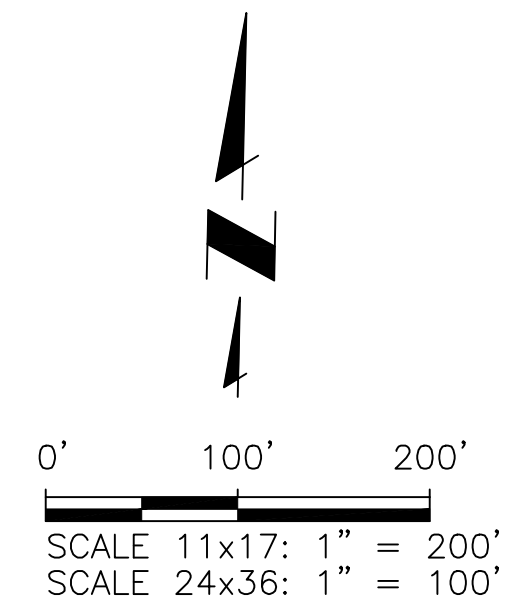


2023/03/29 10:54 AM By: Shelby Heule N:\Projects\W02242.22002-FANWA Sterling Ranch WTP\Drawings\Working\2_Civil\W02242.22002-Civil.dwg

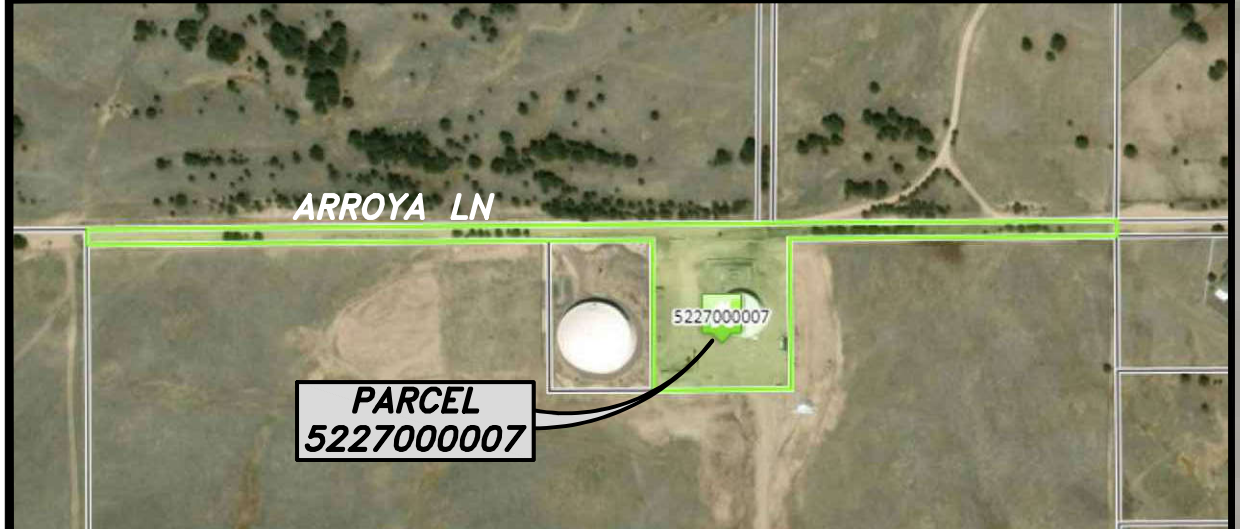
