

2023/09/06 12:32 PM By: Shelby Heute N:\Projects\W02242.22002-FAWNA Sterling Ranch WTP\Drawings\Working\2_Civil\W02242.22002-Civil.dwg

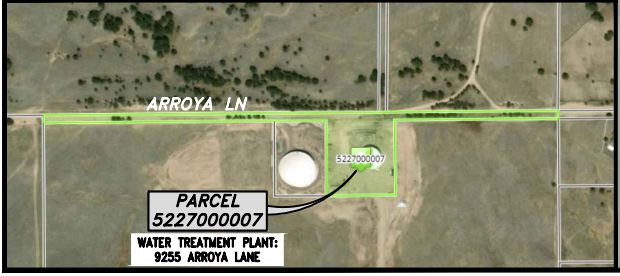
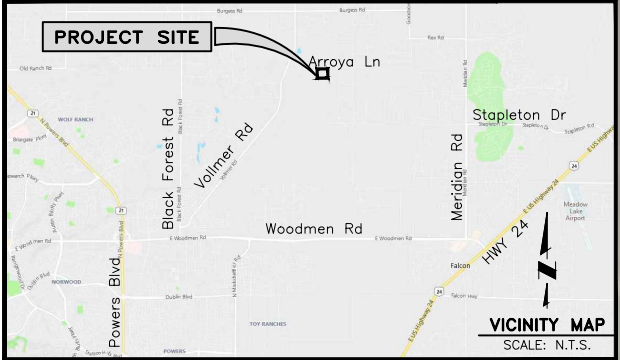
NOTES:

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION 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 OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
2. FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
3. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MANY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.
4. SEE GEC DRAWINGS FOR GRADING AND EROSION CONTROL DETAILS.
5. AERIAL IMAGERY IS NOT ACCURATELY SCALED AND SHOULD BE UTILIZED FOR REFERENCE ONLY (SOURCE: GOOGLE EARTH 2023)

LEGAL DESCRIPTION:
 A TR OF LAND IN THE NE4NW4 OF SEC 27-12-65 DESC AS FOLS COM AT NW COR OF SD SEC 27, TH N88³⁸53"E ON THE N LN OF SEC 27 1330.89 FT TO POB, SD PT BEING THE NW COR OF THE NE4NW4 OF SD SEC 27, N88³⁸53"E ON SD N L OF NE4NW 4 210.00 FT, S01²¹07"E 211.63 FT, S89⁰⁵30"W 211.63 FT TO THE W LN OF THE NE4NW4 OF SD SEC 27, N00⁵⁴30"W ON SD W LN OF THE NE4NW4 210.00 FT FOR POB, EX THAT PT CONV BY REC #221232468

LEGEND

	PROPERTY LINE
	EX FENCE
	EX EASEMENT LINE
	EX WATER LINE
	EX UG ELECTRIC LINE
	EX ELEC POWER POLE
	EX FIRE HYDRANT
	EX TREE (SIZE VARIES)
	EX FOUND SURVEY MONUMENT
	EX CONTOURS-MAJOR
	EX CONTOURS-MINOR
	PP CONTOURS-MAJOR
	PP CONTOURS-MINOR
	PP UG ELECTRIC LINE
	PP WATER LINE
	PP FENCE (BARBED WIRE CHAIN LINK)
	PP VEHICLE TRAFFIC CIRCULATION PATH



PARCEL #: 5227000007
 OWNER: CLASSIC SRJ LAND LLC
 PROPERTY ADDRESS: 9275 ARROYA LN
 COS, CO 80908
 MAILING ADDRESS: 2138 FLYING HORSE
 CLUB DR, COS, CO 80921
 CONTACT: LOREN MORELAND
 719-785-3270
 lmoreland@classichomes.com
 TAX STATUS: TAXABLE
 ZONING: RR-5
 PLAT: N/A
 LAND USE: AG GRAZING
 AREA: 137,214 (3.15 AC)

