



WASTEWATER REPORT —STERLING RANCH EAST PHASE ONE PRELIMINARY PLAN



PREPARED BY

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JDS-RESPEC

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Colorado Springs, Colorado 80919

PREPARED FOR

Falcon Area Water and Wastewater Authority

OCTOBER 2022

Project Number W0242.22001



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1.0 INTRODUCTION

This wastewater report is for the Sterling Ranch East Phase One Preliminary Plan. The service entity is the Falcon Area Water and Wastewater Authority. The proposed development is in the Sterling Ranch Metro District #2 which is a part of the FAWWA service area. 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, 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	761	761	130892	1979
Commercial Units				
School K-8	1	17	2924	0
Elementary	1	<i>Note 1</i>	N/A	0
Total			133,816	

Note 1. The Elementary school was previously sited at Branding Iron Filing No 2 and received a final wastewater and water commitment with Branding Iron at the request of County Planning. Although the

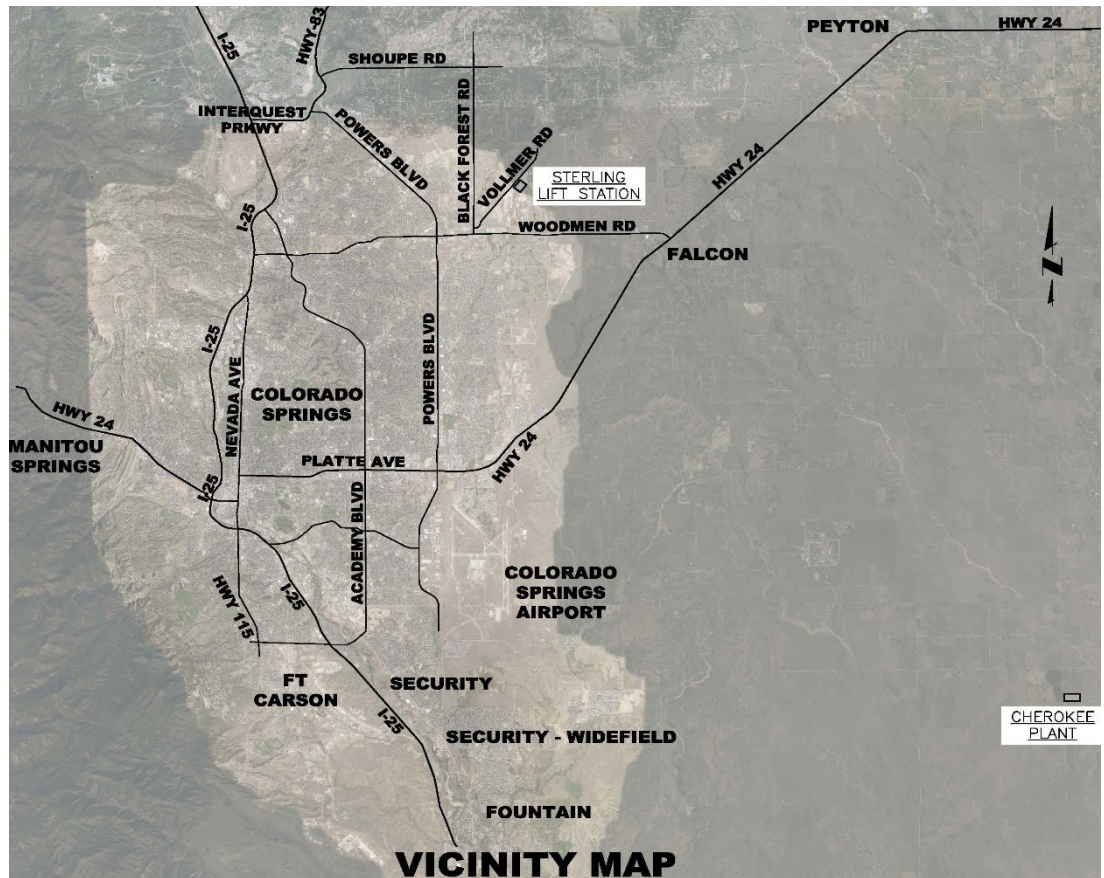
elementary school site has been moved to this filing, the wastewater commitment remains valid from Branding Iron No 2 and therefore not duplicated here

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.

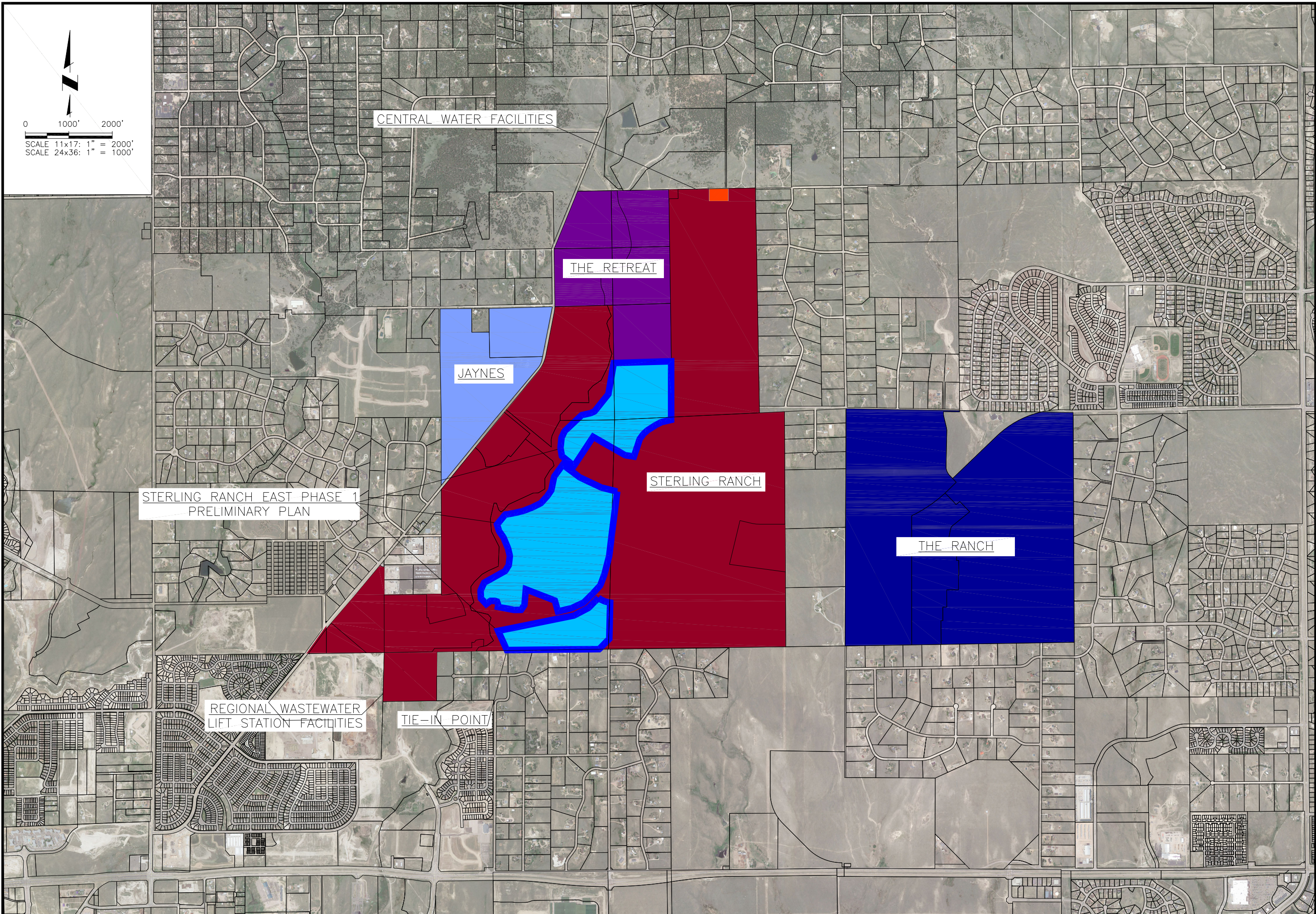
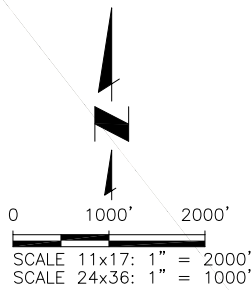
The loading projected from Sterling Ranch East Phase One represents roughly 13.30% of the contractual capacity available to the Falcon Area Water and Wastewater Authority. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to serve the Subdivision.

Including Villages, Foursquare, Homestead North Filing 3, and Sterling Ranch East Phase One in addition to Sterling subdivisions submitted before October, of 2022, the current committed capacity is for 2176 SFE which is 37.237 % 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.

