



WASTEWATER REPORT — STERLING RANCH EAST FILING NO 4-FINAL PLAT

PREPARED BY

Emery Layton, PE 67640

RESPEC

5540 Tech Center Drive, Suite 100
Colorado Springs, Colorado 80919

PREPARED FOR

Falcon Area Water and Wastewater Authority

JULY, 2026

Project Number W0242.22001





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1.0 INTRODUCTION

This wastewater report is for the Sterling Ranch East Filing No. 4 Final Plat. 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 65.32 gross acres and includes 238 single family lots. The proposed subdivision layout is shown in *Appendix B*.

1.1 OVERALL DEVELOPMENT DESCRIPTION

The Sterling Ranch East Filing No 4 development is east of Vollmer Road and north of and adjacent to Briargate Pkwy.

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. For population estimate, we are using 2.6 persons per household.

Table 1. Calculation of Wastewater Loads

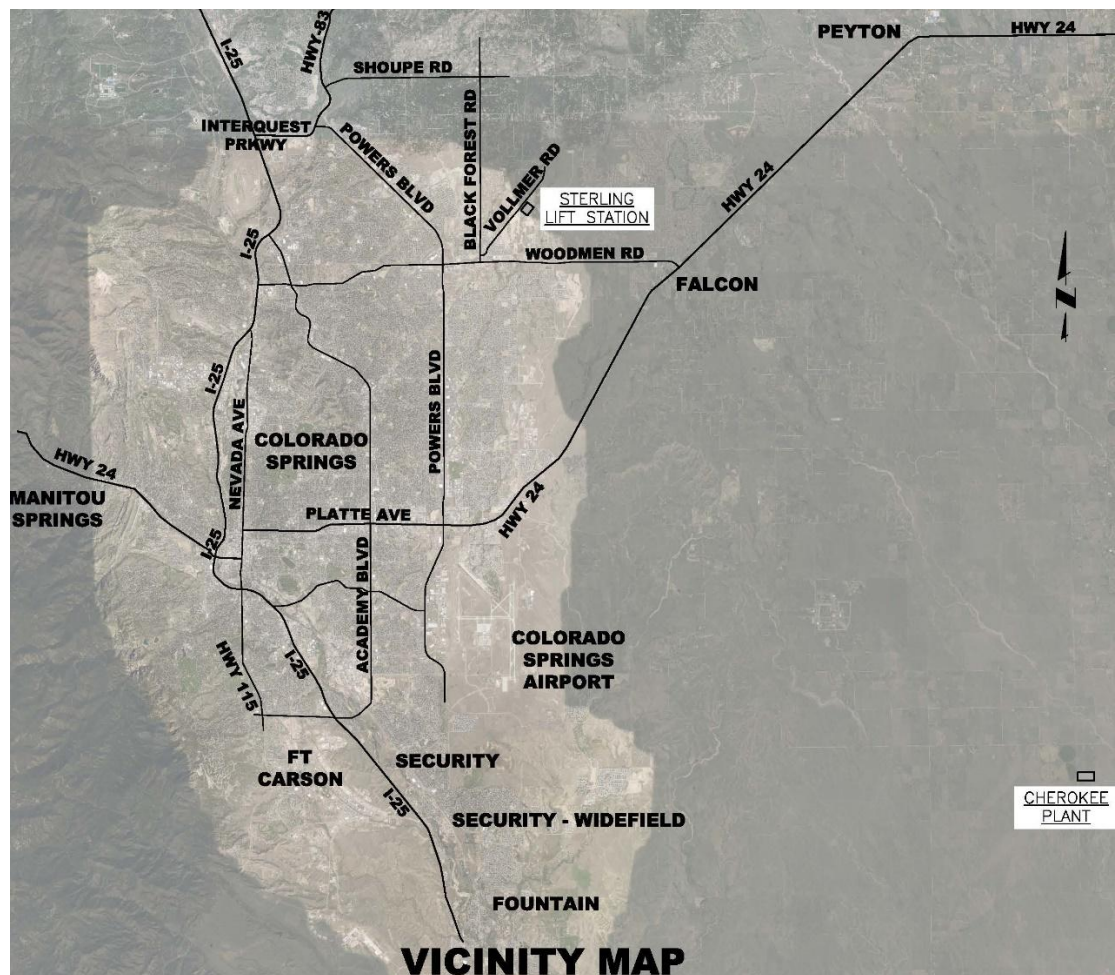
Use	Units	Single Family Equivalent	Average Daily Max-Month Flows	Estimated Population	
	#	#	GPD	#	
Residential Units					
Single family	238	238	40,936	619	
Non-Residential Use					
NONE					
Total			40,936		

