



# WASTEWATER REPORT — STERLING RANCH EAST FILING 5

**PREPARED BY**

John McGinn, PE CO-19534

**RESPEC**

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

**PREPARED FOR**

Falcon Area Water and Wastewater Authority

**AUGUST 2023**

Project Number W0242.22001



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# 1.0 INTRODUCTION

This wastewater report is for the Sterling Ranch East Filing 5 Preliminary Plan. The service entity is the Falcon Area Water and Wastewater Authority. The proposed development is in the Sterling Ranch Metro District which is a part of the FAWWA service area. The service areas and location of tie-in point are shown in **Appendix A**. Filing 5 includes 47.168 gross acres and includes 160 single family homes. The proposed subdivision layout is shown in **Appendix B**.

## 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 6<sup>th</sup> 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 4,800 residential units. 56.36 acres is designated for commercial use. 270 acres is designated for open space, greenways, trails, parks, and school sites.

# 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

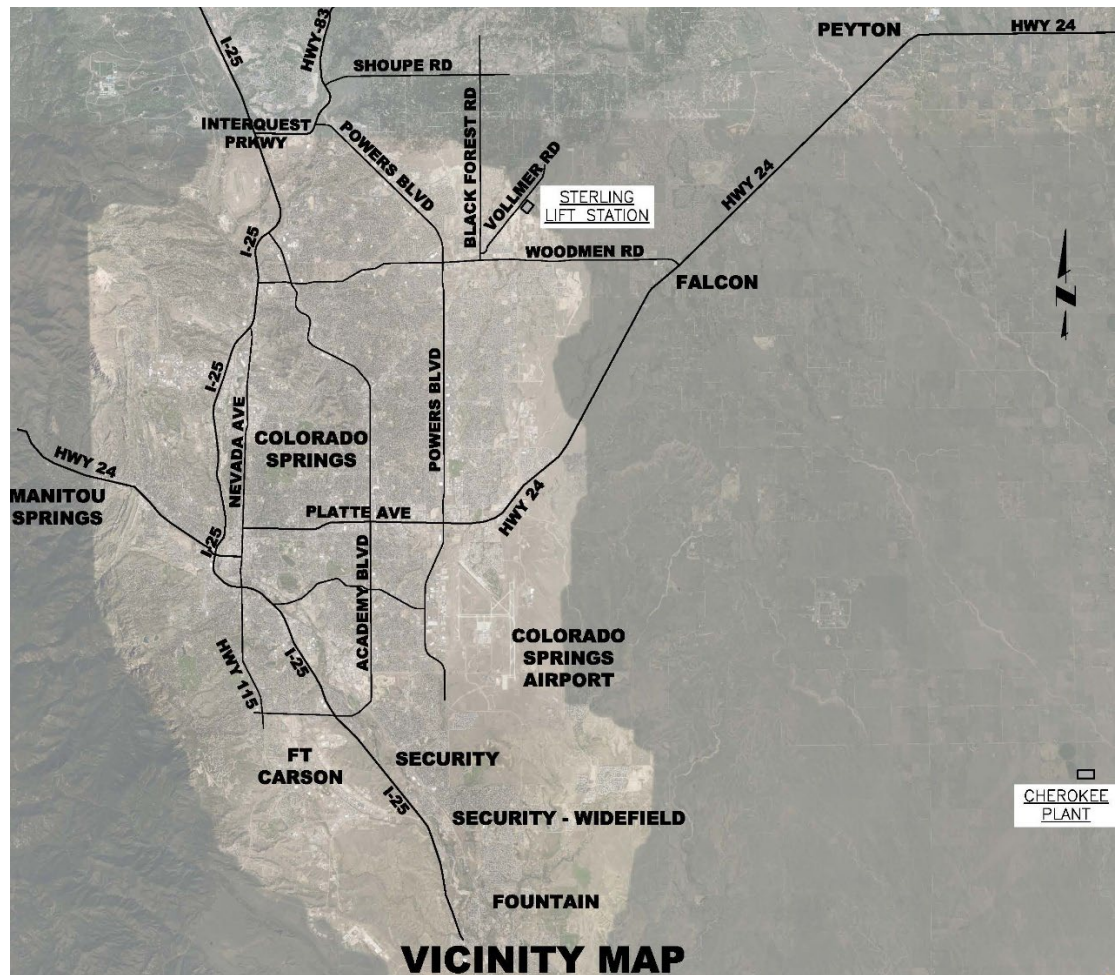
Use	Units	Single Family Equivalent	Average Daily Max-Month Flows	Estimated Population
	#	#	GPD	#
Residential Units				
Single family	160	160	27,520	416
Non-Residential Use				
NONE				
<b>Total</b>			<b>27,520</b>	

## 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. 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 Sterling Ranch East Filing 5 represents roughly 2.74% 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.

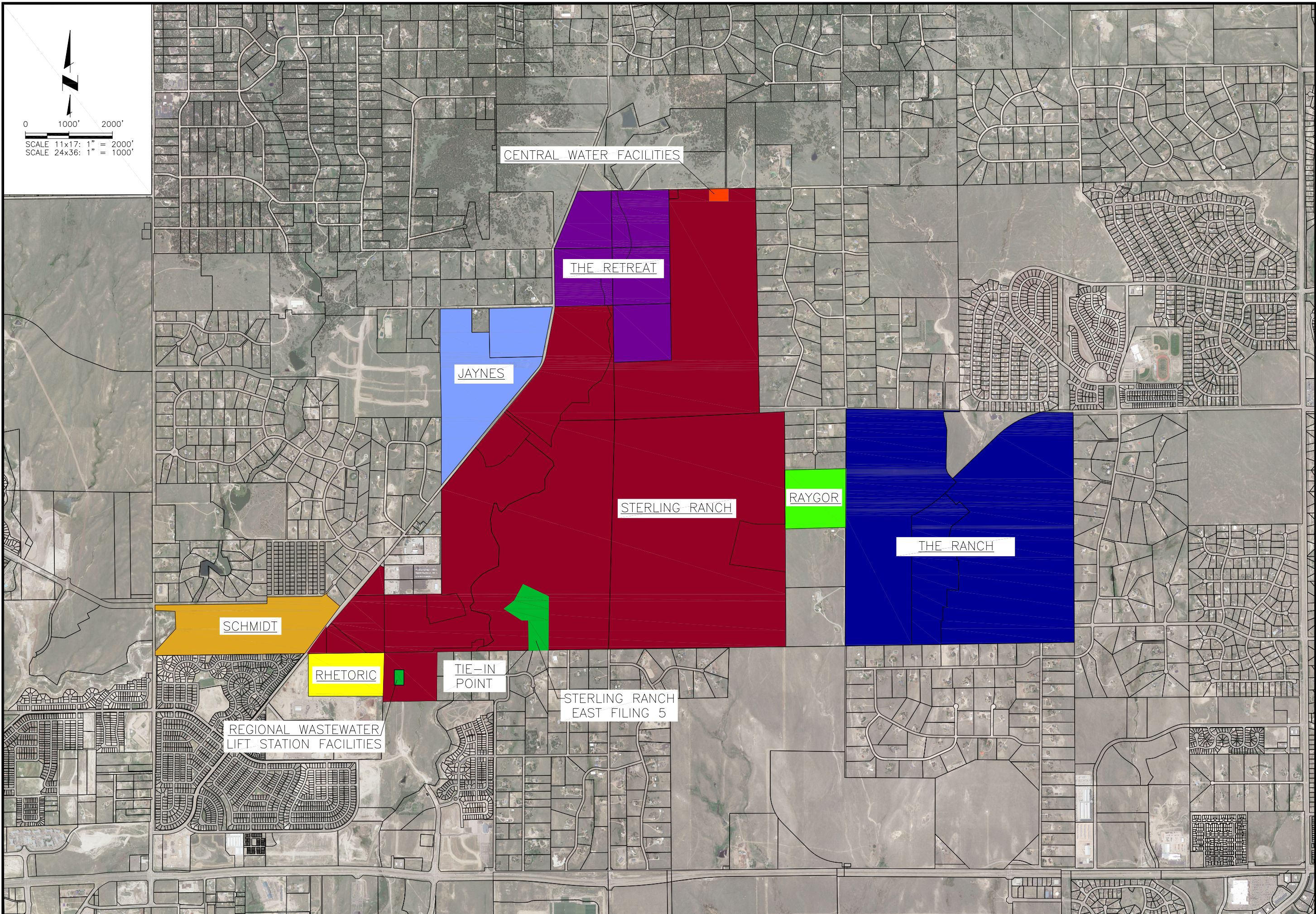
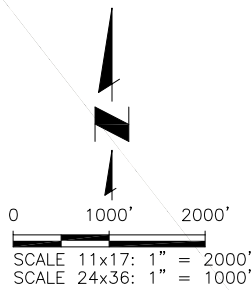
Including all commitments to date, (August 11, 2023) and including Sterling Ranch East Filing 5 in the current committed capacity is for 2813 SFE which is 48.094 % of FAWWA contractual treatment capacity.