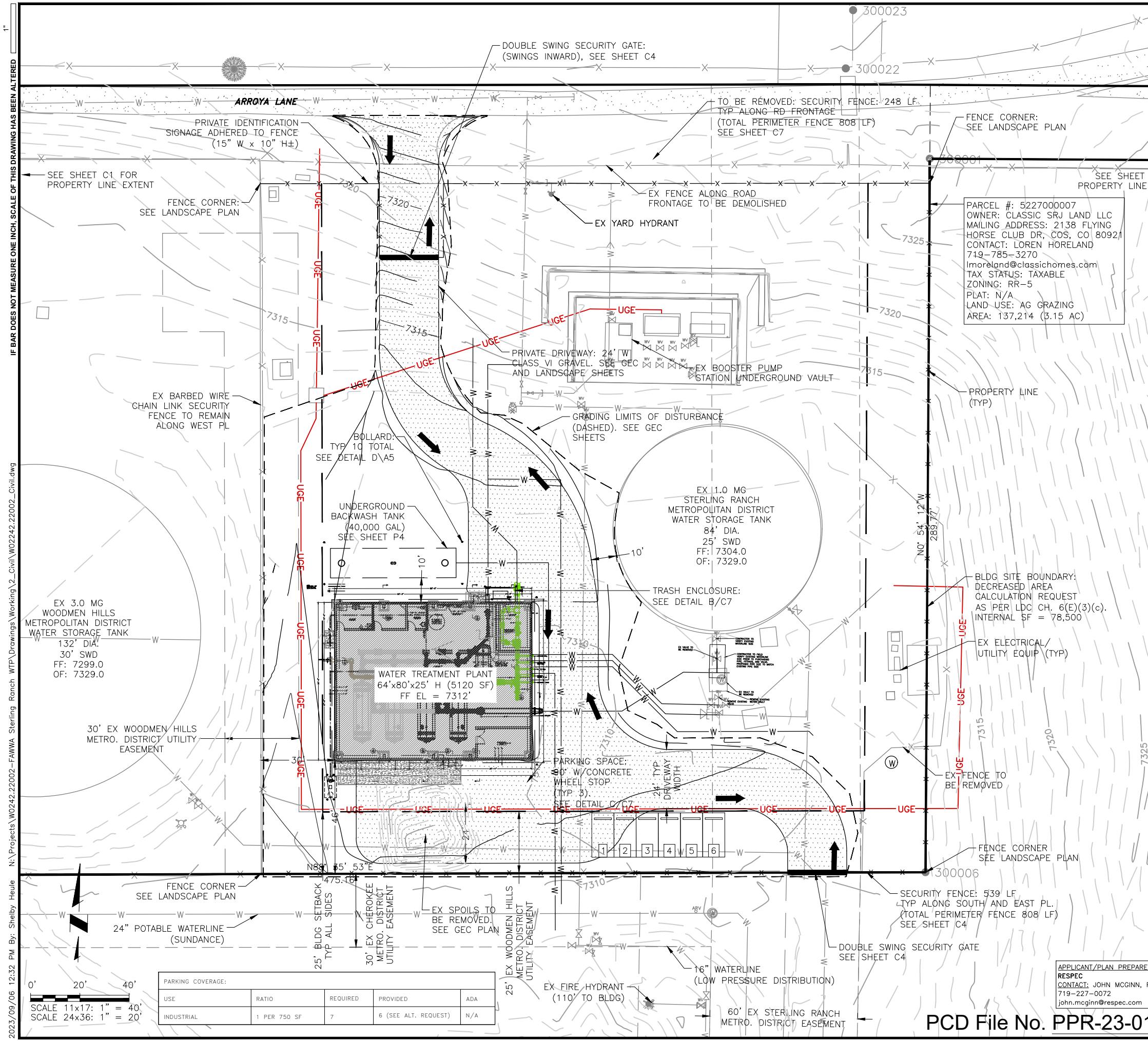
Colorado Springs, CO
 5540 Tech Center Dr., Suite 100
 Colorado Springs, CO 80919
 Phone: 719.227.0072
 www.respec.com

FALCON AREA WATER & WASTEWATER AUTHORITY
 STERLING RANCH WATER TREATMENT PLANT
 OVERALL SITE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

FOR REVIEW

Proj.#: W02242.22
Date: 06/05/23
Design: JPM
Drawn: GGM
Check: JPM



PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

DIRECTOR _____ DATE _____

COVERAGE:	SF	%
SITE AREA: REDUCED BOUNDARY	78,500	
STRUCTURES (EXISTING & PROPOSED)	10,718	13.65%
DRIVEWAY, PARKING, PADS	15,939	20.30%
LANDSCAPED AREA INCL. DISTURBED NEW SEED	55,258	44.91%
UNDISTURBED	16,585	21.15%
DENSITY		100.00%

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- FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.
- SEE GEC DRAWINGS FOR GRADING AND EROSION CONTROL DETAILS.
- SEE UTILITY PLAN FOR PROPOSED UTILITIES.

