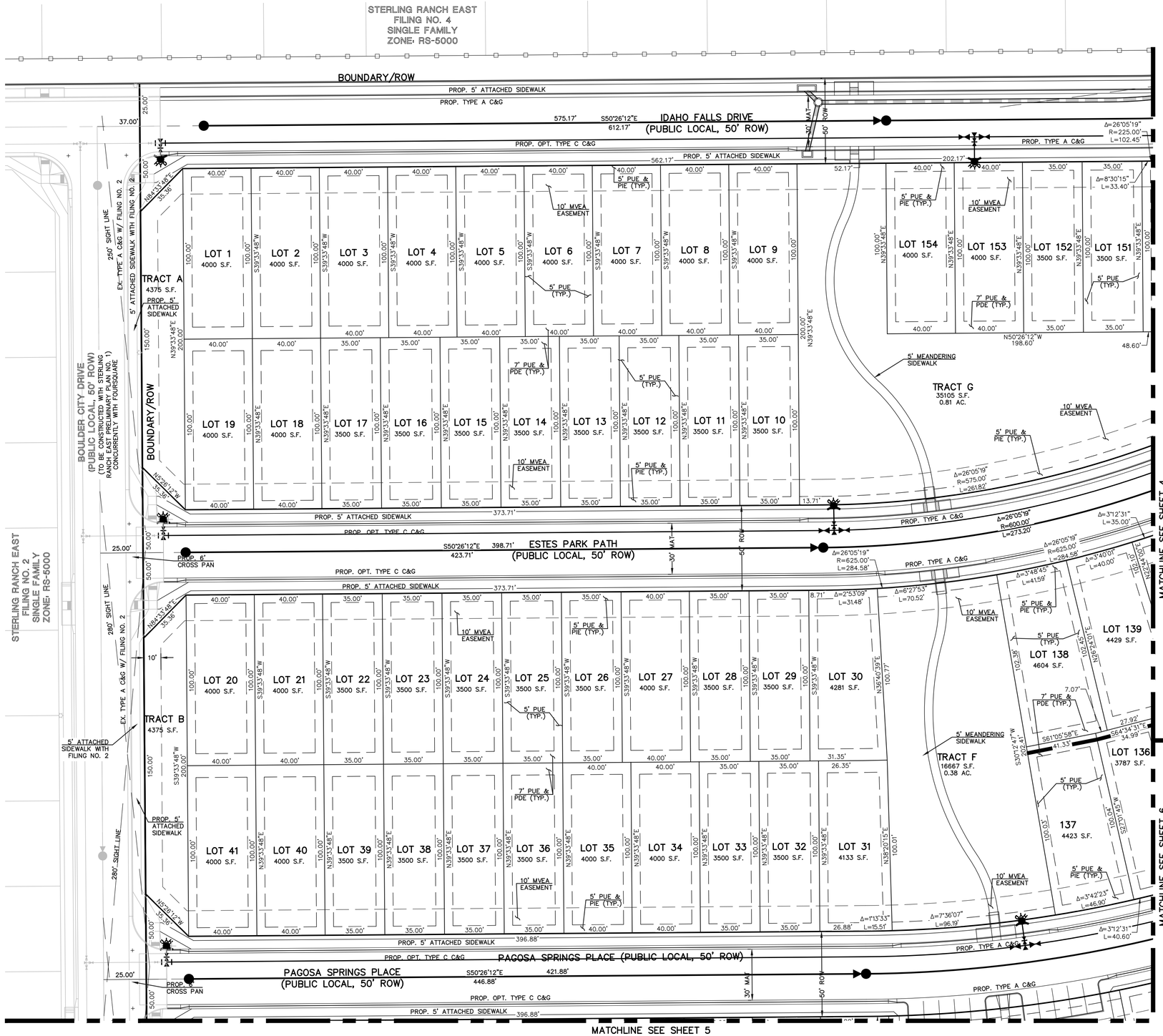
STERLING RANCH EAST FILING NO. 8					
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN					
LOT CONFIGURATION / STREET CROSS SECTIONS					
TRACT USE TABLE / GEOLOGIC HAZARD MAP					
DESIGNED BY	KES	SCALE		DATE	07/17/2026
DRAWN BY	KES	(H) 1"= 200'		SHEET	2 OF 18
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.28

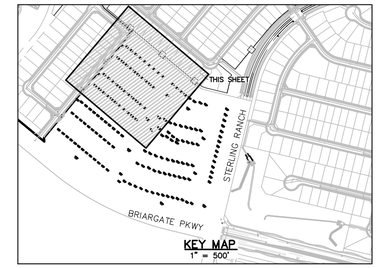
STERLING RANCH EAST FILING NO. 8

(FOURSQUARE AT STERLING RANCH MINOR AMENDMENT)

SECT. 33 & 34, TOWNSHIP 12S, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN





LEGEND

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

30 15 0 30 60

SCALE: 1" = 30'