## 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.



2023/08/15 9:35 AM By: Kathy Nieto N:\Projects\W0242.22001--FAWA General Engineering\Drawings\16104--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

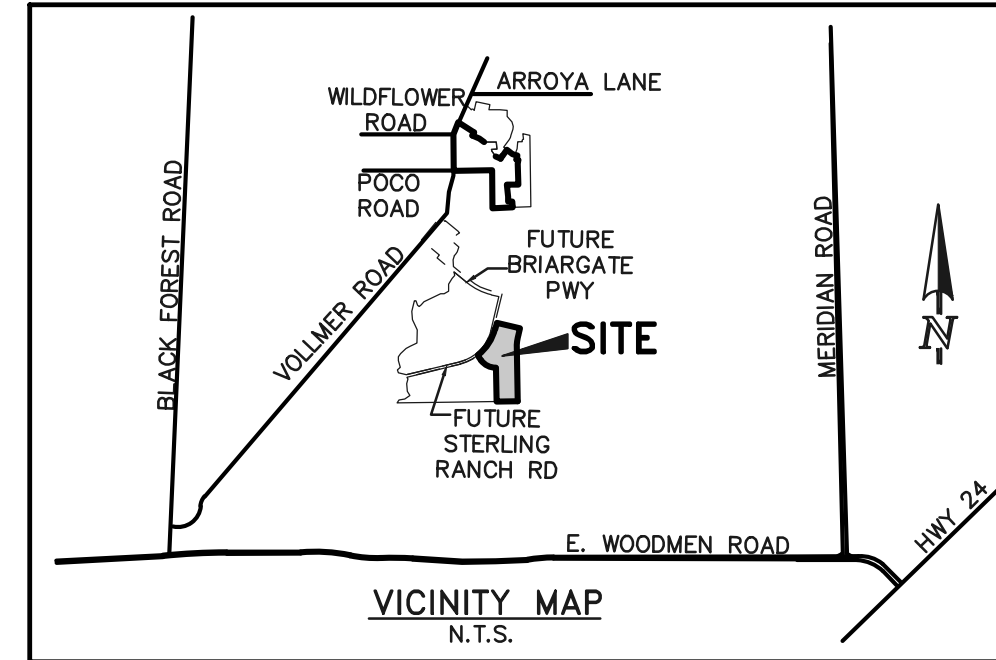


# STERLING RANCH EAST FILING NO. 5

## COUNTY OF EL PASO, STATE OF COLORADO

### PRELIMINARY PLAN

JUNE 2023



#### GENERAL NOTES:

1. ALL SIDEWALKS SHOWN ON DEVELOPMENT 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 THE STERLING RANCH 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 ASSIGNEES 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 SEARCHER WILL FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
9. THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE STERLING RANCH WEST FILING NO. 5 PRELIMINARY PLAN AREA:  
WATER: FAWWA  
WASTEWATER: FAWWA  
GAS: COLORADO SPRINGS GAS SOUTH OF BRIARGATE & BLACK HILLS ENERGY NORTH OF BRIARGATE  
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., FREBLE'S MEADOW JUMPING MOUSE).
12. THE DISTRICT WILL BUILD AND MAINTAIN A NOISE WALL ALONG LOTS ADJACENT TO STERLING RANCH ROAD. SUCH NOISE WALL IS TO BE CONSTRUCTED OR REAR LOT LINE OF THE LOTS AS INDICATED ON THE PRELIMINARY PLAN. 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. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH EACH SUB. PLAT (IS THEREIN ESTABLISHED BY THE SUBDIVISION PLAT. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
15. UPON ACCEPTING RESIDENCY WITHIN STERLING RANCH, ALL ADULT RESIDENTS AND OCCUPANTS SHALL BE REQUIRED TO SIGN A NOTICE IN WHICH TENANT ACKNOWLEDGES THAT STERLING RANCH LIES WITHIN AN AIRPORT OVERLAY ZONE AND IS LOCATED LESS THAN 9.5 MILES FROM COLORADO SPRINGS MUNICIPAL AIRPORT AND MAY, AT TIMES (24 HOURS PER DAY), EXPERIENCE NOISE AND OTHER ACTIVITIES AND OPERATIONS ASSOCIATED WITH AIRCRAFT AND THE AIRPORT.
16. POTENTIALLY UNSTABLE SLOPES WILL BE MITIGATED WITH REGARDING TO SLOPES NO GREATER THAN 4:1 AND USE OF RETAINING WALLS PER THE RECOMMENDATION OF THE SOILS REPORT. THIS WILL BE ADDRESSED WITH FINAL DESIGN. 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.
17. 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 THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
18. THERE SHALL BE NO DIRECT LOT ACCESS TO STERLING RANCH ROAD FOR ANY RESIDENTIAL LOTS.

#### SITE DATA

TAX ID NUMBERS:	PORTION OF 52330-00-018 & 52000-00-552
TOTAL AREA:	47.17 ACRES
DEVELOPMENT SCHEDULE:	FALL 2023
SKETCH PLAN:	SKP 22-004
CURRENT ZONING:	RR-5
PROPOSED ZONING:	RS-5000 & RR-0.5
CURRENT USE:	AGRICULTURE GRAZING/VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED GROSS DENSITY:	3.4 DU/AC (160 LOTS/47.17 AC)
PROPOSED NET DENSITY:	5.8 DU/AC (160 LOTS/27.67 AC)
LANDSCAPE SETBACKS:	STERLING RANCH ROAD: 10 FT

#### 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-5000	5,000 SF	30'	40%/45%	50'	25'	5'	25'
RR-0.5	21,780 SF	30'	NONE	100'	25'	10'	25'

#### LAND USE DATA TABLE

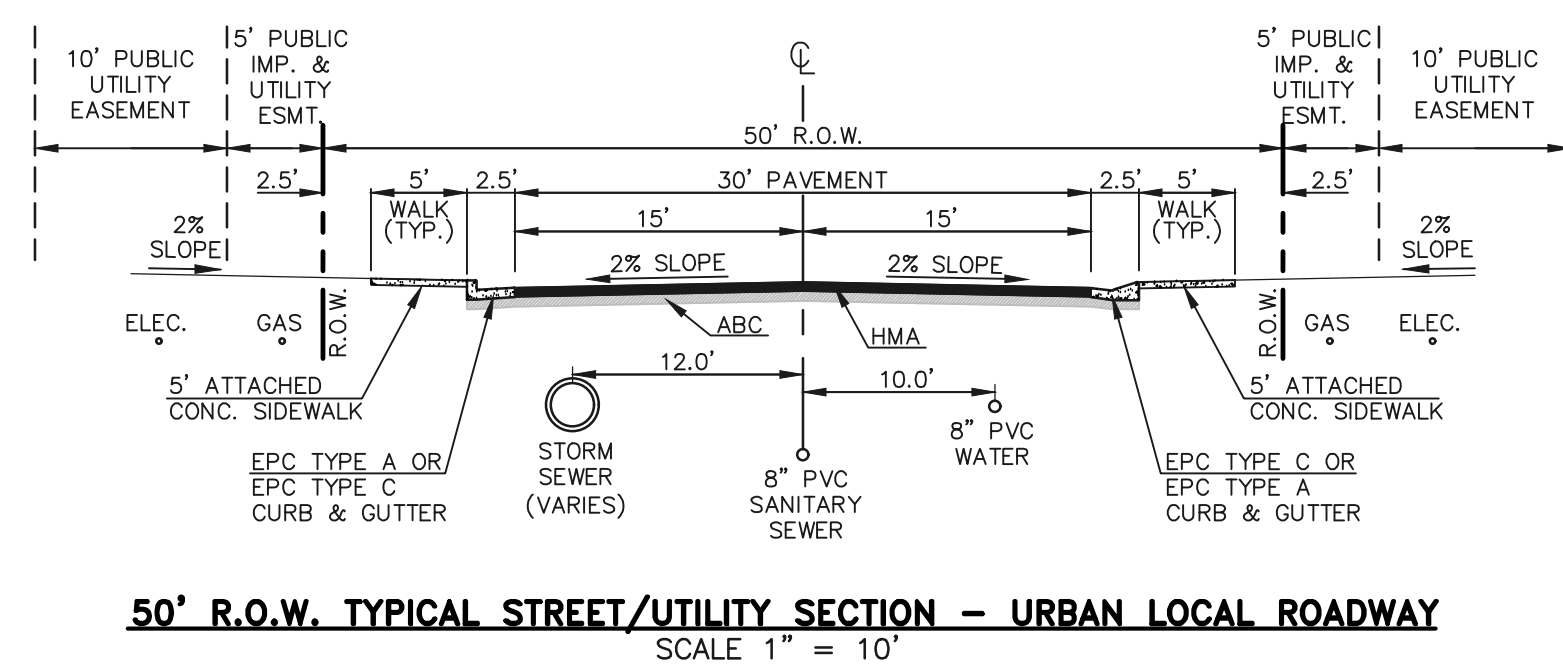
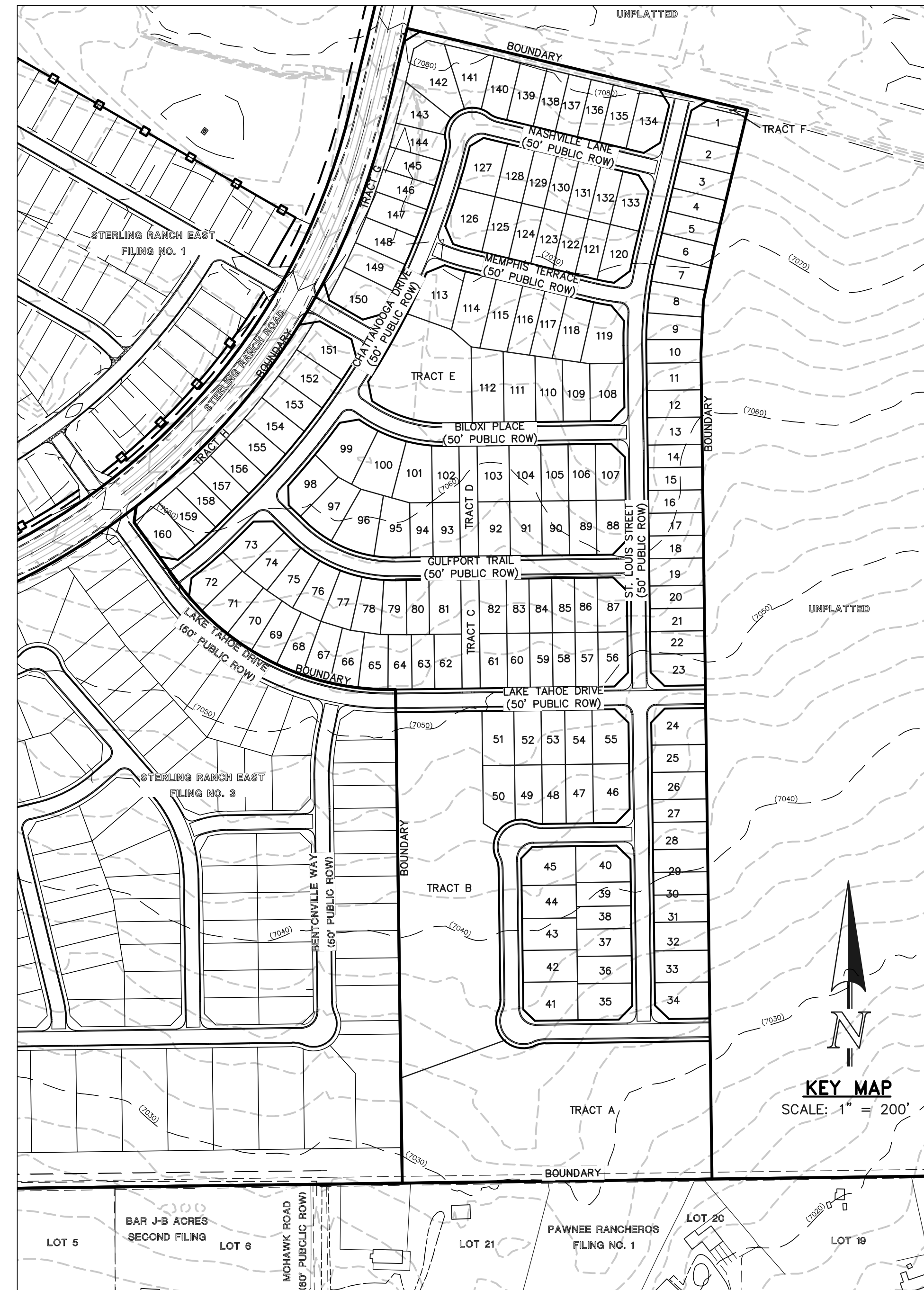
LAND USE	ACRES	% OF LAND
SINGLE FAMILY	27.67	58.6%
ROAD ROW	8.97	19.0%
COMMUNITY PARK	5.08	10.8%
NEIGHBORHOOD PARK/OPEN SPACE/DRAINAGE	0.89	1.9%
DRAINAGE/DETENTION	4.56	9.7%
TOTAL	47.17	100%

