



WATER FEASIBILITY REPORT —STERLING RANCH SKETCH PLAN AMENDMENT NO 4

TOPICAL REPORT RSI-3232 A



PREPARED BY

John McGinn PE, 19534

RESPEC

5540 Tech Center Drive, Suite 100
Colorado Springs, Colorado 80919

PREPARED FOR

Falcon Area Water and Wastewater Authority

SEPTEMBER 5, 2024

Project Number W0242.22001





TABLE OF CONTENTS

1.0 INTRODUCTION	2
1.1 DEVELOPMENT DESCRIPTION.....	2
2.0 BASIS OF WATER NEEDS.....	2
2.1 UNIT USER CHARACTERISTICS.....	2
2.2 FEASIBILITY OF WATER SUPPLY	3
3.0 WATER RIGHTS AND SYSTEM FACILITIES	4
3.1 WATER RIGHTS.....	4
3.2 PHYSICAL WATER SYSTEM.....	6
3.3 MASTER PLANNING AND LONG-TERM AND FUTURE SOURCES OF SUPPLY	6
3.4 SYSTEM INTERCONNECTS.....	7
3.5 SOURCE OF PHYSICAL SUPPLY	7
3.6 WATER QUALITY AND TREATMENT	7
3.7 WATER STORAGE, DISTRIBUTION, AND TRANSMISSION LINES	7
3.8 PUMPING FOR SERVICE PRESSURES.....	8

APPENDICES

APPENDIX A – WATER SERVICE AREAS

APPENDIX B – STERLING RANCH SKETCH PLAN AMENDMENT 4



1.0 INTRODUCTION

The purpose of this study is to provide a preliminary feasibility of the water resources needs that would be necessary for the Sterling Ranch Sketch Plan Amendment No 4.

1.1 DEVELOPMENT DESCRIPTION

This sketch plan amendment 4 appears to generally be consistent with the original sketch plan at least in regard to water requirements, so this submittal is considered equivalent to the approved plan.

Appendix A contains the *Overall Service Area Map* for FAWWA, which includes the sketch plan area.

Appendix B-1 contains the proposed Sterling Ranch Sketch Plan Amendment No 4

2.0 BASIS OF WATER NEEDS

2.1 UNIT USER CHARACTERISTICS

It is expected that the residential lots on central water will be developed with varying densities of development with an upper limit of 4800 residential units which is the same as the existing sketch plan. From a water standpoint, more of the higher density units are expected which would actually lower the water needs from the original sketch plan.

For the last five years, there has been a trend in land use that provides for much smaller lots and much denser development in certain areas. Lots smaller than 7,000 square feet are anticipated in certain areas. This is resulting in much lower water needs for these types of developments. The standard SFE adopted in FAWWA has been 0.353 annual acre-feet. However, this is for the formerly typical household anticipating 1500 square feet or more of landscaping. In order to adjust for such increases in density, we are adopting a scaled down equivalency to meet the changes in lot sizes. For instance, lot areas less than 3500 sf have reduced water use that roughly is equivalent to apartments or townhomes where water use is indoor only.

In order to address this trend towards high-density development, we have established a SFE equivalency factor scale as follows for these smaller lot sizes;

Table 1. SFE Equivalency for High Density Lots

Lot Size	SFE Ratio	Effective Annual Demand
Lots < 2000 SF	0.65	0.23
Lots < 3500 SF	0.75	0.265
Lots < 7000 SF	0.90	0.318
Lots > 7000 SF	1.0	0.353



2.2 FEASIBILITY OF WATER SUPPLY

It is expected that the residential lots on central water will be developed with varying densities of development with an upper limit of 4800 residential units which is the same as the existing sketch plan. From a water standpoint, more of the higher density units are expected which would actually lower the water needs from the original sketch plan.