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 also 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 Sterling Ranch East Filing No. 4 Final Plat represents roughly 3.197% 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, (July 2026) and including Sterling Ranch East Filing No. 4 Final Plat, the current committed capacity is for 3,232 SFE which is 55.25 % 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

2024/03/27 8:41 AM By: Kathy Nieto N:\Projects\W0242.22001--FAWMA General Engineering\Drawings\16104_Sterling_Ranch.dwg

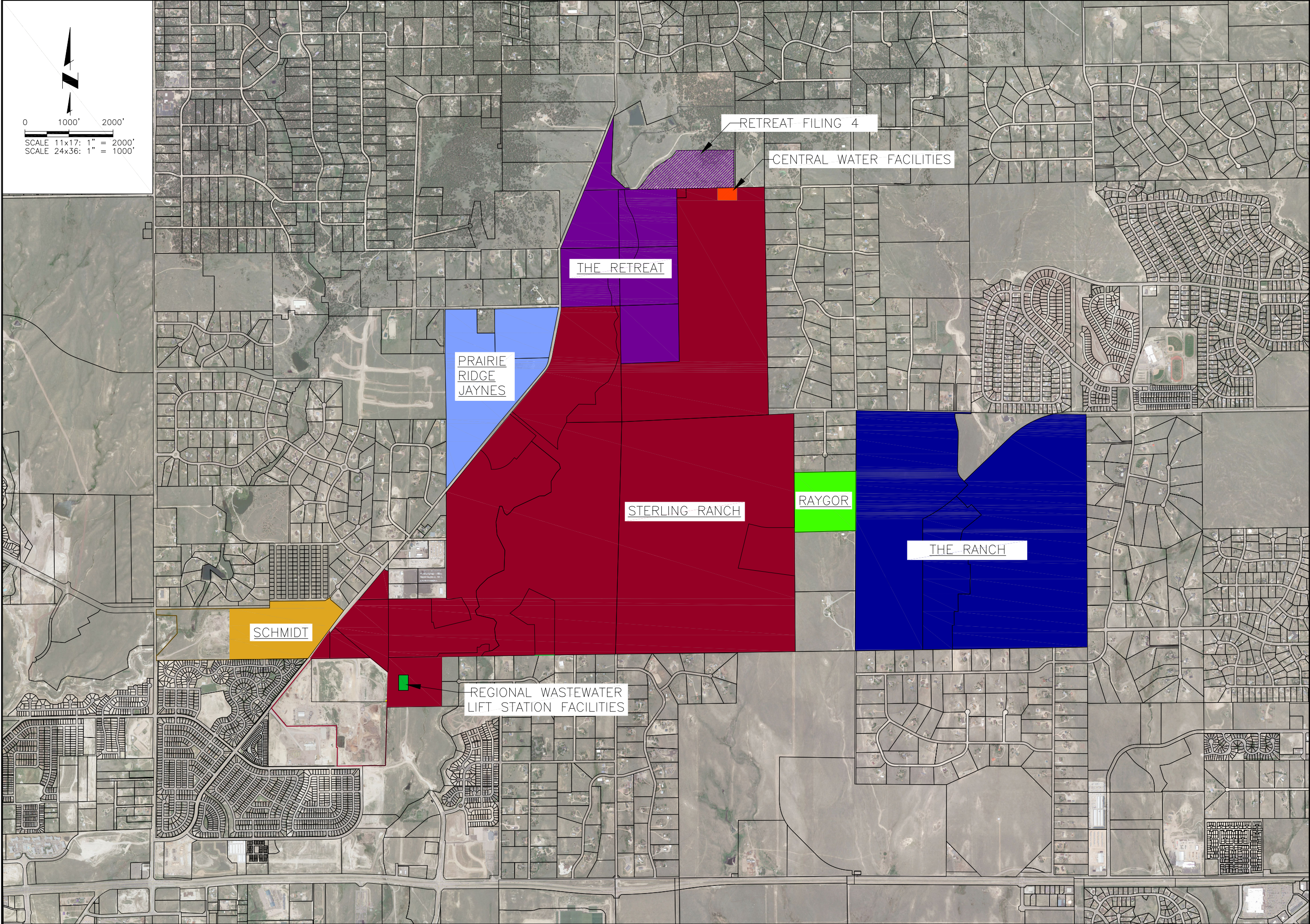
IF BAR DOES NOT MEASURE ONE INCH, SCALE OF THIS DRAWING HAS BEEN ALTERED

1"

0 1000' 2000'

SCALE 11x17: 1" = 2000'

SCALE 24x36: 1" = 1000'



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	DATE
1			
2			
3			
4			
5			
6			
7			

EXHIBIT

Proj.#: 161.04
Date: 3/27/2024
Design: JPM
Drawn: JLB
Check: JPM

PLAN

SHEET 1 OF 1

Appendix B

BE IT KNOWN BY THESE PRESENTS:

THAT CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 27, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 28, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 33, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF RETREAT AT TIMBERRIDGE FILING NO. 2, RECORDED SEPTEMBER 16, 2022 UNDER RECEPTION NO. 222715015, WILL ALL REFERENCED DOCUMENTS BEING RECORDED IN THE OFFICE OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDED, BEING MONUMENTED AT THE WEST END BY A SET NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED PLS 34977 AND MONUMENTED ON THE EAST END BY A SET 2-1/2" ALUMINUM CAP AT THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 27, STAMPED PLS 34977, FLUSH WITH GRADE AND DETERMINED BY GPS OBSERVATION TO BEAR NORTH 87°35'00" EAST, A DISTANCE OF 639.38;

BEGINNING AT SAID SOUTHWEST ONE-SIXTEENTH CORNER, BEING THE SOUTHEAST CORNER OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2;

THENCE SOUTH 00°54'30" EAST A DISTANCE OF 1,319.64 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 1,160.00 FEET, WHOSE CENTER BEARS NORTH 13°31'46" WEST;

THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°41'31", AN ARC DISTANCE OF 14.01 FEET;