#### PROJECT TEAM

OWNER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-9333 MR. LOREN MORELAND
APPLICANT:	CLASSIC CONSULTING 619 N. CASCADE AVE, SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHORTON, P.E.

#### SHEET INDEX:

COVER SHEET	SHEET 1 OF 8
LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT	SHEET 2 OF 8
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PRELIMINARY PLAN	SHEET 4 OF 8
PRELIMINARY PLAN	SHEET 5 OF 8
PRELIMINARY GRADING & UTILITY PLAN	SHEET 6 OF 8
PRELIMINARY GRADING & UTILITY PLAN	SHEET 7 OF 8
PRELIMINARY GRADING & UTILITY PLAN	SHEET 8 OF 8



48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION	DATE	REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE



STERLING RANCH EAST FILING NO. 5  
PRELIMINARY PLAN  
TITLE SHEET

DESIGNED BY	ESO	SCALE	DATE	05/12/2023
DRAWN BY	ESO	(H) 1" = N/A	SHEET	1 OF 8
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	



# STERLING RANCH EAST FILING NO. 5

## COUNTY OF EL PASO, STATE OF COLORADO

# PRELIMINARY PLAN

### JUNE 2023

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 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 SOUTHWEST 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. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S07°13'18"E, A DISTANCE OF 6440.55 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF STERLING RANCH EAST FILING NO. 3 RECORDED UNDER RECEPTION NO. SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N38°03'24"W, HAVING A DELTA OF 38°28'07", A RADIUS OF 1,033.96 FEET AND A DISTANCE OF 1033.96 FEET TO A POINT OF TANGENT;
- N13°28'29"E, A DISTANCE OF 203.00 FEET;

THENCE S76°31'31"E, A DISTANCE OF 770.18 FEET;  
 THENCE S13°28'29"W, A DISTANCE OF 312.80 FEET;  
 THENCE S11°50'41"W, A DISTANCE OF 117.53 FEET;  
 THENCE S02°44'13"W, A DISTANCE OF 116.36 FEET;  
 THENCE S00°46'00"E, A DISTANCE OF 1,815.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1 RECORDED IN PLAT BOOK I-2 AT PAGE 28;  
 THENCE S89°14'14"W, ON THE NORTHERLY BOUNDARY OF SAID PAWNEE RANCHEROS FILING NO. 1, A DISTANCE OF 681.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID STERLING RANCH FILING NO. 3;

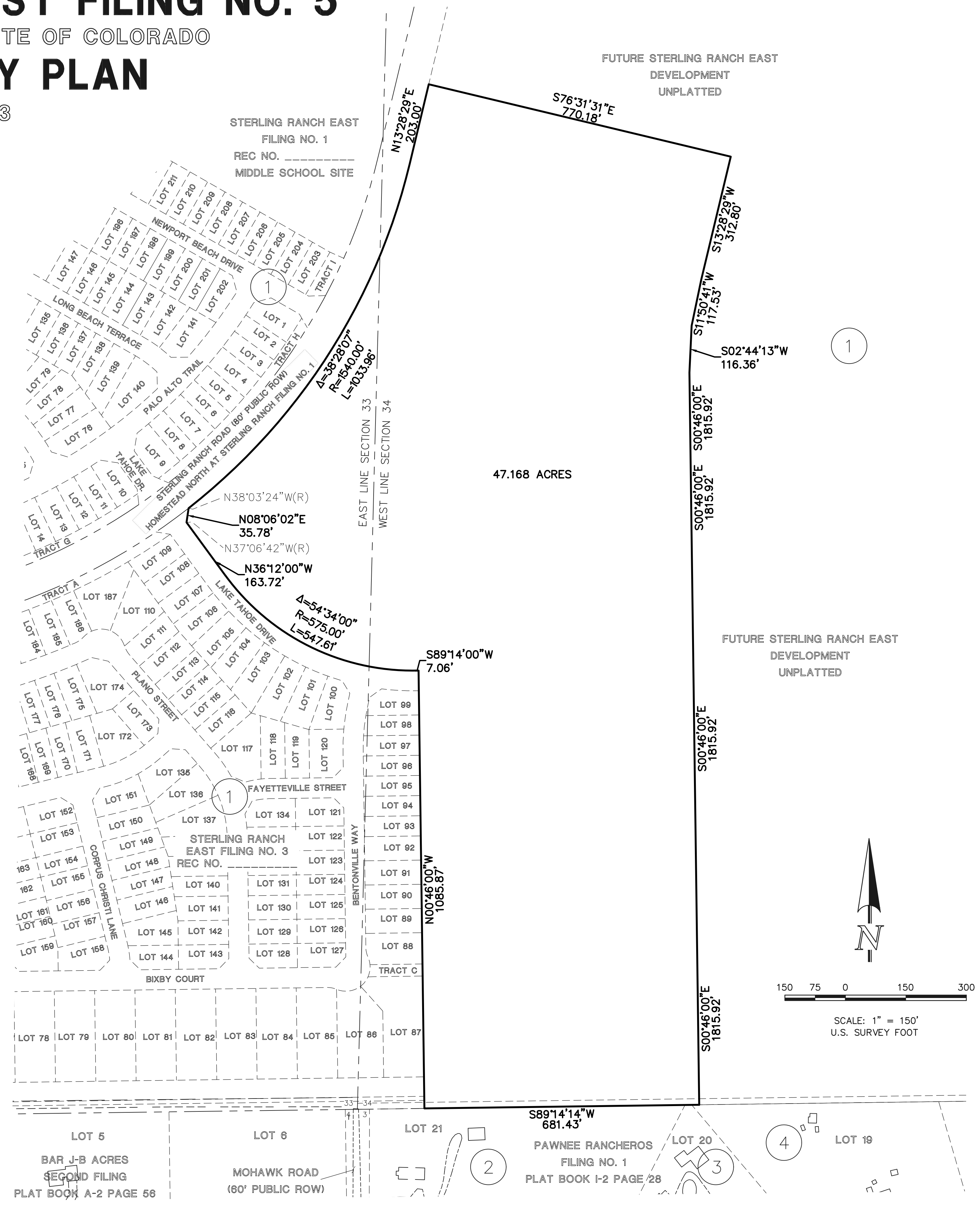
THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 3 THE FOLLOWING FIVE (5) COURSES:

- N00°46'00"W, A DISTANCE OF 1,085.87 FEET;
- S89°14'00"W, A DISTANCE OF 7.06 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 54°34'00", A RADIUS OF 575.00 FEET, AND A DISTANCE OF 547.61 FEET TO A POINT OF CURVE;
- N36°12'00"W, A DISTANCE OF 163.72 FEET;
- N08°06'02"E, A DISTANCE OF 35.78 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 47.168 ACRES.

**ADJACENT OWNERS**

ADJACENT OWNER	NAME	MAILING ADDRESS	CITY STATE ZIP
1	CLASSIC SRJ LAND LLC	20 BOULDER CRESCENT ST STE. 100	COLORADO SPRINGS, CO 80903
2	KRUGER MATTHEW ADAMS	8515 MOHAWK RD	COLORADO SPRINGS, CO 80908
3	RUNGE MELISSA MAY	8425 BRULE RD	COLORADO SPRINGS, CO 80908
4	KOEHN WAYNE D	9070 OTO CIRCLE	COLORADO SPRINGS, CO 80908



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW  THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	NO. REVISION	DATE	REVIEW:
			PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
			MARC A. WHORTON, COLORADO P.E. #37155
			DATE

**CLASSIC CONSULTING**

STERLING RANCH EAST FILING NO. 5  
PRELIMINARY PLAN  
LEGAL BOUNDARY EXHIBIT &  
ADJACENT OWNERS

DESIGNED BY	ESO	SCALE	DATE	05/12/2023
DRAWN BY	ESO	(H) 1" = 150'	SHEET	2 OF 8
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	

