# WASTEWATER REPORT – PRAIRIERIDGE FILING 1 PRELIMINARY PLAN


**PREPARED BY**

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RESPEC
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**PREPARED FOR**

Falcon Area Water and Wastewater Authority

**DECEMBER 2023**

Project Number W0242.22001

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# 1.0 INTRODUCTION

This wastewater report is for the Prairieridge Filing 1 Preliminary Plan. 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 108.89 gross acres and includes 217 single family lots, 211 of which will be provided central water service. The remaining 6 large lots will be served with individual septic systems. The proposed subdivision layout is shown in ***Appendix B***.

## 1.1 OVERALL DEVELOPMENT DESCRIPTION

The Prairieridge development is west of Vollmer adjacent to Sterling Ranch across Vollmer 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

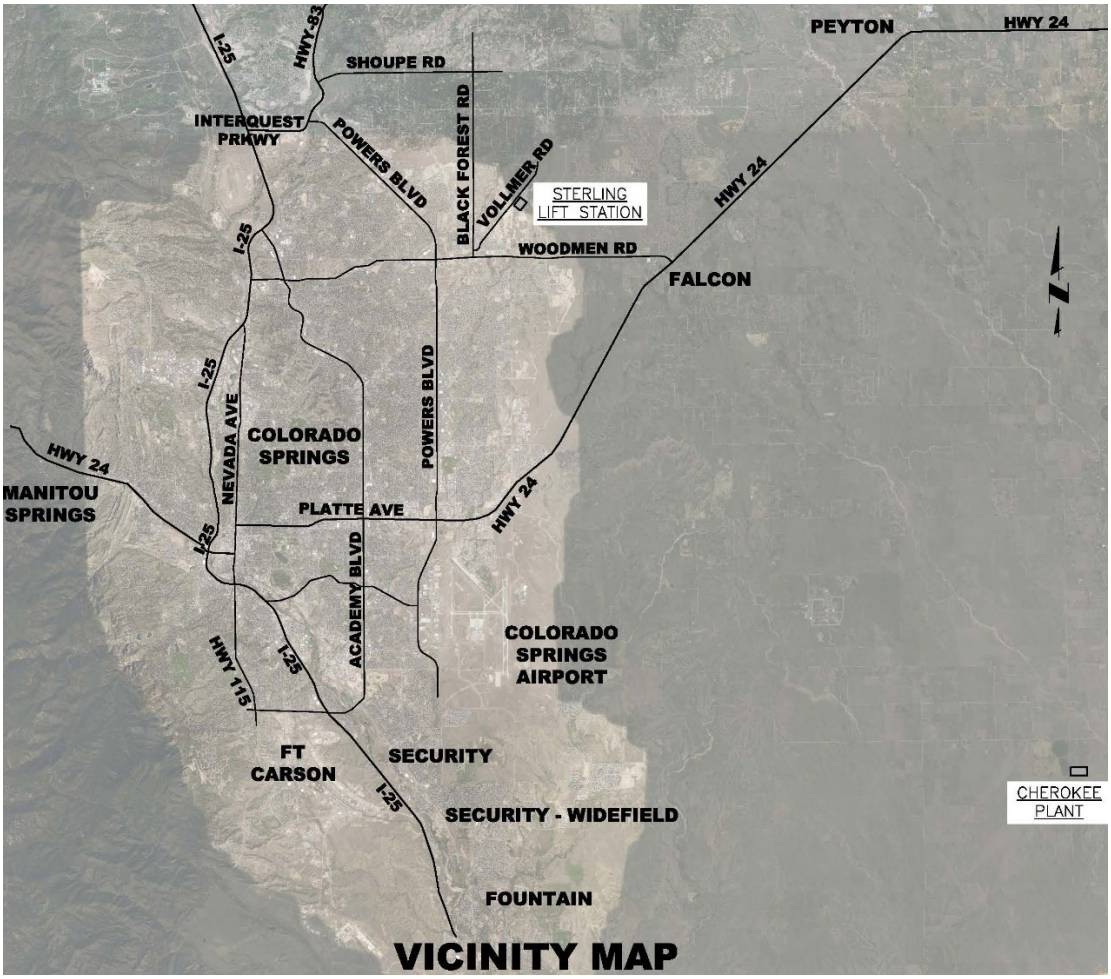
| Use | Units | Single Family Equivalent | Average Daily Max-Month Flows | Estimated Population |
|---|---|---|---|---|
| | # | # | GPD | # |
| Residential Units | | | | |
| Single family | 211 | 211 | 36,292 | 549 |
| | | | | |
| Non-Residential Use | | | | |
| NONE | | | | |
| Total | | | 36,292 | |
| | | | | |

## 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

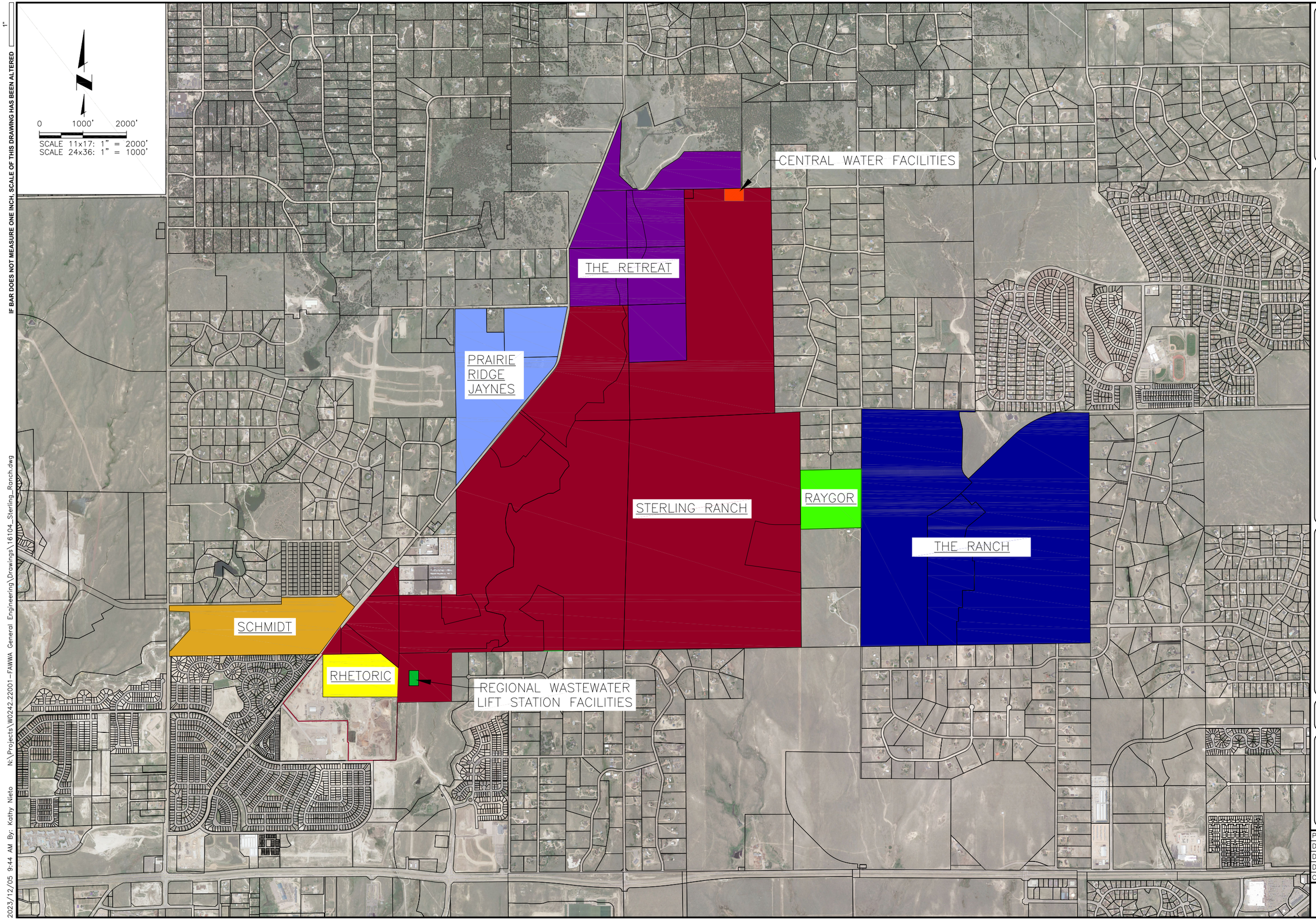
The Falcon Area Water and Wastewater Authority has a perpetual contract with the Meridian Service Metropolitan District (MSMD) for the provision of wastewater treatment. The contract allows for the purchase of up to 5849 SFEs of wastewater capacity from MSMD which is equivalent to 1.006 Million Gallons/Day (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 Prairieridge Filing 1 represents roughly 3.607% 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, (December 4, 2023) and including Prairieridge Filing 1 in the current committed capacity is for 3025 SFE which is 51.718 % 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.