2022/10/18 11:13 AM By: Jeffrey Bray N:\Projects\161_Morley Investments, LLC\161.04_Sterling Ranch\Drawings\161.04_Sterling_Ranch.dwg



JDS-HYDRO a Division of **RESPEC**
 5540 TECH CENTER DR., SUITE 100
 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO, A DIVISION OF RESPEC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

APPENDIX A
FALCON AREA WATER AND WASTEWATER AUTHORITY
SERVICE AREA

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

EXHIBIT

Project No.: 161.04
 Date: 10/11/22
 Design: JPM
 Drawn: JLB
 Check: JPM

PLAN
 SHEET 1 OF 1

STERLING RANCH EAST PHASE 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN



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EL PASO COUNTY, CO

DATE: 05.13.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

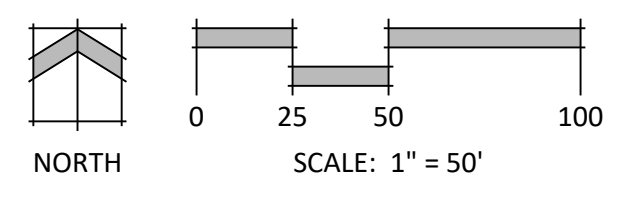
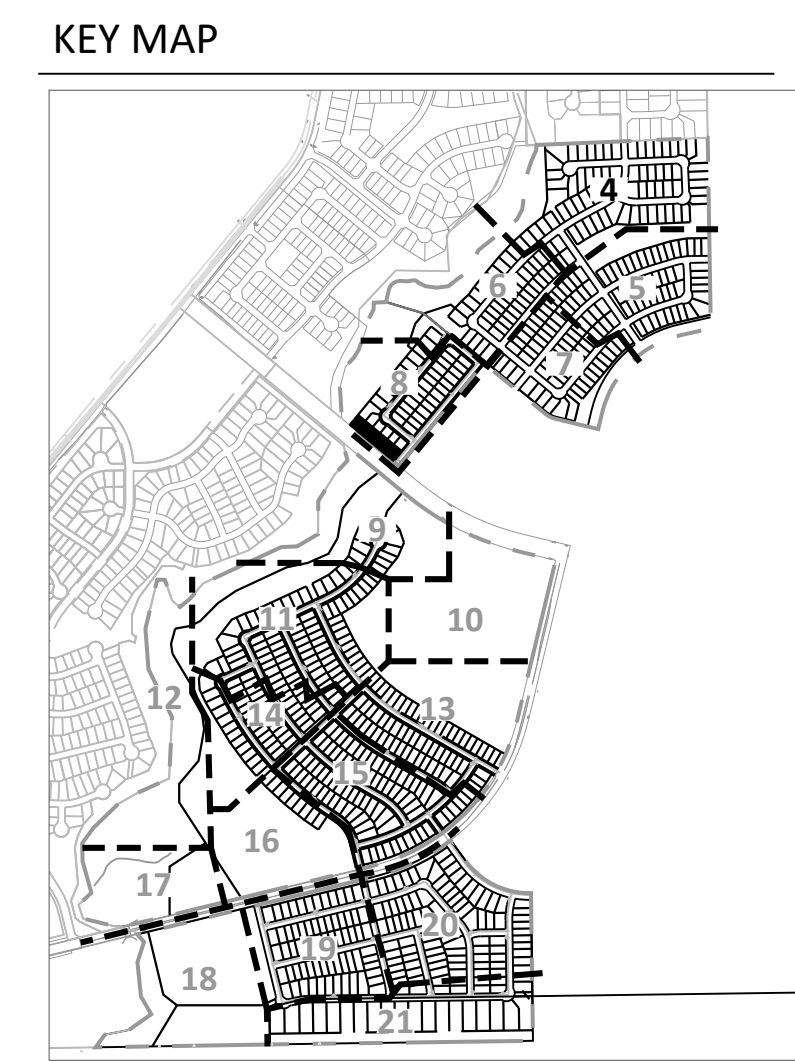
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DATE: BY: DESCRIPTION:

PRELIMINARY SITE PLAN

4

OF 47

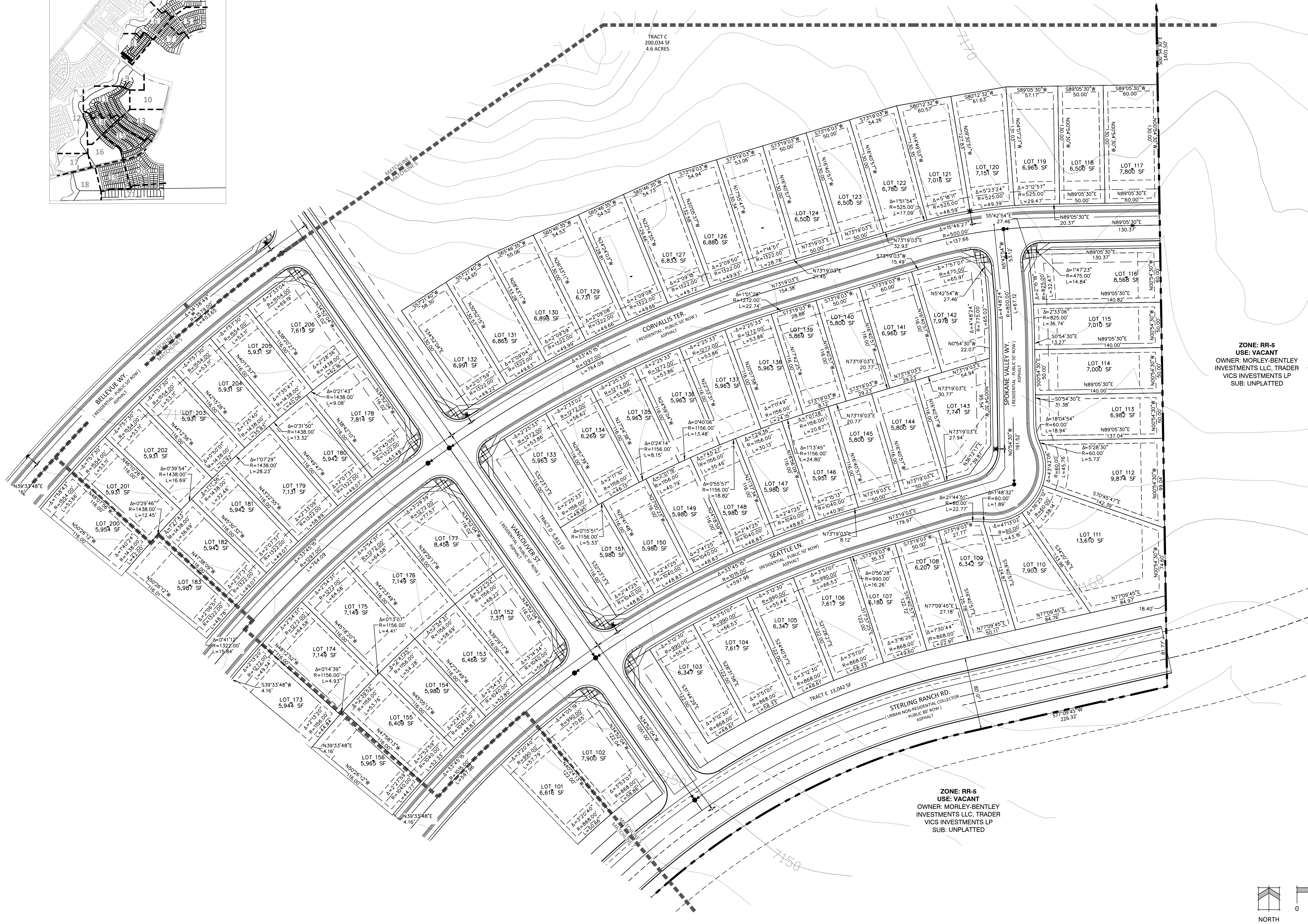


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STERLING RANCH EAST PHASE 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP



ZONE: RR-5
USE: VACANT
OWNER: MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP
SUB: UNPLATTED

ZONE: RR-5
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OWNER: MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP
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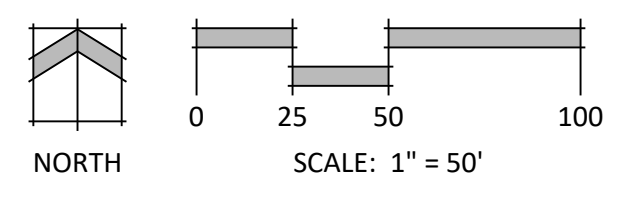
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PREPARED BY: B. ITEN

ENTITLEMENT

DATE: BY: DESCRIPTION:

PRELIMINARY SITE PLAN

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OF 47

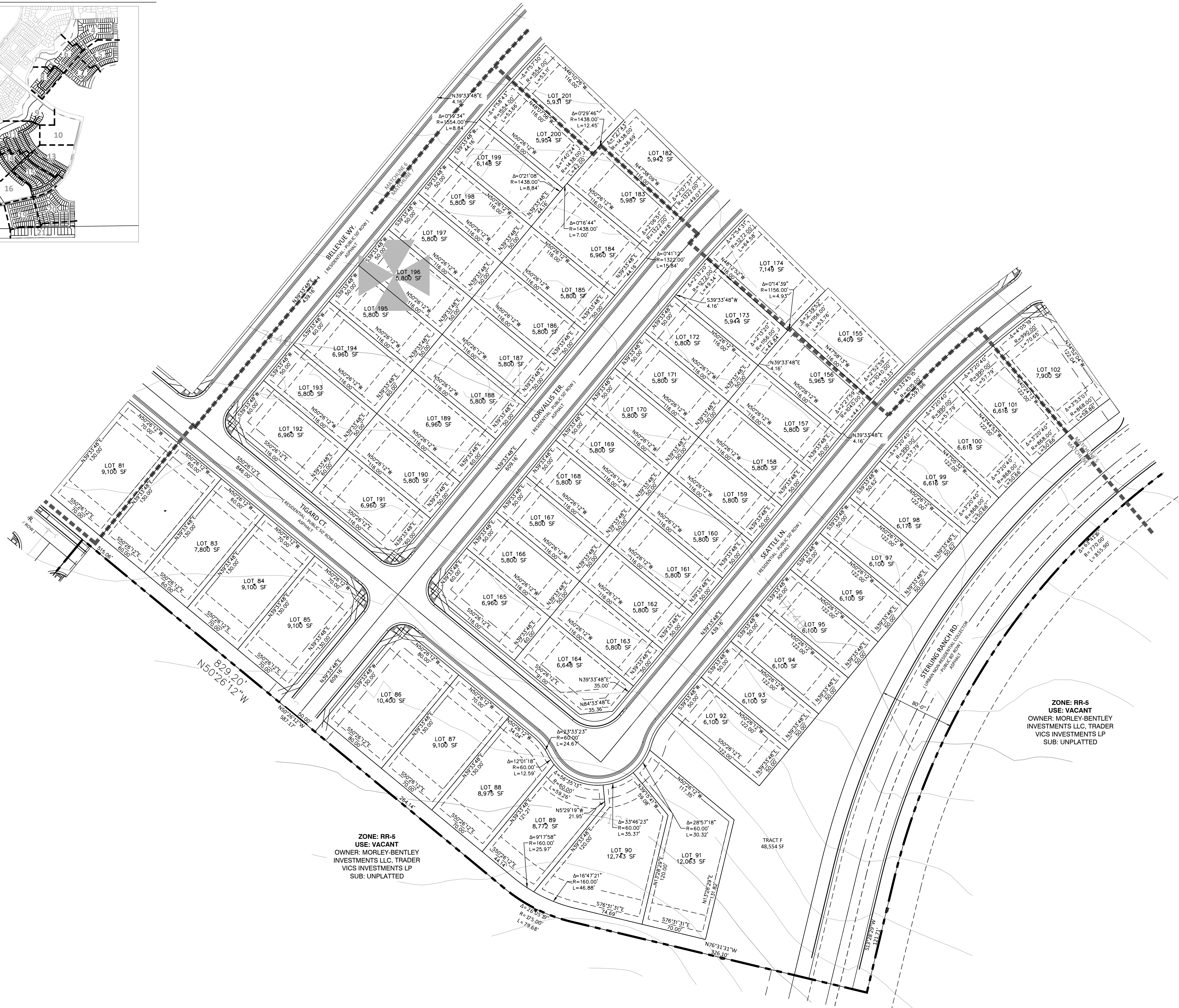


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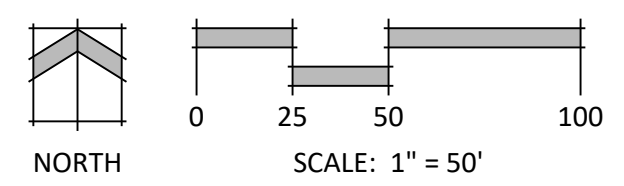
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PRELIMINARY SITE PLAN

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STERLING RANCH EAST PHASE 1

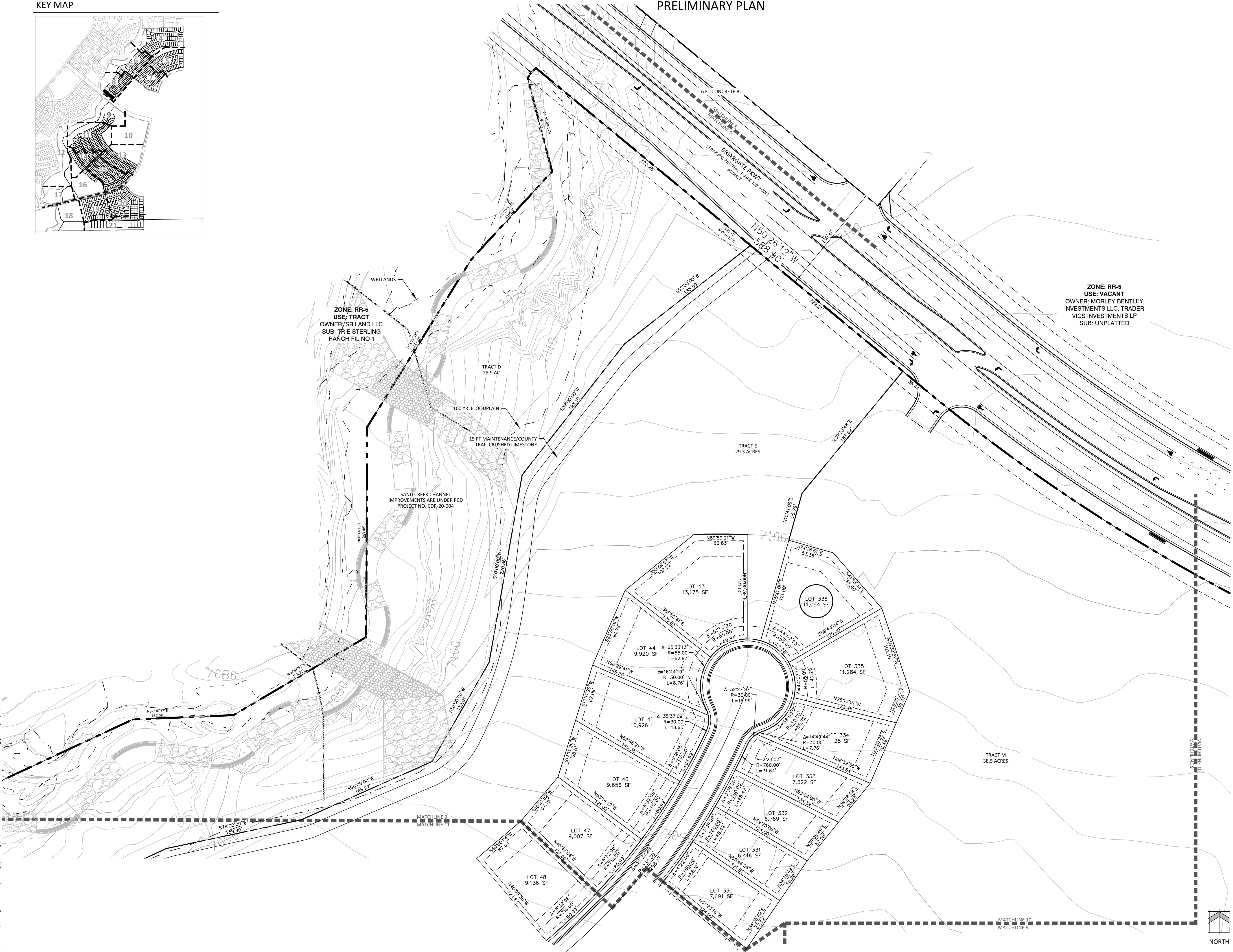
SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
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ZONE: RR-5
USE: VACANT
OWNER: MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP
SUB: UNPLATTED

STERLING RANCH EAST PHASE 1
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 05.13.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

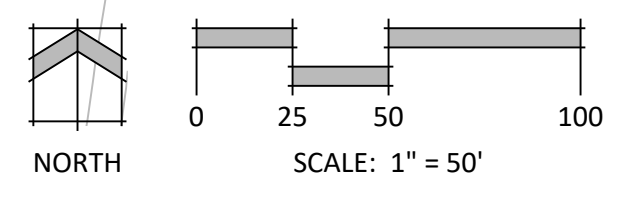
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DATE:	BY:	DESCRIPTION:

PRELIMINARY SITE PLAN

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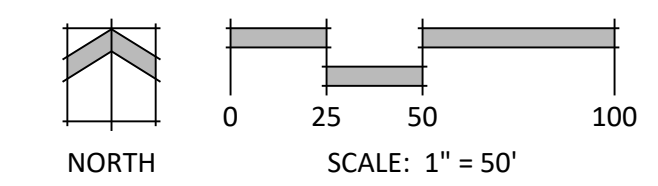
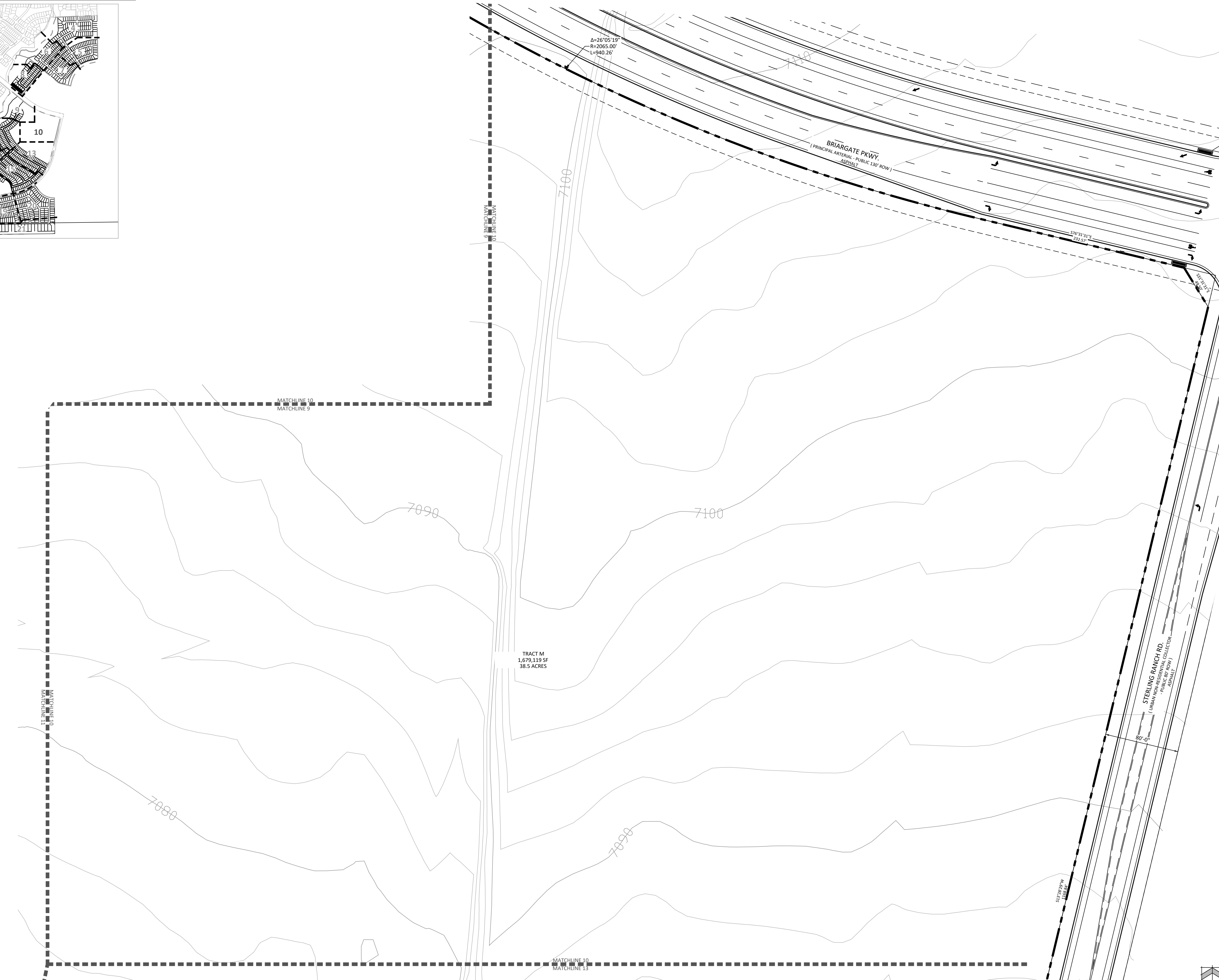
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PRELIMINARY SITE PLAN

SHEET TITLE

10

10 OF 47

SHEET NUMBER

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SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
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ZONE: RR-5
USE: TRACT
OWNER: SR LAND LLC
SUB: TR E STERLING
RANCH FIL NO 1

SAND CREEK CHANNEL
IMPROVEMENTS ARE UNDER PCD
PROJECT NO. CDR-20-004

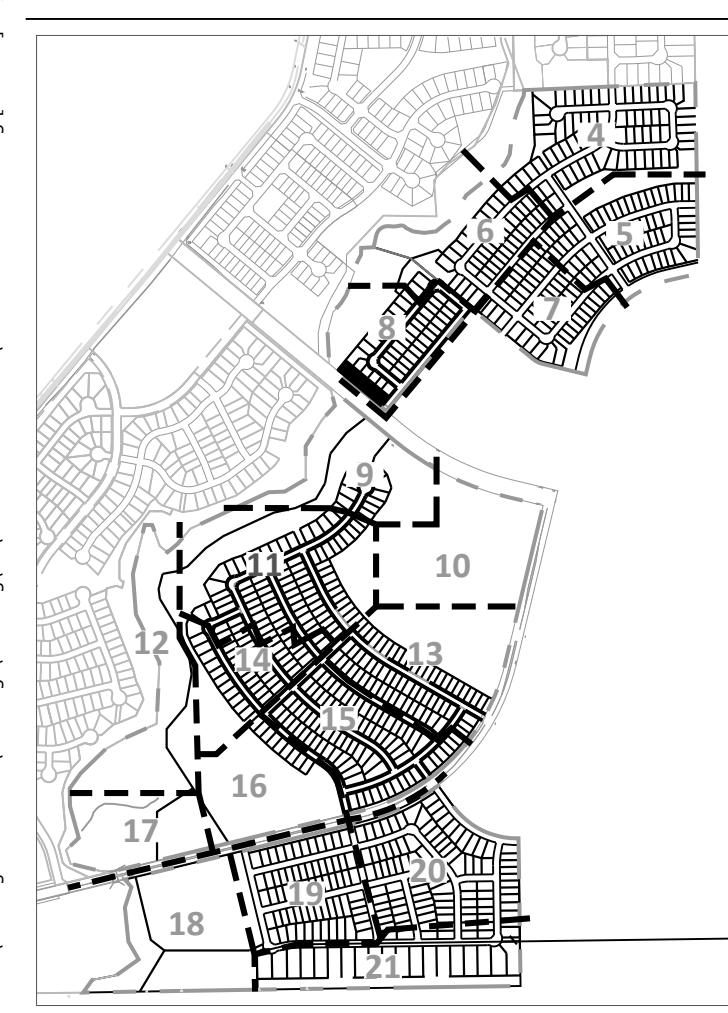
15 FT MAINTENANCE/COUNTY
TRAIL CRUSHED LIMESTONE