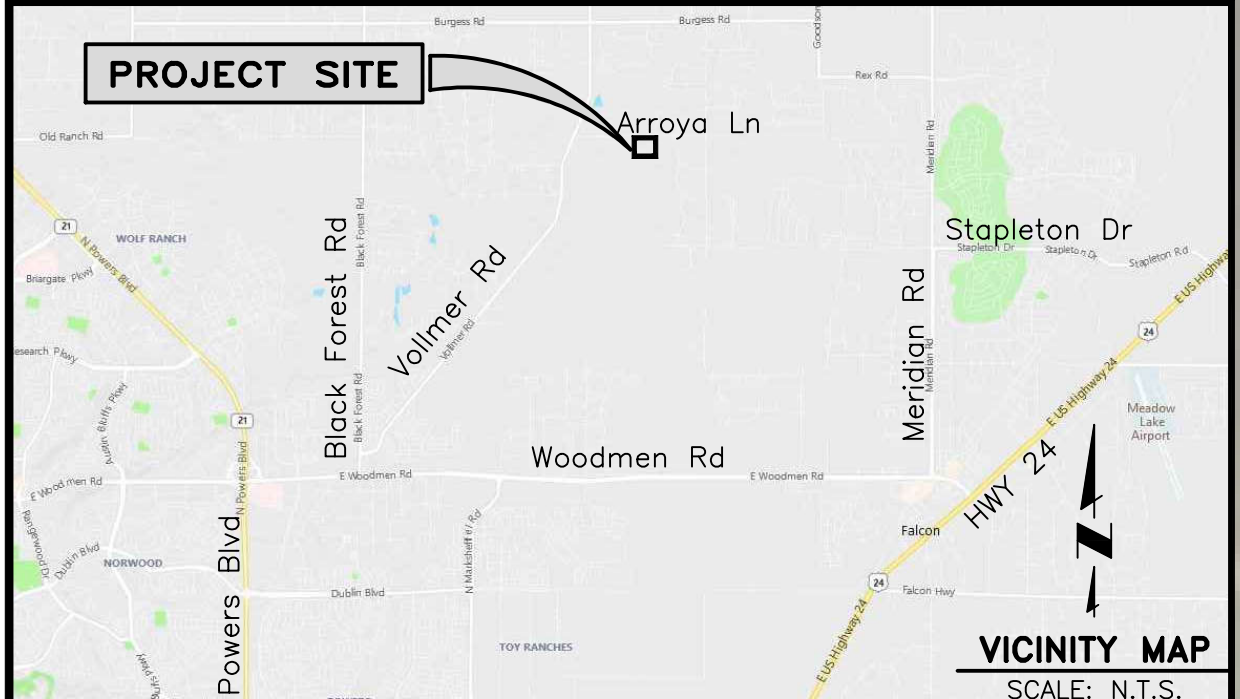
- NOTES:**
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. 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 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