1"

IF BAR DOES NOT MEASURE ONE INCH, SCALE OF THIS DRAWING HAS BEEN ALTERED

2023/12/05 9:44 AM By: Kathy Nieto N:\Projects\W0242.22001-FAWWA General Engineering\Drawings\16104_Sterling_Ranch.dwg


**Colorado Springs, CO**
5540 Tech Center Dr., Suite 100
Colorado Springs, CO 80919
**Phone:** 719.227.0072
www.respec.com


# APPENDIX A

## FALCON AREA WATER AND WASTEWATER AUTHORITY SERVICE AREA

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

EXHIBIT

| | |
|---|---|
| Proj.#: | 161.04 |
| Date: | 12/05/2023 |
| Design: | JPM |
| Drawn: | JLB |
| Check: | JPM |

PLAN

SHEET 1 OF 1

# PRAIRIERIDGE FILING NO. 1

## A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

# PRELIMINARY PLAN

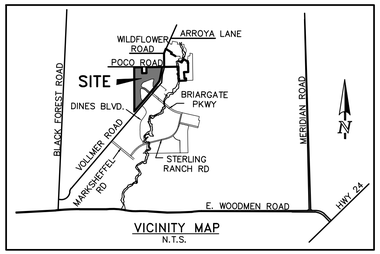
NOVEMBER 2023

### GENERAL NOTES:

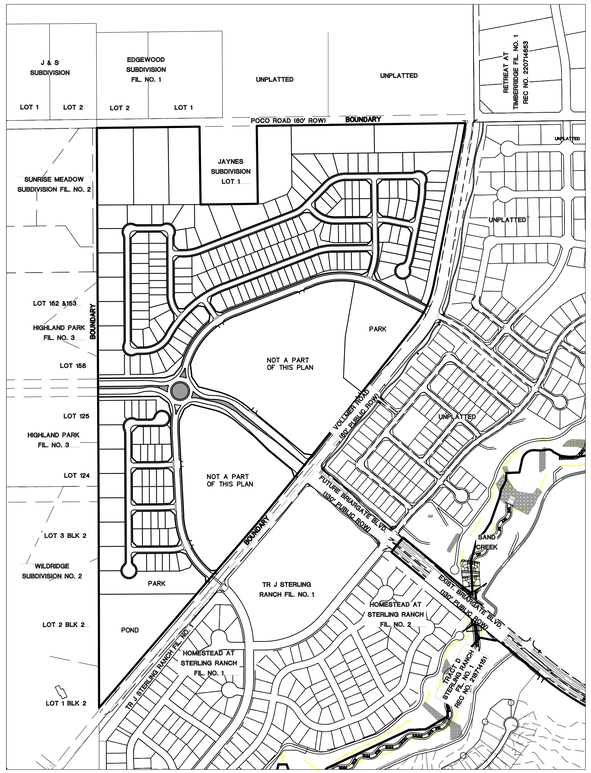
1. ALL SIDEWALKS SHOWN ON PRELIMINARY PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
2. ALL TRAILS TO BE NON-MOTORIZED TRAILS.
3. TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY.
4. LANDSCAPING IN PUBLIC-RIGHTS-OF-WAY WILL BE MAINTAINED BY PRAIRIERIDGE METROPOLITAN DISTRICT.
5. DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NECESSARY OFFSITE ROAD IMPROVEMENTS, WHICH MAY INCLUDE IMPROVEMENTS IN THE CITY OF COLORADO SPRINGS, TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT. IF OFFSITE ROAD IMPROVEMENTS ARE NECESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
6. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION. UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
7. NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ECM, THE DRAINAGE CRITERIA MANUAL (DCM), AND THE DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
8. THE SUBDIVIDER(S) AGREE 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 RESOLUTIONS (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.
9. THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE PRAIRIERIDGE FILING NO. 1 PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:
   WATER: FAWWA
   WASTEWATER: FAWWA
   GAS: COLORADO SPRINGS UTILITIES GAS
   ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
12. THE DISTRICT WILL BUILD AND MAINTAIN A NOISE WALL ALONG LOTS ADJACENT TO BRIARGATE PARKWAY OR REAR LOT LINE OF THE LOTS AS INDICATED ON THE PRELIMINARY PLAN. SUCH NOISE WALL IS TO BE CONSTRUCTED BY THE DEVELOPER. A DETAIL OF THE PROPOSED CONCRETE WALL IS ON ATTACHED LANDSCAPE PLAN.
13. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN 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.
14. IN AREAS OF SHALLOW GROUNDWATER: DUE TO SHALLOW GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAINS TO BE MAINTAINED BY THE DISTRICT. (SEE GEOLOGIC CONSTRAINTS SHEET)
15. UNLESS OTHERWISE INDICATED, ALL LOTS HAVE THE FOLLOWING EASEMENTS, 7' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT, 5' SIDE PUBLIC EASEMENTS, 5' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ADDITIONAL EXCLUSIVE 10' FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
16. THERE SHALL BE NO DIRECT LOT ACCESS TO BRIARGATE PARKWAY, DINES BOULEVARD, OR VOLLMER ROAD FOR ANY RESIDENTIAL LOTS.

