

EL PASO COUNTY LAND DEVELOPMENT CODE

plat version-

Colorado Springs, CO 80921

Chapter Subdivision

Date: 6/13/22

SUBDIVISION NAME:

Foursquare at Sterlin

County El Paso

Type of Submittal:

Request for Exemption _____
 Preliminary Plan X
 Final Plat _____

SUBDIVISION LOCATION: Towns _____

OWNER(S) NAME

Classic SRJ Land, LLC
2138 Flying Horse Ct
Colo. Spgs. CO 80921

SUBDIVIDER(S) NAME

Same as above

ADDRESS _____

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
X Single Family	158	13.581	37.06%
Apartments			
Condominiums			
Mobile Homes			
Commercial	N/A		
Industrial	N/A		
Other (specify)			
X Street		6.709	18.30%
Walkways			

Dedicated School Sites			
Reserved Park Sites			
X Private Open Areas	8 Tracts	5.166	14.10%
Easements			
X Other (specify)	FSD POND TRACT 1	11.191	30.54%
TOTAL		36.647	100%

This should match the PUD and the sub summary sheet in the PUD. Perhaps the PUD needs to be modified to match this.

* (By map measure)

Estimated Water Requirements 50.73 AC- FT/YR
 (gallons/day).

Proposed Water Source(s) FAWWA

Estimated Sewage Disposal Requirement 27,176

Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
Single Family	158	13.592	37.0%
Apartments			
Condominiums			
Mobile Homes			
Commercial	N/A		
Industrial	N/A		
Other (specify)			
Street		6.654	18.1%
Walkways			

private drives, Public roads, and openspace

ROW (PUBLIC)

6.65 ACRES (18%)

TOTAL OPEN SPACE:

10.74 ACRES (29%*) (SEE TRACT TABLE SHEET 2)
*50% OF TRACT H INCLUDED AS INTENT IS TO USE
DETENTION POND FOR OPEN SPACE PARKS AND TRAILS.
USEABLE CONTIGUOUS OPEN SPACE =
3.33 AC (31% OF 10.74 AC TOTAL OPEN SPACE)

	Dedicated School Sites			
	Reserved Park Sites			
	Private Open Areas		16.516	44.9%
	Easements		←	
	Other (specify) Sand Creek			
	TOTAL		36.762	100%

move the owners sig
block under Owner

please update this

* (By map measure)

42,111 GPD (Res. use)

Estimated Water Requirements
(gallons/day)

3,178 GPD (Irr. use)

Proposed Water Source(s)

Falcon Area Water & Wastewater Authority (FAWWA)
for Sterling Ranch Metro District 1

Estimated Sewage Disposal Requirement
(gallons/day)

27,176 GPD

Proposed Means of Sewage Disposal

Falcon Area Water & Wastewater Authority
(FAWWA) for Sterling Ranch Metro District 1

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.