For the last five years, there has been a trend in land use that provides for much smaller lots and much denser development in certain areas. Lots smaller than 7,000 square feet are anticipated in certain areas. This is resulting in much lower water needs for these types of developments. The standard SFE adopted in FAWWA has been 0.353 annual acre-feet. However, this is for the formerly typical household anticipating 1500 square feet or more of landscaping. In order to adjust for such increases in density. This feasibility report is a submittal for the Sterling Ranch Sketch Plan Amendment No 4. The land is anticipated to be provided central water and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA), which will become the overall service entity for, not only the Sterling Ranch Metropolitan District, but also the Retreat, and the future Ranch.

It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. This is consistent with historic needs for nearby developments. Note that for the very small high-density lots, FAWWA has adopted an SFE equivalency ratio to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs.

The maximum number of residential units for Sterling Ranch Sketch Plan Amendment remains 4800 per the original sketch plan. A minor amount of commercial and other water uses is expected. The Retreat represents only 177 additional residential units. Jaynes parcel or Prairie Ridge might include another 450 residential units. In total overall sketch plans include about 5427 residential units at full SFE, but fewer SFE are anticipated due to high density lot development

This is a rather large sketch plan, so a buildout period of 20-30 years is reasonable. ***The current available water supply for FAWWA or SRMD is now 1963.54. acre-feet ^{300 year}*** which would allow for over 5562 SFE. Since many of the maximum residences will be high density, the SFE requirement will be substantially lower than the water available. Without any additional water acquisitions, which would be likely anyway, FAWWA is in a very feasible position to be able to easily provide for the water needs of the Sterling Ranch Sketch plan as modified by Amendment 4.



3.0 WATER RIGHTS AND SYSTEM FACILITIES

3.1 WATER RIGHTS OVERVIEW

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees. Local groundwater rights are associated with the service area components, Sterling, and the Retreat. Each of these sites has existing decrees outlining the rights associated with the development lands.

Table 2 on the following page details all of the water rights currently available for the FAWWA service area.



Table 2
Falcon Area Water and Wastewater Authority
Comprehensive Water Supply Inventory
Current Legal Supply