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

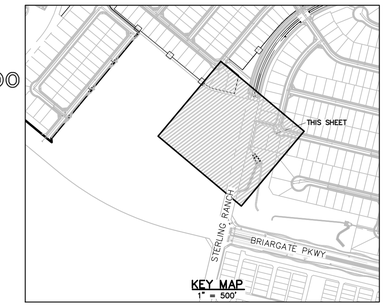
STERLING RANCH EAST FILING NO. 8					
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN SITE LAYOUT					
DESIGNED BY	KES	SCALE		DATE	07/17/2026
DRAWN BY	KES	(H) 1"= 30'		SHEET	3 OF 18
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.28

STERLING RANCH EAST FILING NO. 8

(FOURSQUARE AT STERLING RANCH MINOR AMENDMENT)

SECT. 33 & 34, TOWNSHIP 12S, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



LEGEND

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

STERLING RANCH EAST FILING NO. 4 SINGLE FAMILY ZONE: RS-5000

STERLING RANCH EAST FILING NO. 6 PRELIMINARY PLAN ZONING: RS-5000

STERLING RANCH ROAD (PUBLIC URBAN COLLECTOR; 80' ROW)

IDAHO FALLS DRIVE (PUBLIC LOCAL, 50' ROW)

ESTES PARK PATH (PUBLIC LOCAL, 50' ROW)

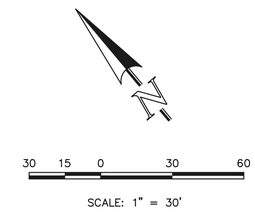
RIO RANCHO TRAIL (PUBLIC LOCAL, 50' ROW)

LOT 95 4000 S.F.
LOT 96 4000 S.F.
LOT 97 3500 S.F.
LOT 98 3500 S.F.
LOT 99 3500 S.F.
LOT 100 3500 S.F.
LOT 101 3500 S.F.
LOT 102 4000 S.F.
LOT 103 4000 S.F.
LOT 104 4000 S.F.
LOT 105 4000 S.F.
LOT 106 4000 S.F.
LOT 128 3500 S.F.
LOT 129 3500 S.F.
LOT 130 3500 S.F.
LOT 131 3500 S.F.
LOT 132 4106 S.F.
LOT 133 3788 S.F.
LOT 134 3787 S.F.
LOT 140 3857 S.F.
LOT 141 3824 S.F.
LOT 142 4293 S.F.
LOT 143 3500 S.F.
LOT 144 3500 S.F.
LOT 145 3500 S.F.
LOT 146 3500 S.F.
LOT 147 4000 S.F.
LOT 148 4356 S.F.
LOT 149 4308 S.F.
LOT 150 4140 S.F.
TRACT G 35105 S.F. 0.81 AC.
TRACT H 4375 S.F.
TRACT J 18995 S.F. 1.12 AC.

PROPOSED FULL SPECTRUM DETENTION POND 16

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6



STERLING RANCH EAST FILING NO. 8	
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN SITE LAYOUT	
DESIGNED BY	KES
DRAWN BY	KES
CHECKED BY	
SCALE	DATE 07/17/2026
(H) 1"= 30'	SHEET 4 OF 18
(V) 1"= N/A	JOB NO. 1183.28

