



WASTEWATER REPORT – STERLING RANCH EAST FILING NO 6-PRELIMINARY PLAN



PREPARED BY

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RESPEC

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Colorado Springs, Colorado 80919

PREPARED FOR

Falcon Area Water and Wastewater Authority

SEPTEMBER 27, 2024

Project Number W0242.22001





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1.0 INTRODUCTION

This wastewater report is for the Sterling Ranch East Filing No. 6 Preliminary Plan. The service entity is the Falcon Area Water and Wastewater Authority, and the property is in the service area. The service areas and location of tie-in point are shown in *Appendix A*. Filing 1 includes 56.13 gross acres and includes 198 single family lots. The proposed subdivision layout is shown in *Appendix B*.

1.1 OVERALL DEVELOPMENT DESCRIPTION

The Sterling Ranch East Filing No 6 development is east of Vollmer Road and north of and adjacent to Briargate Pkwy.

2.0 WASTEWATER REPORT

2.1 PROJECTED WASTEWATER LOADS

Wastewater unit user loading projections are based on similar District historical use developed in the Falcon area. Average daily- maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single family residence. For population estimate, we are using 2.6 persons per household.

Table 1. Calculation of Wastewater Loads

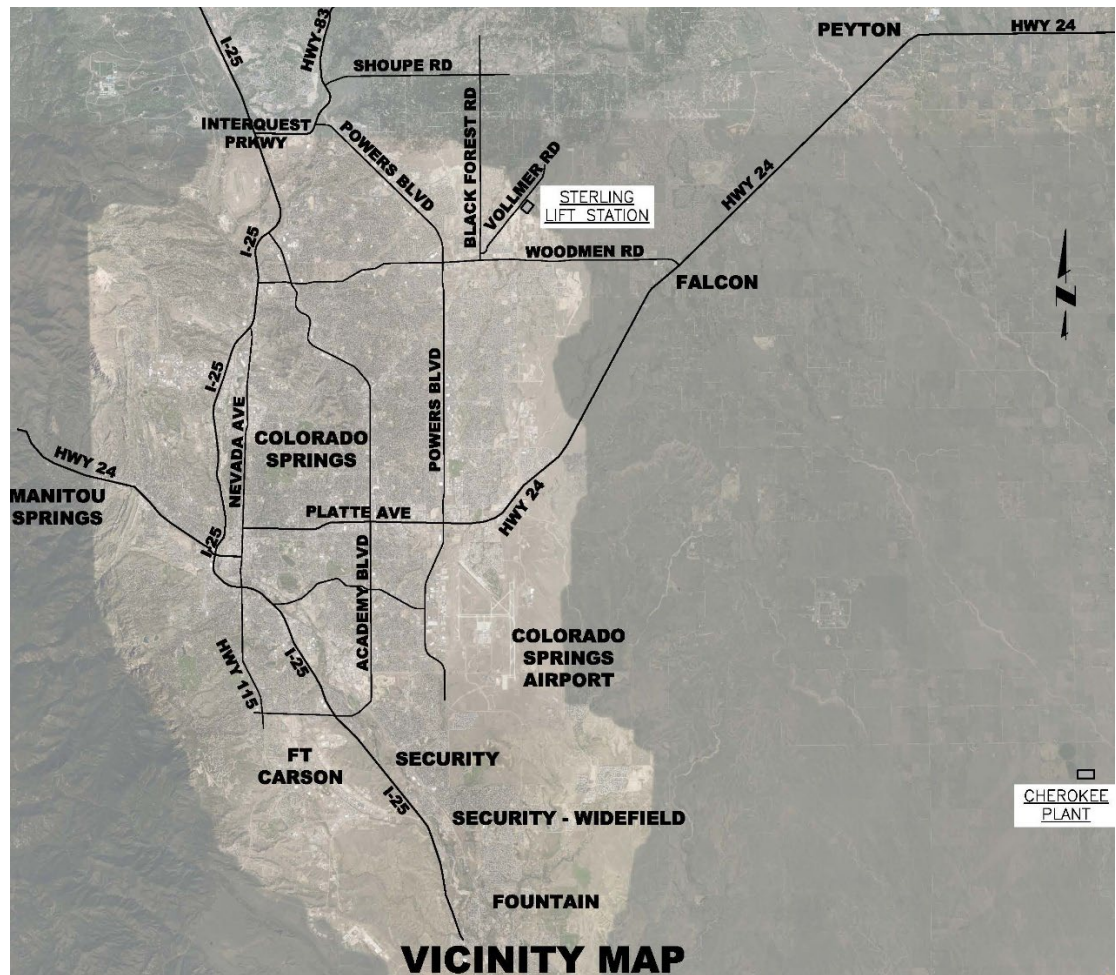
Use	Units	Single Family Equivalent	Average Daily Max-Month Flows	Estimated Population
	#	#	GPD	#
Residential Units				
Single family	198	198	34,056	515
Non-Residential Use				
NONE				
Total			34,056	

2.2 WASTEWATER TREATMENT PLANT

Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities. A copy of the Interim Service Agreement was attached in prior Water and Wastewater Reports and therefore is not included here. FAWWA also has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District.

MSMD owns 2.2 million gallons per day of wastewater capacity in the Cherokee Wastewater Treatment Facility. The plant operator, Cherokee Metropolitan District (CMD) has already approved the systems associated with transport and treatment. MSMD and CMD are in compliance with their current COC issued by the Colorado Department of Public Health and Environment. The location of the 4.6 MGD Cherokee Wastewater Treatment Plant is shown below:

Figure 1. Location of Cherokee Wastewater Treatment Plant





2.3 ADEQUACY OF WASTEWATER TREATMENT CAPACITY

The Falcon Area Water and Wastewater Authority has a perpetual contract with the Meridian Service Metropolitan District (MSMD) for the provision of wastewater treatment. The contract allows for the purchase of up to 5849 SFEs of wastewater capacity from MSMD which is equivalent to 1.006 Million Gallons/Day (MGD). Wastewater projections are based on similar District historical use developed in the Falcon area. Average daily-maximum monthly wastewater loads of 172 gallons per day per single family residence are iterated in the Wastewater Contract.

The loading projected from Sterling Ranch East Filing No. 6 Preliminary Plan represents roughly 3.197% of the contractual capacity available to the Falcon Area Water and Wastewater Authority. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to serve the Subdivision.

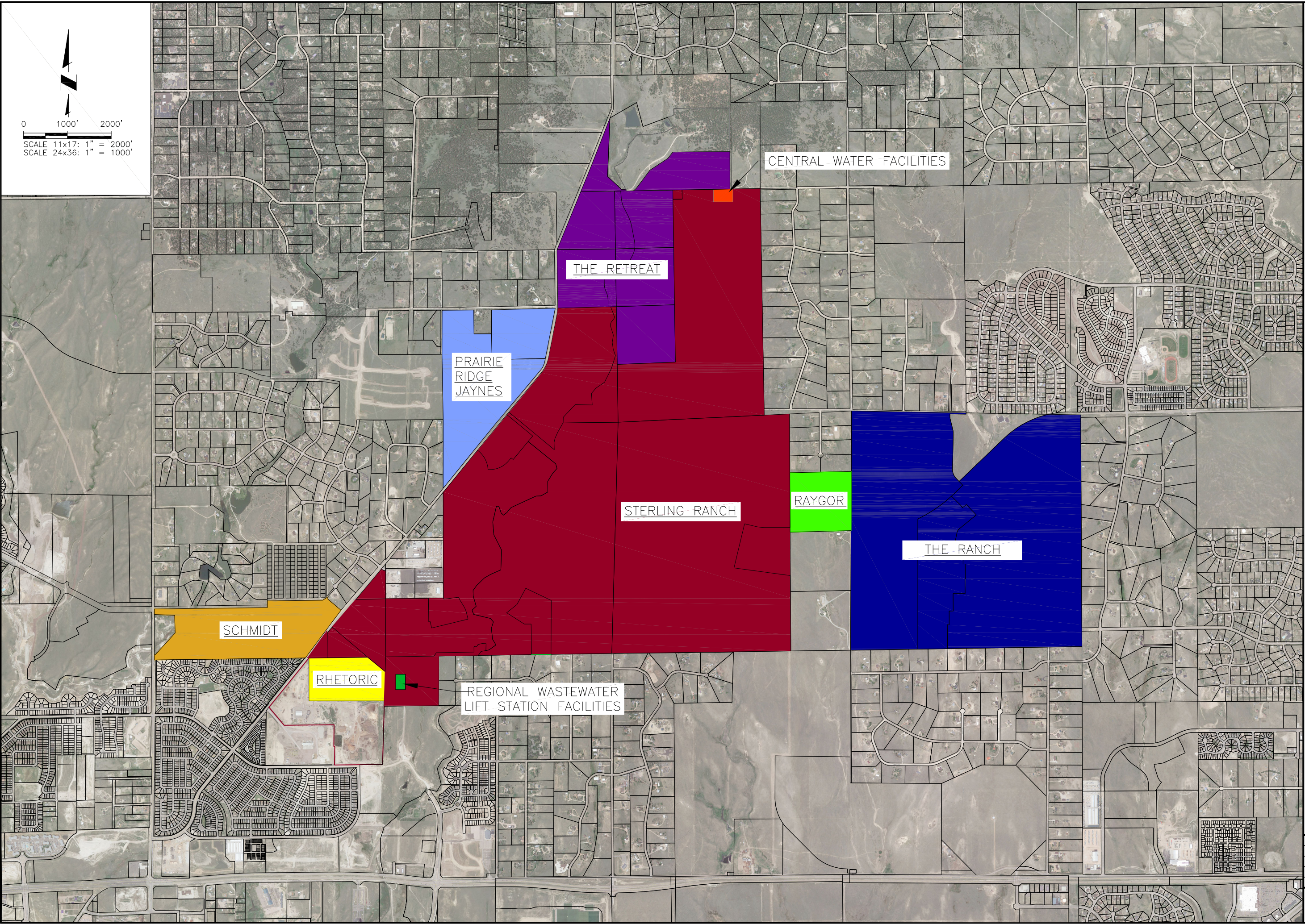
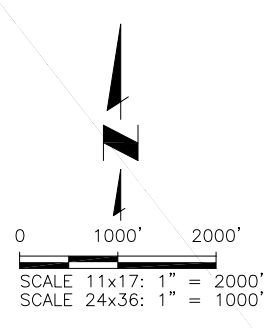
Including all commitments to date, (September 20, 2024) and including Sterling Ranch East Filing No. 6 Preliminary Plan, the current committed capacity is for 3180 SFE which is 54.37 % of FAWWA contractual treatment capacity.