### TRACT TABLE

| TRACT | AREA (SF) | AREA (AC.) | USE | OWNERSHIP/MAINTENANCE |
|---|---|---|---|---|
| A | 271,397 | 6.23 | DETENTION, TRAILS, UTILTIES, BUFFER | PRAIRIERIDGE METRO DISTRICT 1 |
| B | 115,272 | 2.65 | PARK, LANDSCAPE, UTILITIES | PRAIRIERIDGE METRO DISTRICT 1 |
| C | 19,875 | 0.46 | OPEN SPACE, LANDSCAPE, UTILITIES | PRAIRIERIDGE METRO DISTRICT 3 |
| D | 28,260 | 0.65 | OPEN SPACE, LANDSCAPE, UTILITIES | PRAIRIERIDGE METRO DISTRICT 3 |
| E | 10,241 | 0.24 | PARK, LANDSCAPE, UTILITIES | PRAIRIERIDGE METRO DISTRICT 3 |
| F | 12,433 | 0.29 | OPEN SPACE, LANDSCAPE, UTILITIES | PRAIRIERIDGE METRO DISTRICT 3 |
| G | 10,331 | 0.24 | PARK, LANDSCAPE, UTILITIES | PRAIRIERIDGE METRO DISTRICT 3 |
| H | 64,555 | 1.48 | OPEN SPACE, LANDSCAPE, UTILITIES | PRAIRIERIDGE METRO DISTRICT 3 |
| I | 19,596 | 0.45 | OPEN SPACE, LANDSCAPE, UTILITIES | PRAIRIERIDGE METRO DISTRICT 3 |
| J | 14,407 | 0.33 | OPEN SPACE, LANDSCAPE, UTILITIES | PRAIRIERIDGE METRO DISTRICT 3 |
| K | 241,053 | 5.53 | PARK, LANDSCAPE, UTILITIES | PRAIRIERIDGE METRO DISTRICT 1 |




VICINITY MAP
N.T.S.




KEY MAP
SCALE: 1" = 400'

### SITE DATA

| | |
|---|---|
| TAX ID NUMBERS: | PORTION OF 52280-00-024 & 52280-00-025 |
| TOTAL AREA: | 108.89 ACRES |
| DEVELOPMENT SCHEDULE | FALL 2024 |
| SKETCH PLAN: | SKP 22-225 |
| CURRENT ZONING:<br>PROPOSED ZONING: | RR-5<br>RS-6000, RR-2.5, & RR-0.5 |
| CURRENT USE:<br>PROPOSED USE: | AGRICULTURE GRAZING/VACANT<br>SINGLE FAMILY RESIDENTIAL |
| PROPOSED GROSS DENSIITY:<br>PROPOSED NET DENSITY: | 1.99 DU/AC (217 LOTS/108.89 AC)<br>3.19 DU/AC (217 LOTS/67.92 AC) |
| LANDSCAPE SETBACKS:<br>VOLLMER ROAD:<br>BRIARGATE PKWY: | <br>50 FT BUFFER<br>25 FT BUFFER |

### ZONE DIMENSIONAL STANDARDS

| ZONE | MIN. LOT SIZE | MAX. BUILDING HEIGHT | MAX. LOT COVERAGE | MIN. LOT WIDTH AT FRONT SETBACK LINE | FRONT BUILDING SETBACK | SIDE BUILDING SETBACK | REAR BUILDING SETBACK |
|---|---|---|---|---|---|---|---|
| RS-6000 | 6,000 SF | 30' | 40%/45% | 50' | 25' | 5' | 25' |
| RR-2.5 | 2.5 ACRES | 30' | NONE | 200' | 25' | 15' | 25' |
| RR-0.5 | 21,780 SF | 30' | NONE | 100' | 25' | 10' | 25' |

### LAND USE DATA TABLE

| LAND USE | ACRES | % OF LAND |
|---|---|---|
| SINGLE FAMILY LOTS | 67.92 | 62.4% |
| ROAD ROW | 22.43 | 20.6% |
| PARKS | 8.65 | 7.9% |
| OPEN SPACE/BUFFER TRACTS | 3.66 | 3.4% |
| DRAINAGE/DETENTION | 6.23 | 5.7% |
| | | |
| TOTAL | 108.89 | 100% |

### PROJECT TEAM


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

APPLICANT/CIVIL CONSULTANT:
CLASSIC CONSULTING
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
(719) 785-2802
MR. MARC A. WHORTON, P.E.

LANDSCAPE CONSULTANT:
NES
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
(719) 471-0073
MS. JENNIFER SHAGIN, ASLA

LANDSCAPE CONSULTANT:
ALL AMERICAN
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
(719) 637-0313
MR. MIKE BERTA


### SHEET INDEX:


| | |
|---|---|
| COVER SHEET | SHEET 1 OF 21 |
| LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT | SHEET 2 OF 21 |
| PRELIMINARY PLAN | SHEET 3 OF 21 |
| PRELIMINARY PLAN | SHEET 4 OF 21 |
| PRELIMINARY PLAN | SHEET 5 OF 21 |
| PRELIMINARY PLAN | SHEET 6 OF 21 |
| PRELIMINARY PLAN | SHEET 7 OF 21 |
| PRELIMINARY PLAN | SHEET 8 OF 21 |
| PRELIMINARY GRADING & UTILITY PLAN | SHEET 9 OF 21 |
| PRELIMINARY GRADING & UTILITY PLAN | SHEET 10 OF 21 |
| PRELIMINARY GRADING & UTILITY PLAN | SHEET 11 OF 21 |
| PRELIMINARY GRADING & UTILITY PLAN | SHEET 12 OF 21 |
| PRELIMINARY GRADING & UTILITY PLAN | SHEET 13 OF 21 |
| PRELIMINARY GRADING & UTILITY PLAN | SHEET 14 OF 21 |
| PRELIMINARY GRADING & UTILITY PLAN | SHEET 15 OF 21 |
| PRELIMINARY LANDSCAPE PLANS & DETAILS | SHEETS 9-20 OF 21 |
| GEOLOGIC CONSTRAINTS EXHIBIT | SHEET 21 OF 21 |


**PCD NO.**

CLASSIC CONSULTING SM


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


PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN
TITLE SHEET

| | | | | | |
|---|---|---|---|---|---|
| DESIGNED BY | MAW | SCALE | | DATE | 11/08/2023 |
| DRAWN BY | ESO | (H) 1"= N/A | | SHEET | 1 OF 21 |
| CHECKED BY | | (V) 1"= N/A | | JOB NO. | 1305.10 |

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LEGAL DESCRIPTION:

# PRAIRIERIDGE FILING NO. 1

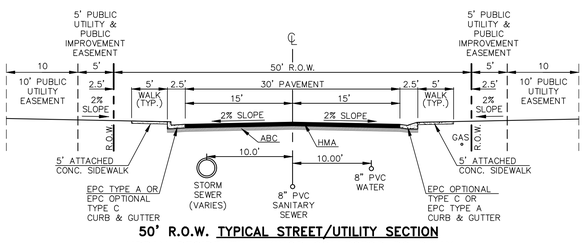
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