LEGAL DESCRIPTION:
 A TR OF LAND IN THE NE4NW4 OF SEC 27-12-65 DESC AS FOLS COM AT NW COR OF SD SEC 27, TH N88<38'53"E ON THE N LN OF SEC 27 1330.89 FT TO POB,SD PT BEING THE NW COR OF THE NE4NW4 OF SD SEC 27, N88<38'53"E ON SD N L OF NE4NW 4 210.00 FT, S01<21'07"E 211.63 FT, S89<05'30"W 211.63 FT TO THE W LN OF THE NE4NW4 OF SD SEC 27, N00<54'30"W ON SD W LN OF THE NE4NW4 210.00 FT FOR POB, EX THAT PT CONV BY REC #221232468

LEGEND

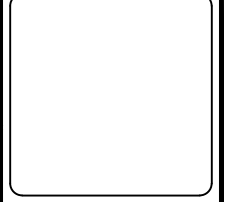
	PROPERTY LINE
	EX FENCE
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	EX TREE (SIZE VARIES)
	EX FOUND SURVEY MONUMENT
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	EX CONTOURS-MINOR
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FALCON AREA WATER & WASTEWATER AUTHORITY
 STERLING RANCH WATER TREATMENT PLANT
 SITE DEVELOPMENT PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
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FOR REVIEW



Proj.#: W02242.22
 Date: 06/05/23
 Design: JPM
 Drawn: GGM
 Check: JPM

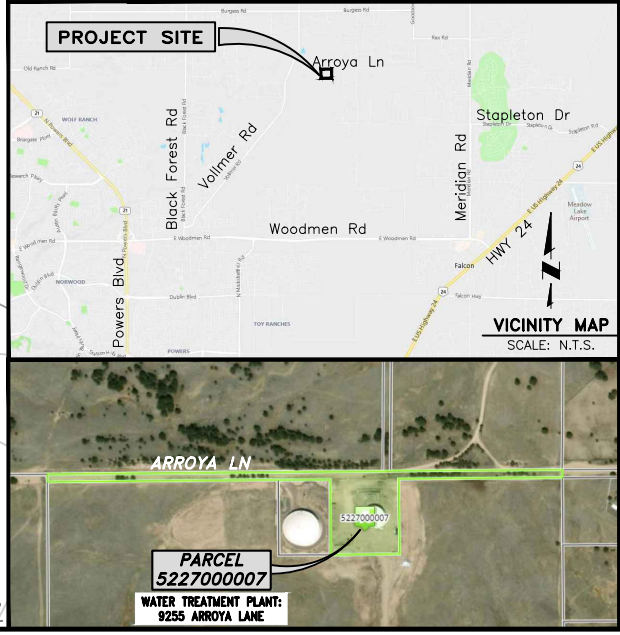
2023/09/06 12:32 PM By: Shelby Heule N:\Projects\W02242.22\02-FAWMA Sterling Ranch WTP\Drawings\Working\2_Civil\W02242.22\02_Civil.dwg

SCALE 11x17: 1" = 40'
 SCALE 24x36: 1" = 20'