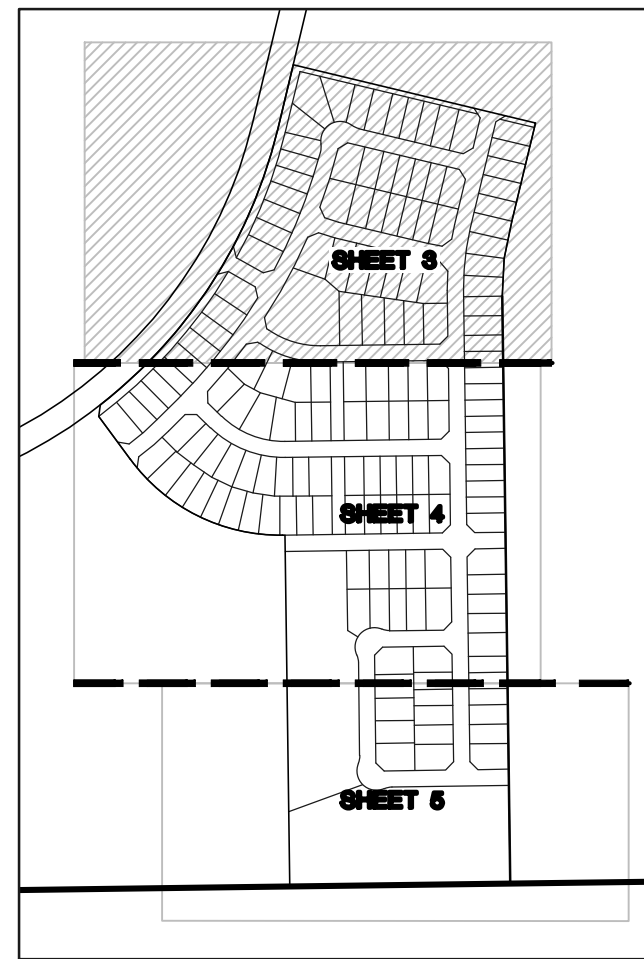
**CLASSIC CONSULTING**

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PRELIMINARY PLAN  
LEGAL BOUNDARY EXHIBIT &  
ADJACENT OWNERS

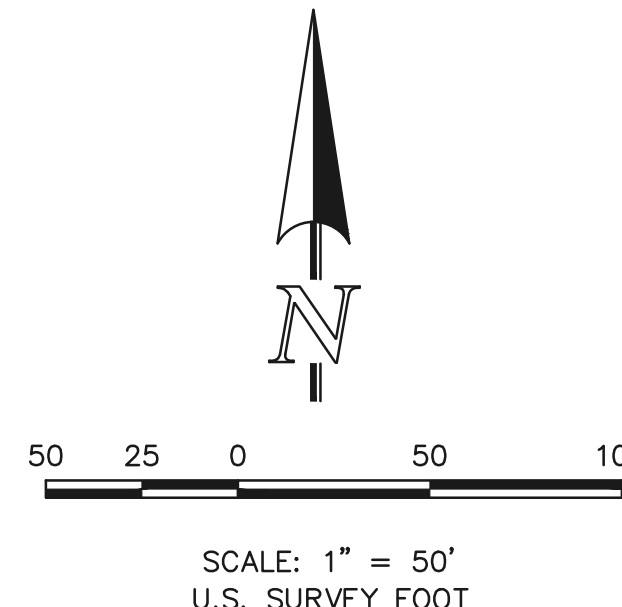
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CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	

V:\118325\DRAWINGS\DEVELOPMENT\PRELIMINARY PLAN\118325-95-02.dwg, 6/15/2023 12:15:46 PM, MWhorton, 1:1





SHEET INDEX  
N.T.S.



SCALE: 1" = 50'  
U.S. SURVEY FOOT

MATCHLINE~ (SEE SHEET 4)

48 HOURS BEFORE YOU DIG,  
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PRELIMINARY PLAN

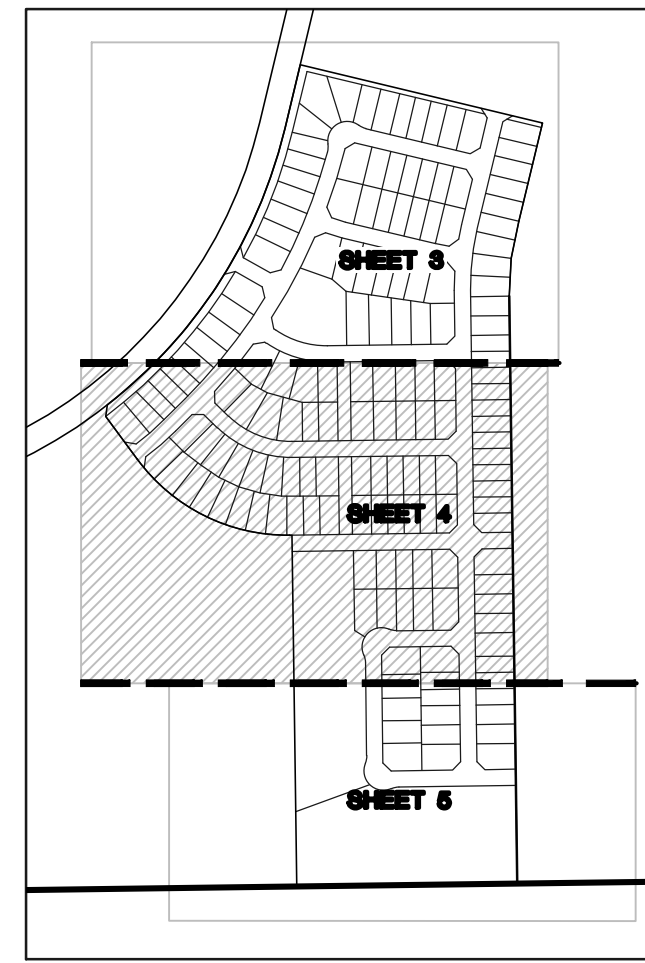
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DRAWN BY	ESO	(H) 1" = 50'	SHEET	3 OF 8
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	

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

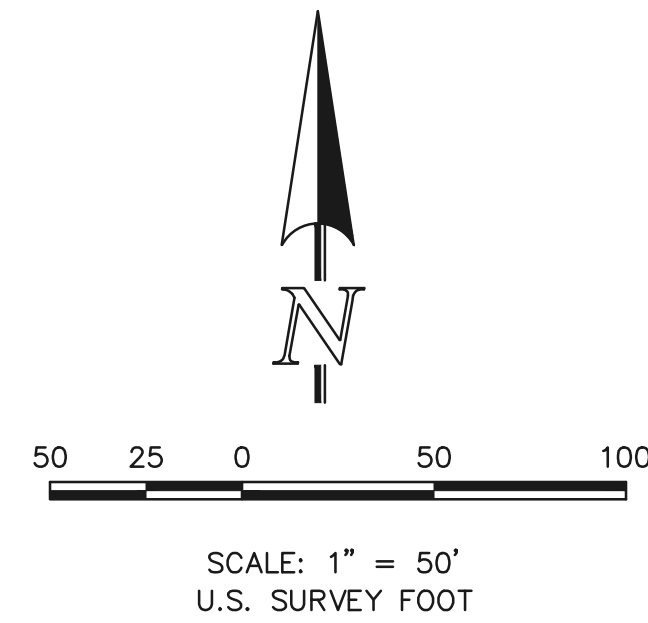
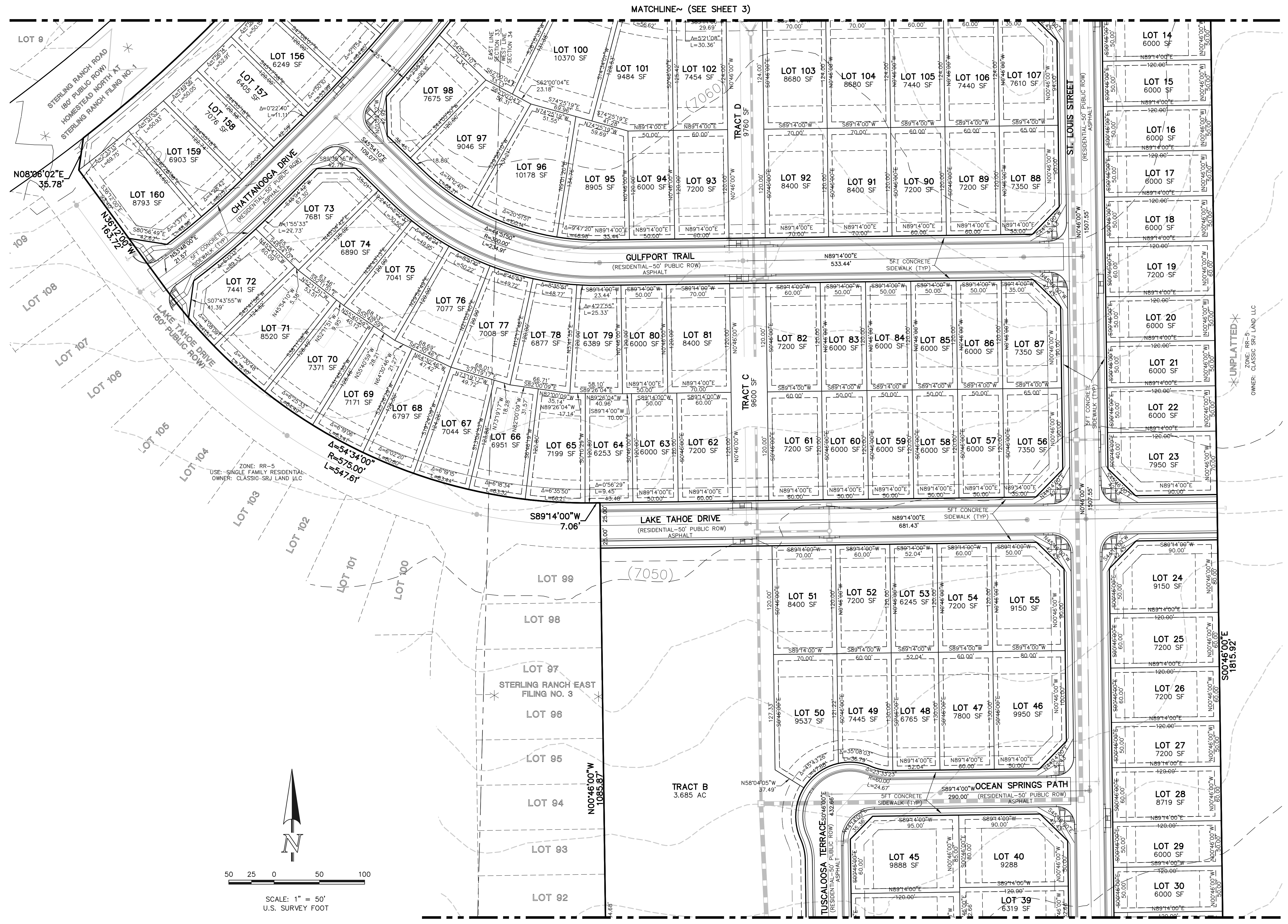


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SHEET INDEX  
N.T.S.



