

# EL PASO COUNTY LAND DEVELOPMENT CODE

## Chapter V - Section 55 Subdivision Summary Form

Date: 3/3/23

SUBDIVISION NAME:

Sterling Ranch East Phase 1 Preliminary Plan

County El Paso

Type of Submittal:

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

Preliminary Plan X

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

SUBDIVISION LOCATION: Township 12s Range 65w Section ~~34~~ 27, 28, 33 & 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	761	134.54	42%
	Apartments			
	Condominiums			
	Mobile Homes			
	Commercial	N/A		
	Industrial	N/A		
	Other (specify)	Drain/Det.	5.26	2%
	Street		39.09	12%
	Walkways			

	Dedicated School Sites		50.30	16%
	Reserved Park Sites	community	27.72	9%
	<del>Private</del> Open Areas	Drain/Park	63.82	19%
	Easements			
	Other (specify) <del>Sand Creek</del>			
	<b>TOTAL</b>		<b>320.73</b>	<b>100%</b>

\* (By map measure)

Estimated Water Requirements 299,674 GPD  
(gallons/day).

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

Estimated Sewage Disposal Requirement 133,816 GPD  
(gallons/day).

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.