100 YR. FLOODPLAIN

TRACT E
1,276,847 SF

TRACT M
38.5 ACRES

KEY MAP



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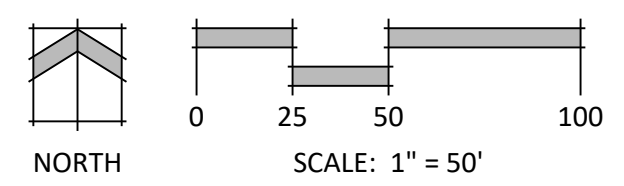
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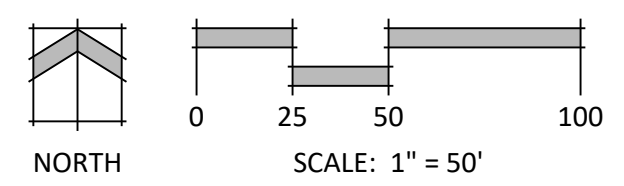
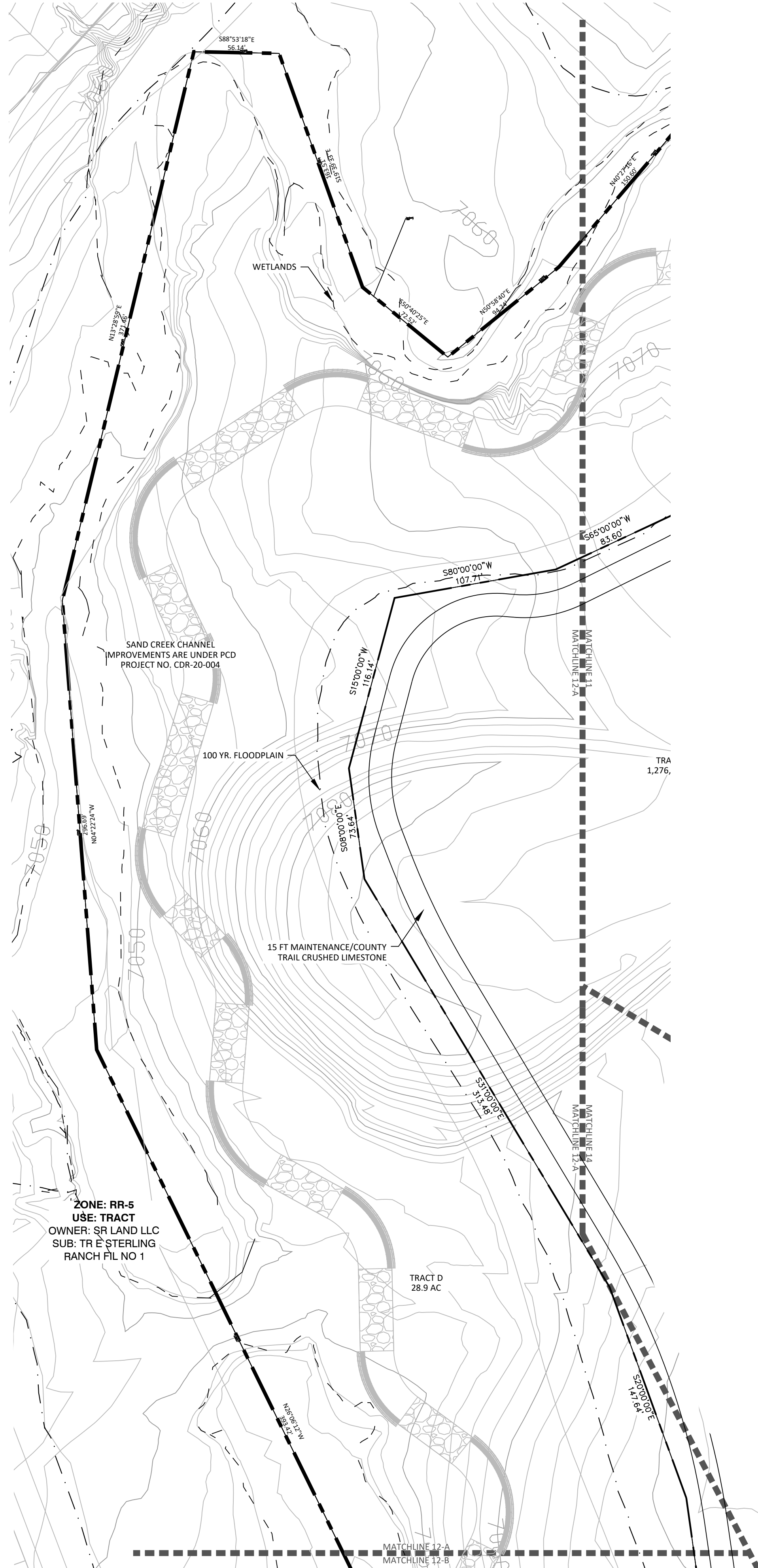
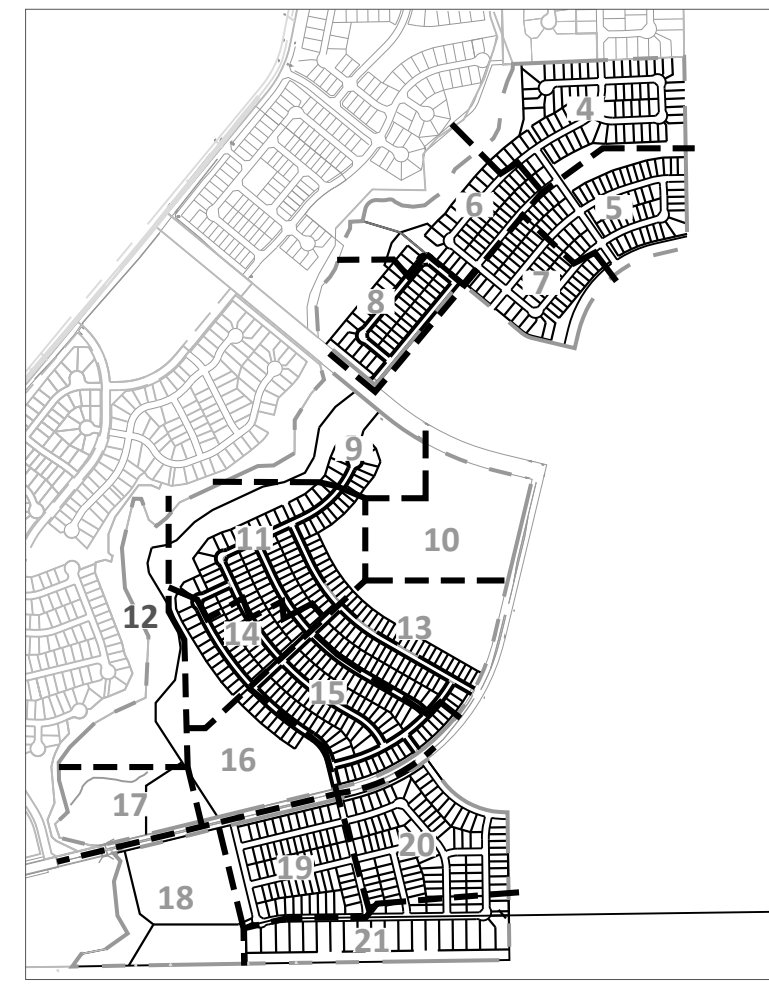


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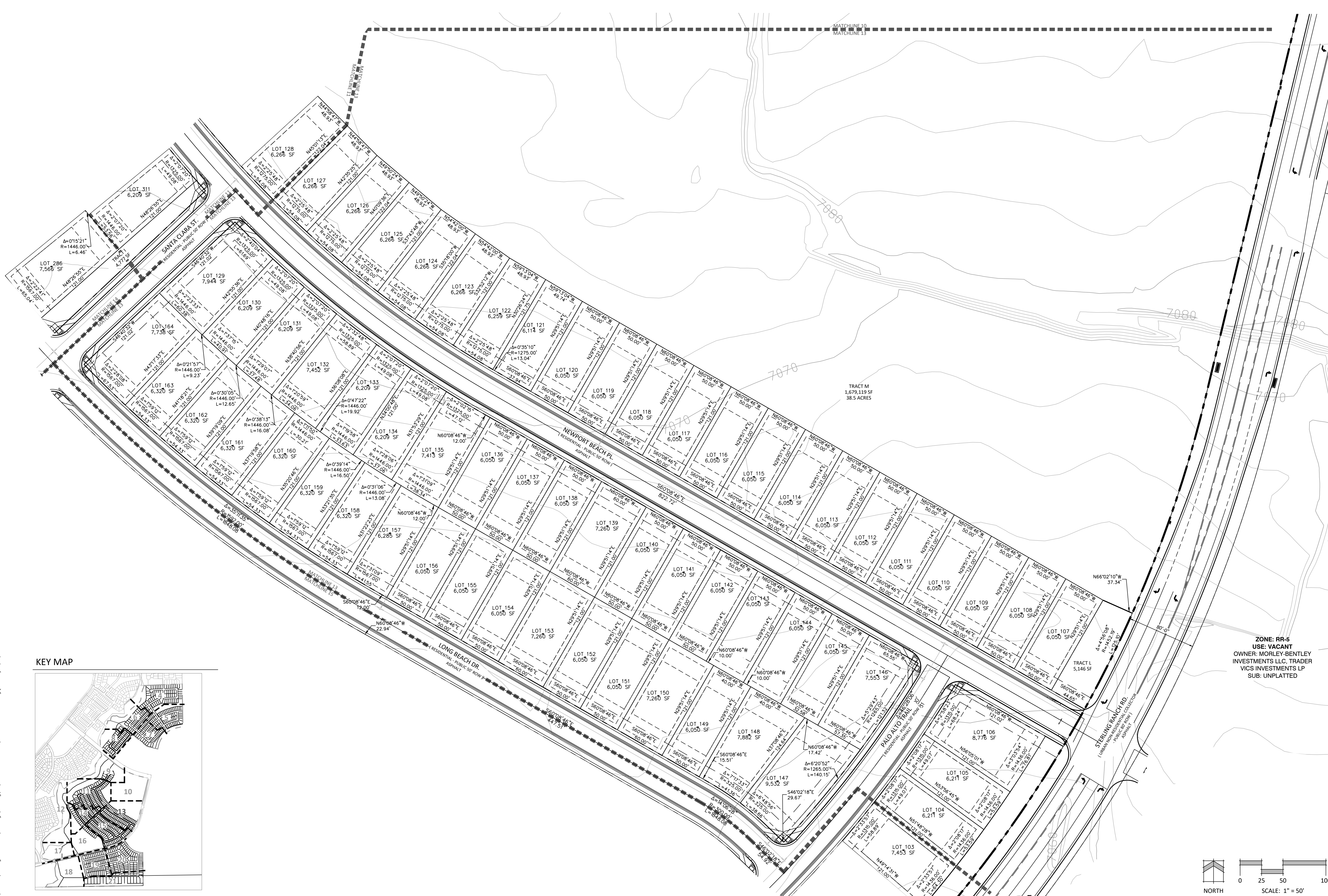
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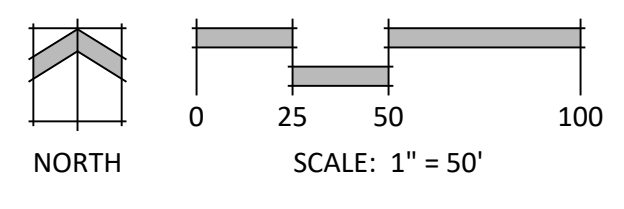
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ZONE: RR-5
USE: VACANT
OWNER: MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP
SUB: UNPLATTED