2.4 COLLECTION, PUMPING, AND PIPING

All lands to be developed within the Falcon Area Water and Wastewater Authority (FAWWA) areas will gravity feed to the southern portion of the Sterling site. This will be the main collection point for most of the entire future development as well. Sterling is completing construction of the Lift Station and Force Main to serve the area. The force main is constructed across the lower portion of The Ranch. From this point wastewater is intercepted by Meridian Service Metropolitan District and delivered to Cherokee through the Meridian system.

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



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

APPENDIX A
FALCON AREA WATER AND WASTEWATER AUTHORITY
SERVICE AREA

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

EXHIBIT

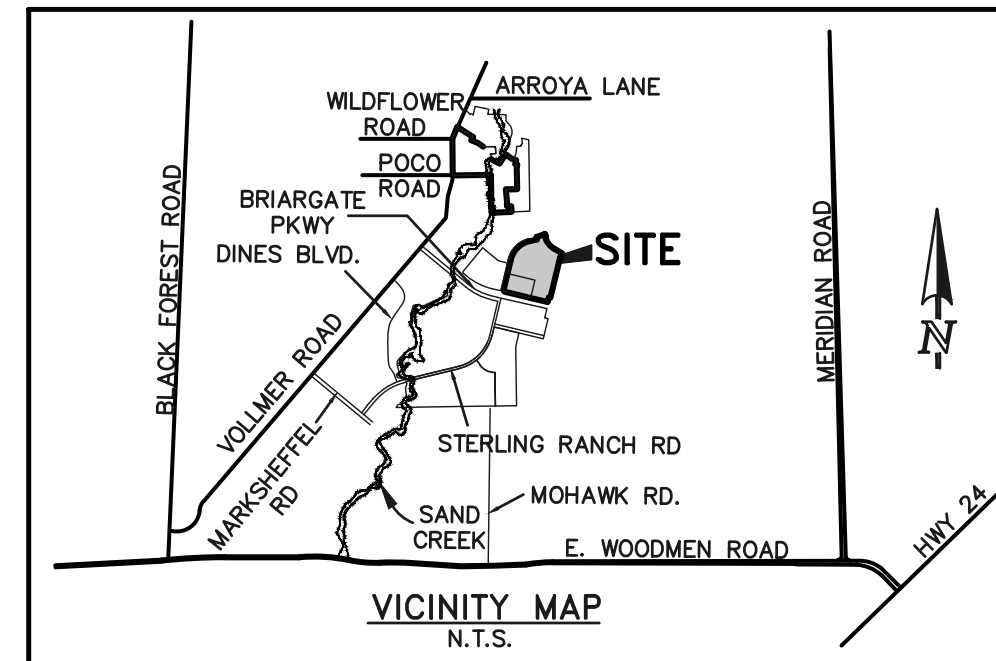
Proj #: 161.04
 Date: 12/05/2023
 Design: JPM
 Drawn: JLB
 Check: JPM

STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

APRIL 2025



GENERAL NOTES:

- ALL SIDEWALKS SHOWN ON PRELIMINARY PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL TRAILS TO BE NON-MOTORIZED TRAILS.
- TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY.
- LANDSCAPING IN PUBLIC-RIGHTS-OF-WAY WILL BE MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT.
- DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NECESSARY OFFSITE ROAD IMPROVEMENTS, WHICH MAY INCLUDE IMPROVEMENTS IN THE CITY OF COLORADO SPRINGS, TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT. IF OFFSITE ROAD IMPROVEMENTS ARE NECESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION. UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ECM, THE DRAINAGE CRITERIA MANUAL (DCM), AND THE DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS SHOULD BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTIONS (RESOLUTION NO.19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE STERLING RANCH EAST FILING NO. 6 PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:
WATER: FAWWA
WASTEWATER: FAWWA
GAS: COLORADO SPRINGS UTILITIES GAS
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE DEVELOPER WILL BUILD A NOISE WALL ALONG LOTS ADJACENT TO STERLING RANCH ROAD. SAID NOISE WALL IS TO BE LOCATED ON REAR LOT LINE OF THE LOTS AS INDICATED ON THE PRELIMINARY PLAN AND MAINTAINED BY THE METRO DISTRICT. A DETAIL OF THE PROPOSED CONCRETE WALL IS ON ATTACHED LANDSCAPE PLAN.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS 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 REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- IN AREAS OF SHALLOW GROUNDWATER: DUE TO SHALLOW GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAINS TO BE MAINTAINED BY THE DISTRICT. (SEE SHEET 21 FOR GEOLOGIC CONSTRAINTS EXHIBIT)
- UNLESS OTHERWISE INDICATED, ALL LOTS HAVE THE FOLLOWING EASEMENTS, 7' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT, 5' SIDE PUBLIC EASEMENTS, 5' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ADDITIONAL EXCLUSIVE 10' FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO STERLING RANCH ROAD FOR ANY RESIDENTIAL LOTS.
- ANY LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A LICENSE AGREEMENT WITH THE DISTRICT AT TIME OF FINAL PLAT.

GEOLOGIC HAZARD NOTE:

THE OVERALL SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY FOR STERLING RANCH EAST FILING NO. 6, EL PASO COUNTY, COLORADO" BY ENTECH ENGINEERING, INC. DATED JUNE 27, 2023 IN FILE SP-23-235 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

POTENTIALLY SEASONALLY HIGH GROUNDWATER FOUND ON THE FOLLOWING LOTS: 130-132, 135-137 AND 152-155 (SEE SHEET 21)
MITIGATION FOR THESE LOTS INCLUDE OVERLOT GRADING AND INCORPORATION OF UNDERGROUND DRAINAGE SYSTEMS AROUND FOUNDATIONS WITH DIRECT CONNECTION TO UNDERDRAIN SYSTEM WITHIN ADJACENT STREET MAINTAINED BY METRO DISTRICT.

BASIS OF BEARINGS:

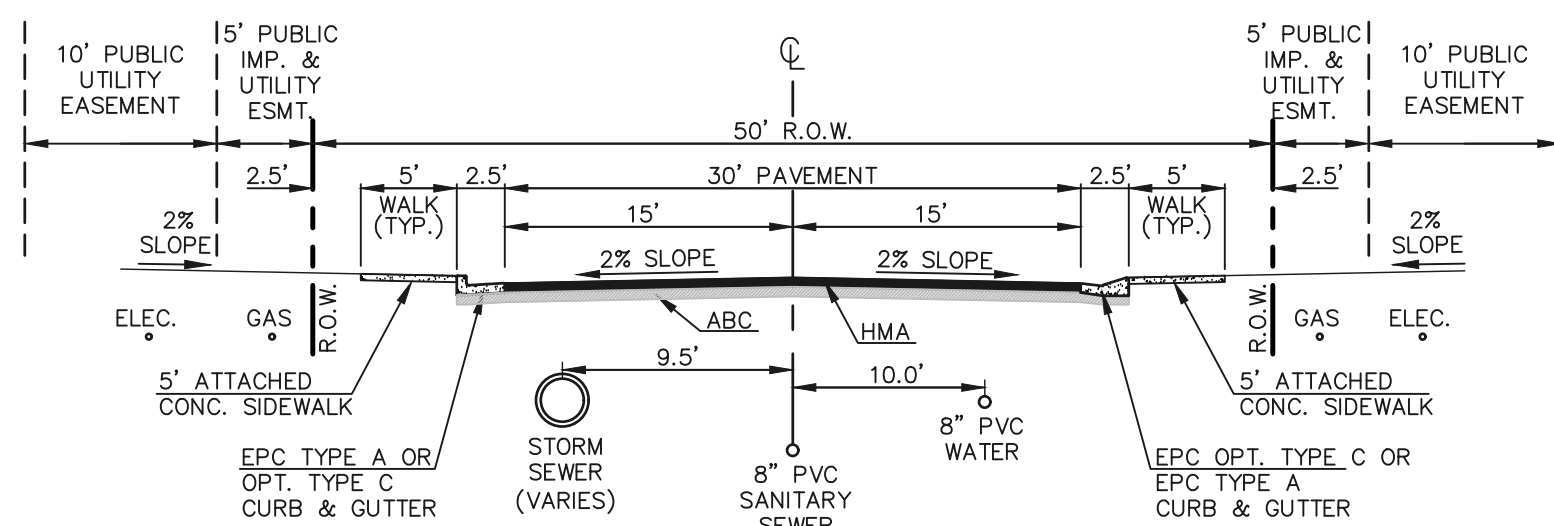
THE SOUTH LINE OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE WEST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "ESI PLS 10376 2006" FOUND FLUSH WITH GRADE AND MONUMENTED ON THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4 INCH ALUMINUM CAP STAMPED "ESI PLS 10376 2006 W.C. 30" FOUND 0.1 FEET ABOVE GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 89°08'28" EAST A DISTANCE OF 1356.68 FEET.