THENCE SOUTH 77°09'45" WEST A DISTANCE OF 229.23 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 850.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°41'16", AN ARC DISTANCE OF 944.83 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 121.71 FEET;

THENCE NORTH 76°31'31" WEST A DISTANCE OF 246.10 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 175.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°05'19", AN ARC DISTANCE OF 79.68 FEET;

THENCE NORTH 50°26'12" WEST A DISTANCE OF 829.21 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 60.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°33'23", AN ARC DISTANCE OF 24.67 FEET TO A 60.00 FEET FOOT REVERSE CURVE;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°06'50", AN ARC DISTANCE OF 59.81 FEET;

THENCE NORTH 50°26'12" WEST, A DISTANCE OF 249.85 FEET;

THENCE NORTH 73°13'29" WEST A DISTANCE OF 288.74 FEET TO POINT ON THE EASTERLY LINE OF TRACT I OF HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2;

THENCE ON SAID EASTERLY LINE THE FOLLOWING SIXTEEN (16) COURSES:

- THENCE NORTH 12°28'27" EAST A DISTANCE OF 90.70 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 85.46 FEET, WHOSE CENTER BEARS SOUTH 77°31'32" EAST;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°24'40", AN ARC DISTANCE OF 127.40 FEET TO A 208.41 FEET FOOT REVERSE CURVE;
- THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°27'48", AN ARC DISTANCE OF 78.07 FEET TO A 43.53 FEET FOOT REVERSE CURVE;
- THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°07'59", AN ARC DISTANCE OF 50.24 FEET;
- THENCE SOUTH 63°10'02" EAST, A DISTANCE OF 59.72 FEET;
- THENCE SOUTH 82°52'49" EAST A DISTANCE OF 82.74 FEET;
- THENCE NORTH 82°29'37" EAST A DISTANCE OF 85.63 FEET;
- THENCE NORTH 51°10'06" EAST A DISTANCE OF 86.23 FEET;
- THENCE NORTH 56°06'51" EAST A DISTANCE OF 68.55 FEET;
- THENCE NORTH 29°35'35" EAST A DISTANCE OF 198.68 FEET;
- THENCE NORTH 51°16'10" EAST A DISTANCE OF 361.44 FEET;
- THENCE NORTH 27°44'47" EAST A DISTANCE OF 82.16 FEET;
- THENCE NORTH 07°20'33" EAST A DISTANCE OF 248.45 FEET;
- THENCE NORTH 17°58'09" EAST A DISTANCE OF 105.84 FEET;
- THENCE NORTH 23°30'33" EAST A DISTANCE OF 96.02 FEET;
- THENCE NORTH 04°00'08" EAST A DISTANCE OF 38.97 FEET TO A POINT ON THE SOUTH LINE OF TRACT C OF RETREAT AT TIMBERRIDGE FILING NO 1, RECORDED DECEMBER 23, 2020 UNDER RECEPTION NO. 220714653;