L-1 Facility/Location	Reference/Linking/ Description/ Source	Year Status	Volume Acres-Foot	Annual Allocation 100 Year	Annual Allocation 200 Year	Reference/Doc	Notes	Sund Threshold	Summer Specific Yield	
										100 Year
On-Site Existing Water Legal Supplies										
Larson's Tax Mills	16 CW 13 (16CW13)	NT	53,960	539.60	179.87					
Argussee	16 CW 14	NT	97500	975.00	328.67	FAWWA Assignment from SR Water	Under 1410 acres Under 4.44 acres reduced to 1.44 acres	285	15%	
Larson's Tax Mills	91 CW 35	NT	3623	36.23	12.60	Quit Claims	Rogge Water	183	15%	
Argussee	91 CW 35	NT	4936	49.36	16.45	Quit Claims	Rogge Water	228	15%	
			400.66							
2019 2025 Additional On-Site and Assigned Supply Water Legal Supplies										
Larson's Tax Mills	18CW 369	NT	276	2.76	0.27		97.54 acres SR Query (Irr-1)	190		
Argussee	20 CW 3059	NNT	4311	43.11	14.37		97.54 acres SR Query (Irr-1)	200.5		
Denver	20 CW 3059	NNT	4854	48.54	16.19	FAWWA Assignment from SR Water See Box X Values for Field Pumping Regulations	97.54 acres SR Query (Irr-1)	252.2		
Denver	48 CW 113 Aug 20 CW 3869	NNT	7093	70.93	24.30		Stetling Ranch 1410 acres	0.15028464		
Argussee	48 CW 113 Aug 20 CW 3869	NNT	0	0.00	0.20		Stetling Ranch 41.44 reduced to 1.44 acres			
			8400		282.00					
Adjacent Private Water (Overhead Pipes and Rights)										
Larson's Tax Mills	47 CW 54	NT	3650	36.50	12.83		135 Active Parcel A	190	15%	
	47 CW 54	NT					135 Active Parcel B			
Argussee	24 CW 3807 Feasibility	NT	400	4.00	1.40		Augmentation for 6 private single family wells			
	24 CW 3807 Feasibility	NT	973	9.73	2.91		Under Utilized			
Argussee	47 CW 54	NT	5818	58.18	19.27		135 Active Parcel A	253	17%	
	47 CW 54	NT					135 Active Parcel B			
Denver	24 CW 3807 Feasibility	NNT	1291	12.91	0.60	Not Assigned	Under Utilized			
	47 CW 54	NNT	6928	69.28	0.60	Not assigned	135 Active Parcel A	301.2	17%	
	47 CW 54	NNT					135 Active Parcel B			
Denver	47 CW 54	NNT	1591	15.91	0.60	Not assigned	Under Utilized			
	47 CW 54	NNT	3490	34.90	0.60	Not assigned 12 AF available for emergency use	135 Active Parcel A 135 Active Parcel B	173.8	20%	
	26/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000									
			3131		3.68		Not counted in total FAWWA Permit Supply	5 acres are currently private wells	470.0000	24.000000
Total from Adjacent Private Water										
Off-Site Off-Site Ground Water Sources (2019-2025)										
Larson's Tax Mills	93 CW 4818/5 CW 448	NT	42,740	427.40	142.33		Water purchased in First Tranche from Box X	200	15%	
Argussee	93 CW 4818/5 CW 448	NT	12,000	120.00	40.67		Special Warranty Ch. 200 from Box X Right	3540 acres		
Denver	93 CW 4818/5 CW 448	NT	486	4.86	16.60		Water purchased in First Tranche from Box X	1540 acres		
	93 CW 4818/5 CW 448	NT	11,994	119.94	39.67		Special Warranty Ch. 200 from Box X Right	435	17%	
		NT	426	4.26	28.3		Water purchased in First Tranche from Box X	3540 acres		
		NT	1817	18.17	29.89		Water purchased in First Tranche from Box X	3540 acres		
Denver	93 CW 010	197	128000	1280.00	0.00					
			178,483	1780.53	593.61					
Shoreland Water Ground Water Sources										
Denver	65 CW 131	197	49,000	490.00	0.00					
Denver NNT	65 CW 131	197	105,700	1057.00	0.00					
Denver NT	65 CW 131	NT	11,700	117.00	0.23		Special Warranty Bond Box X Shoreland West			
Argussee NNT	65 CW 131	197	2,300	23.00	0.00					
Argussee NT	65 CW 131	NT	47,400	474.00	188.68					
			62,100	621.00	226.3					
Off-Site Off-Site Ground Water Sources (2019-2025)										
Larson's Tax Mills	1675 BD	NT	26,306	263.06	87.67					
Argussee	1676 BD	NT	29800	298.00	132.67		Special Warranty Bond No Case	900.52 acres		
Denver	1673 BD	NT	63100	631.00	171.66			900.52 acres		
			117,486	1174.86	391.33			1500 AP Reserved		
On-Site Ground Water Legal Supplies (2019-2025)										
Larson's Tax Mills	17CW302	NT	6,440	64.40				Under 225.97 acres	190	15%
LPH (Retained Water by predecessor in title)	18CW302	NT	-12	-0.12						
LPH (In liquidation)	18CW302	NT	3,023	30.23	10.11					
Argussee	17CW302	NT	9,794	97.94	32.65			FPD Augmenting 50 wells	255	17%
			17,825	178.25	42.76					
Argussee	18CW302	NT	3,794	37.94	12.97					
Argussee	18CW302	NNT	1,907	19.07	6.52					
			5,701	57.01	19.49					
Summary of Current Water Legal Supplies										
			348.2	3.48	1.22					
			348.2	3.48	1.22					

Total Current 300 Year Water Supply (AF) **1963.54** Active Legal Water Supply For Falcon Area Water and Wastewater Authority Central System

- FAWWA On-Site Supplies
- FAWWA Off-Site Supplies
- FAWWA Retained Water Supplies
- Notes: N/A - given conditions outlined in Exhibit A

Respec, Inc

3.2 PHYSICAL WATER SYSTEM

The FAWWA water system is currently being operated and supplying existing customers. Over the years, expansions of the source of supply will routinely require raw water line extensions, additional wells, and additional storage and treatment. The most major system expansion element already has an approved 1041 permit. These facilities are outlined and will be needed from time to time as Sterling Ranch develops. Almost all of the FAWWA's growth will continue easterly and distribution extensions, will simply connect to the existing system at most every road and street extension.