USE	RATIO	REQUIRED	PROVIDED	ADA
INDUSTRIAL	1 PER 750 SF	7	6 (SEE ALT. REQUEST)	N/A

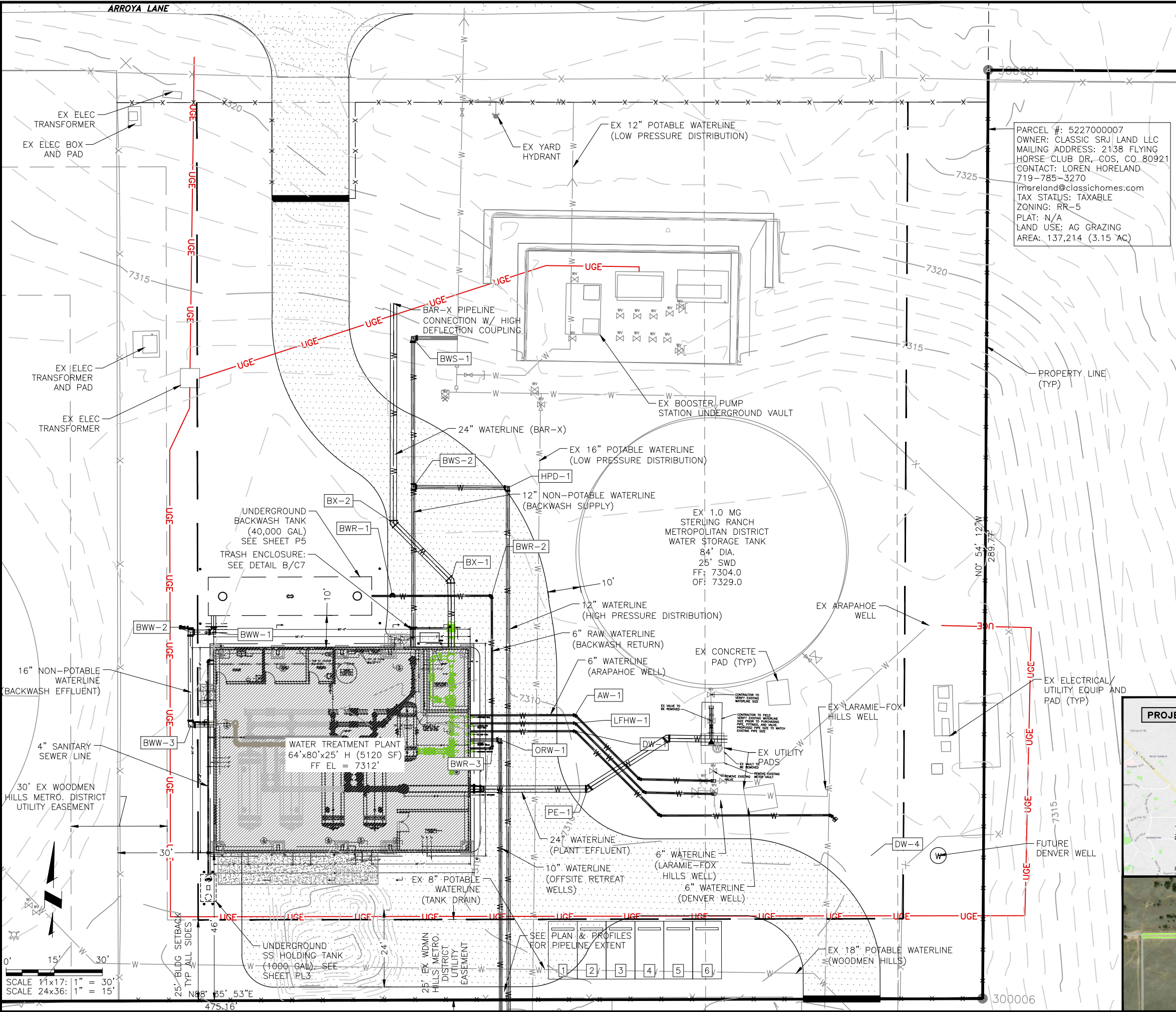
PCD File No. PPR-23-014

APPLICANT/PLAN PREPARER:
 RESPEC
 CONTACT: JOHN MCGINN, P.E.:
 719-227-0072
 john.mcgin@respec.com



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



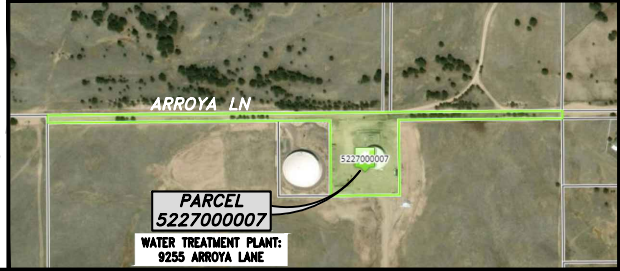
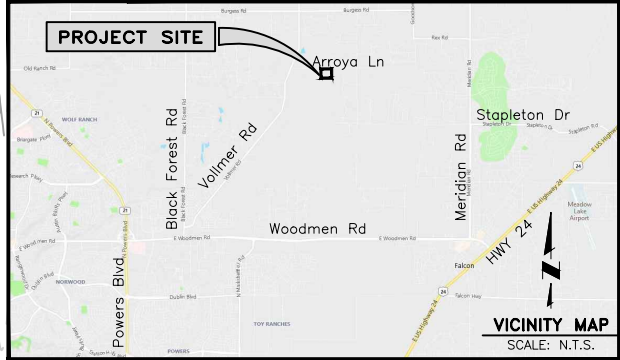
PARCEL #: 522700007
OWNER: CLASSIC SRJ LAND LLC
MAILING ADDRESS: 2138 FLYING HORSE CLUB DR., COS, CO 80921
CONTACT: LOREN HORELAND
719-785-3270
lhoreland@classichomes.com
TAX STATUS: TAXABLE
ZONING: RR-5
PLAT: N/A
LAND USE: AG GRAZING
AREA: 137,214 (3.15 AC)

PCD File No. PPR-23-014

- NOTES:**
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STERLING RANCH WATER TREATMENT PLANT
UTILITY PLAN

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Date: 06/05/23
Design: JMK
Drawn: GGM/JMK
Check: JPM

C3

SHEET 8 OF 80