SEE SHEET 2 FOR LEGAL DESCRIPTION

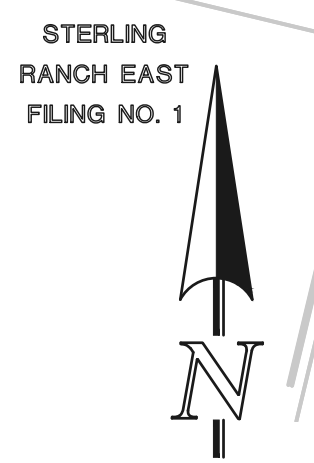
TRACT TABLE

TRACT	AREA (SF)	AREA (AC.)	USE	OWNERSHIP/MAINTENANCE
A	1,650	0.04	PARK, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
B	307,531	7.06	DETENTION, TRAILS, UTILITIES, BUFFER	STERLING RANCH METRO DISTRICT
C	27,434	0.63	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
D	53,420	1.23	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
E	2,130	0.05	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
F	35,290	0.81	PARK, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
G	12,526	0.29	OPEN SPACE, LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT

TOTAL TRACT AREA = 9.81 ACRES



50' R.O.W. TYPICAL STREET/UTILITY SECTION - URBAN LOCAL ROADWAY
SCALE 1" = 10'



SITE DATA

TAX ID NUMBERS:	52000-00-573
TOTAL AREA:	56.134 ACRES
DEVELOPMENT SCHEDULE:	SPRING 2025
SKETCH PLAN:	SKP 22-004
CURRENT ZONING:	RR-5 & PUD
PROPOSED ZONING:	RS-5000
CURRENT USE:	AGRICULTURE GRAZING/VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED GROSS DENSITY:	3.5 DU/AC (198 LOTS/56.13 AC)
PROPOSED NET DENSITY:	5.7 DU/AC (198 LOTS/34.51 AC)
LANDSCAPE SETBACKS:	STERLING RANCH ROAD: 10 FT

ZONE DIMENSIONAL STANDARDS

ZONE	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT WIDTH AT FRONT SETBACK LINE	FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
RS-5000	6,000 SF	30'	40%/45%	50'	25'	5'	25'

LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY	34.51	61.5%
ROAD ROW	11.52	20.5%
NEIGHBORHOOD PARK/OPEN SPACE/DRAINAGE	3.04	5.4%
DRAINAGE/DETENTION	7.06	12.6%
TOTAL	56.13	100%

PROJECT TEAM

OWNER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-9333 MR. LOREN MORELAND
APPLICANT/CIVIL CONSULTANT:	CLASSIC CONSULTING 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHORTON, P.E.
LANDSCAPE CONSULTANT:	NES 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MS. JENNIFER SHAGIN, ASLA
LANDSCAPE CONSULTANT:	SUNFLOWER LANDSCAPED 7425 ADVENTURE WAY COLORADO SPRINGS, CO 80923 (719) 661-5049 MR. _____

SHEET INDEX:

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LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT	SHEET 2 OF 21
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PCD NO. SP-_____



STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN
TITLE SHEET

DESIGNED BY	KES	SCALE	DATE	08/29/2024
DRAWN BY	KES	(H) 1" = 200'	SHEET	1 OF _____
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.60

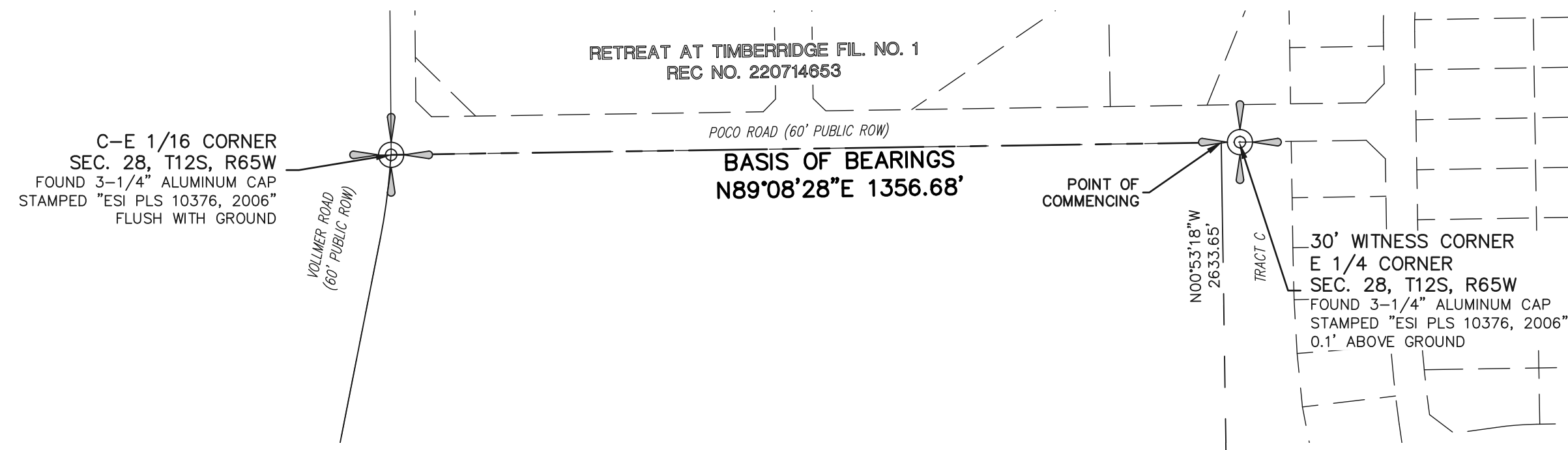
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790



STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE WEST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "ESI PLS 10376 2006" FOUND FLUSH WITH GRADE AND MONUMENTED ON THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4 INCH ALUMINUM CAP STAMPED "ESI PLS 10376 2006 W.C. 30" FOUND 0.1 FEET ABOVE GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 89°08'28" EAST A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28:

THENCE SOUTH 00°53'18" EAST A DISTANCE OF 2,633.65 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 28;

THENCE SOUTH 01°30'46" WEST A DISTANCE OF 1,543.70 FEET TO A NON-TANGENT CURVE, CURVE ALSO BEING THE NORTHERLY RIGHT-OF-WAY OF BRIARGATE PARKWAY AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED MAY 19, 2023 UNDER RECEPTION NUMBER 223715150 RECORDS OF EL PASO COUNTY CLERK AND RECORDER, HAVING A RADIUS OF 1,935.00 FEET, WHOSE CENTER BEARS NORTH 13°36'00" EAST;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY THE FOLLOWING TWO (2) COURSES:

1. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°07'31", AN ARC DISTANCE OF 4.23 FEET;
2. THENCE SOUTH 76°31'31" EAST A DISTANCE OF 347.57 FEET;

THENCE SOUTH 76°31'31" EAST, CONTINUING ON THE EXTENSION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY, A DISTANCE OF 34.99 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 31°31'31" WEST A DISTANCE OF 49.50 FEET;

THENCE NORTH 13°28'29" EAST A DISTANCE OF 967.70 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 770.00 FEET, WHOSE CENTER BEARS EASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°41'16", AN ARC DISTANCE OF 855.90 FEET;

THENCE NORTH 77°09'45" EAST A DISTANCE OF 226.32 FEET;

THENCE NORTH 00°54'30" WEST A DISTANCE OF 81.85 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 1,160.00 FEET, WHOSE CENTER BEARS NORTH 13°31'46" WEST;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 131°13'52", AN ARC DISTANCE OF 267.87 FEET;

THENCE SOUTH 26°45'38" EAST, ON A LINE NON-TANGENT TO SAID CURVE, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 20°20'04" WEST A DISTANCE OF 57.73 FEET;

THENCE SOUTH 23°31'28" EAST A DISTANCE OF 68.18 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 570.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°28'32", AN ARC DISTANCE OF 362.87 FEET;

THENCE SOUTH 60°00'00" EAST A DISTANCE OF 295.92 FEET;

THENCE SOUTH 30°00'00" WEST A DISTANCE OF 146.68 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 1,264.46 FEET;

THENCE NORTH 76°31'31" WEST A DISTANCE OF 50.00 FEET;