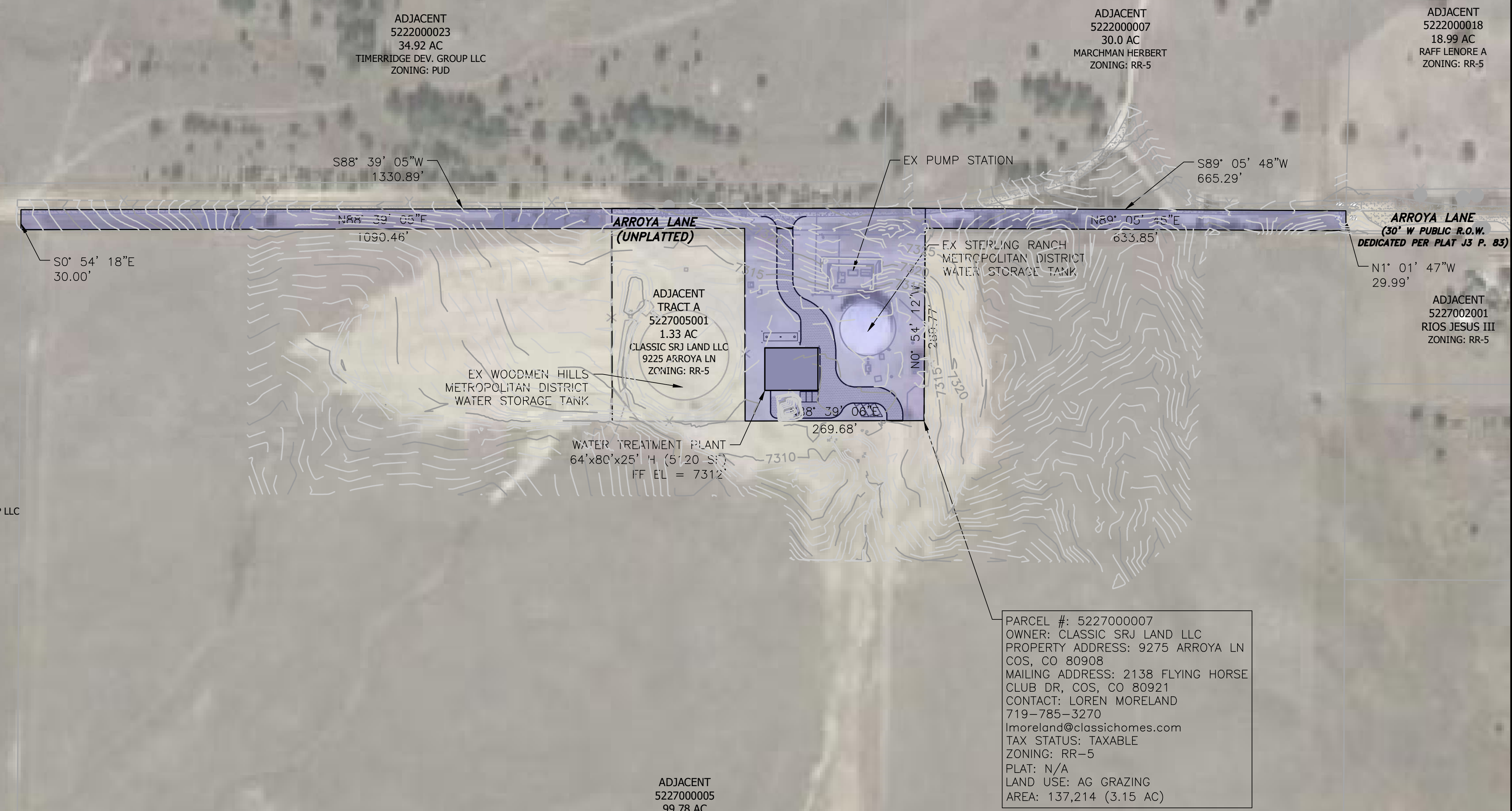
LEGEND

	PROPERTY LINE
	EX FENCE
	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



Please provide location of all garbage receptacles with a graphical depiction of the screening mechanism

EPC STORMWATER REVIEW COMMENTS
 IN ORANGE BOXES WITH BLACK TEXT