PRELIMINARY SITE PLAN

13

OF 47



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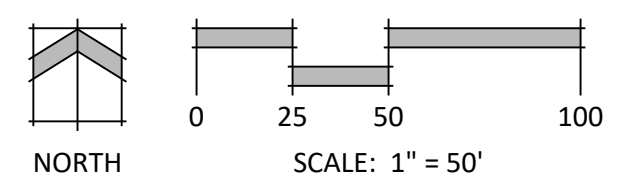
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14

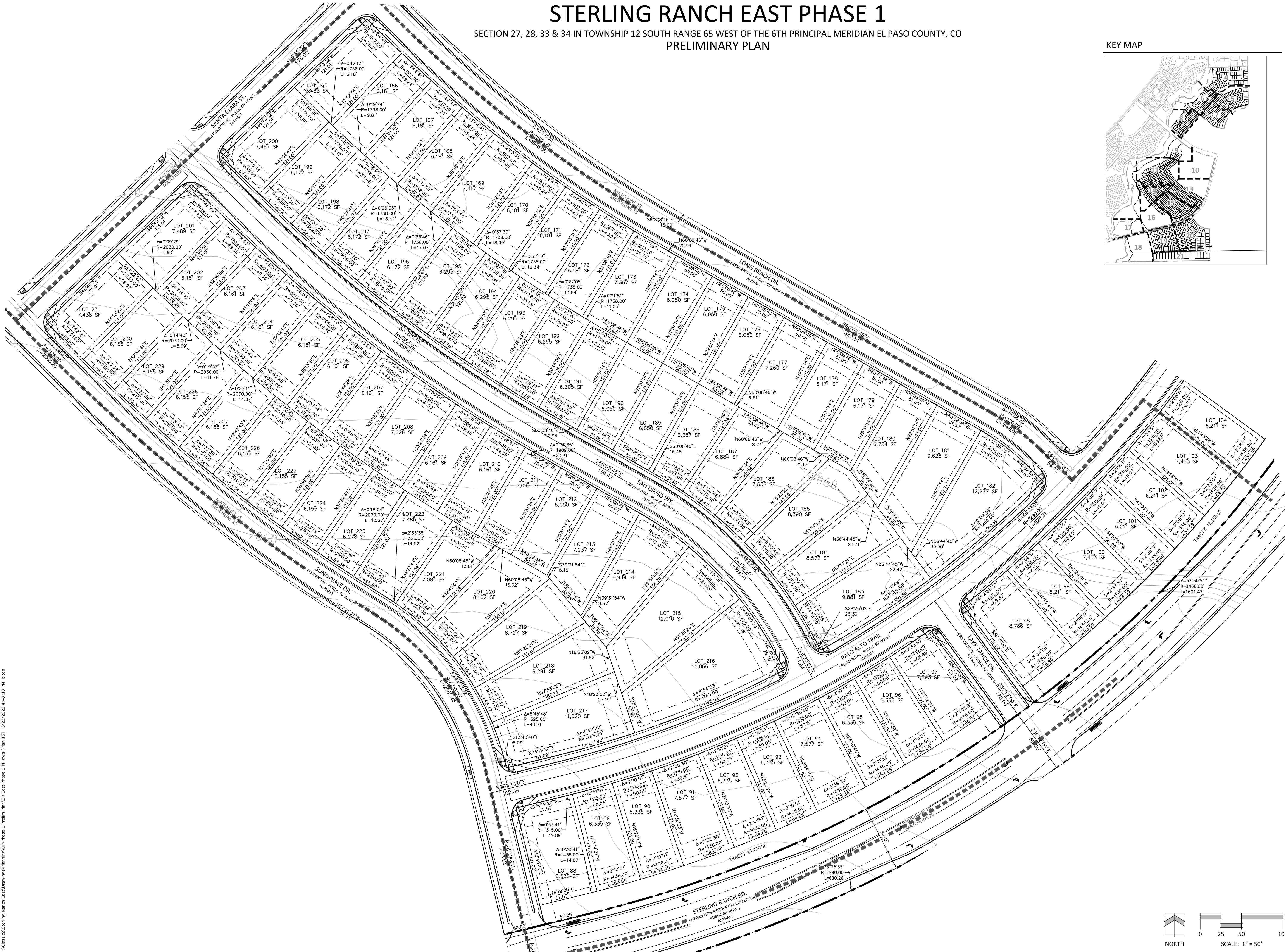
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SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP



STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

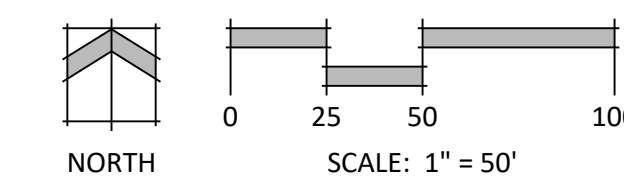
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PROJECT MGR: A. BARLOW
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PRELIMINARY SITE PLAN

15
OF 47



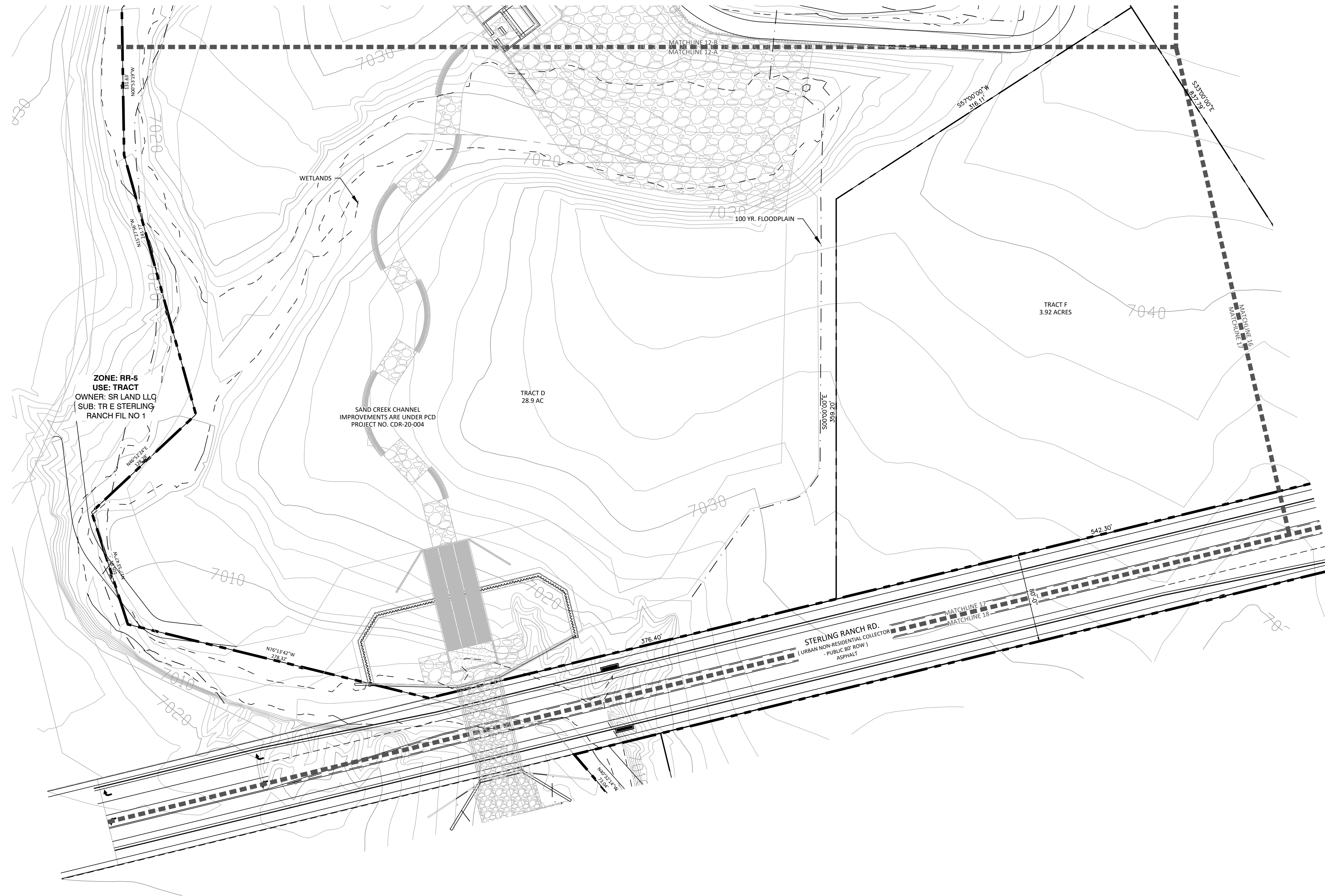
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PRELIMINARY PLAN