# PRELIMINARY PLAN

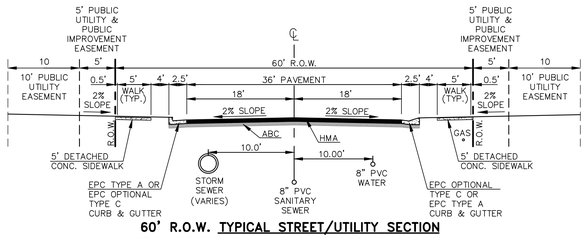
NOVEMBER 2023

**ADJACENT OWNERS**

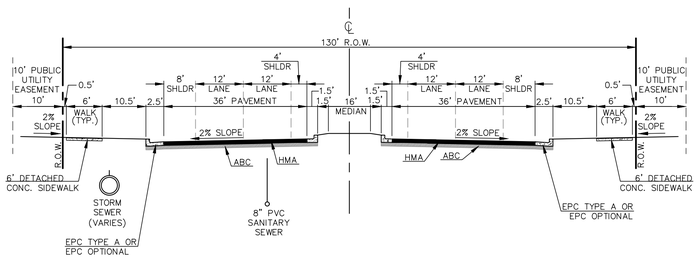
| ADJACENT OWNER | NAME | MAILING ADDRESS | CITY STATE ZIP |
|---|---|---|---|
| 1 | SR LAND LLC | 20 BOULDER CRESCENT ST STE. 102 | COLORADO SPRINGS, CO 80903 |
| 2 | AMELIA SNYDER | 8450 POCO ROAD | COLORADO SPRINGS, CO 80908 |
| 3 | MCCALL TERRILL J | 8250 POCO ROAD | COLORADO SPRINGS, CO 80908 |
| 4 | DANIEL W. SMITH | 8225 POCO ROAD | COLORADO SPRINGS, CO 80908 |
| 5 | KENNETH L. YODER | 8190 POCO ROAD | COLORADO SPRINGS, CO 80908 |
| 6 | VALONE FAMILY TRUST | 8170 POCO ROAD | COLORADO SPRINGS, CO 80908 |
| 7 | RAUL REYES | 8150 POCO ROAD | COLORADO SPRINGS, CO 80908 |
| 8 | ROKES LIVING TRUST | 8155 POCO ROAD | COLORADO SPRINGS, CO 80908 |
| 9 | PLATINUM AURORA TRUST | PO BOX 64110 | COLORADO SPRINGS, CO 80962 |
| 10 | THREE OAKS LIVING TRUST | 4503 CLARK FORK PL. | COLORADO SPRINGS, CO 80923 |
| 11 | CHEDID M BASSAM | 2341 LIMERICK CT. | COLORADO SPRINGS, CO 80921 |
| 12 | AUSTIN ROFF | 10132 OAK KNOLL TERRACE | COLORADO SPRINGS, CO 80920 |
| 13 | JOHN F. ABRAHAMSSON | 9470 GLIDER LOOP | COLORADO SPRINGS, CO 80908 |
| 14 | THOMAS A GEORGE II | 9480 GLIDER LOOP | COLORADO SPRINGS, CO 80908 |
| 15 | WHISTLER INTERNATIONAL LLC | 7220 GLIDER LOOP | COLORADO SPRINGS, CO 80908 |
| 16 | SR COMMERCIAL LLC | 20 BOULDER CRESCENT ST. | COLORADO SPRINGS, CO 80903 |



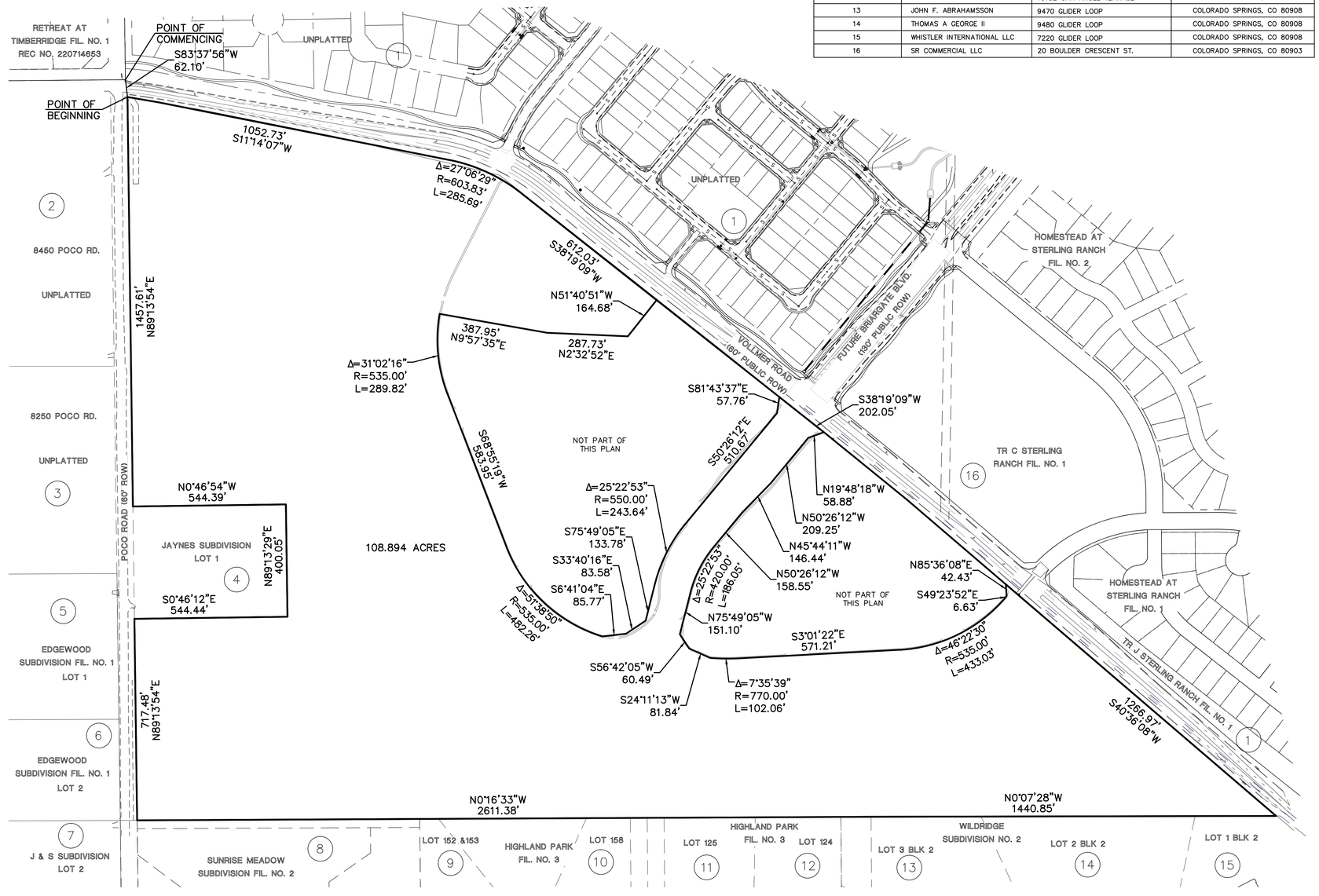

**50' R.O.W. TYPICAL STREET/UTILITY SECTION**
**URBAN RESIDENTIAL MINOR COLLECTOR ROADWAY**
N.T.S.




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




**130' R.O.W. TYPICAL STREET/UTILITY SECTION (BRIARGATE PARKWAY)**
**URBAN PRINCIPAL 4-LANE ARTERIAL ROADWAY**
N.T.S.




CLASSIC CONSULTING

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

PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN
LEGAL BOUNDARY EXHIBIT AND ADJACENT OWNERS

| | | | | |
|---|---|---|---|---|
| DESIGNED BY | MAW | SCALE | DATE | 11/08/2023 |
| DRAWN BY | ESO | (H) 1"= 200' | SHEET | 2 OF 21 |
| CHECKED BY | | (V) 1"= N/A | JOB NO. | 1305.10 |