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 Colorado Springs, CO 80919
 Phone: 719.227.0072
 www.respec.com

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

REVISIONS

NO.	DESCRIPTION	BY	APP.	DATE
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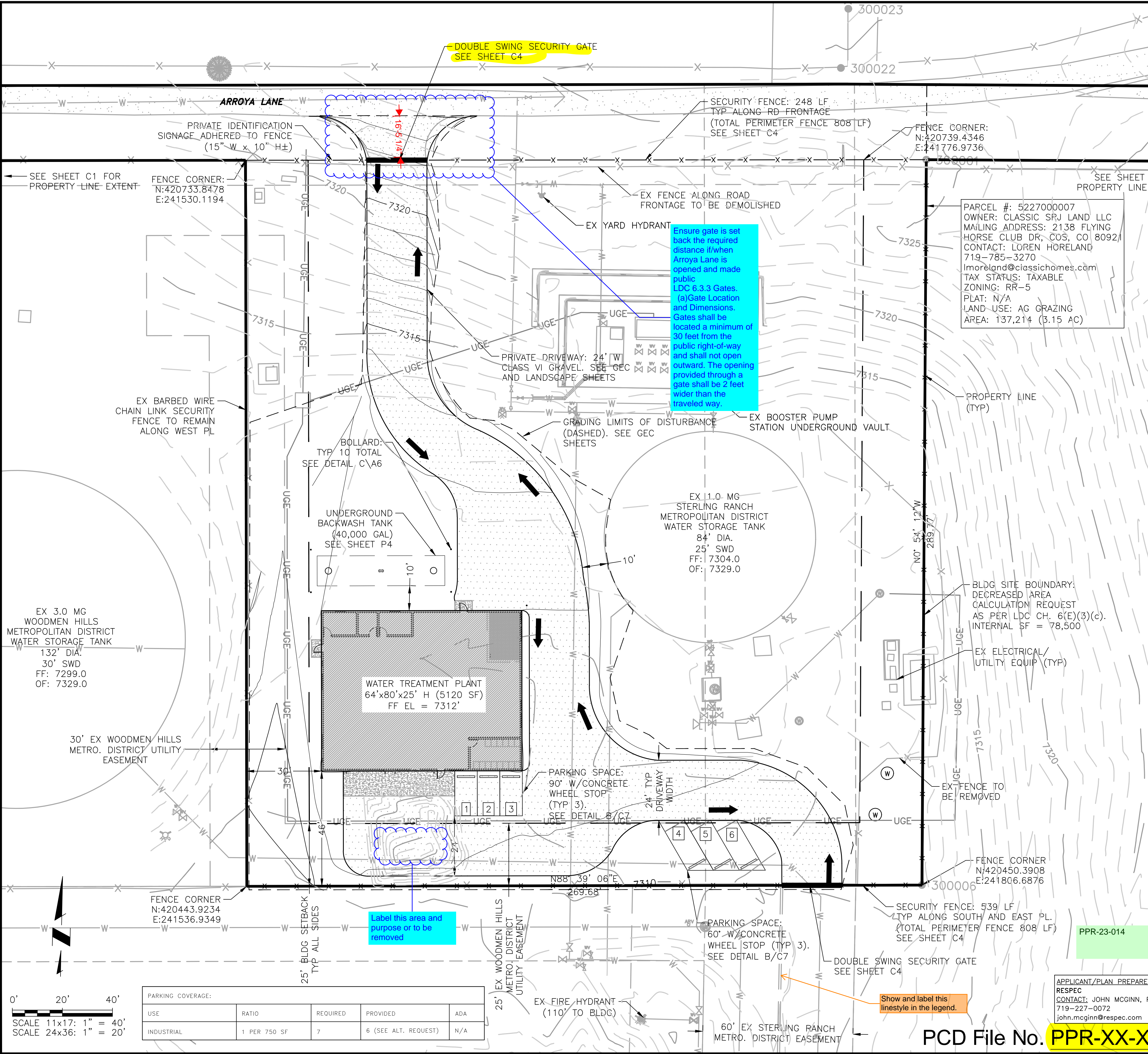
FOR REVIEW