48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:  
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF  
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155      DATE

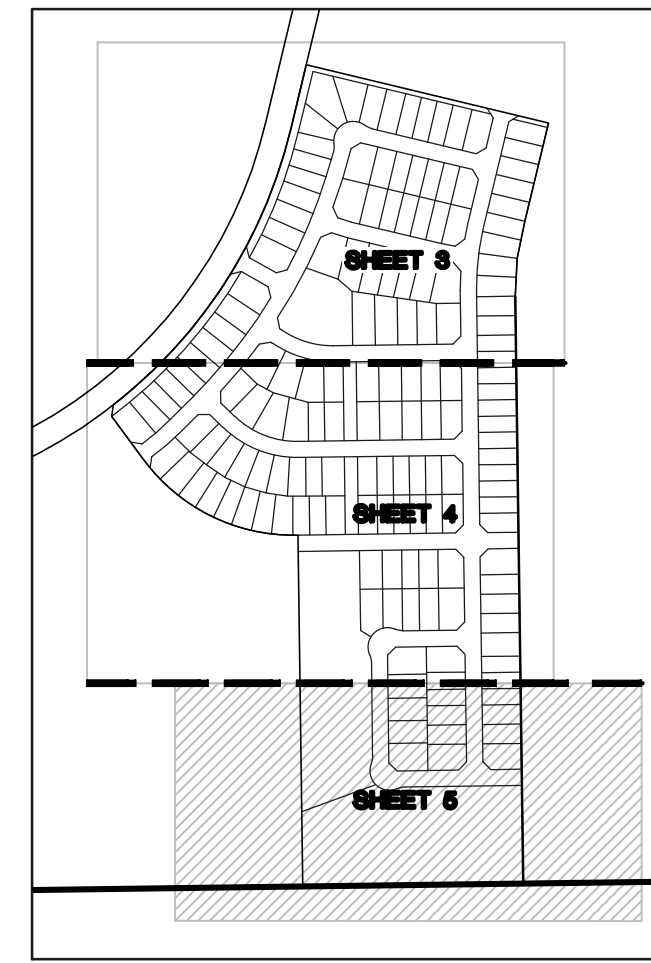


STERLING RANCH EAST FILING NO. 5  
PRELIMINARY PLAN

DESIGNED BY	ESO	SCALE	DATE	05/12/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET	4 OF 8
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	

UNPLATTED  
ZONE: RR-5  
OWNER: CLASSIC SRJ LAND LLC

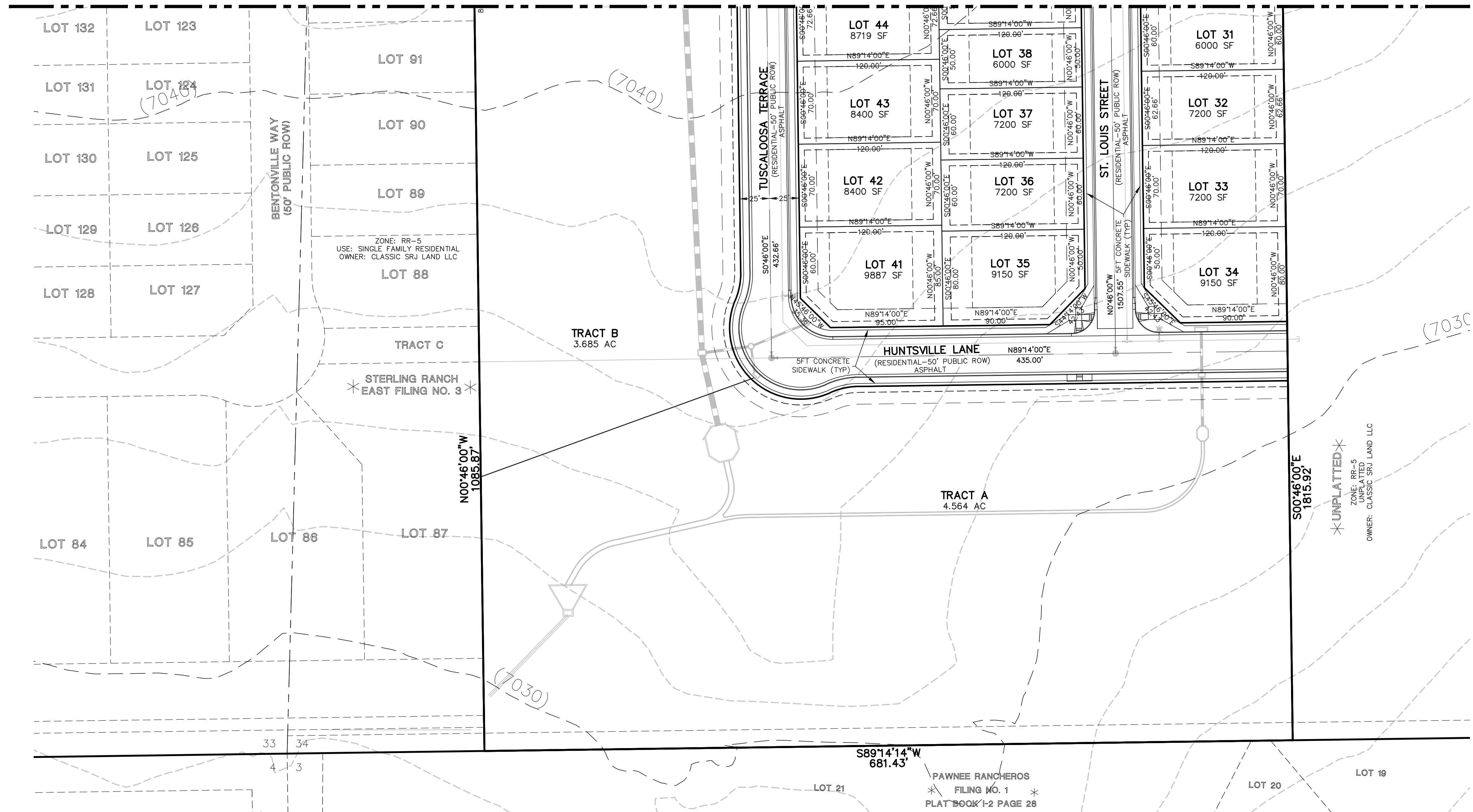
V:\118325\DRAWINGS\DEVELOPMENT\PRELIMINARY PLAN\118325-SP-03-09.dwg, 5/15/2023 12:20:38 PM, MWhorton, 1:1



SHEET INDEX  
N.T.S.

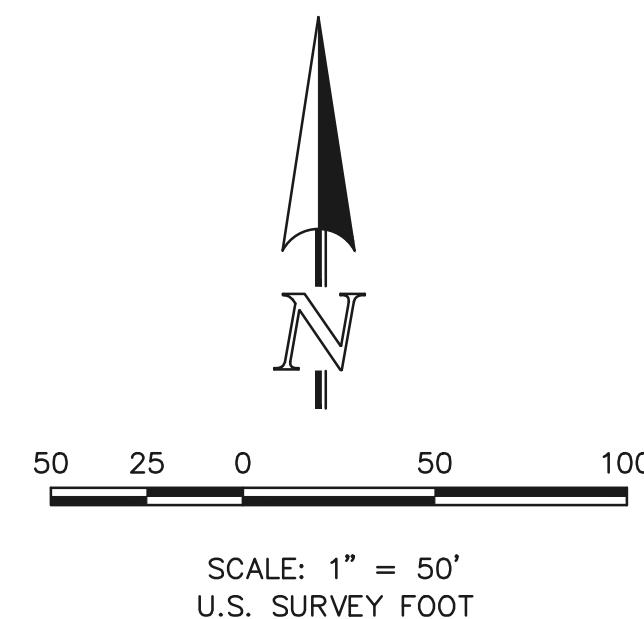


MATCHLINE~ (SEE SHEET 4)



LEGEND

- (R) RADIAL BEARING
- SF SQUARE FEET
- (XXXX) ADDRESS
- ✱ NOT PART OF THIS SUBDIVISION



<b>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW		NO. REVISION	DATE
<small>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</small>			

REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
MARC A. WHORTON, COLORADO P.E. #37155	