THENCE NORTH 87°35'00" EAST ON THE SOUTH LINE OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 AND SAID RETREAT AT TIMBERRIDGE FILING NO. 2, A DISTANCE OF 1,259.14 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 2,845,327 SQUARE FEET (65.31973 ACRES), MORE OR LESS.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR STERLING RANCH EAST FILING NO. 4 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS ____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

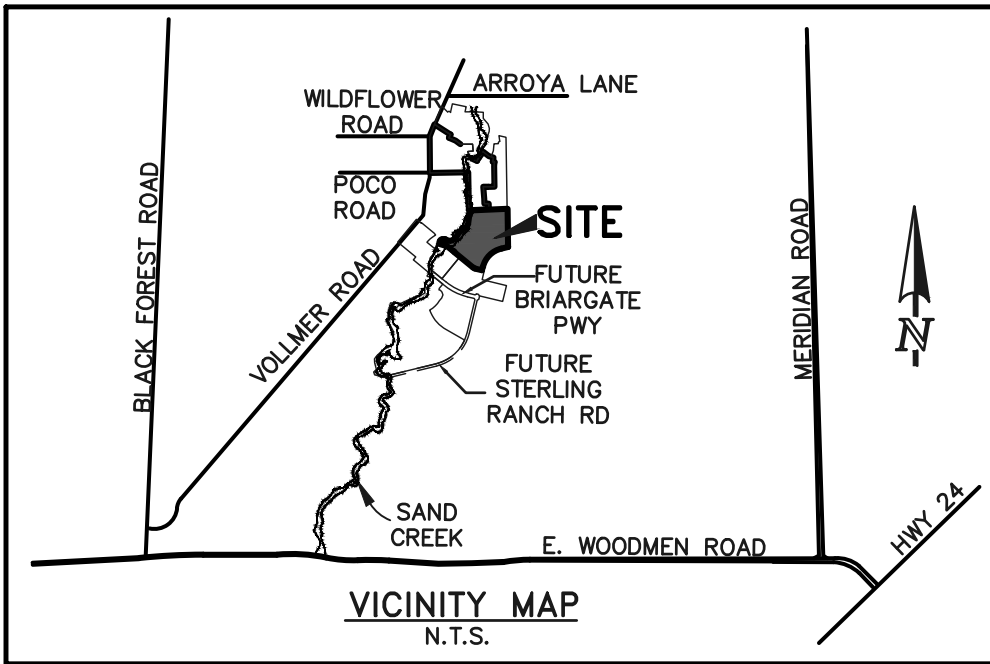
EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

NOTICE:

ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEY BEING COMPLETED HEREON.

N:\118341\DRAWINGS\SURVEY\PLAT\118341 - FP.DWG

FINAL PLAT
STERLING RANCH EAST FILING NO. 4
A PORTION OF SECTIONS 27, 28, 33, AND 34, ALL IN TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO



OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF STERLING RANCH EAST FILING NO. 4. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, AD.