KEY MAP



ZONE: RR-5
USE: TRACT
OWNER: SR LAND LLQ
SUB: TR E STERLING
RANCH FIL NO 1

SAND CREEK CHANNEL
IMPROVEMENTS ARE UNDER PCD
PROJECT NO. CDR-20-004

TRACT D
28.9 AC

TRACT F
3.92 ACRES



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PREPARED BY: B. ITEN

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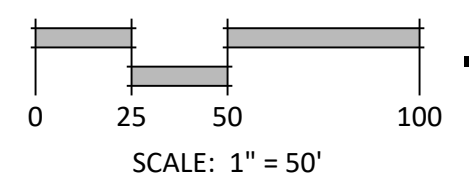
SHEET TITLE

17

17 OF 47

SHEET NUMBER

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STERLING RANCH EAST PHASE 1

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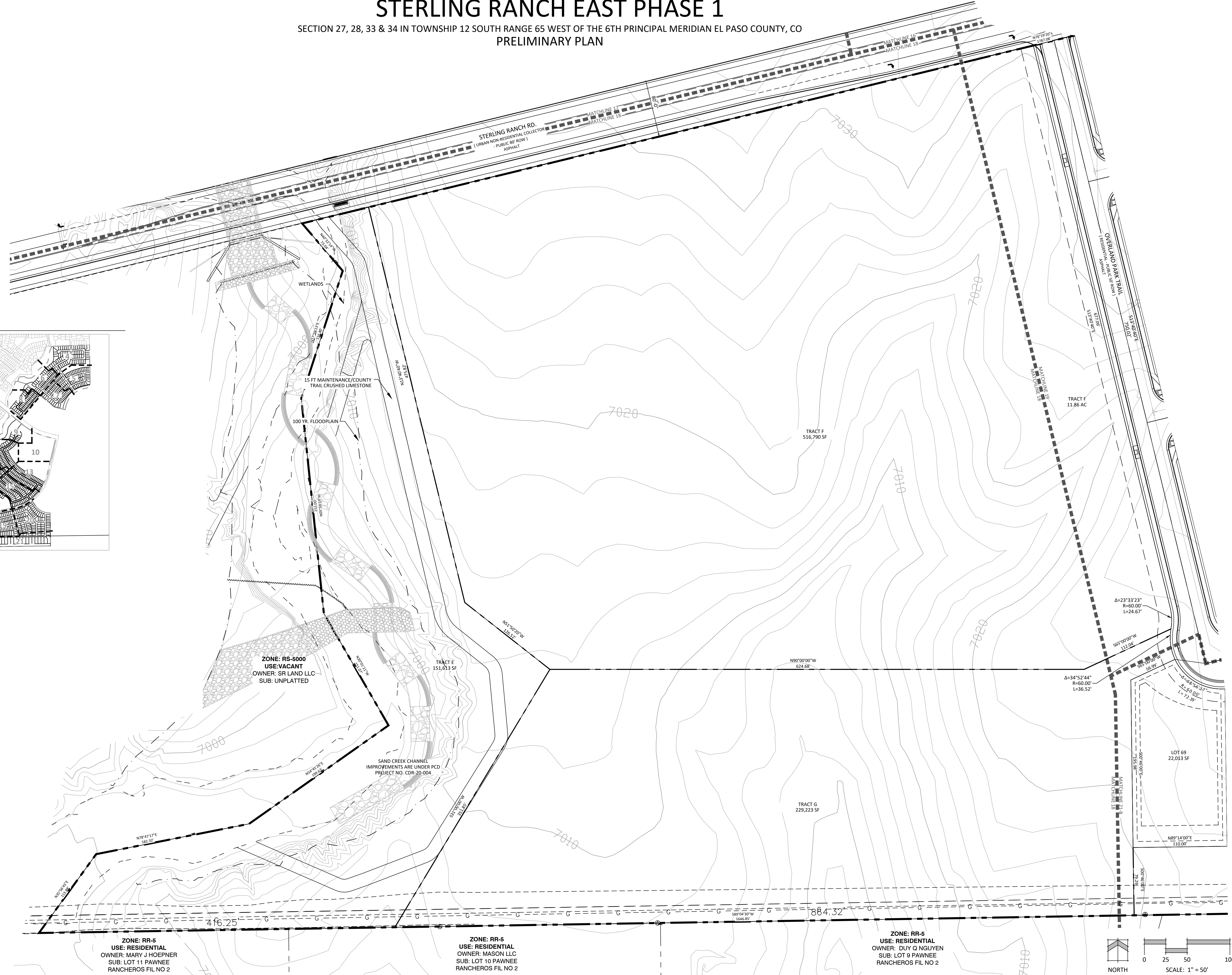
PRELIMINARY SITE PLAN

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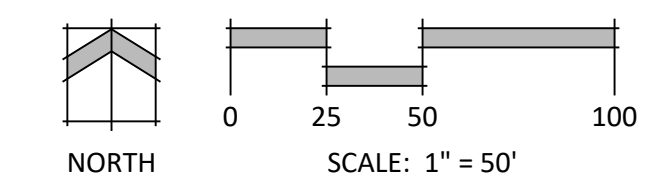
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PLAN FILE #

KEY MAP



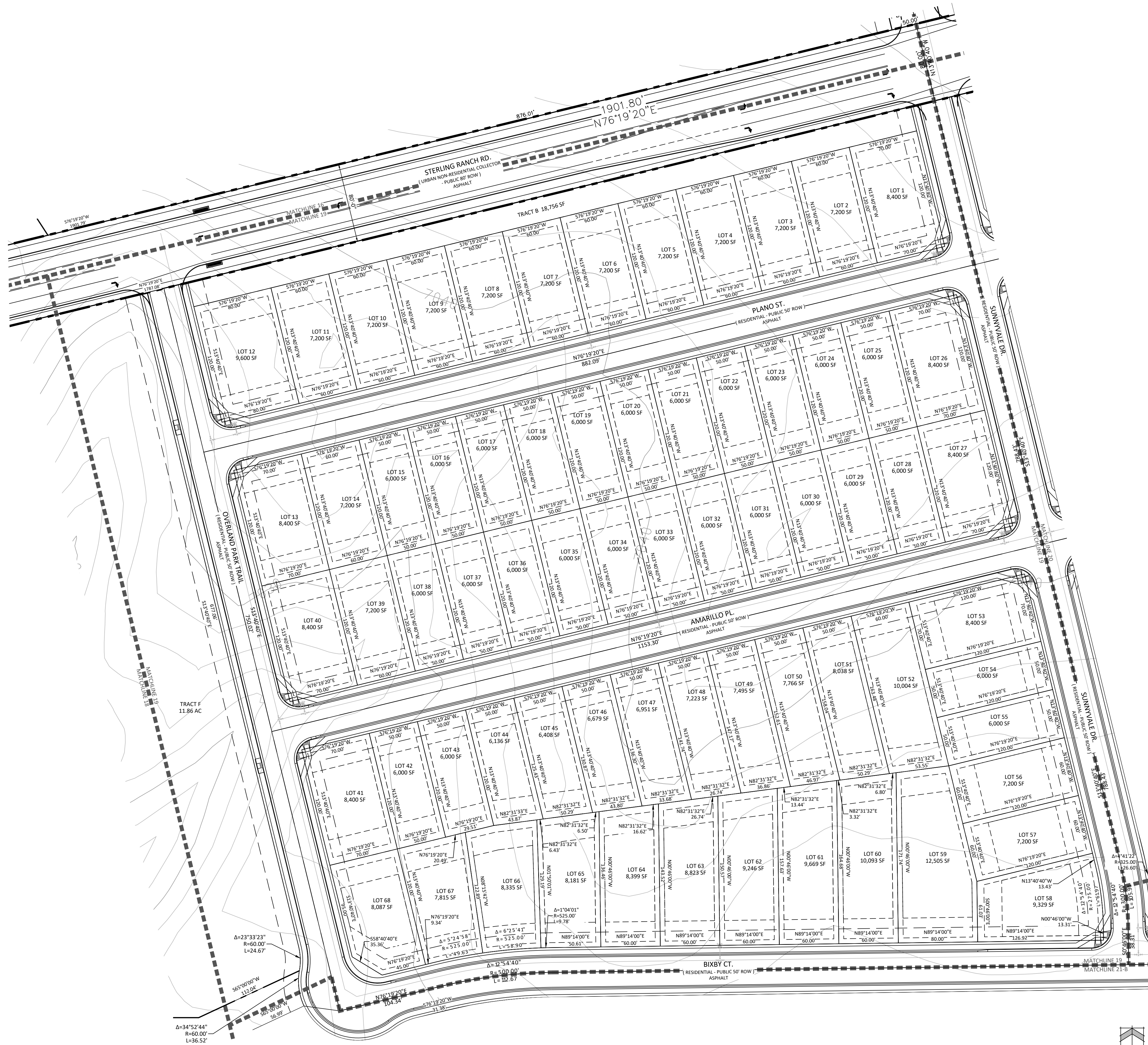
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EL PASO COUNTY, CO