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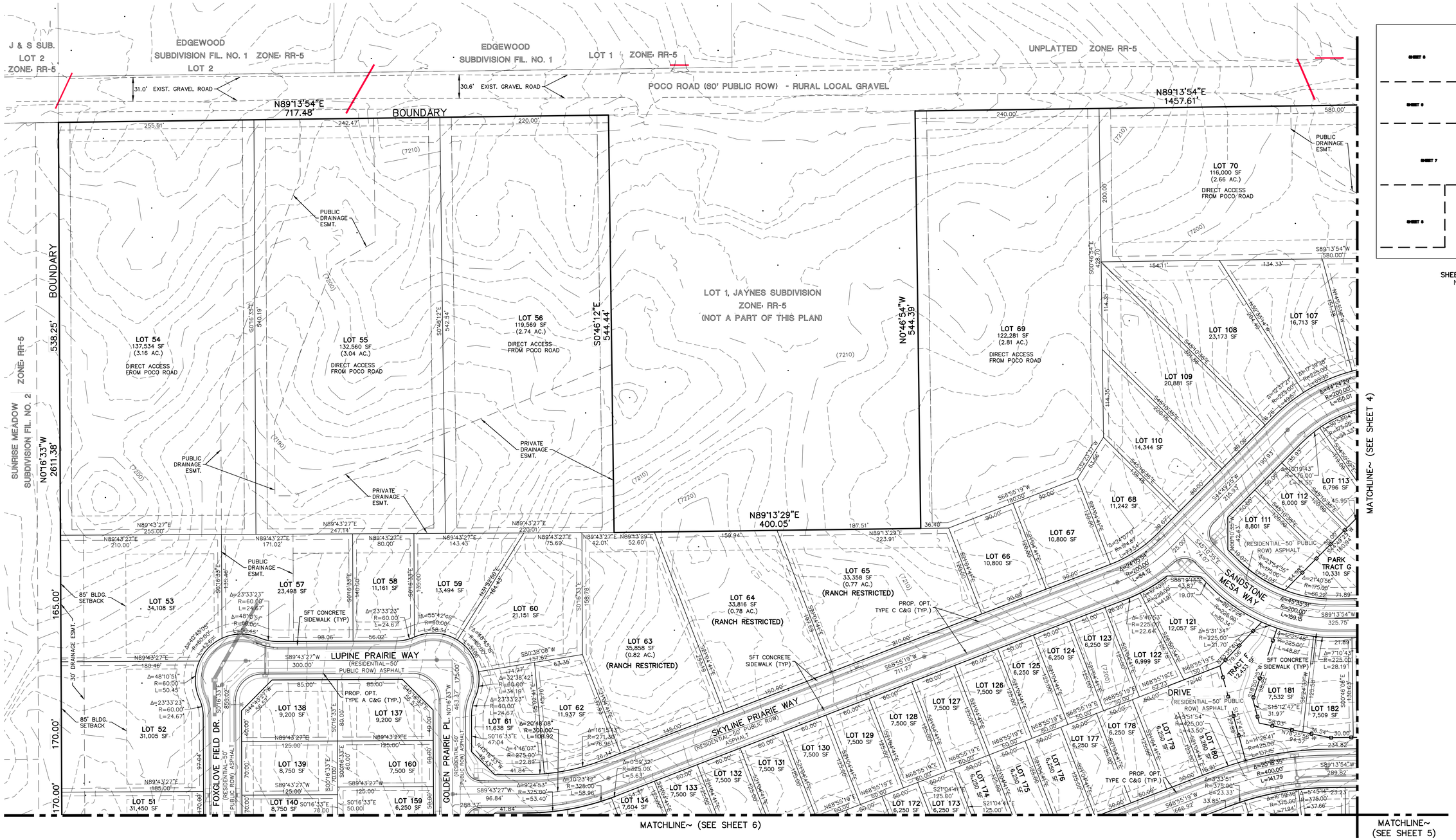
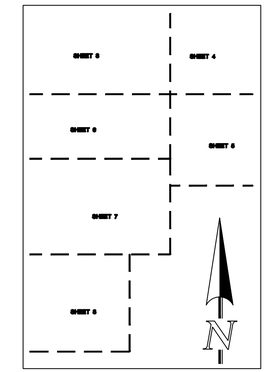


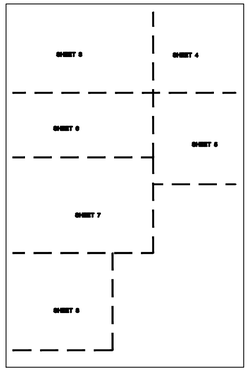

SHEET INDEX
N.T.S.

