

# EL PASO COUNTY LAND DEVELOPMENT CODE

## Chapter V - Section 55 Subdivision Summary Form

Date: April 10, 2023

**SUBDIVISION NAME:**

Classic Sterling Ranch East Filing No. 1

County EL PASO

**Type of Submittal:**

Request for Exemption \_\_\_\_\_

Preliminary Plan \_\_\_\_\_

Final Plat   X  

SUBDIVISION LOCATION: Township 125 Range 65 W Section 33 1/4

**OWNER(S) NAME**

SRJ LAND, LLC

**ADDRESS**

2138 FLYING HORSE CLUB DR.

COLORADO SPRINGS, CO 80921

**SUBDIVIDER(S) NAME**

SRJ LAND, LLC

**ADDRESS** 2138 FLYING HORSE CLUB DR.

COLORADO SPRINGS, CO 80921

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
X	Single Family	294	47.087	29.1 %
	Apartments			
	Condominiums			
	Mobile Homes			
	Commercial	N/A		
	Industrial	N/A		
	Other (specify)			
X	Street		12.935	8.0%
	Walkways			

	Dedicated School Sites	TRACT J	38.547	23.9%
X	Reserved Park Sites	TRACT B	27.433	17.0%
X	Private Open Areas	7 TRACTS	29.660	18.4%
	Easements			
X	Other (specify)	FSD POND TRACT C	5.862	3.6%
	<b>TOTAL</b>		161.524	100%

\* (By map measure)

Estimated Water Requirements 144.15 AC-FT/YR  
(gallons/day).

Proposed Water Source(s)  
FAWWA

Estimated Sewage Disposal Requirement 50,568  
(gallons/day).

Proposed Means of Sewage Disposal  
FAWWA

**ACTION:**

Planning Commission Recommendation  
Approval \_\_\_\_\_ Date \_\_\_\_\_

Disapproval \_\_\_\_\_

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Board of County Commissioners  
Approval \_\_\_\_\_ Date \_\_\_\_\_

Disapproval \_\_\_\_\_

Exemption under C.R.S. 30-28-101 (10) (d) \_\_\_\_\_

Remarks (if exemption, state reason): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.