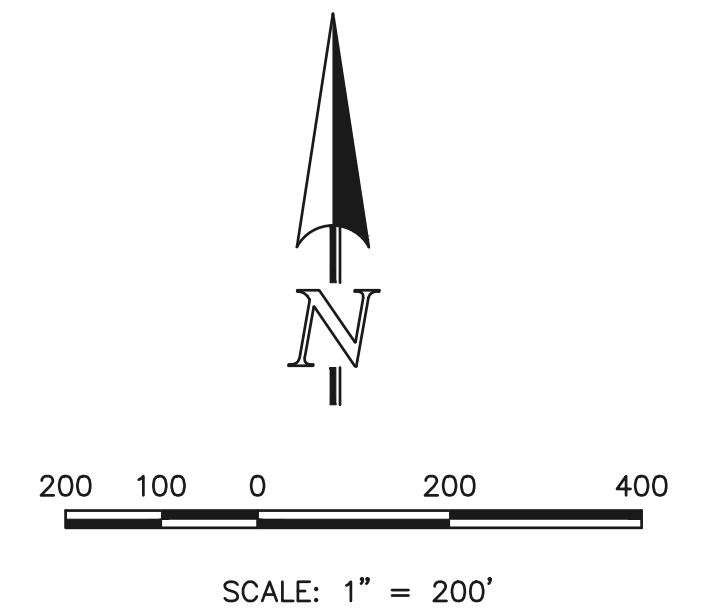
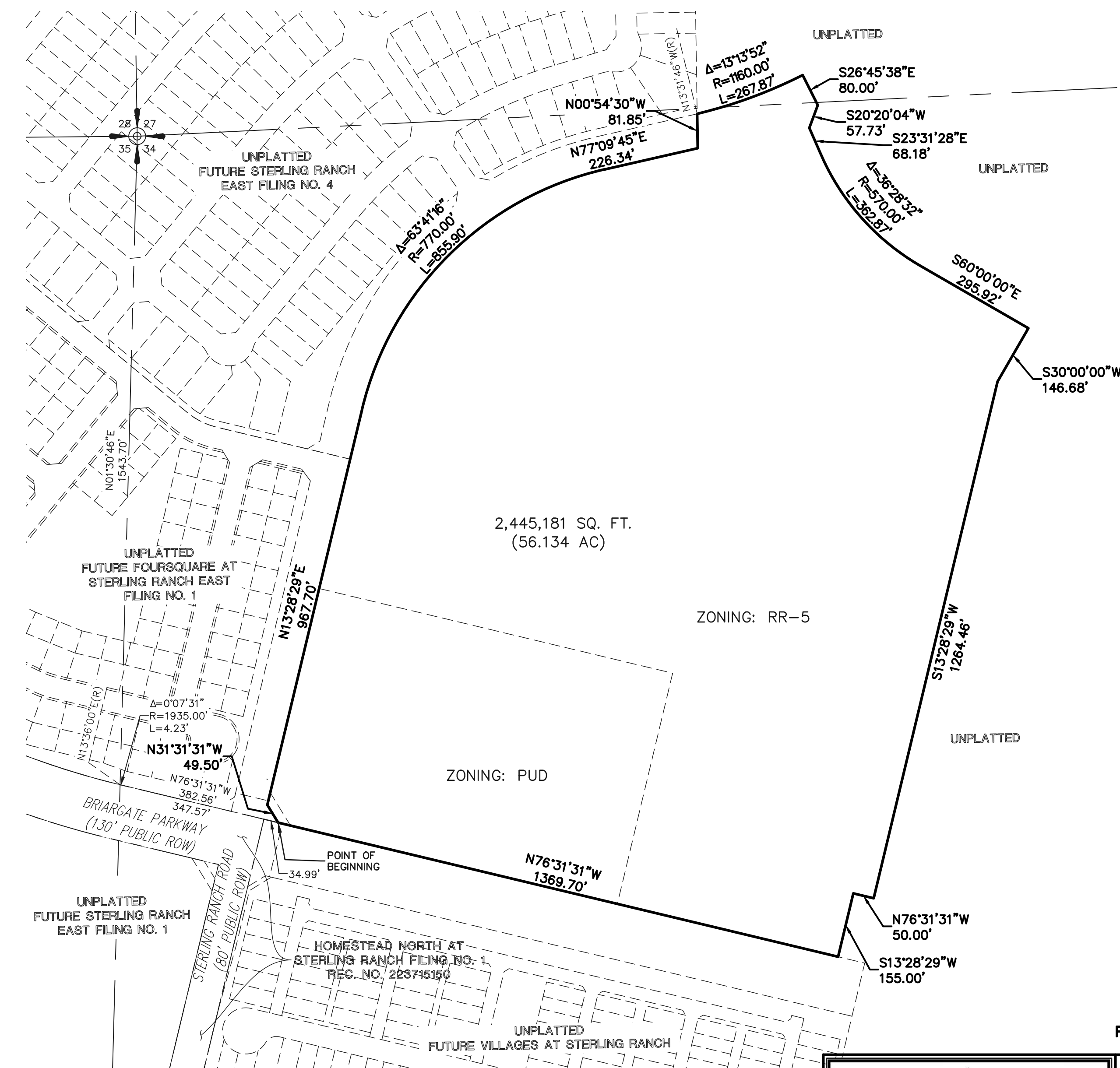
THENCE SOUTH 13°28'29" WEST A DISTANCE OF 155.00 FEET;

THENCE NORTH 76°31'31" WEST A DISTANCE OF 1,369.70 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 56.134 ACRES.

ADJACENT OWNER

ADJACENT OWNER NAME	MAILING ADDRESS	CITY STATE ZIP
CLASSIC SRJ LAND LLC	20 BOULDER CRESCENT ST STE. 100	COLORADO SPRINGS, CO 80903



PCD NO. SP-_____



STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN
 LEGAL BOUNDARY & ADJACENT
 PROPERTY OWNERS

DESIGNED BY	KES	SCALE	DATE	08/29/2024
DRAWN BY	KES	(H) 1" = 200'	SHEET	2 OF _
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.60	

619 N. Cascade Avenue, Suite 200 (719) 785-0790
 Colorado Springs, Colorado 80903

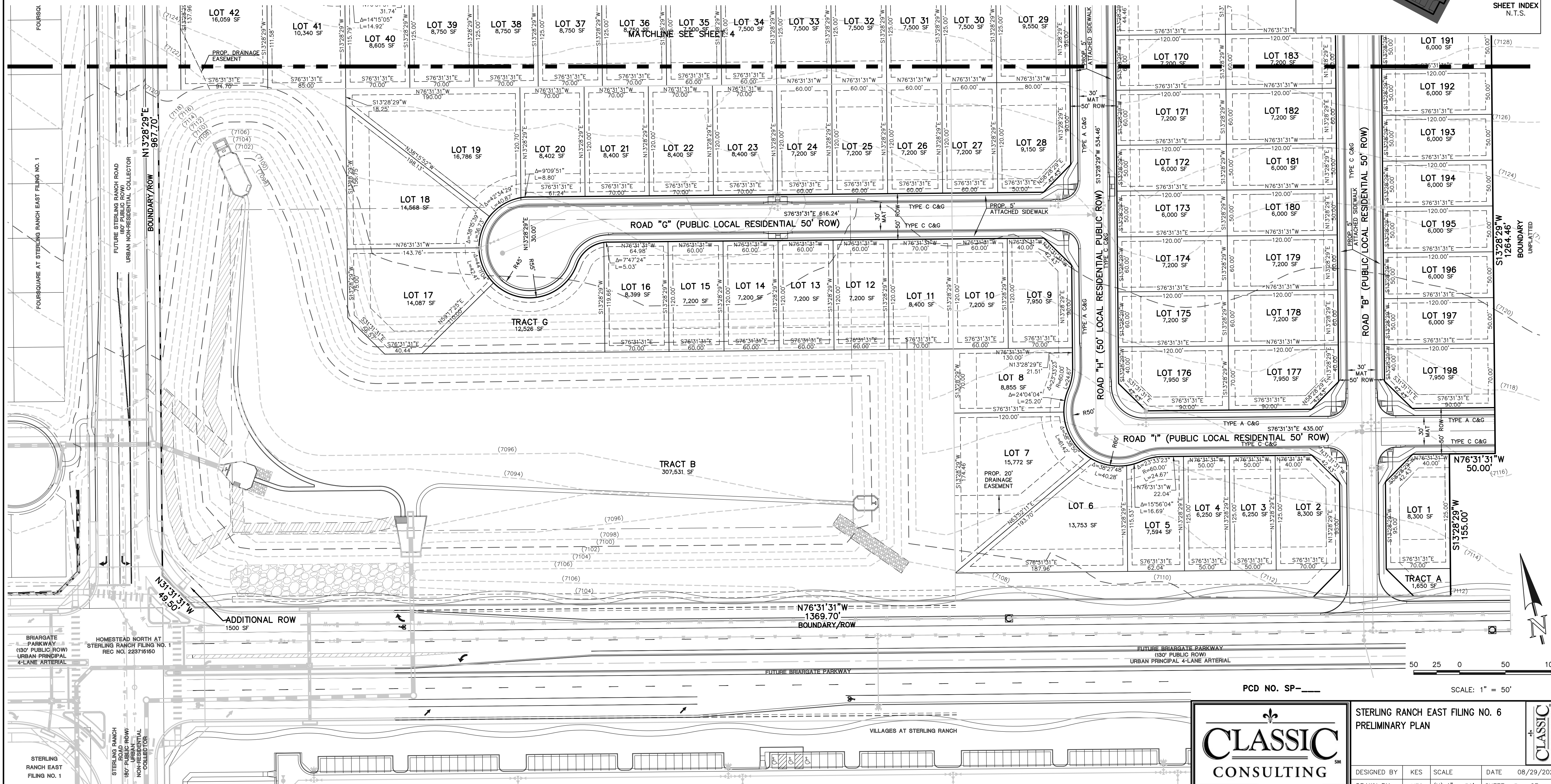
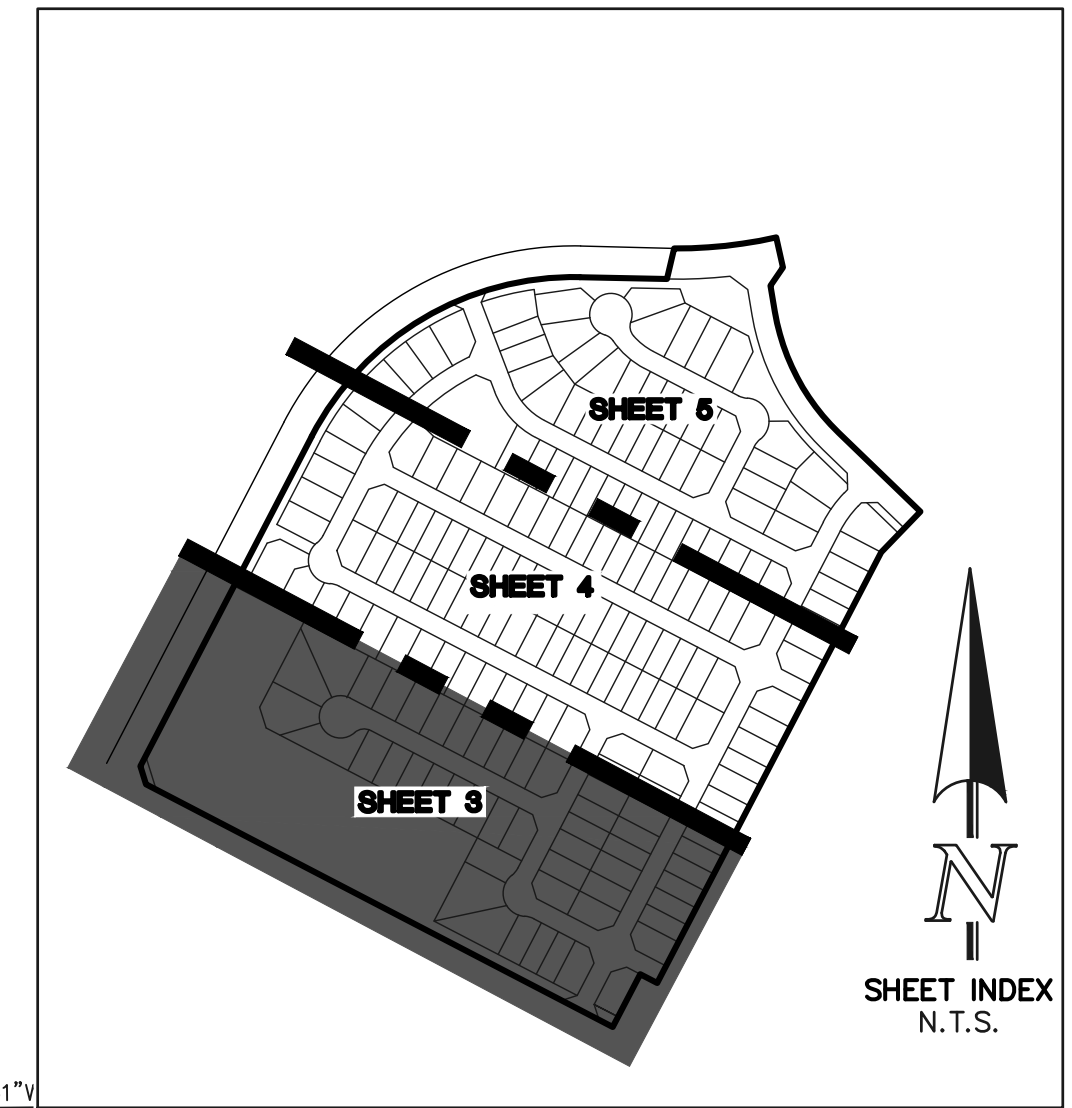