BY _____, AS _____ OF
DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, E, AND F ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 3

BY: _____

AS: _____

OF STERLING RANCH METROPOLITAN DISTRICT NO. 3

STATE OF COLORADO)
COUNTY OF EL PASO) ss

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY _____, AS _____, OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

- THE DATE OF PREPARATION IS MARCH 26, 2026
- BASIS OF BEARINGS: THE SOUTH LINE OF RETREAT AT TIMBERRIDGE FILING NO. 2, RECORDED SEPTEMBER 16, 2022 UNDER RECEPTION NO. 222715015 RECORDED IN THE OFFICE OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDED, BEING MONUMENTED AT THE WEST END BY A FOUND NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED PLS 30118 AND MONUMENTED ON THE EAST END BY A SET 2-1/2" ALUMINUM CAP AT THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 27, STAMPED PLS 34977, FLUSH WITH GRADE AND DETERMINED BY GPS OBSERVATION TO BEAR NORTH 87°35'00" EAST, A DISTANCE OF 639.38.
- ANY PERSON WHO KNOWNGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508"
- FLOODPLAIN STATEMENT: THIS SITE, STERLING RANCH EAST FILING NO. 4, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041C05356 AND 08041C05336, EFFECTIVE DATES OF DECEMBER 7, 2018. (ZONE X, ZONE AE (WITH BASE FLOOD ELEVATIONS), AND ZONE AE (REGULATORY FLOODWAY WITH BASE FLOOD ELEVATIONS)). THOSE BASE FLOOD ELEVATIONS SHOWN LISTED HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS PROVIDED BY FEMA.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT 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 IN FILE NO. SP224.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A (5) FOOT PUBLIC EASEMENT, ALL FRONT LOT LINES WITH A FIVE (5) FOOT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ALL REAR LOT LINES WITH A SEVEN (7) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF 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).
- 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.
- PURSUANT TO RESOLUTION 25-108, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 5 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 225028690, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF STERLING RANCH EAST FILING NO. 4 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 5 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT .
- 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 (TITLE OF REPORT, GENERALLY FROM THE PRELIMINARY PLAN FILE) BY (AUTHOR OF THE REPORT) (DATE OF REPORT) IN FILE (NAME OF FILE AND FILE NUMBER) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
DOWNSLOPE CREEP:
POTENTIALLY SEASONALLY HIGH GROUNDWATER:(NAME LOTS OR LOCATION OF AREA)
OTHER HAZARD:
DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.
- ELITE PROPERTIES OF AMERICA, INC AS MANAGER OF CLASSIC SRJ LAND, LLC, IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. WATER AND WASTEWATER SERVICE IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (SAND CREEK CHANNEL, OPEN SPACE, 15' MAINTENANCE TRAIL, UTILITIES, DRAINAGE)	259,167 SF	9.11%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3 AND EL PASO COUNTY PER MAINT. AGREEMENT
TRACT B (LANDSCAPE, OPEN SPACE)	27,440 SF	0.96%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
TRACT C (LANDSCAPE, PARK, UTILITIES)	199,318 SF	7.01%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
TRACT D (LANDSCAPE)	5,200 SF	0.18%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
TRACT E (LANDSCAPE, UTILITIES)	10,722 SF	0.38%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
TRACT F (LANDSCAPE, PUBLIC UTILITIES, OPEN SPACE)	93,797 SF	3.30%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
LOTS (238 TOTAL)	1,774,847 SF	62.38%	INDIVIDUAL LOT OWNERS	
R.O.W.	474,836 SF	16.69%	COUNTY	COUNTY
TOTAL	2,845,327 SF	100.00%		

GENERAL NOTES (CONTINUED)

- DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
- AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF LOTS (**INSERT LOT NUMBERS**) OR TRACTS (**INSERT TRACT NAMES**) IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY EL PASO COUNTY, UNTIL SUCH TIMES AS THE FOLLOWING HAS BEEN ACCOMPLISHED BY (**THE DEVELOPER, HOMEOWNER, WHOEVER IS RESPONSIBLE**):
A LETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE COLORADO STATE FOREST SERVICE, FIRE DEPARTMENT, FIRE MARSHAL, OR OTHER QUALIFIED PROFESSIONAL STATING PRACTICES DESIGNED TO REDUCE WILDFIRE HAZARDS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE WILDLAND FIRE AND HAZARD MITIGATION PLAN. SUCH WORK MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
• FOREST-WIDE THINNINGS
• FUELBREAK THINNINGS
• PRUNINGS
• DEBRIS DISPOSAL
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER _____ ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE _____ AT ____:00 ____M.