Proj.#:	W02242.22
Date:	03/29/23
Design:	JPM
Drawn:	GGM
Check:	JPM

PPR-23-014

PCD File No. **PPR-XX-XX**

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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	35,258	44.91%
UNDISTURBED	16,585	21.15%
DENSITY		100.00%

NOTES:

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- SEE GEC DRAWINGS FOR GRADING AND EROSION CONTROL DETAILS.
- SEE UTILITY PLAN FOR PROPOSED UTILITIES.

LEGAL DESCRIPTION:
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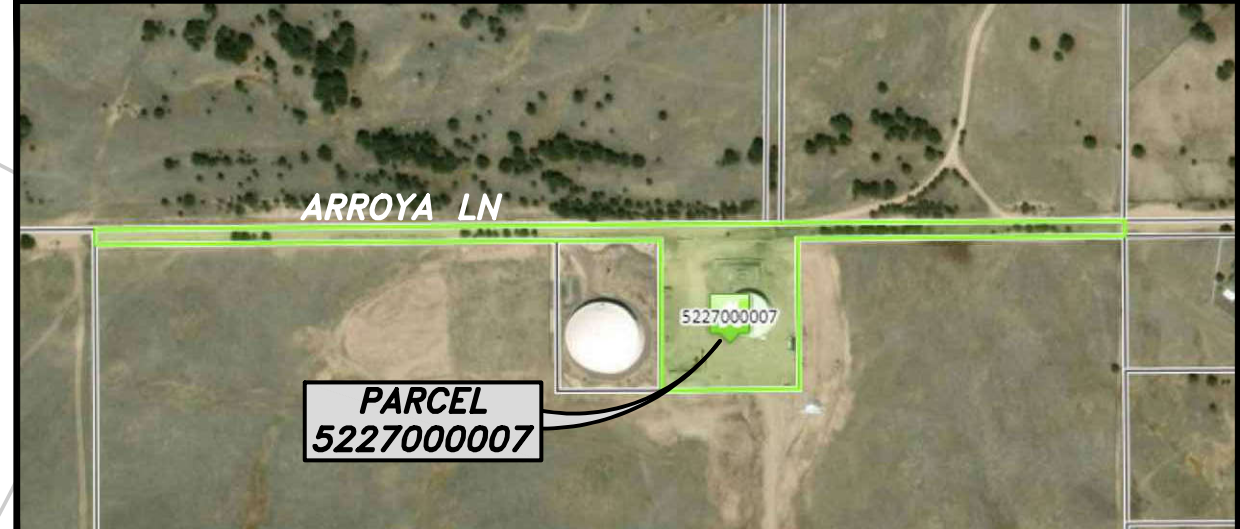
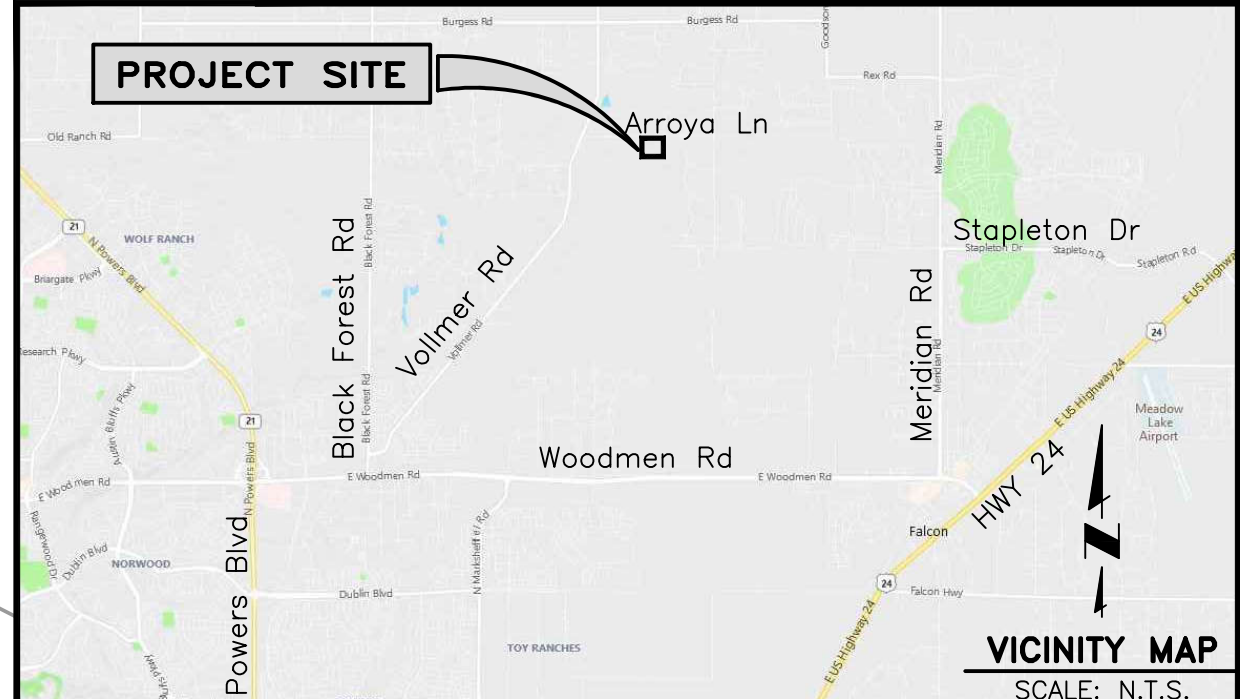
LEGEND

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



PARKING COVERAGE:

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



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

NO.	DESCRIPTION	BY	APP.	DATE
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FOR REVIEW