CLASSIC CONSULTING

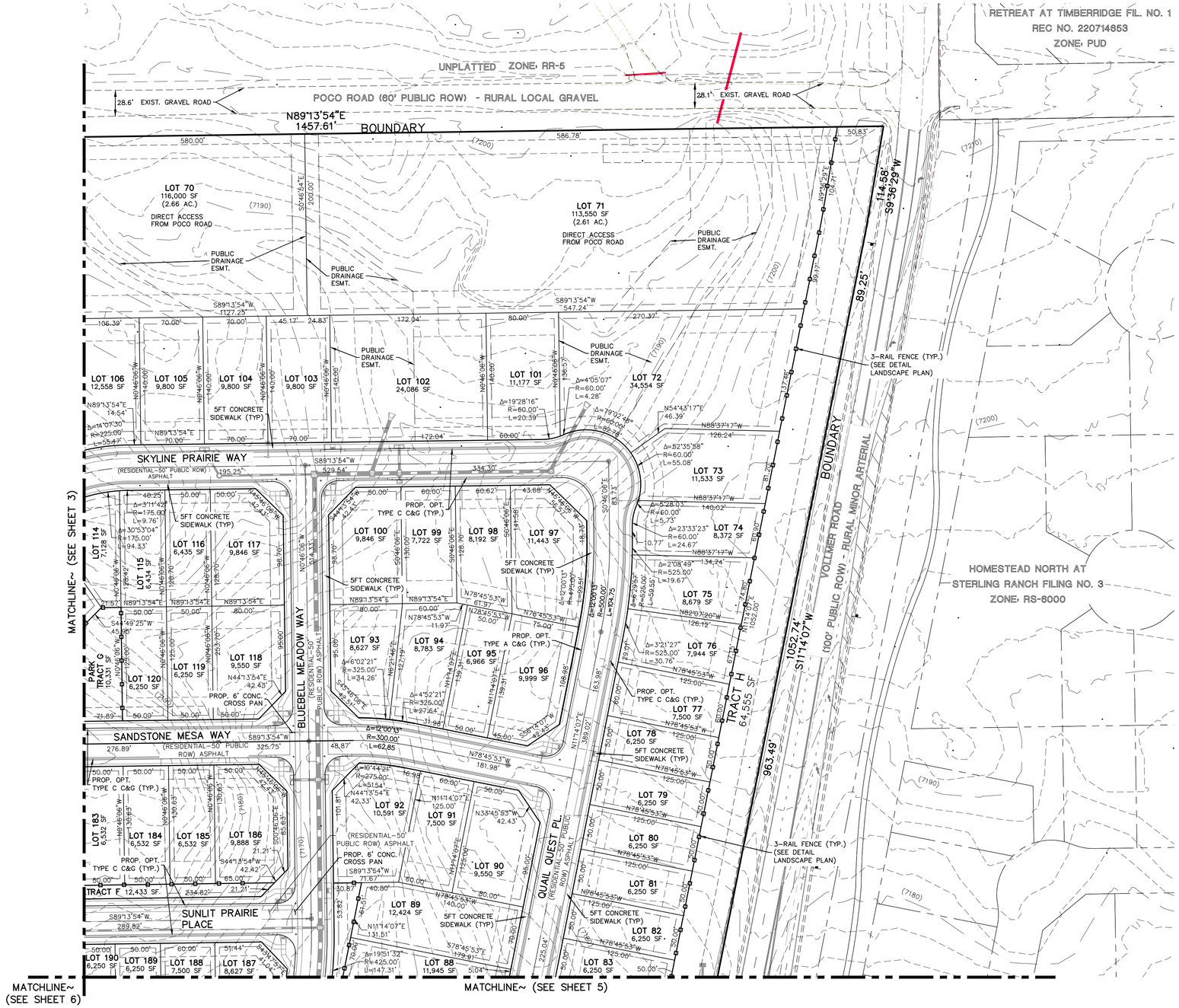
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN

| | | | | |
|---|---|---|---|---|
| DESIGNED BY | MAW | SCALE | DATE | 10/26/2023 |
| DRAWN BY | ESO | (H) 1"= 60' | SHEET 3 OF 21 | |
| CHECKED BY | | (V) 1"= N/A | JOB NO. | 1305.10 |




SHEET INDEX
N.T.S.




60 30 0 60 120

SCALE: 1" = 60'
U.S. SURVEY FOOT

CLASSIC CONSULTING

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

PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN

| | | | | |
|---|---|---|---|---|
| DESIGNED BY | MAW | SCALE | DATE | 10/26/2023 |
| DRAWN BY | ESO | (H) 1"= 60' | SHEET 4 | OF 21 |
| CHECKED BY | | (V) 1"= N/A | JOB NO. | 1305.10 |

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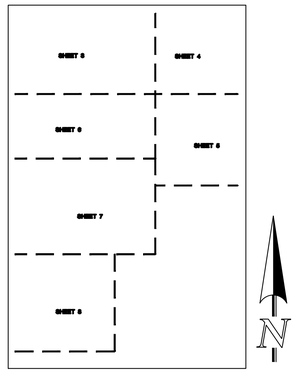
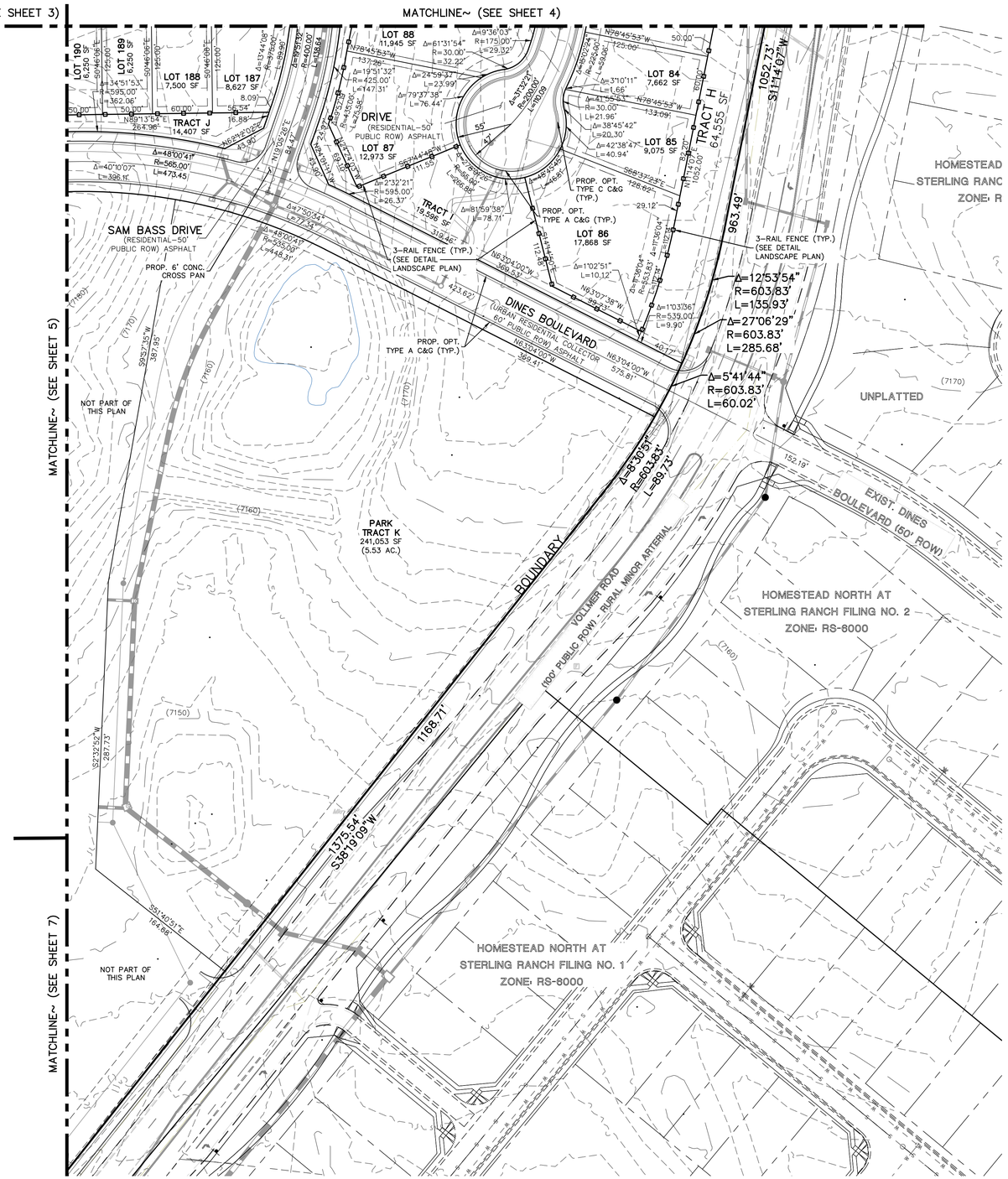



SHEET INDEX
N.T.S.