3.3 MASTER PLANNING AND LONG-TERM AND FUTURE SOURCES OF SUPPLY

The FAWWA water system has only been in operation for five years, so little-to-no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2023, the system had approximately only 450 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonably maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

- / **2040 Scenario:** Based on the above factors, the FAWWA system might conservatively anticipate serving 3,710 SFEs in the year 2040. This number is a service area projection and includes the Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.
- / **2060 Scenario:** Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be substantially greater than the actual Sterling Ranch. The annual acre-foot requirement might be 600 annual AF, but supply would include water from The Ranch.

Long-Term Planning: Future water supply has already been contracted for and plans for implementation are underway. The first project recently completed provides augmentation for certain on-site NNT water, so that that water may be used in existing and expanded well fields on-site.

1. **Bar-X Northern Delivery Project:** To extend supplies beyond 1,975 SFEs, the McCune and Bar-X contracts for water acquisition will require a major pipeline to be extended northerly to Hodgen Road. This pipeline system will allow for the physical, as well as legal, availability and acquisition of both McCune and Bar-X water to Sterling. Preliminary routing, environmental assessments, and 1041 applications are presently underway for this facility. As discussed previously, development beyond 1,975 SFEs will require the addition of this pipeline.
2. **Regionalization Opportunities:** FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. There are currently no arrangements in place to make connections, but in the future, SRMD may seek to have interconnections and possibly share supply.

The second element is a much broader regionalization: conducting cooperative actions with Colorado Springs Utilities (CSU), which FAWWA has been open to. CSU is potentially also open to shared physical facility utilization, which would enable Sterling to expand its



scope in seeking water rights. While it is not expected that FAWWA will provide actual water, the access to facilities opens greater doors for FAWWA.

- 3. Indirect, Reuse, Lawn Irrigation Return Flows (LIRF) Credits, Aquifer Storage/Recharge, and Direct Reuse:** Regarding return flows, initial development is being planned around sourcing available physical supplies. These supplies are all fully-consumable and ultimately result in potential return-flow capabilities. Since FAWWA wastewater will be partially discharged to the Meridian system, which in turn has the potential to convert some reusable flows to available physical supplies, those options will be available and considered by FAWWA. With regard to LIRF credits, Sterling has already initiated a case that will make augmentation use of its potential LIRF credits.

3.4 SYSTEM INTERCONNECTS

FAWWA currently has no system interconnections. However, as discussed previously, FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

3.5 SOURCE OF PHYSICAL SUPPLY

Municipal water demand would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the FAWWA area. The first well sites are completed as LFH-1 and A-1. Additional wells have been drilled and are expected to come on line in 2025.

Off-site water to the north of the FAWWA service area is generally in the Denver and Arapahoe formations.

3.6 WATER QUALITY AND TREATMENT

FAWWA has filed Consumer Confidence reports for the last two years. The quality is generally consistent with Denver Basin water typically encountered in the Falcon area. The quality of water in these aquifers in this area has typically been suitable for potable use with the addition of iron and manganese treatment.

3.7 WATER STORAGE, DISTRIBUTION, AND TRANSMISSION LINES

An initial 1.0-million-gallon tank has already been constructed at the FAWWA site.

For the purpose of fire protection, we recommend eight-inch lines throughout the residential subdivision. The lines should be looped wherever the street layout allows. A transmission line of 24-inches in diameter has been extended south-southwesterly along one of the major roadways from the storage tank into Phase One of the development.