SURVEYOR'S STATEMENT:

I, ROBERT L. MEADOWS JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODES.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20 ____.

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL

ROBERT L. MEADOWS JR., PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 34977
FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT 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.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEEES:

DRAINAGE: _____

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: _____

OWNER:
CLASSIC SRJ LAND LLC
2183 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

SHEET 1 OF 5
MARCH 26, 2026
JOB NO. 1183.41
STERLING RANCH EAST
FILING NO. 4

CLASSIC
CONSULTING

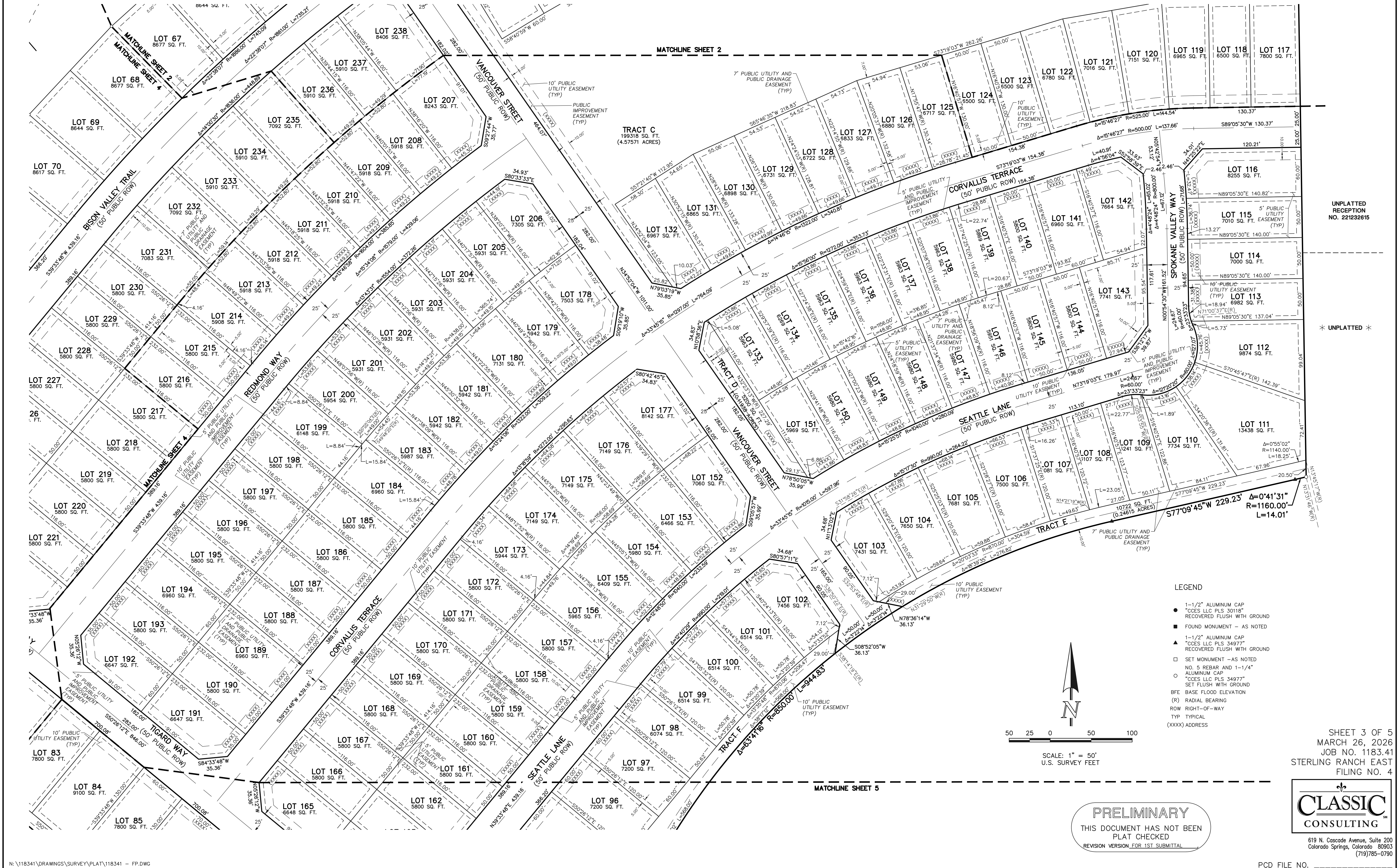
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