N

60 30 0 60 120

SCALE: 1" = 60'
U.S. SURVEY FOOT

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

PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN

| | | | | |
|---|---|---|---|---|
| DESIGNED BY | MAW | SCALE | DATE | 10/26/2023 |
| DRAWN BY | ESO | (H) 1"= 60' | SHEET 5 | OF 21 |
| CHECKED BY | | (V) 1"= N/A | JOB NO. | 1305.10 |

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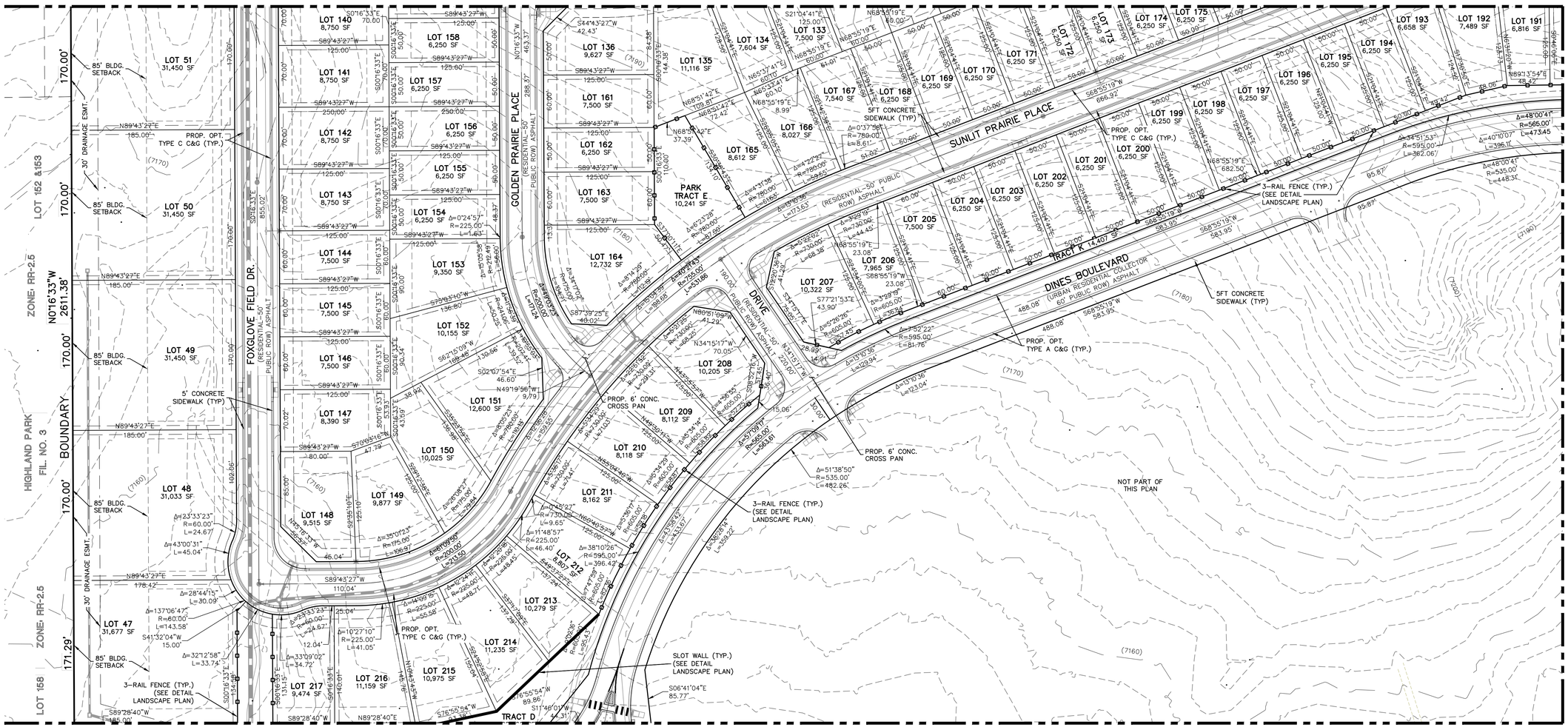


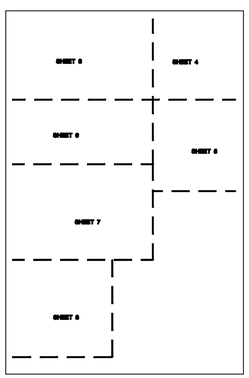


SHEET INDEX
N.T.S.

N

60 30 0 60 120

SCALE: 1" = 60'
U.S. SURVEY FOOT

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(719)785-0799(Fax)

PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN

| | | | | |
|---|---|---|---|---|
| DESIGNED BY | MAW | SCALE | DATE | 10/26/2023 |
| DRAWN BY | ESO | (H) 1"= 60' | SHEET 6 | OF 21 |
| CHECKED BY | | (V) 1"= N/A | JOB NO. | 1305.10 |

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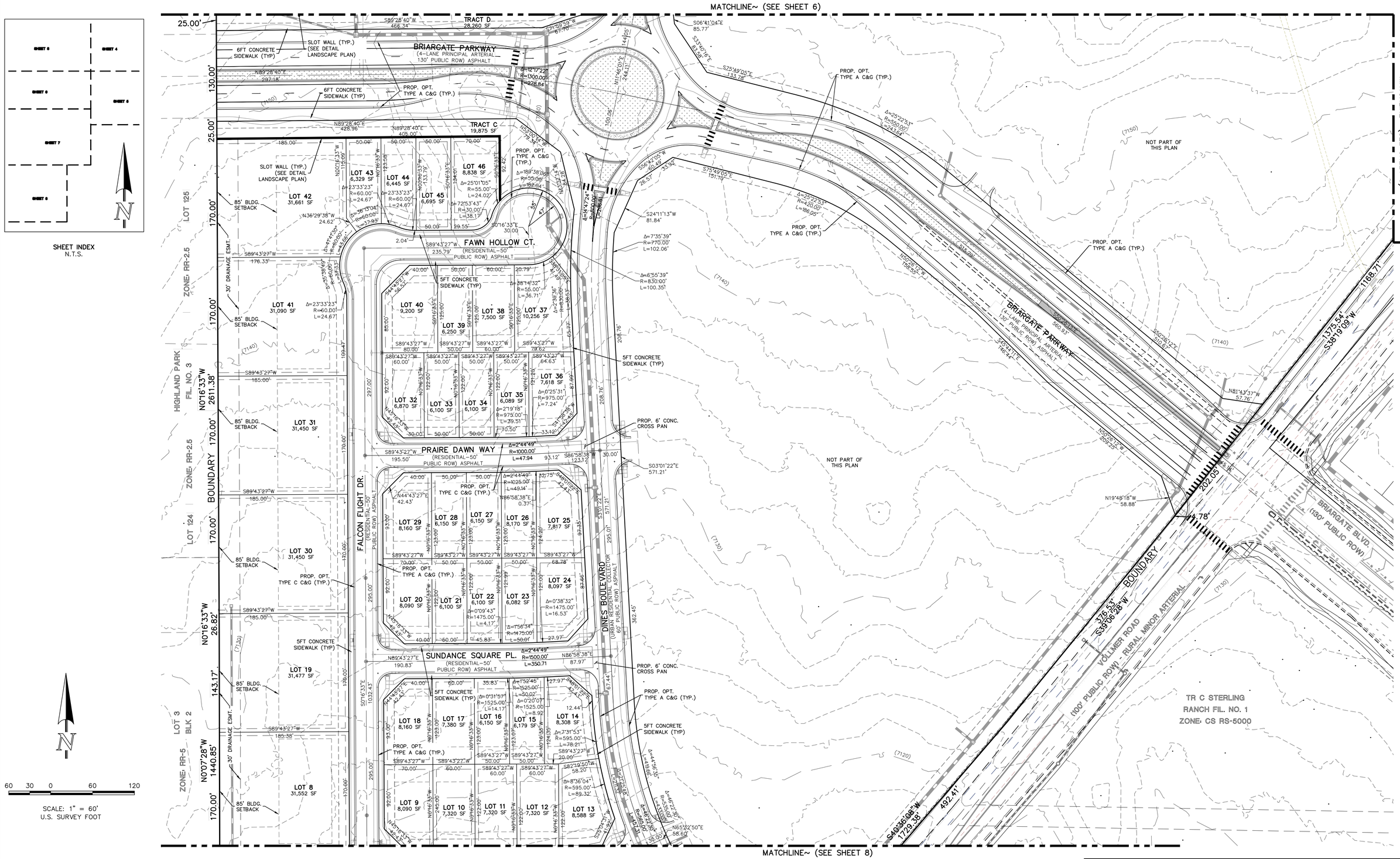