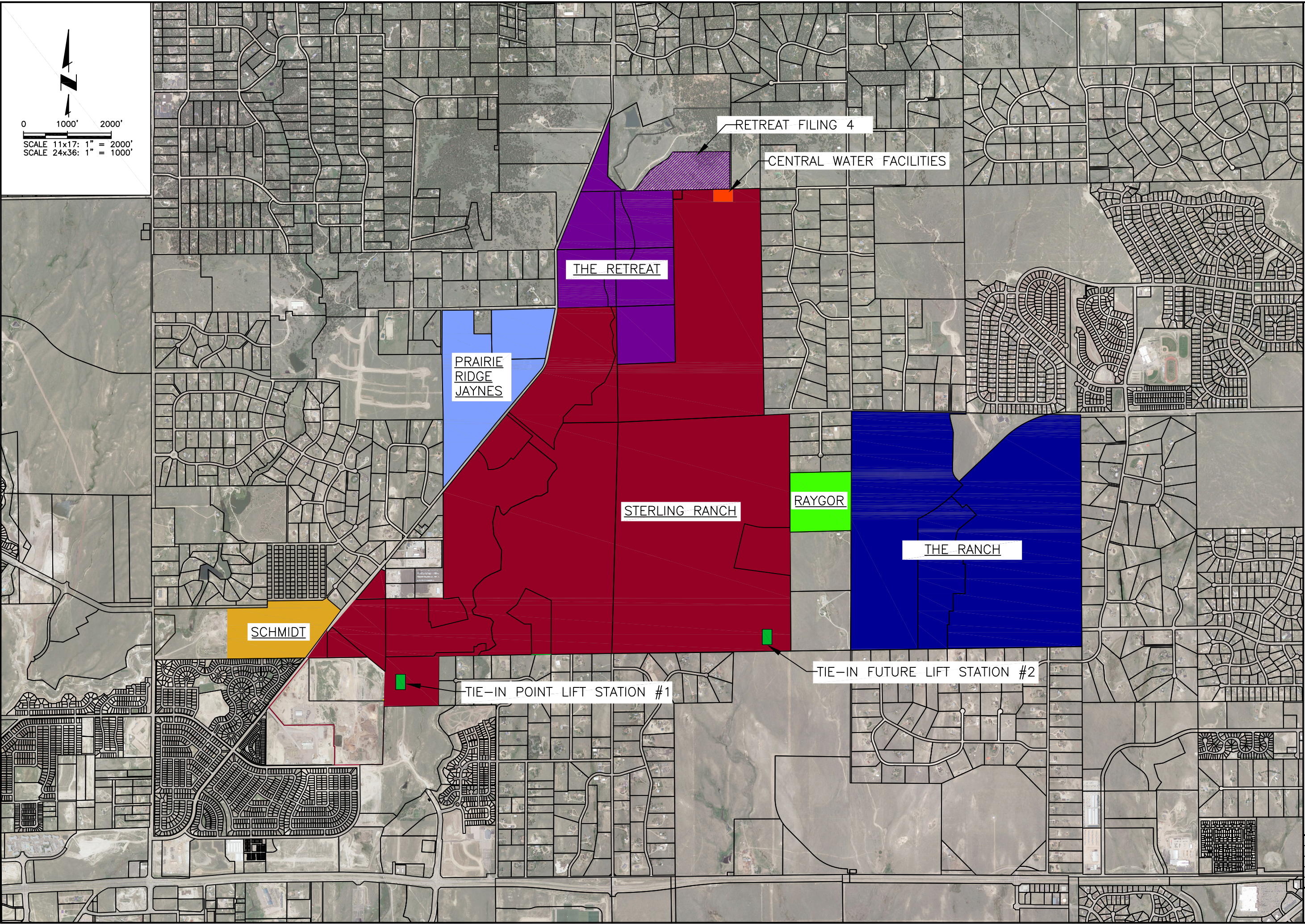
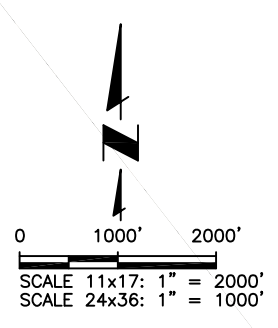
RESPEC