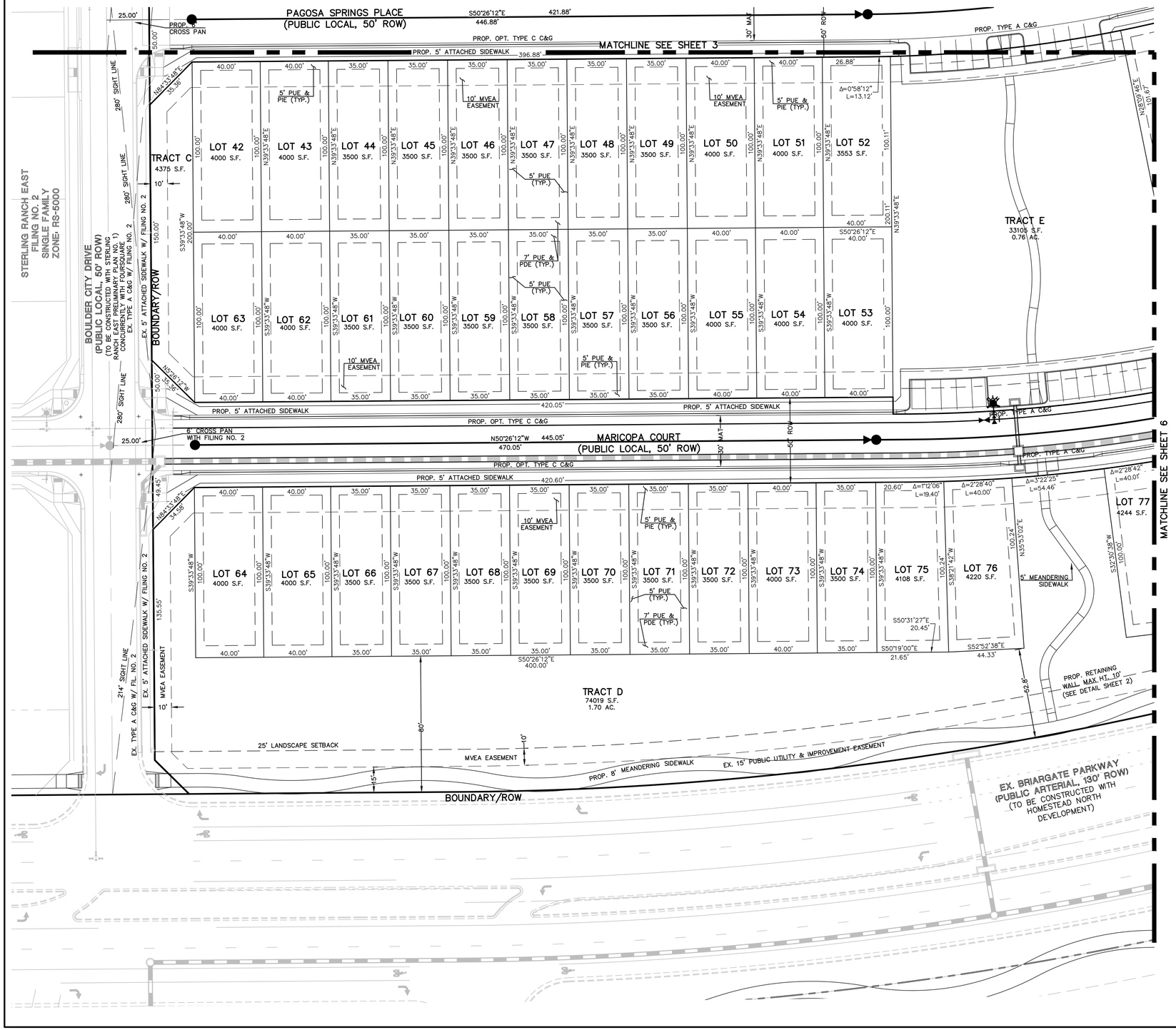
CLASSIC CONSULTING SM
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

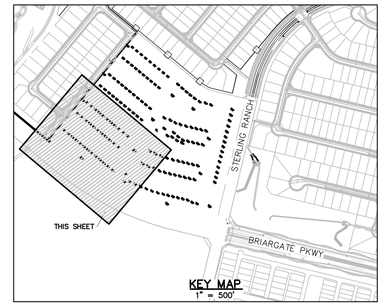
STERLING RANCH EAST FILING NO. 8

(FOURSQUARE AT STERLING RANCH MINOR AMENDMENT)

SECT. 33 & 34, TOWNSHIP 12S, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN





LEGEND

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

30 15 0 30 60

SCALE: 1" = 30'

CLASSIC CONSULTING SM

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

STERLING RANCH EAST FILING NO. 8

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
SITE LAYOUT

CLASSIC CONSULTING

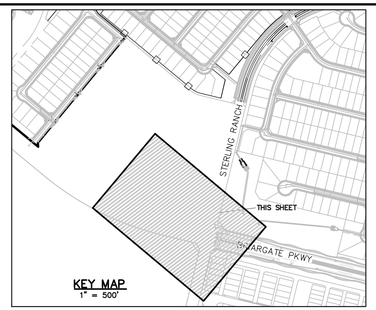
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CHECKED BY		(V) 1"= N/A		JOB NO.	1183.28

STERLING RANCH EAST FILING NO. 8

(FOURSQUARE AT STERLING RANCH MINOR AMENDMENT)

SECT. 33 & 34, TOWNSHIP 12S, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5

PAGOSA SPRINGS PLACE (PUBLIC LOCAL, 50' ROW)

MARICOPA COURT (PUBLIC LOCAL, 50' ROW)

RIO RANCHO TRAIL (PUBLIC LOCAL, 50' ROW)

TRACT I 4389 S.F.

TRACT J 48986 S.F. 1.12 AC.

TRACT D 74019 S.F. 1.70 AC.

STERLING RANCH ROAD (PUBLIC URBAN COLLECTOR, 80' ROW)

EX. BRIARGATE PARKWAY (PUBLIC ARTERIAL, 180' ROW) (TO BE CONSTRUCTED WITH HOMESTEAD NORTH DEVELOPMENT)

BOUNDARY/ROW

STERLING RANCH EAST FILING NO. 8 PRELIMINARY PLAN ZONING: RS-5000 PROPOSED FULL SPECTRUM DETENTION POND 16

LEGEND

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

30 15 0 30 60

SCALE: 1" = 30'

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

STERLING RANCH EAST FILING NO. 8

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
SITE LAYOUT

CLASSIC CONSULTING

DESIGNED BY	KES	SCALE		DATE	07/17/2026
DRAWN BY	KES	(H) 1"= 30'		SHEET	6 OF 18
CHECKED BY		(V) 1"= N/A		JOB NO.	1183.28