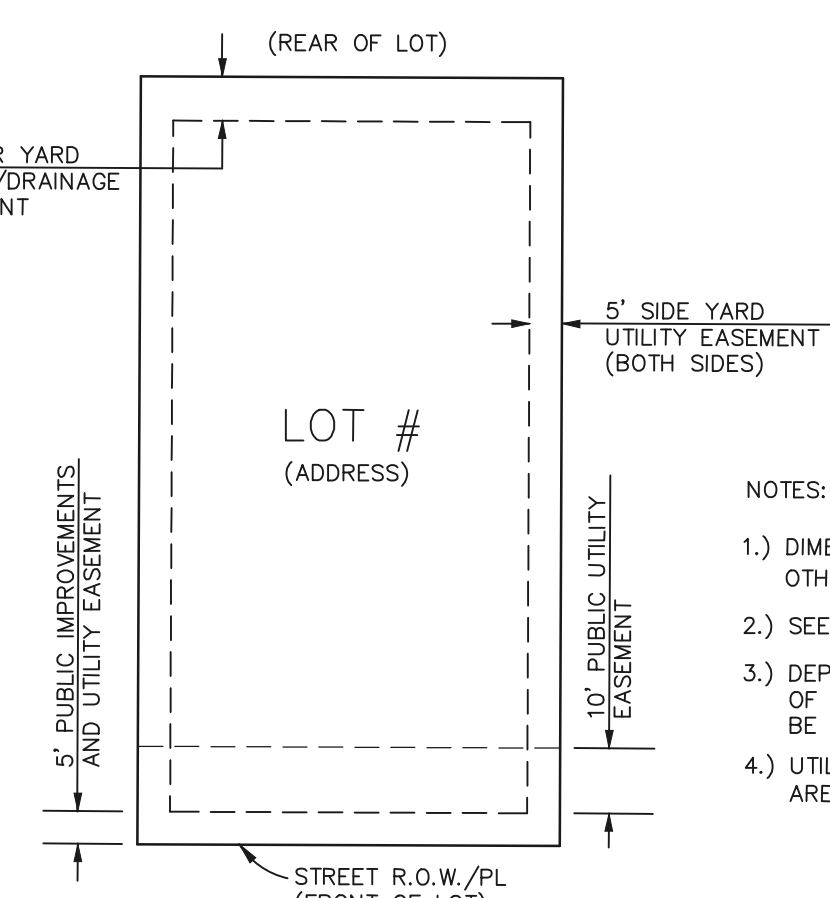
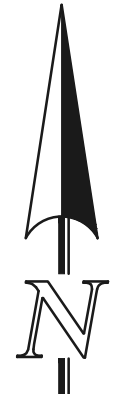
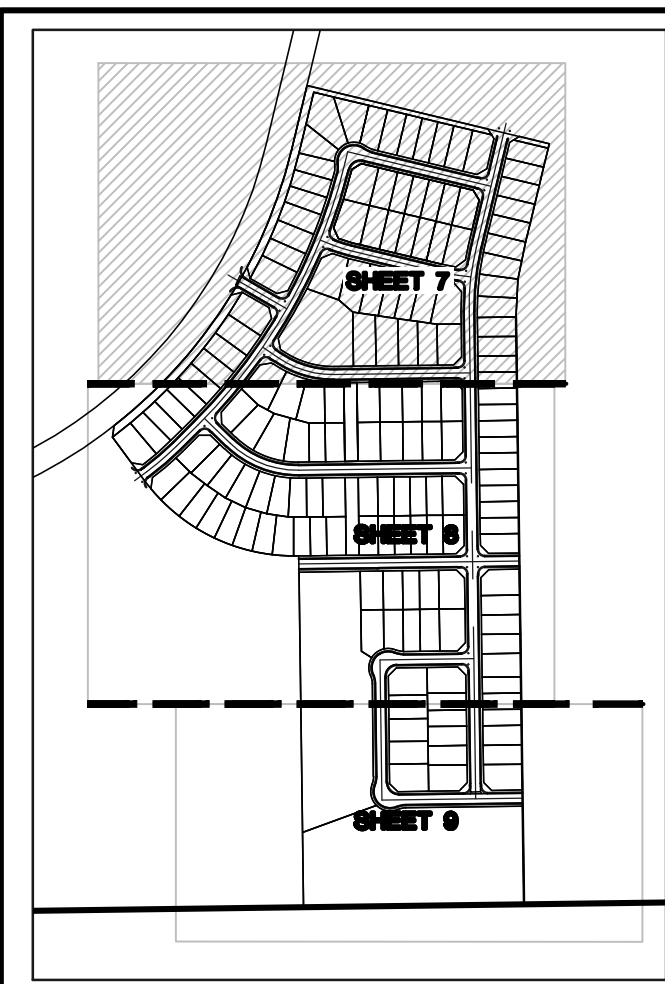
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

<b>STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN</b>			
DESIGNED BY	ESO	SCALE	DATE 05/12/2023
DRAWN BY	ESO	(H) 1" = 50'	SHEET 5 OF 8
CHECKED BY		(V) 1" = N/A	JOB NO. 1183.25



V:\118325\DRAWINGS\DEVELOPMENT\PRELIMINARY PLAN\118325-95-03-09R.dwg, 6/15/2023 12:21:03 PM, M:\whorton, 1:1

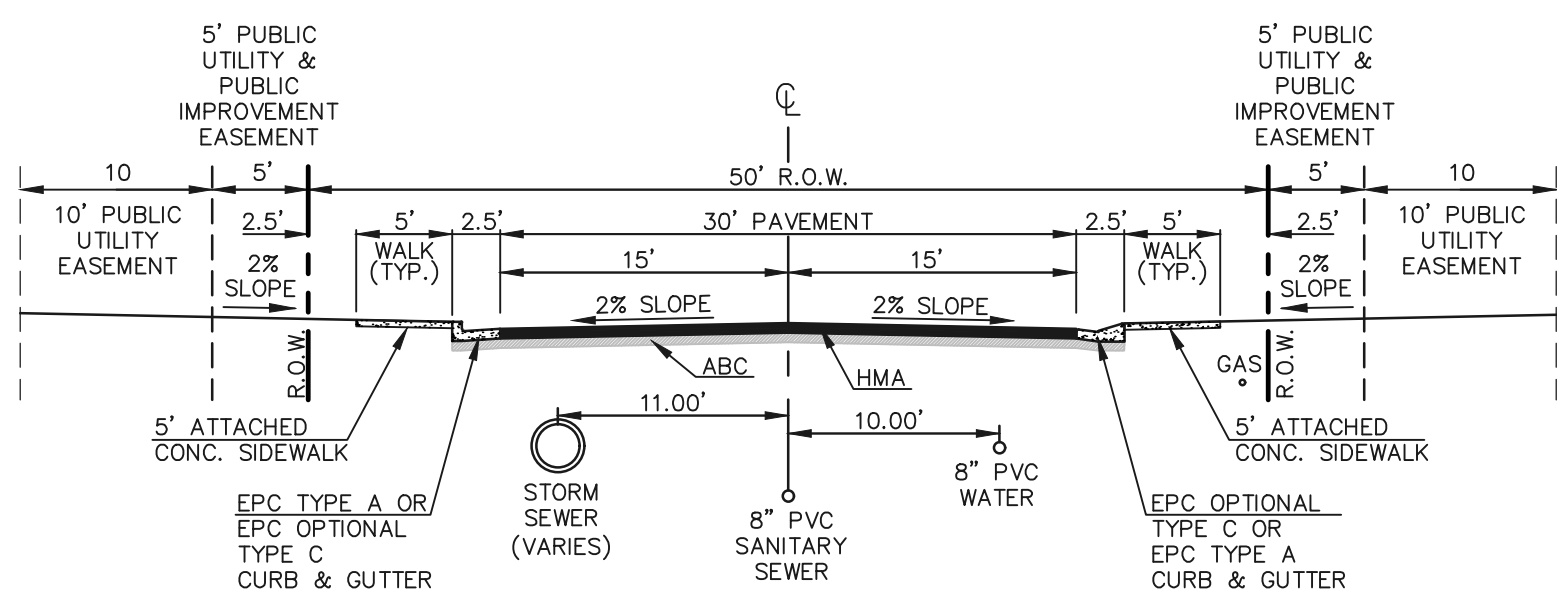




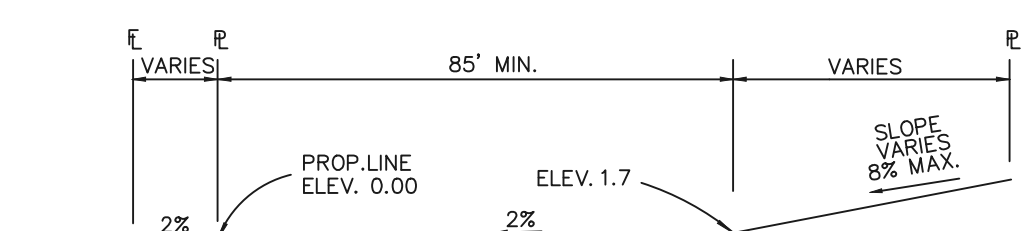
- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
  - 2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS
  - 3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
  - 4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.

SHEET INDEX  
N.T.S.

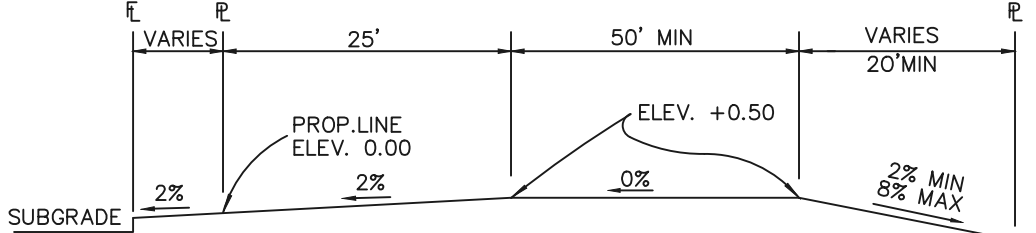
DETAIL: TYPICAL LOT EASEMENTS  
N.T.S.



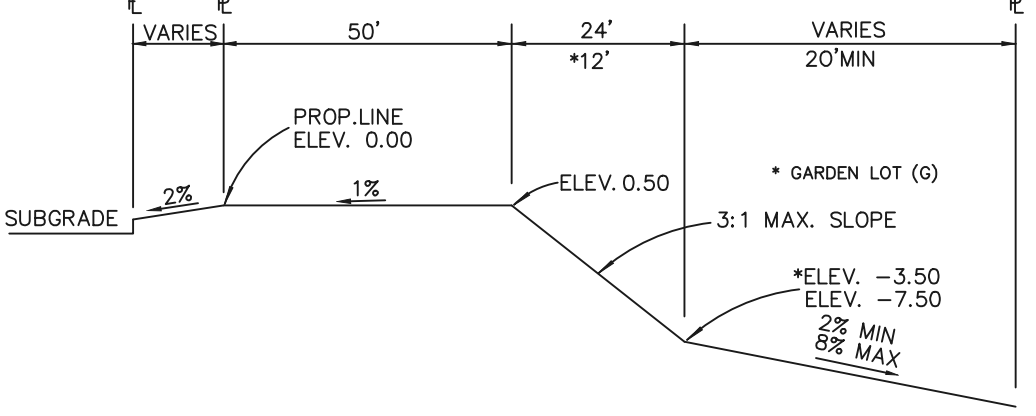
50' R.O.W. TYPICAL STREET/UTILITY SECTION  
URBAN LOCAL ROADWAY  
N.T.S.



TYPICAL (A) LOT  
N.T.S.



TYPICAL (B) LOT  
N.T.S.