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PREPARED BY: B. ITEN

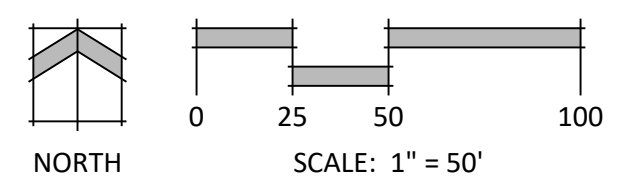
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STERLING RANCH EAST PHASE 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
PRELIMINARY PLAN

KEY MAP



**ZONE: RR-5
USE: VACANT**
OWNER: MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP
SUB: UNPLATTED

STERLING RANCH EAST PHASE 1 PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 05.13.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

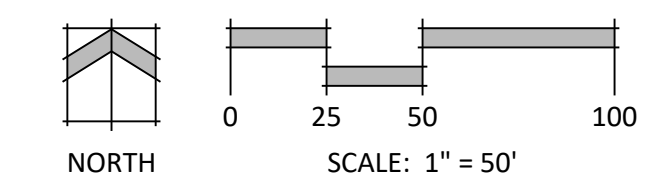
ENTITLEMENT

DATE: BY: DESCRIPTION:

PRELIMINARY SITE PLAN

20

20 OF 47

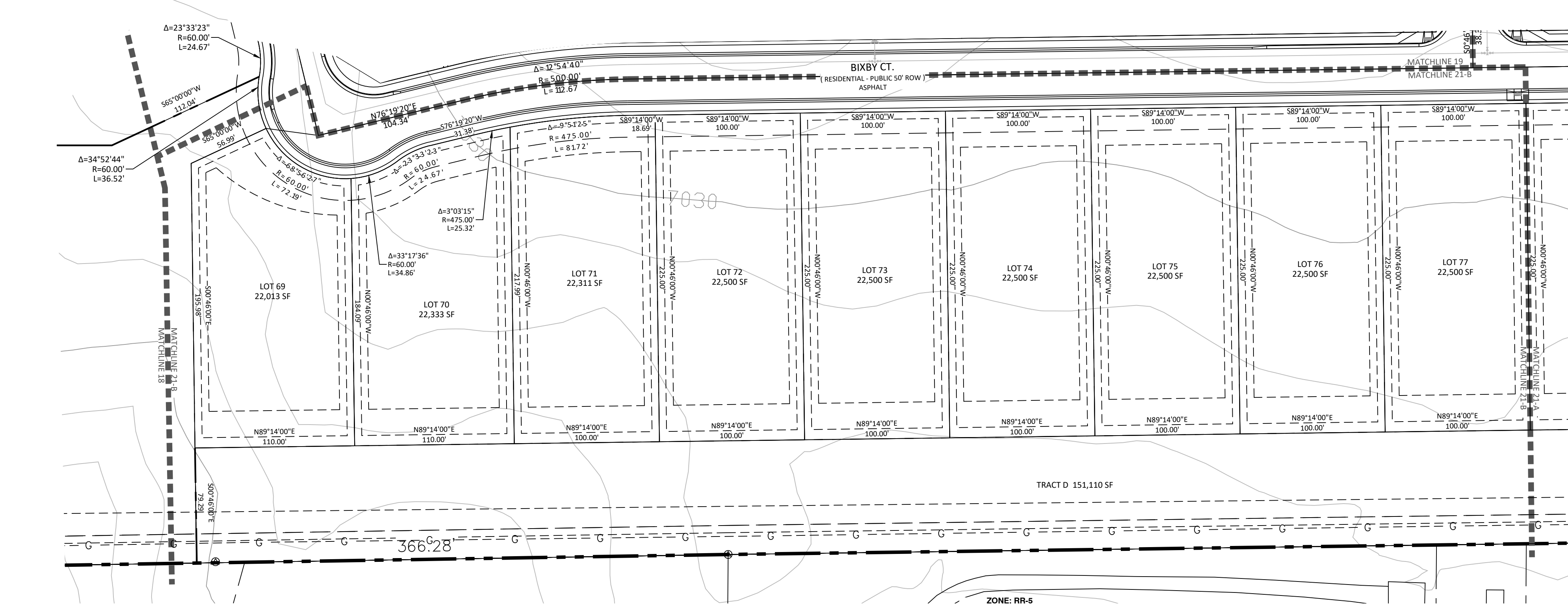
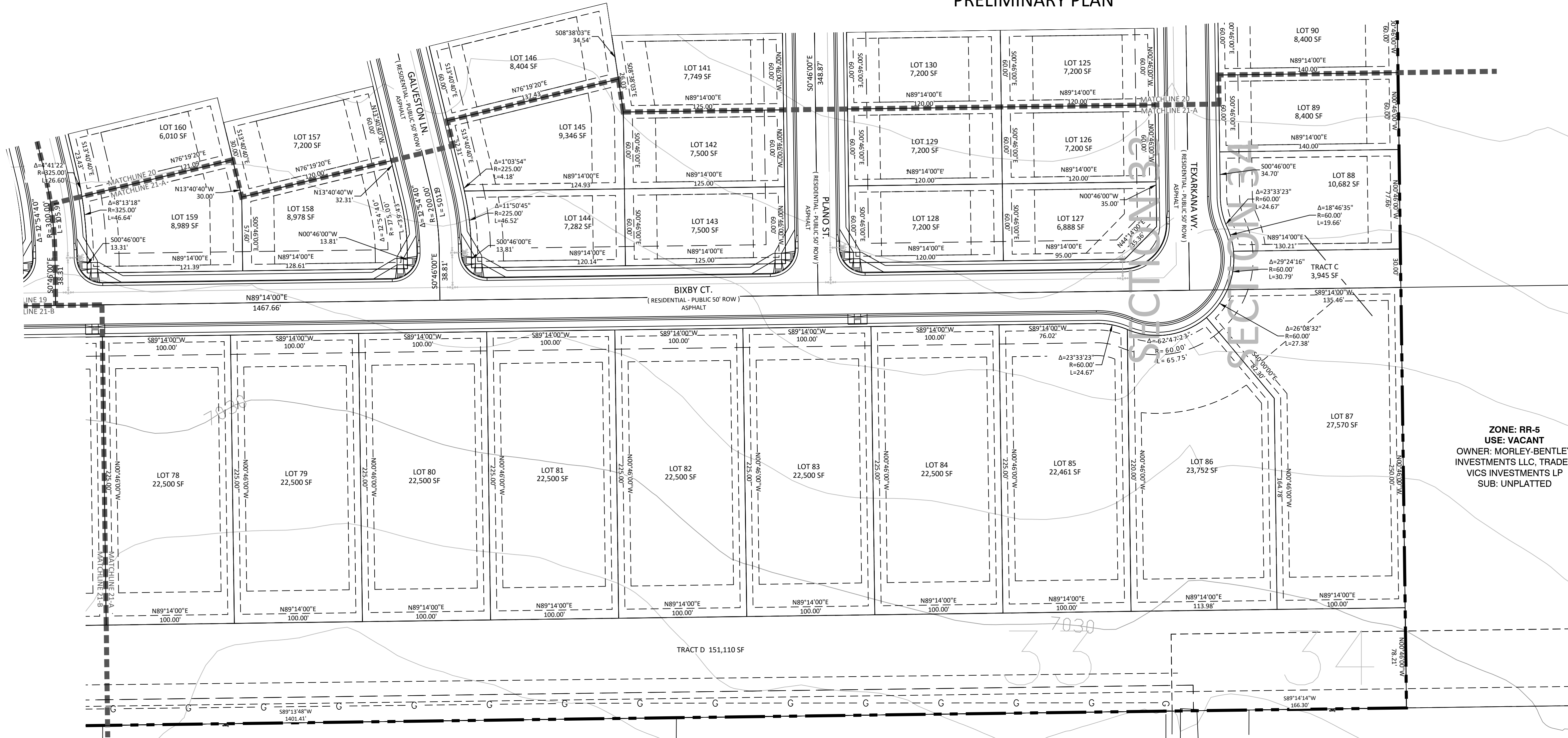


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Fax 719.471.0267
www.nescolorado.com
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STERLING RANCH EAST PHASE 1

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PRELIMINARY PLAN

KEY MAP



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STERLING RANCH EAST PHASE 1
PRELIMINARY PLAN
EL PASO COUNTY, CO

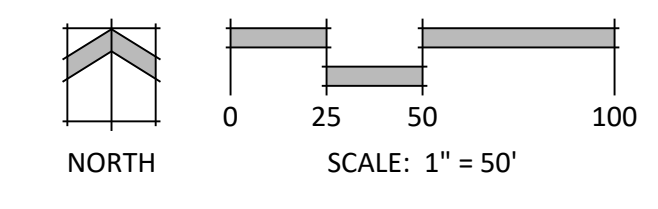
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PRELIMINARY SITE PLAN

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21 OF 47



P:\Classic2\Sterling Ranch East\Drawings\Planning\DWG\Phase 1 Prelim Plan\SR East Phase 1 PP.dwg [Plan 21] 5/22/2022 4:50:32 PM biten