

# EL PASO COUNTY LAND DEVELOPMENT CODE

## Chapter V - Section 55 Subdivision Summary Form

Date: 5/25/2023

SUBDIVISION NAME:

STERLING RANCH FILING NO. 5

County EL PASO COUNTY

Type of Submittal:

Request for Exemption \_\_\_\_\_  
 Preliminary Plan X \_\_\_\_\_  
 Final Plat \_\_\_\_\_

SUBDIVISION LOCATION: Township 12S Range 65W Section 33 SE1/4

OWNER(S) NAME

Classic SRJ Land, LLC ADDRESS  
2138 Flying Hourse Club Drive  
Colorado Springs, CO 80921

SUBDIVIDER(S) NAME

Classic SRJ Land, LLC  
 ADDRESS 2138 Flying Hourse Club Drive  
Colorado Springs, CO 80921

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
	Single Family	72	6.13	53
	Apartments			
	Condominiums			
	Mobile Homes			
	Commercial	N/A		
	Industrial	N/A		
	Other (specify)	TRACTS	2.52	22
	Street		3.01	25
	Walkways			

Dedicated School Sites			
Reserved Park Sites			
Private Open Areas			
Easements			
Other (specify)			
<b>TOTAL</b>		<b>11.66</b>	<b>100</b>

number should match on all docs

The Authority's base SFE allocation remains at 0.353 AF/SFE, but the above table allows for consideration of the water efficiency for high density lots. The amount of water set-aside will be 24.26 acre-feet/year. The wastewater commitment is for 12,384 gal/day on an average daily- maximum

\* (By map measure)

Estimated Water Requirements 21949  
(gallons/day).

24.26acfeet/year = 7905143.9 gallons per year  
divided by 365 = 21657.928 gallons per day

FAWWA

Proposed Water Source(s) STERLING RANCH METRO DISTRICT

Estimated Sewage Disposal Requirement 12,384  
(gallons/day).

Proposed Means of Sewage Disposal STERLING RANCH METRO DISTRICT

**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): \_\_\_\_\_

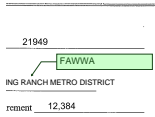
1SECTION	TOWNSHIP		
PRINCIPAL MERIDIAN:	<input checked="" type="checkbox"/> 6TH	<input checked="" type="checkbox"/> N.M.	<input type="checkbox"/> UTE
PLAT - Location of all wells on property must be plotted and permit numbers provided.			
Surveyors plat	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Foot per Year			
HOUSEHOLD USE # *	72 of units	19,872 GPD	22.26 AF
COMMERCIAL USE # ***	0 Acres	- GPD	- AF
IRRIGATION # **	0.93 acres	2,076 GPD	2.33 AF
ADDITIONAL WATERING #			
OTHER			
TOTAL		21,948 GPD	24.59 AF

Units less than 7000 SF are subject to reduction in water demands

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.

# V1\_sub sum form comment.pdf Markup Summary

dsdparsons (5)



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FAWWA



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24.26acfeet/year = 7905143.9 gallons per year  
divided by 365 = 21657.928 gallons per day



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