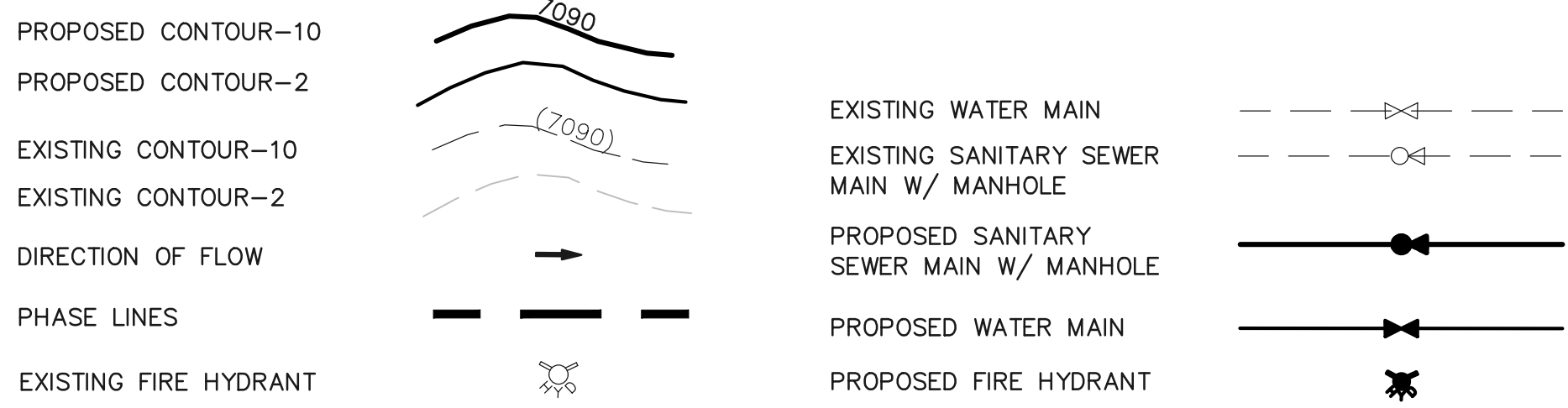


TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)  
N.T.S.

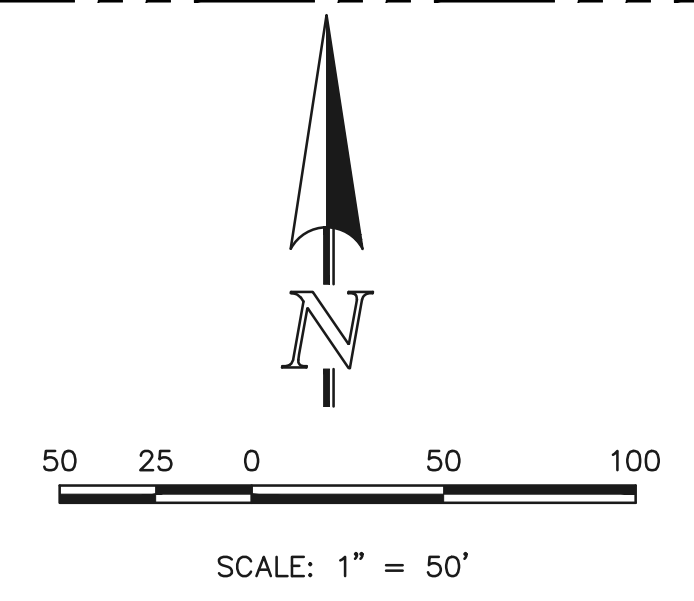
TYPICAL NATURAL LOT (N)  
NO OVERLOT GRADING TO TAKE PLACE (NATURAL)

TYPICAL TRANSITION LOT (T)  
PARTIAL OVERLOT GRADING TO TAKE PLACE TO ENSURE BUILDABLE AREA AND PROPER DRAINAGE (MOSTLY NATURAL)

- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
  2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS SCHEMATIC. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT



LEGEND



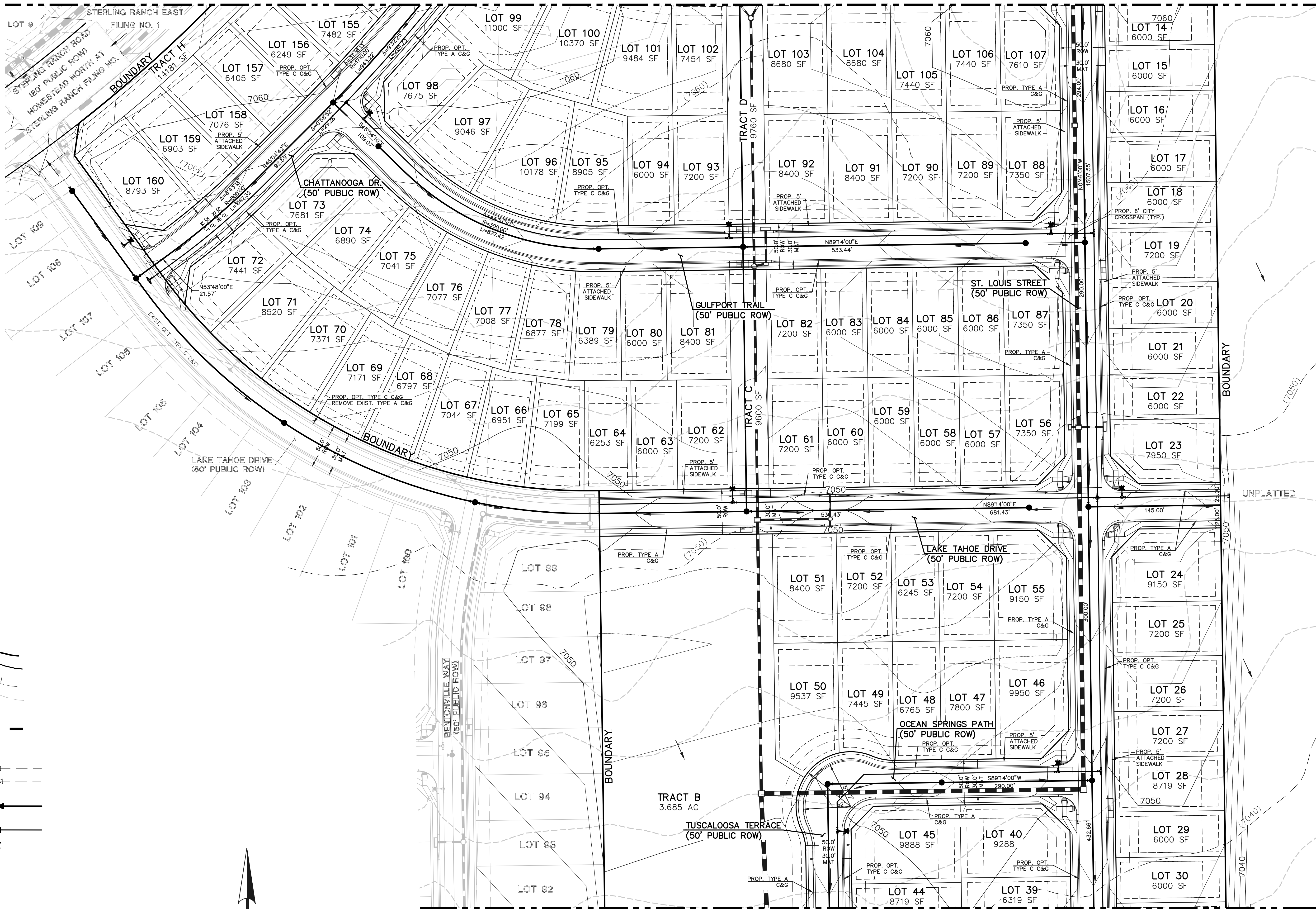
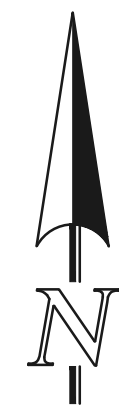
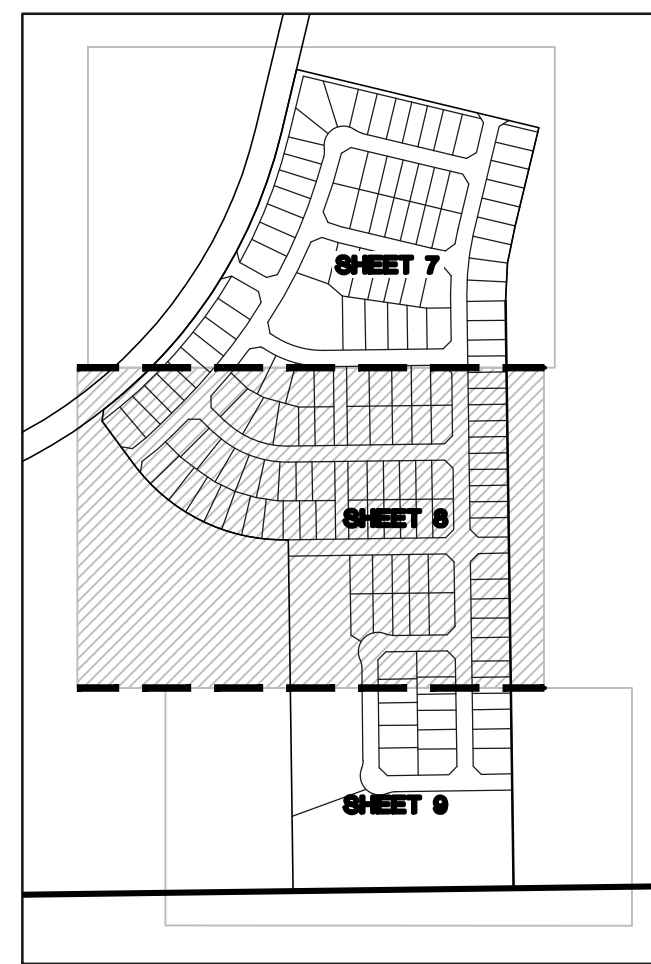
STERLING RANCH EAST FILING NO. 5 PRELIMINARY PLAN PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	PRA	SCALE	DATE 05/12/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET 6 OF 8
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25

