

# EL PASO COUNTY LAND DEVELOPMENT CODE

## Chapter V - Section 55 Subdivision Summary Form

Date: 7/31/23

SUBDIVISION NAME:

Sterling Ranch East Filing No. 5 - Preliminary Plan

County El Paso

Type of Submittal:

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

Preliminary Plan X

Final Plat \_\_\_\_\_

SUBDIVISION LOCATION: Township 12s Range 65w Section 33,34 ~~34~~

OWNER(S) NAME

Classic SRJ Land, LLC ADDRESS  
2138 Flying Horse Club Dr.  
Colo. Spgs. CO 80921

SUBDIVIDER(S) NAME

Same as above  
ADDRESS \_\_\_\_\_

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
Single Family	160	27.671	58.6%
Apartments			
Condominiums			
Mobile Homes			
Commercial	N/A		
Industrial	N/A		
Other (specify)			
Street		8.969	19.0%
Walkways			

	Dedicated School Sites			
	Reserved Park Sites	Tracts B&E	4.626	9.8%
	Private Open Areas	Tracts C,D,F-H	1.338	2.9%
	Easements			
	Other (specify) Pond/Buffer-Tract A		4.564	9.7%
	<b>TOTAL</b>		<b>47.168</b>	<b>100%</b>

\* (By map measure) The amount of water set-aside will be 57.08 acre-feet/year. The wastewater commitment is for 27,520 gal/day on an average daily- maximum monthly basis.

Estimated Water Requirements 50,958 GPD  
(gallons/day)

Proposed Water Source(s) FAWWA

Estimated Sewage Disposal Requirement 48,797 GPD  
(gallons/day).

please make sure water/wastewater commitment match all water docs, reports and this form

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.