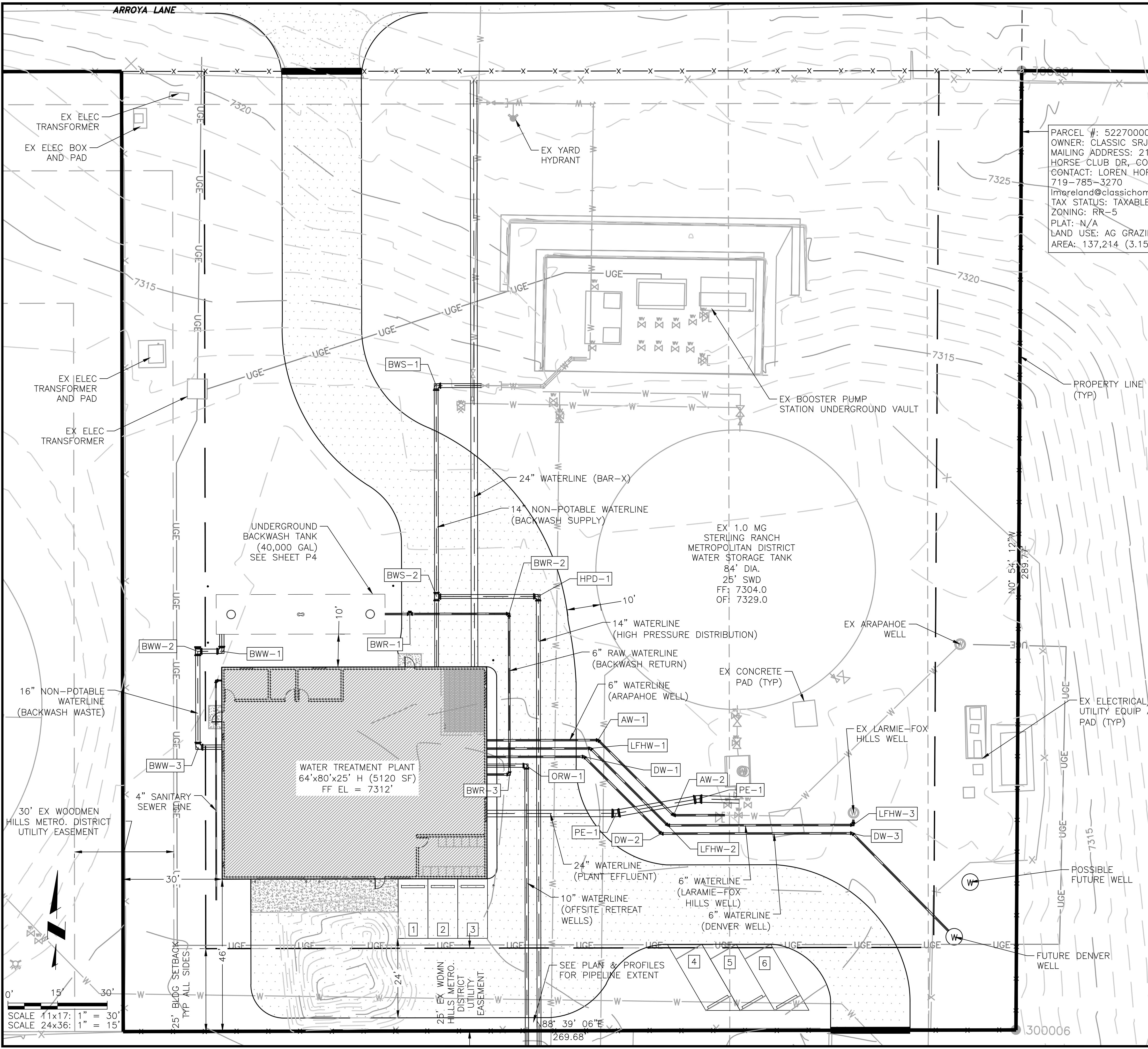
Proj.#: W02242.22
Date: 03/29/23
Design: JPM
Drawn: GGM
Check: JPM

C2
SHEET --- OF ---

PCD File No. **PPR-XX-XX**

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

2023/03/29 10:54 AM By: Shelby Heule N:\Projects\W02242.22002-FAWWA Sterling Ranch WTP\Drawings\Working\2-Civil\W02242.22002-Civil.dwg



PARCEL #: 522700007
 OWNER: CLASSIC SRJ LAND LLC
 MAILING ADDRESS: 2138 FLYING HORSE CLUB DR., COS, CO 80921
 CONTACT: LOREN HORELAND 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)

PIPELINE FITTINGS LEGEND:

BWS-1	14" 90° MJ BEND	PE-1	24" 11.25" MJ BEND
BWS-2	14"x14" MJ TEE	PE-2	24" 11.25" MJ BEND
BWR-1	6"x6" MJ TEE	BWW-1	16" 90° MJ BEND
BWR-2	6" 90° MJ BEND	BWW-2	16"x16" MJ TEE
BWR-3	6" 90° MJ BEND	BWW-3	16" 90° MJ BEND
HPD-1	14" 90° MJ BEND	NOTE:	FITTINGS TO BE INSTALLED W/THRUST BLOCKS. SEE PLAN & PROFILES FOR DETAILS
AW-1	6" 45° MJ BEND		
AW-2	6" 45° MJ BEND		
LFHW-1	6" 45° MJ BEND		
LFHW-2	6" 45° MJ BEND		
LFHW-3	6" 90° MJ BEND		
DW-1	6" 90° MJ BEND		
DW-2	6" 90° MJ BEND		
DW-3	6" 90° MJ BEND		

PPR-23-014

PCD File No. PPR-XX-XX

NOTES:

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LEGEND

	PROPERTY LINE
	EX FENCE
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 Drawn: GGM/JMK
 Check: JPM

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