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STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



CLASSIC CONSULTING

STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN

DESIGNED BY: KES
DRAWN BY: KES
CHECKED BY:

SCALE: (H) 1" = 50'
(V) 1" = N/A

DATE: 08/29/2024
SHEET 3 OF 3
JOB NO. 1183.60

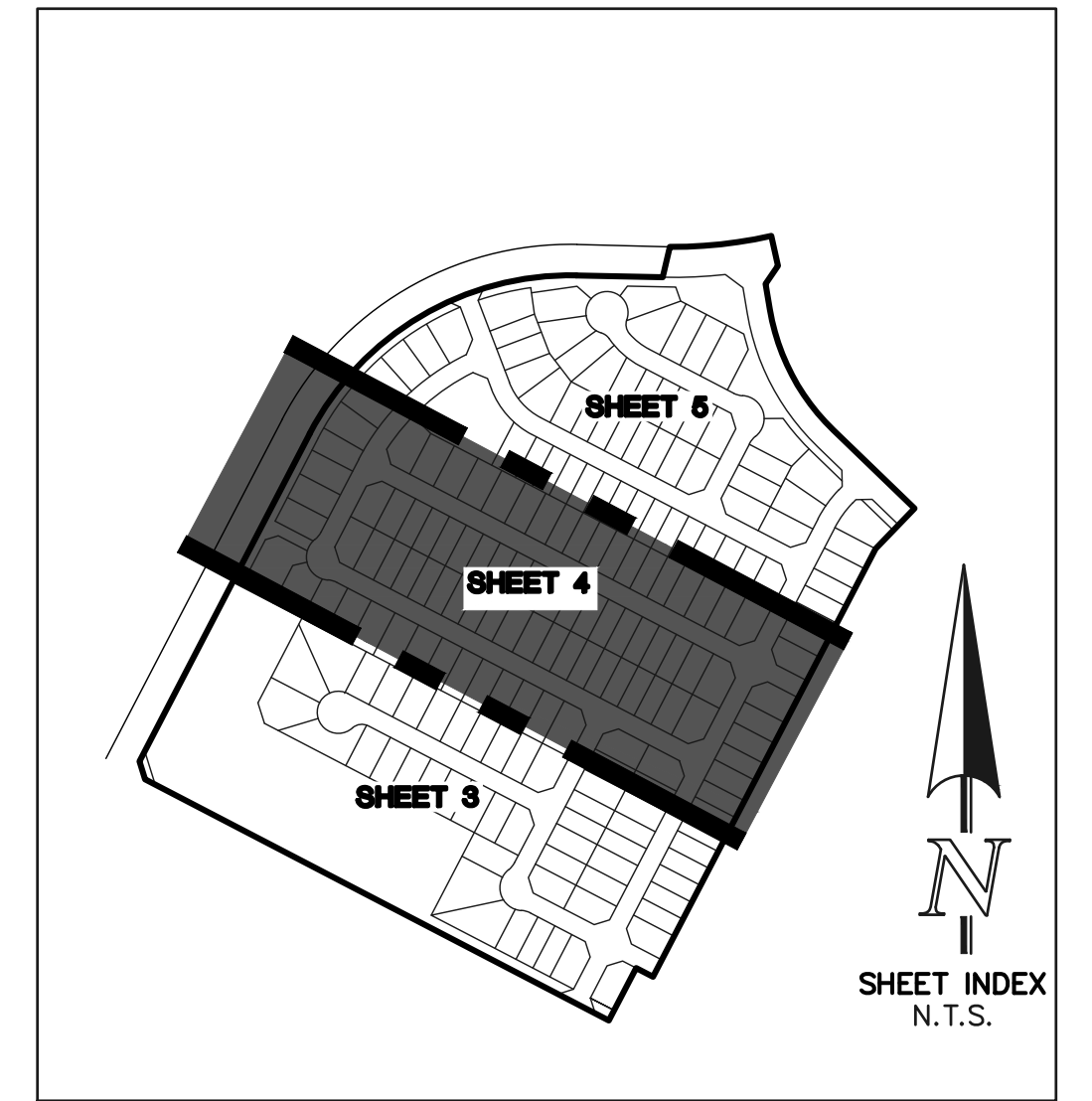
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STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