PCD FILE NO. _____

A PORTION OF SECTIONS 27, 28, 33, AND 34, ALL IN TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO

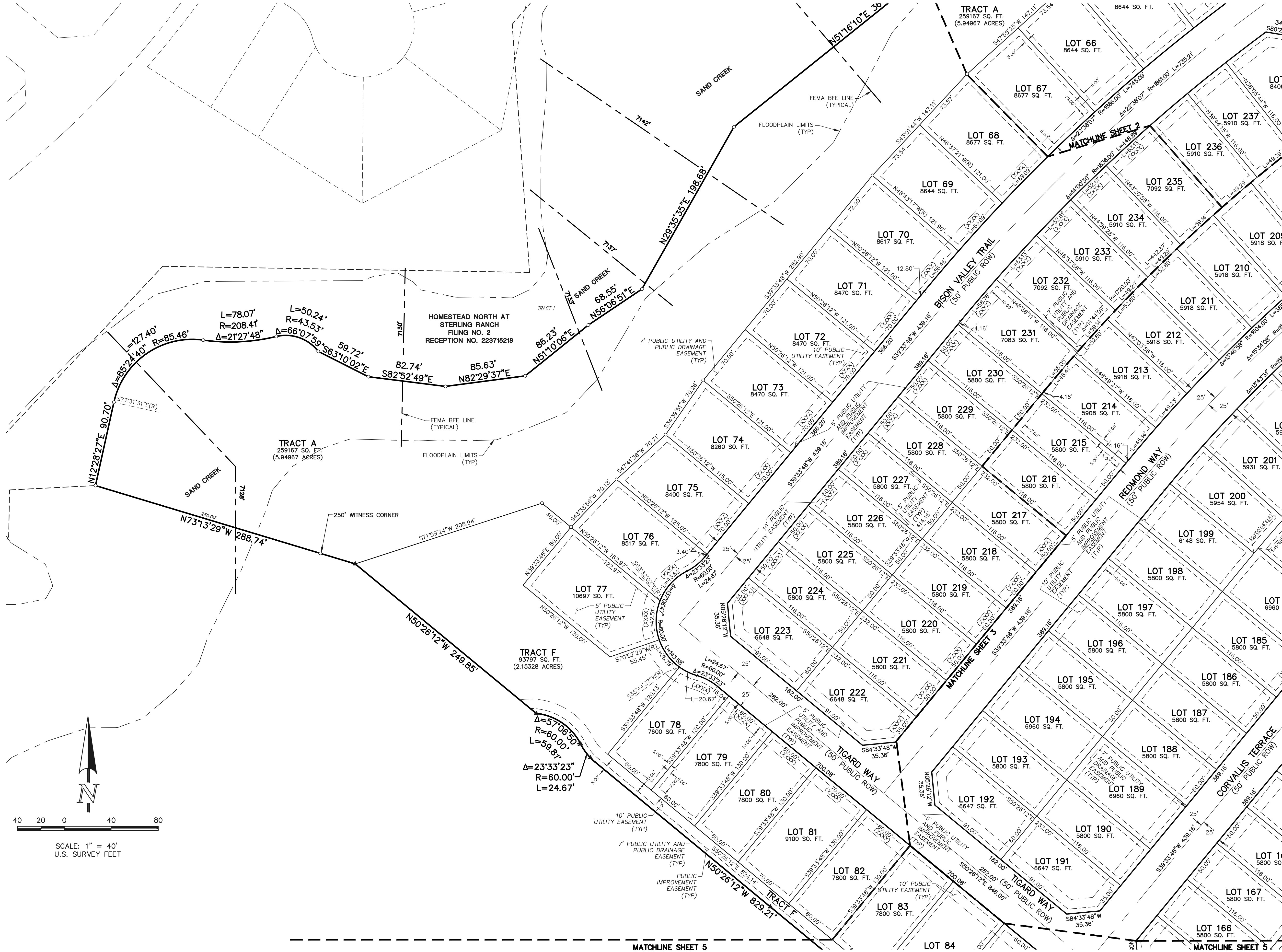


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LEGEND

- 1-1/2" ALUMINUM CAP
- "CCES LLC PLS 30118" RECOVERED FLUSH WITH GROUND
- FOUND MONUMENT - AS NOTED
- 1-1/2" ALUMINUM CAP
- ▲ "CCES LLC PLS 34977" RECOVERED FLUSH WITH GROUND
- SET MONUMENT - AS NOTED