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(719)785-0799(Fax)

PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN

| | | | | |
|---|---|---|---|---|
| DESIGNED BY | MAW | SCALE | DATE | 10/26/2023 |
| DRAWN BY | ESO | (H) 1"= 60' | SHEET | 7 OF 21 |
| CHECKED BY | | (V) 1"= N/A | JOB NO. | 1305.10 |

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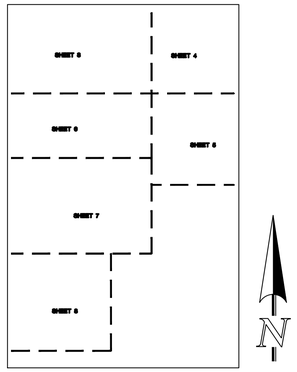


SHEET INDEX
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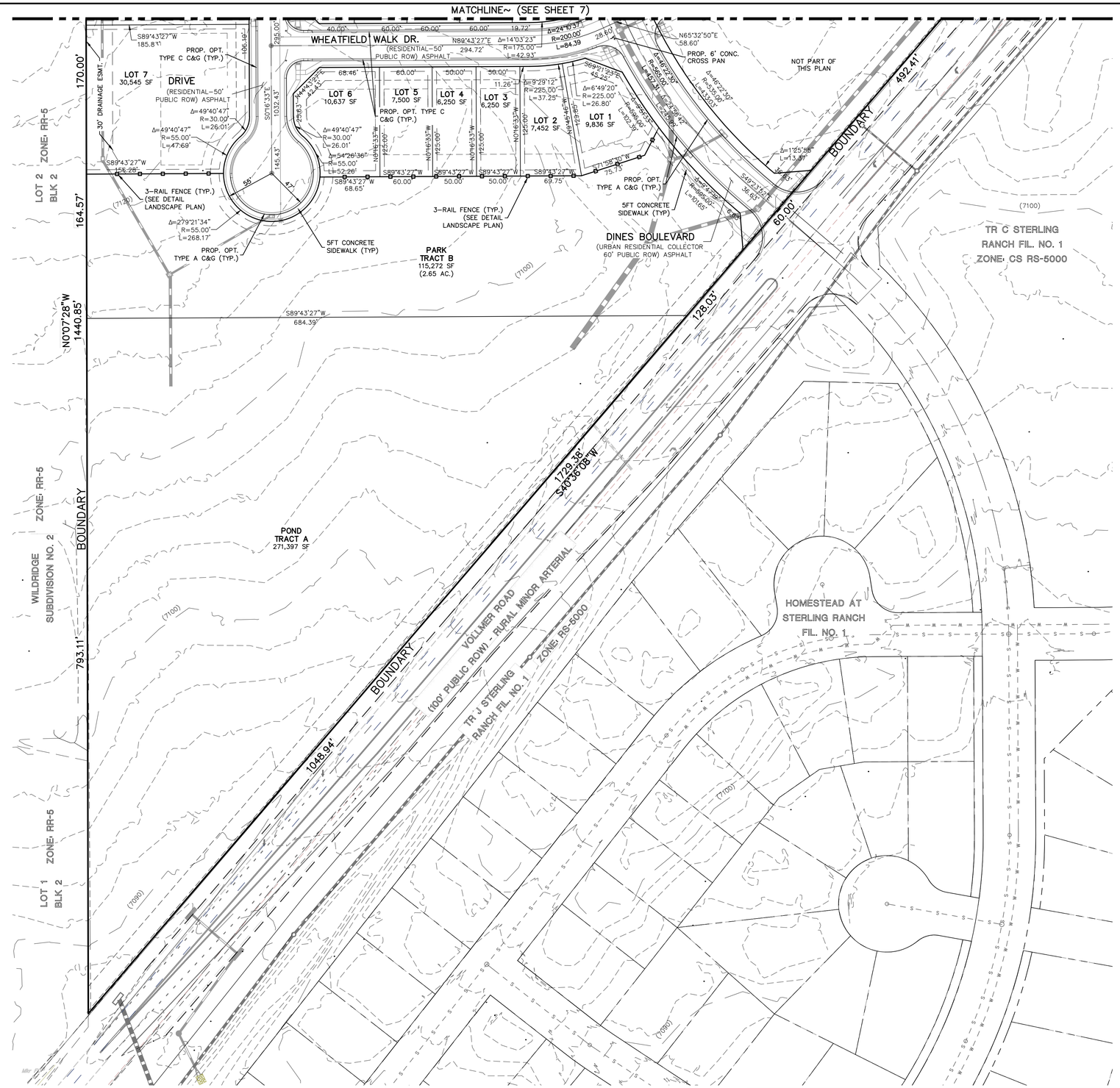


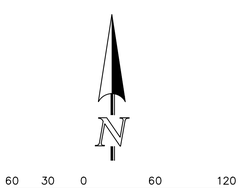


SCALE: 1" = 60'
U.S. SURVEY FOOT

CLASSIC CONSULTING℠

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Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN

| | | | | |
|---|---|---|---|---|
| DESIGNED BY | MAW | SCALE | DATE | 10/26/2023 |
| DRAWN BY | ESO | (H) 1"= 60' | SHEET 8 | OF 21 |
| CHECKED BY | | (V) 1"= N/A | JOB NO. | 1305.10 |

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v:\1305101\DRAWINGS\DEVELOPMENT\305101-SP-03-08.dwg, 11/21/2023 11:10:33 AM, 1:1