CLASSIC CONSULTING

STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN

DESIGNED BY KES SCALE DATE 08/29/2024
DRAWN BY KES (H) 1" = 50' SHEET 4 OF 4
CHECKED BY (V) 1" = N/A JOB NO. 1183.60

PCD NO. SP-____

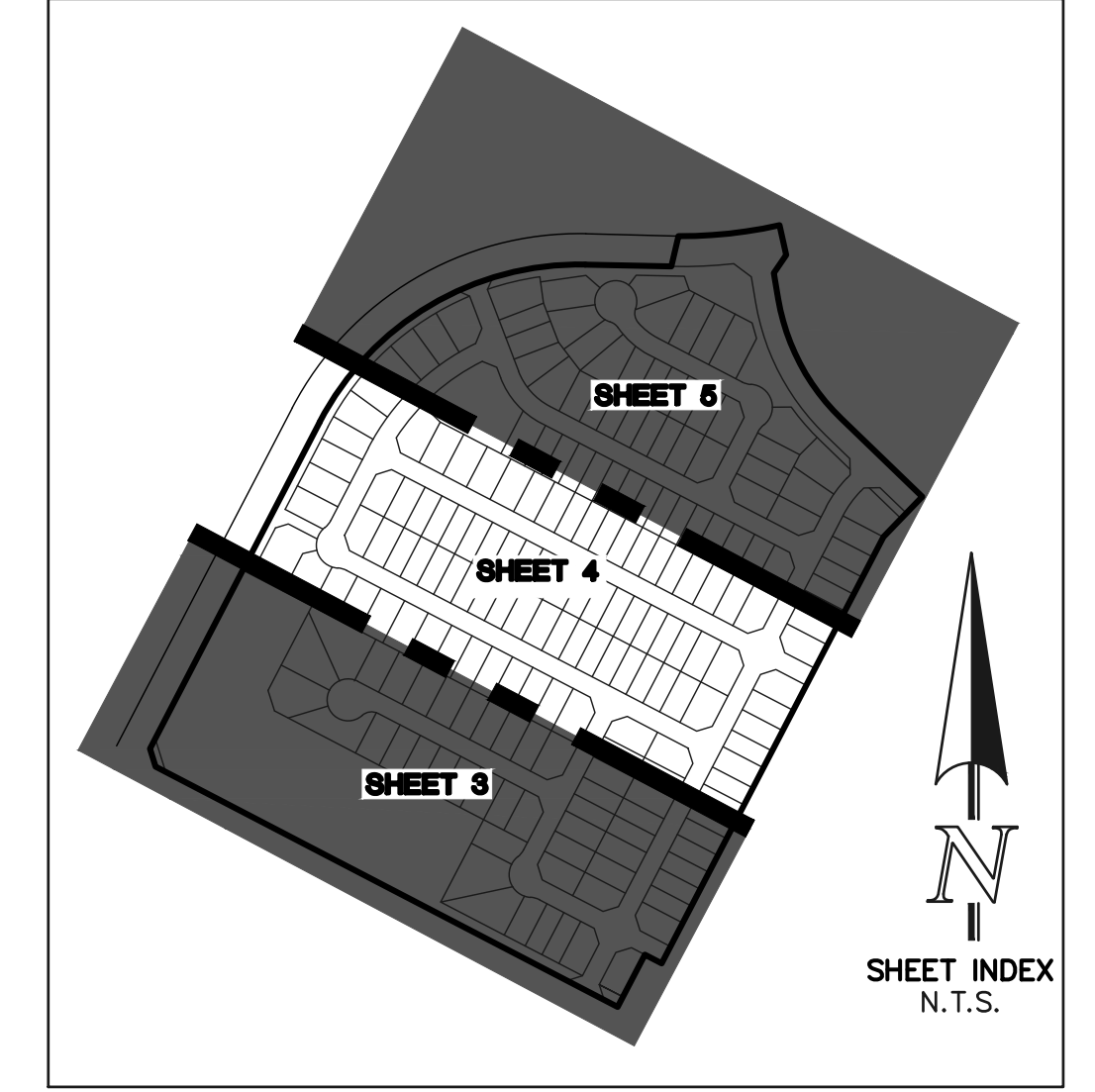
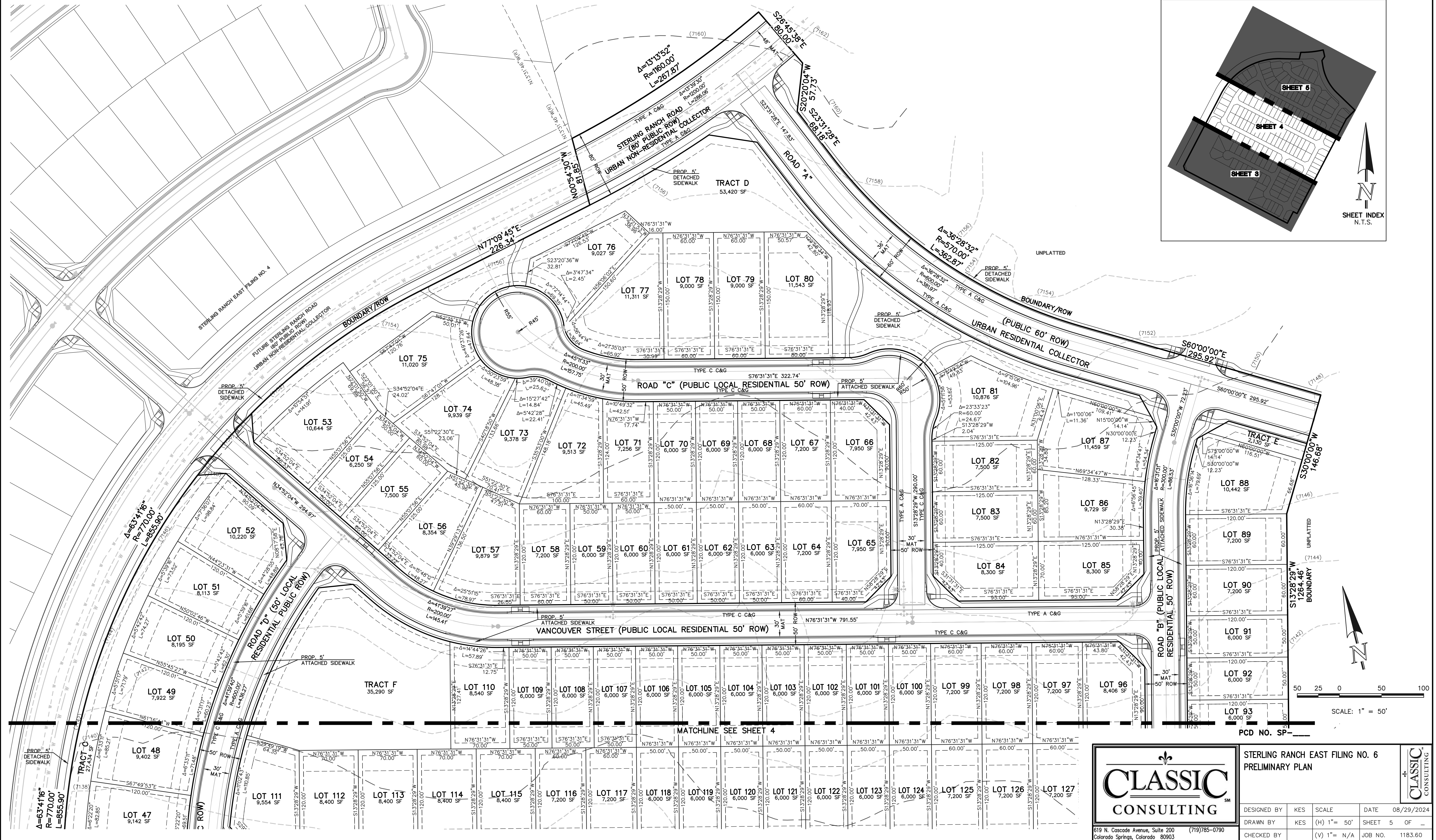
SCALE: 1" = 50'

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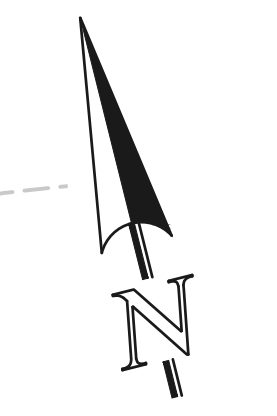
STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



SHEET INDEX
N.T.S.



SCALE: 1" = 50'

CLASSIC CONSULTING

STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN

DESIGNED BY	KES	SCALE	DATE	08/29/2024
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CHECKED BY	(V) 1" = N/A	JOB NO.	1183.60	