- NO. 5 REBAR AND 1-1/4" ALUMINUM CAP
- "CCES LLC PLS 34977" SET FLUSH WITH GROUND
- BFE BASE FLOOD ELEVATION
- (R) RADIAL BEARING
- ROW RIGHT-OF-WAY
- TYP TYPICAL
- (XXXX) ADDRESS

PRELIMINARY

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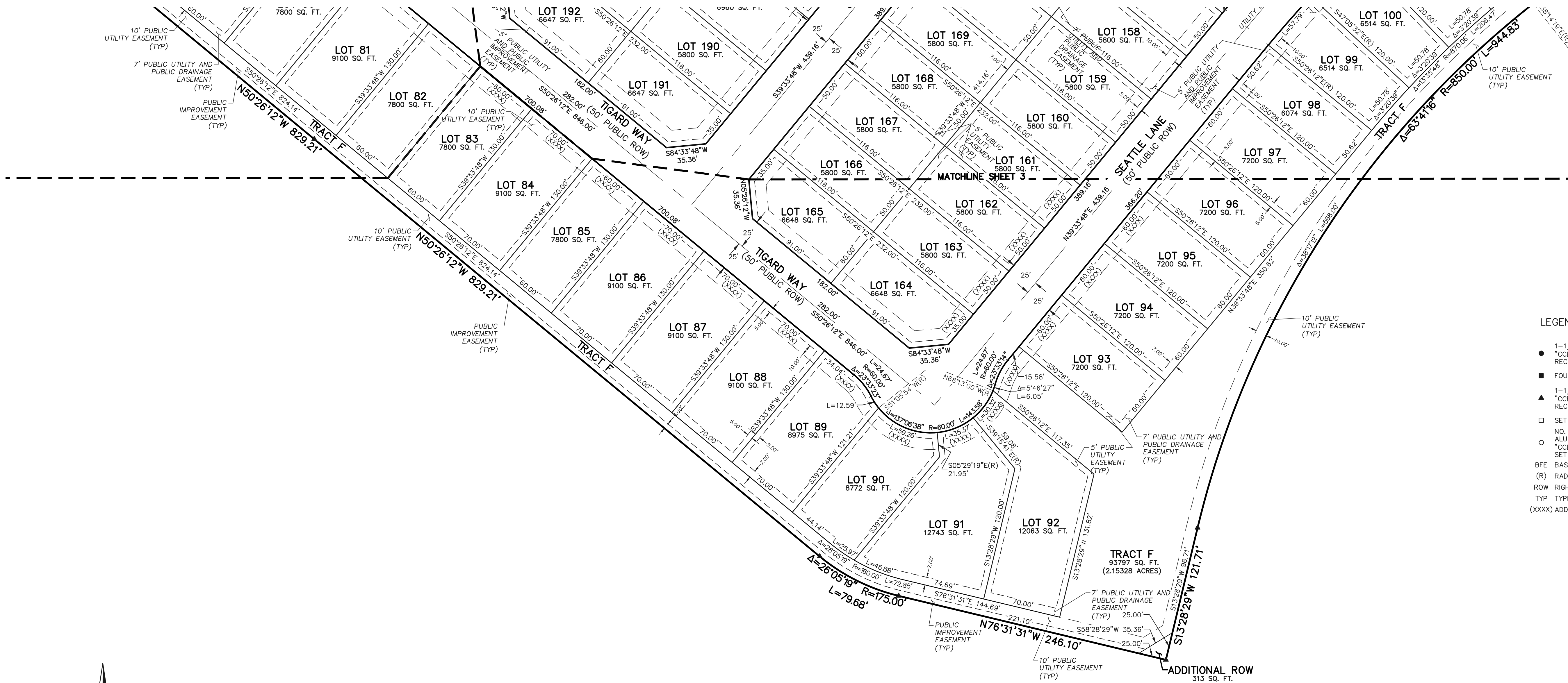
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MARCH 26, 2026
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