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

V:\18325\URBANS\VIEW\DEVELOPMENT\PRELIMINARY PLAN\18325-05-01-07.dwg, 6/15/2023 12:30:26 PM, W:\hromer, 11



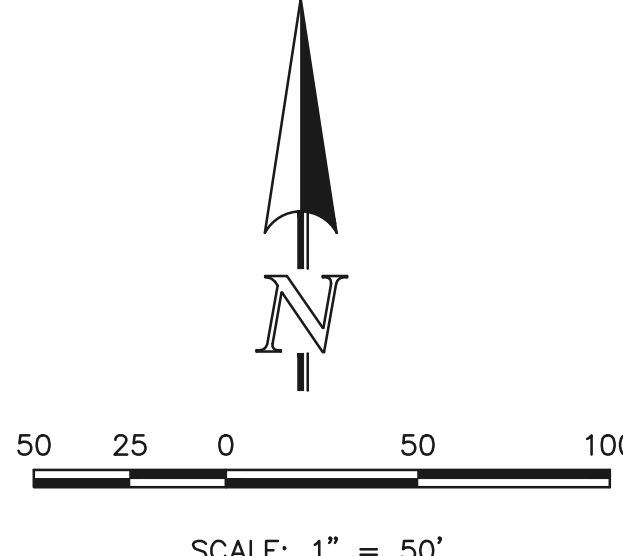
MATCHLINE~ (SEE SHEET 7)



**LEGEND**

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- PHASE LINES
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT

**NOTES:**  
 1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS  
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS SCHEMATIC. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT



MATCHLINE~ (SEE SHEET 9)

**CLASSIC CONSULTING**

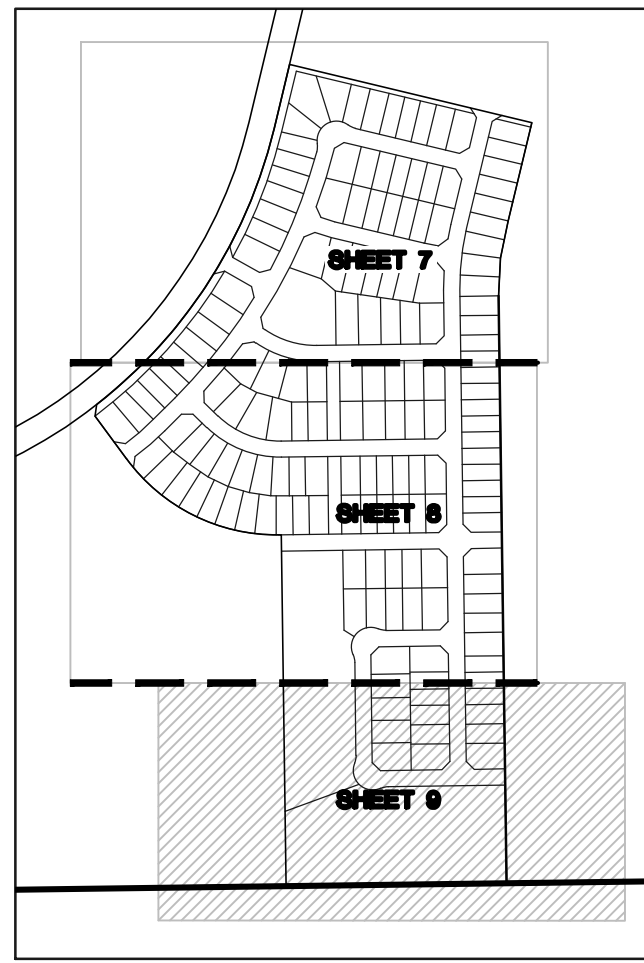
**STERLING RANCH EAST FILING NO. 5**  
 PRELIMINARY PLAN  
 PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	PRA	SCALE	DATE	05/12/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	7 OF 8
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.25	

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

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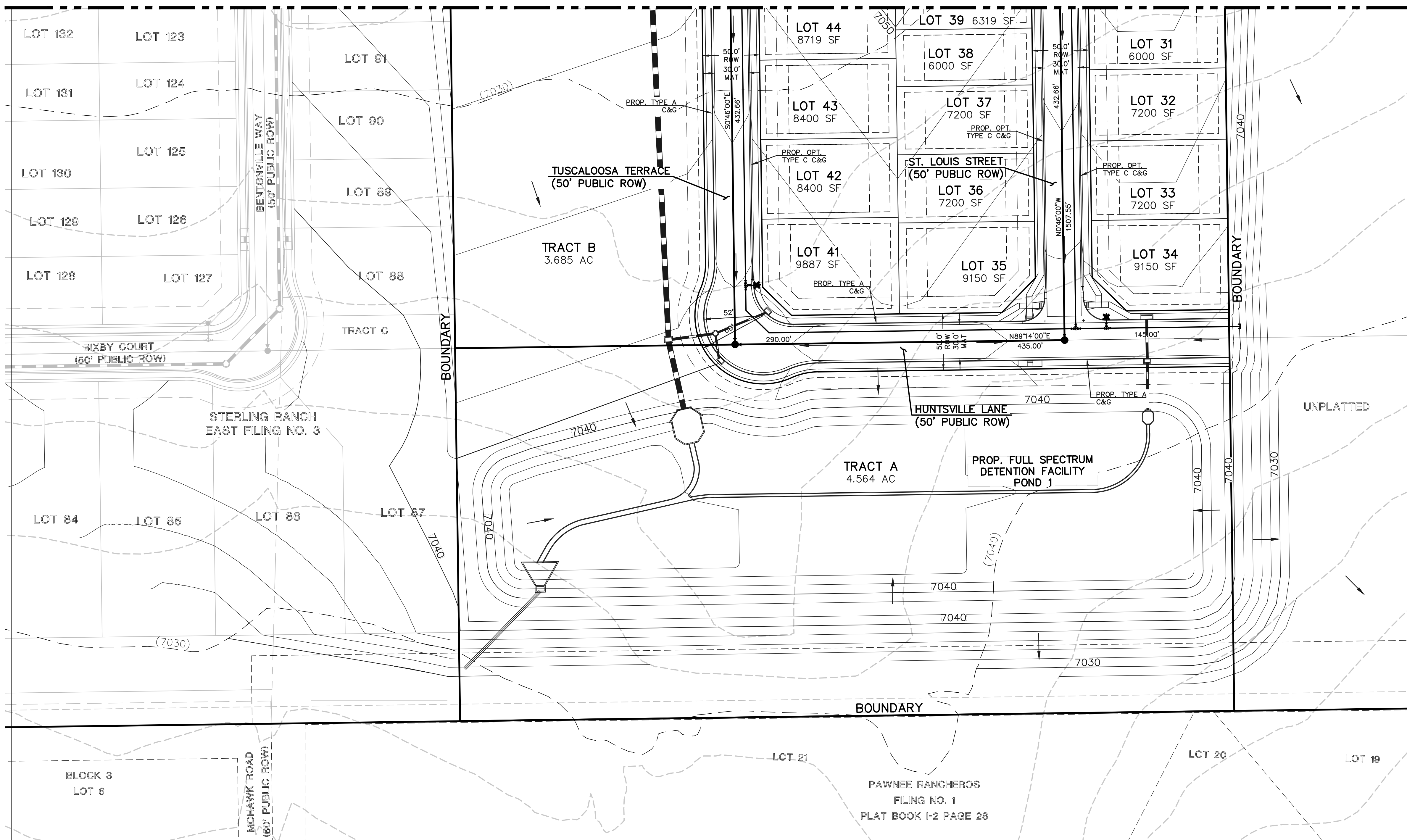




SHEET INDEX  
N.T.S.

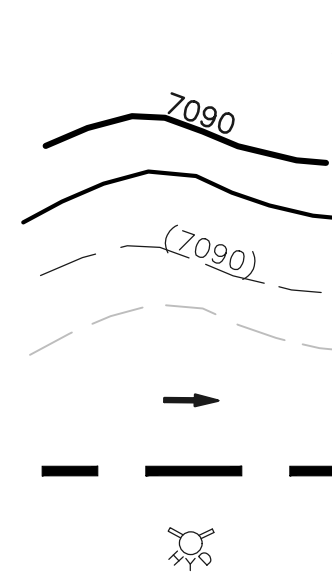


MATCHLINE~ (SEE SHEET 8)



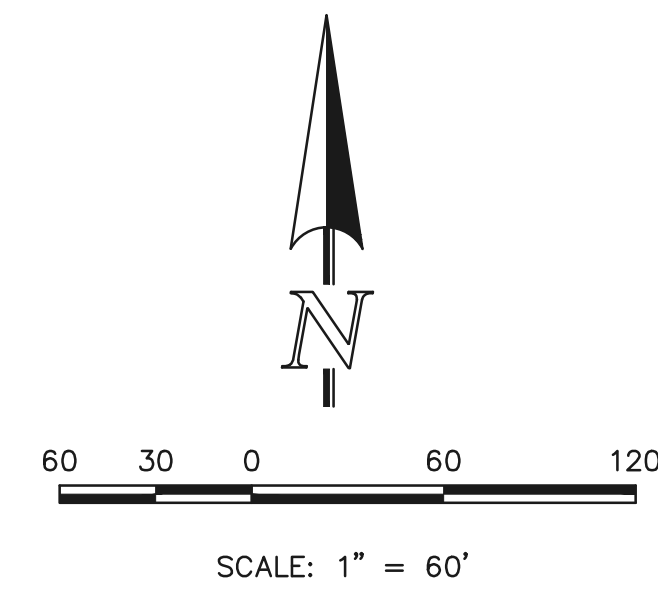
- NOTES:**
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
  2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS SCHEMATIC. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

- PROPOSED CONTOUR-10  
PROPOSED CONTOUR-2  
EXISTING CONTOUR-10  
EXISTING CONTOUR-2  
DIRECTION OF FLOW  
PHASE LINES  
EXISTING FIRE HYDRANT



**LEGEND**

- EXISTING WATER MAIN  
EXISTING SANITARY SEWER MAIN W/ MANHOLE  
PROPOSED SANITARY SEWER MAIN W/ MANHOLE  
PROPOSED WATER MAIN  
PROPOSED FIRE HYDRANT



**CLASSIC CONSULTING**  
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STERLING RANCH EAST FILING NO. 5  
PRELIMINARY PLAN  
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	PRA	SCALE	DATE	05/12/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	8 OF 8
CHECKED BY	(V)	1" = N/A	JOB NO.	1183.25



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