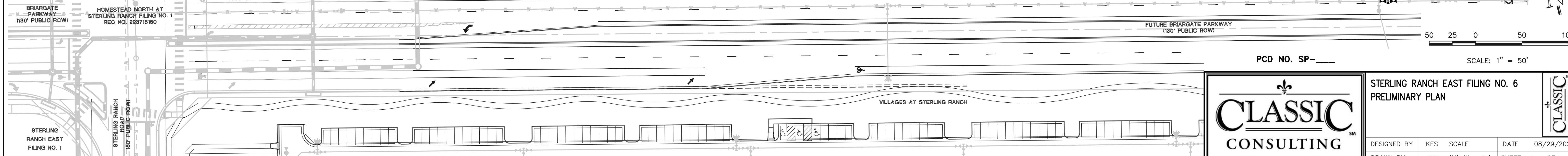
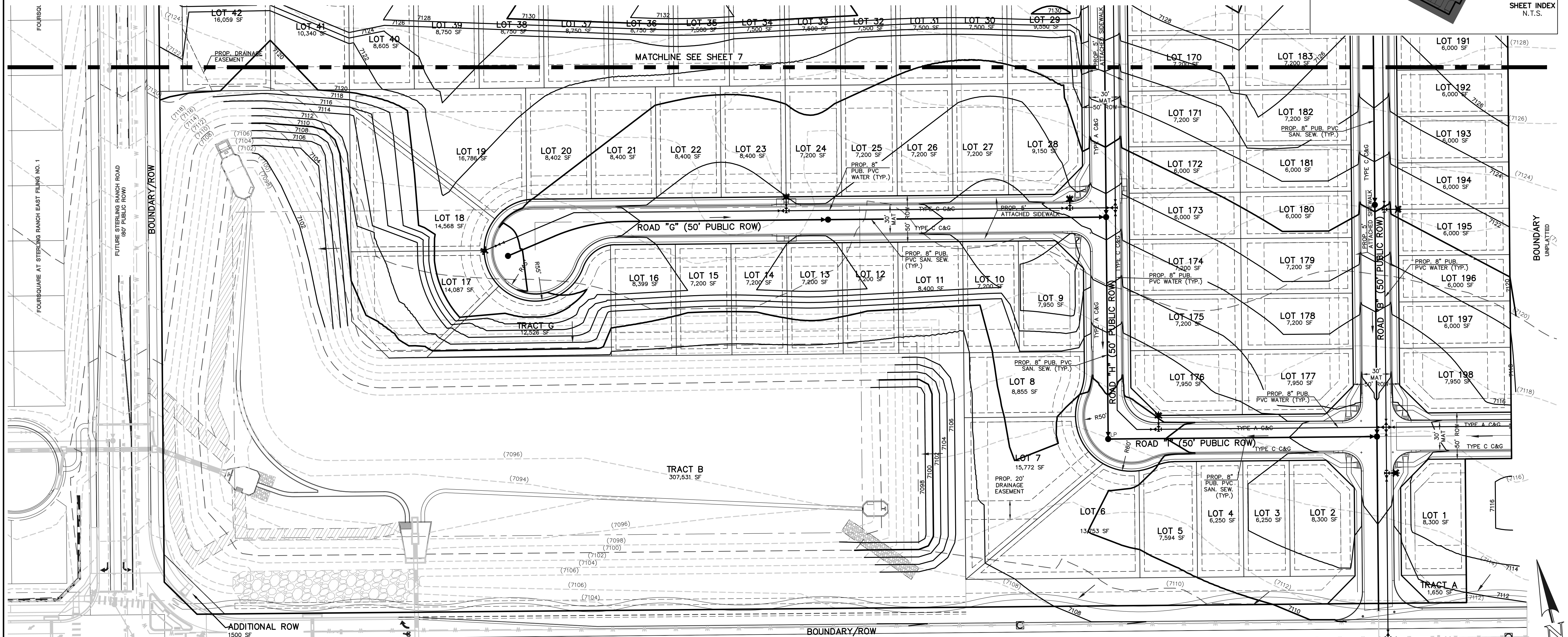
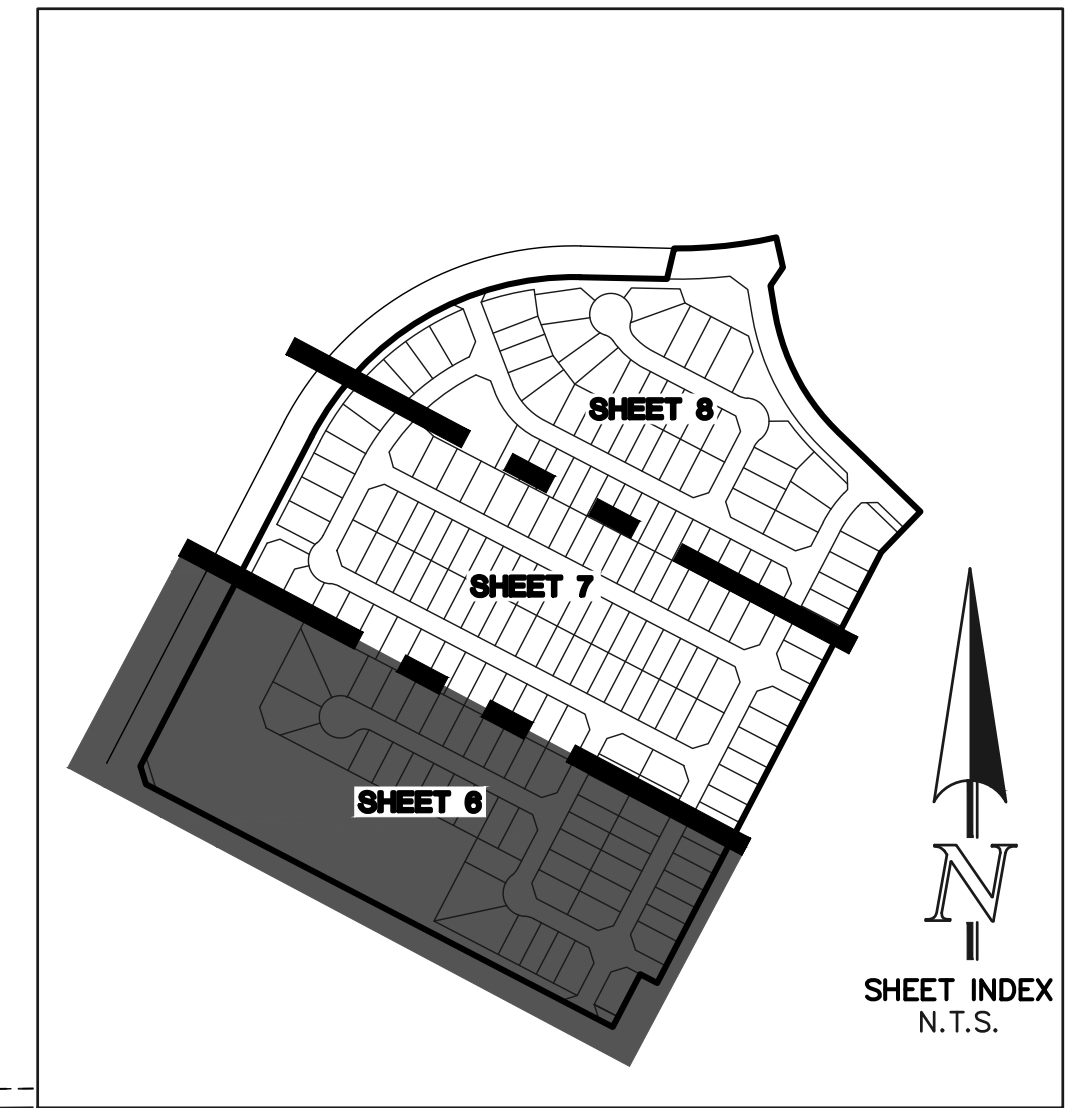
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

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STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



	STERLING RANCH EAST FILING NO. 6		PRELIMINARY PLAN	
	DESIGNED BY	KES	SCALE	DATE 08/29/2024
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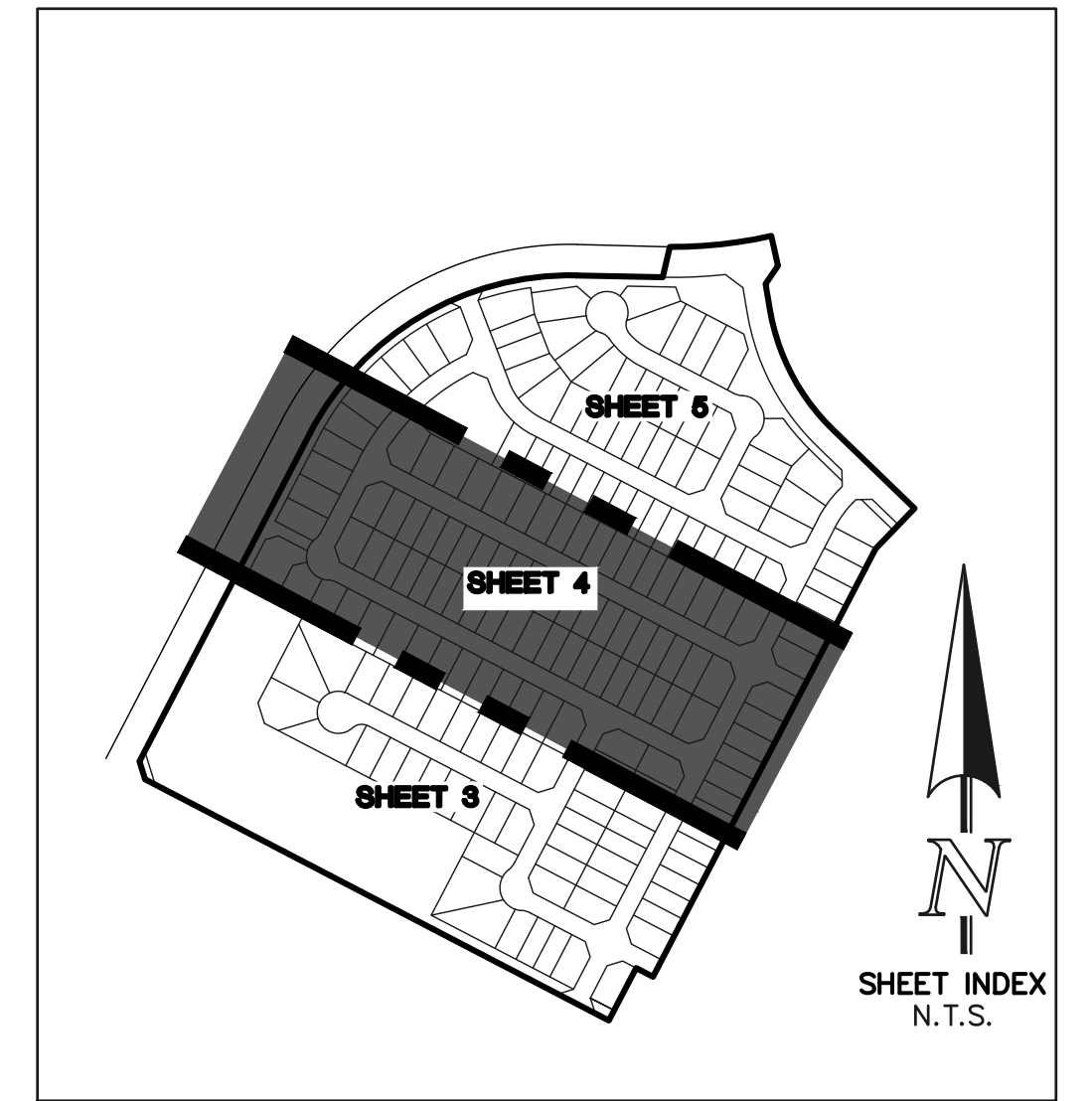
619 N. Cascade Avenue, Suite 200 (719)785-0790 Colorado Springs, Colorado 80903

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STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



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619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

STERLING RANCH EAST FILING NO. 6
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

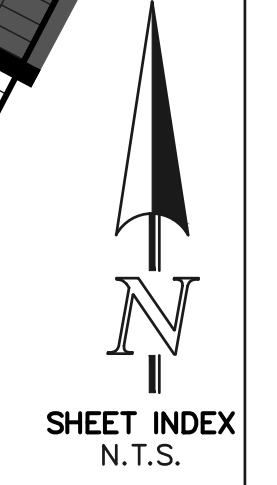
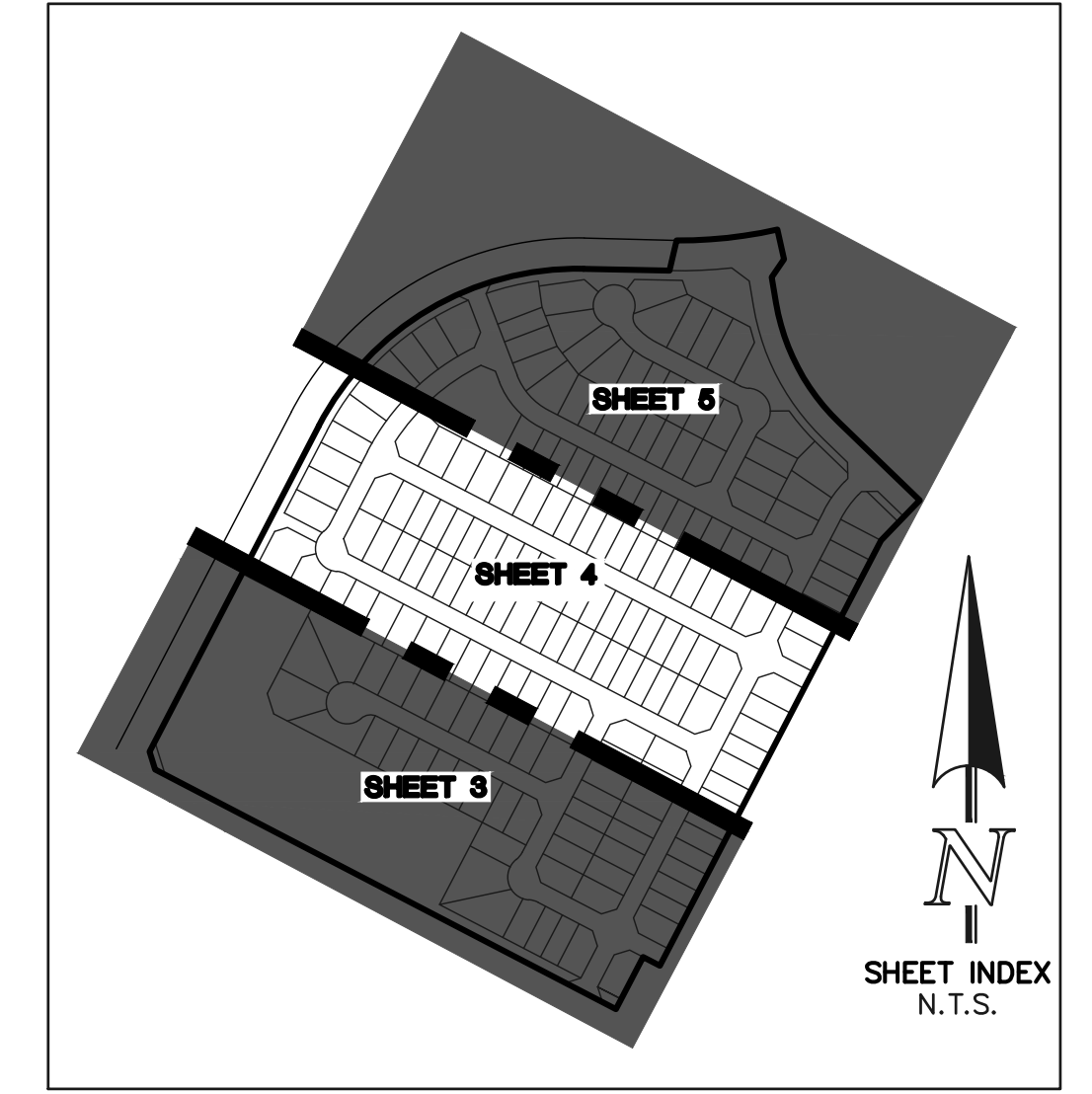
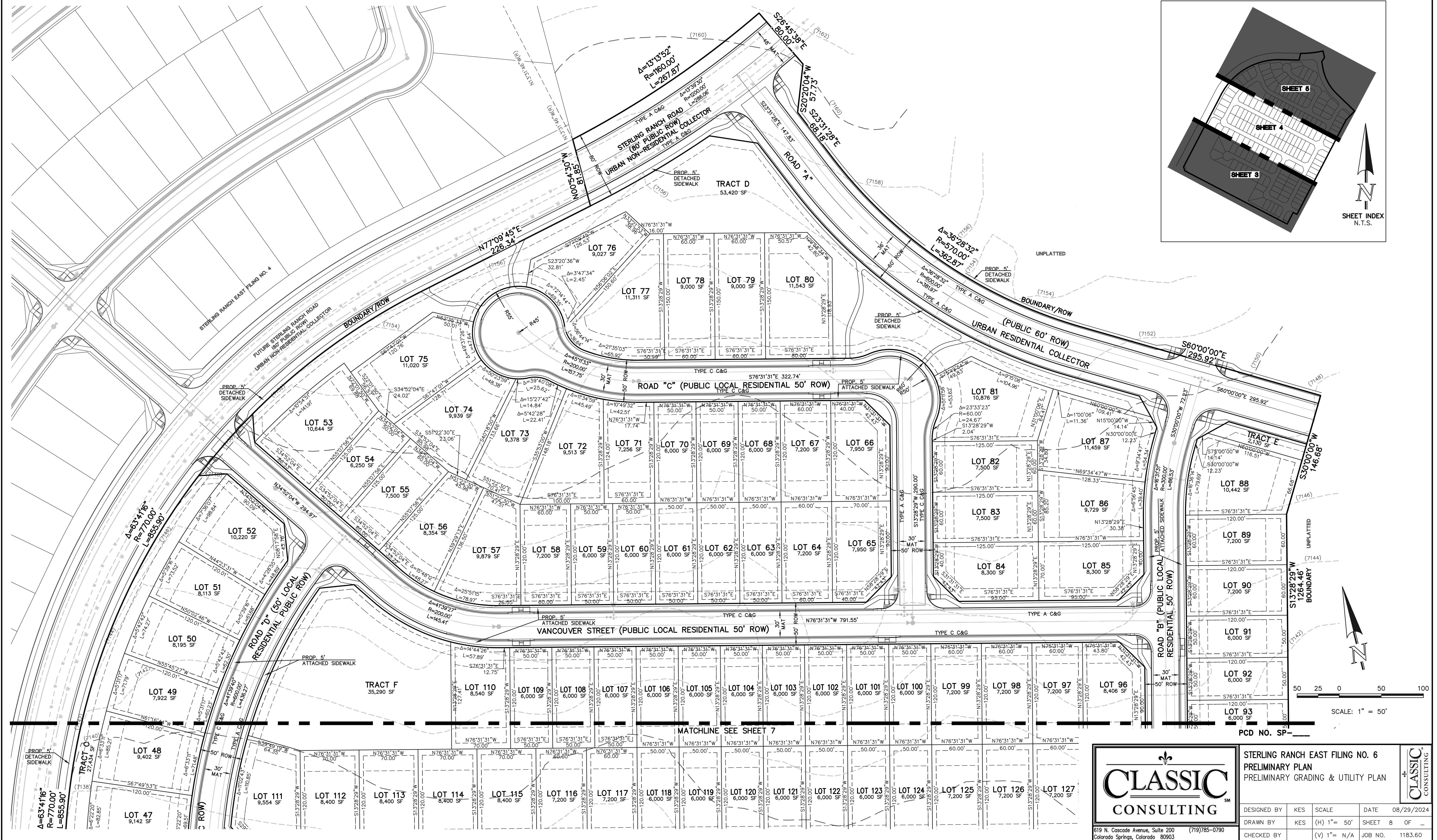
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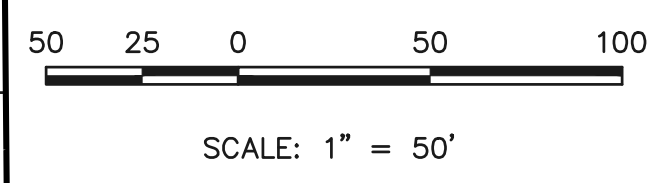
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A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN



SHEET INDEX
N.T.S.



STERLING RANCH EAST FILING NO. 6			
PRELIMINARY PLAN			
PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	KES	SCALE	DATE 08/29/2024
DRAWN BY	KES	(H) 1" = 50'	SHEET 8 OF -
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.60

CLASSIC CONSULTING
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790

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