3.8 PUMPING FOR SERVICE PRESSURES

Ground elevations within the development service area range from approximately 6,970 feet to 7,320 feet. Adequate service pressures are generally considered to be 60 psi for residential service. The tank site is on the FAWWA property at a base elevation of approximately 7,310 feet, which would be capable of supplying acceptable service pressures to ground elevations of approximately 7,190 feet. A direct feed pump station is online at the FAWWA central site that provides adequate pressures for above 7,190 feet.

2024/09/06 8:51 AM By: Kathy Nieto N:\Projects\W0242.22001-FAWMA General Engineering\Drawings\16104_Sterling_Ranch.dwg

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: 9/6/2024
 Design: JPM
 Drawn: JLB
 Check: JPM

STERLING RANCH SKETCH PLAN AMENDMENT

SECTION 27, TOWNSHIP 12, RANGE 65 WEST OF THE 6TH P.M., EL PASO, CO

Land Planning
Landscape
Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

LAND USE LEGEND:

31 AC. RESIDENTIAL: 2.5 DU/AC	9 D.U.
105 AC. RESIDENTIAL: 2 DU/AC	151 D.U.
882 A.C. RESIDENTIAL: 3-5 DU/AC	2,766 D.U.
129 AC. RESIDENTIAL: 5-8 DU/AC	600 D.U.
47 AC. MIXED USE 8-25 DU/AC *	600 D.U.
50 AC. ELEMENTARY / K-8 SCHOOL	
18 AC. NEIGHBORHOOD PARK	
28 AC. COMMUNITY PARK	
62 AC. OPEN SPACE / PARK / GREENWAY	
40 AC. OPEN SPACE / BUFFER	
11.5 AC. UTILITY PARCEL	
5 AC. INDUSTRIAL	
35.5 AC. RIGHT-OF-WAY	
TOTAL: 1,444 AC.	TOTAL: 4,800 D.U. Max

* COMMERCIAL / MULTIFAMILY UP TO 25 DU/AC

LEGAL DESCRIPTION:

THE WEST HALF OF THE WEST HALF OF THE EAST HALF AND EAST HALF OF THE WEST HALF AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27; THE EAST HALF OF THE SOUTHEAST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 28, THE EAST HALF AND THE WEST HALF OF SECTION 34; THE EAST HALF AND THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 33 LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 LYING SOUTH AND EAST OF SAID COUNTY ROAD AS DEEDED TO COLORADO INTERSTATE GAS COMPANY BY WARRANTY DEED RECORDED IN BOOK 1173 AT PAGE 359; AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTHWEST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 32, EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 DEEDED TO I. MARCUS BROWN BY TRUSTEES' DEED RECORDED IN BOOK 3292 AT PAGE 168; ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO. ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO LYING SOUTH AND EAST OF THE COUNTY ROAD (VOLLMER ROAD), ALSO: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING SOUTHERLY OF AN EXISTING EAST- WEST FENCE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 2004 AT RECEPTION NO. 204209417, COUNTY OF EL PASO, STATE OF COLORADO, ALSO: THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., LYING SOUTHEASTERLY OF THE PUBLIC ROAD KNOWN AS VOLLMER ROAD, EL PASO COUNTY, COLORADO, AND CONTAINING 1443.695 ACRES MORE OR LESS.

OWNERS OF AMENDED AREA:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

SYMBOL LEGEND:

- ROAD
- FULL MOVEMENT ACCESS POINT
- 3/4 MOVEMENT
- RI/RO
- 100-YEAR FLOODPLAIN
- TRAIL
- BUFFER / OS TRAIL CORRIDOR / EASEMENT
- NEIGHBORHOOD PARK
- AQUATIC RESOURCES

AMENDED AREA DESCRIPTION:

THE APPROXIMATE AREA OF THIS AMENDMENT (SKP235) IS 166 ACRES.

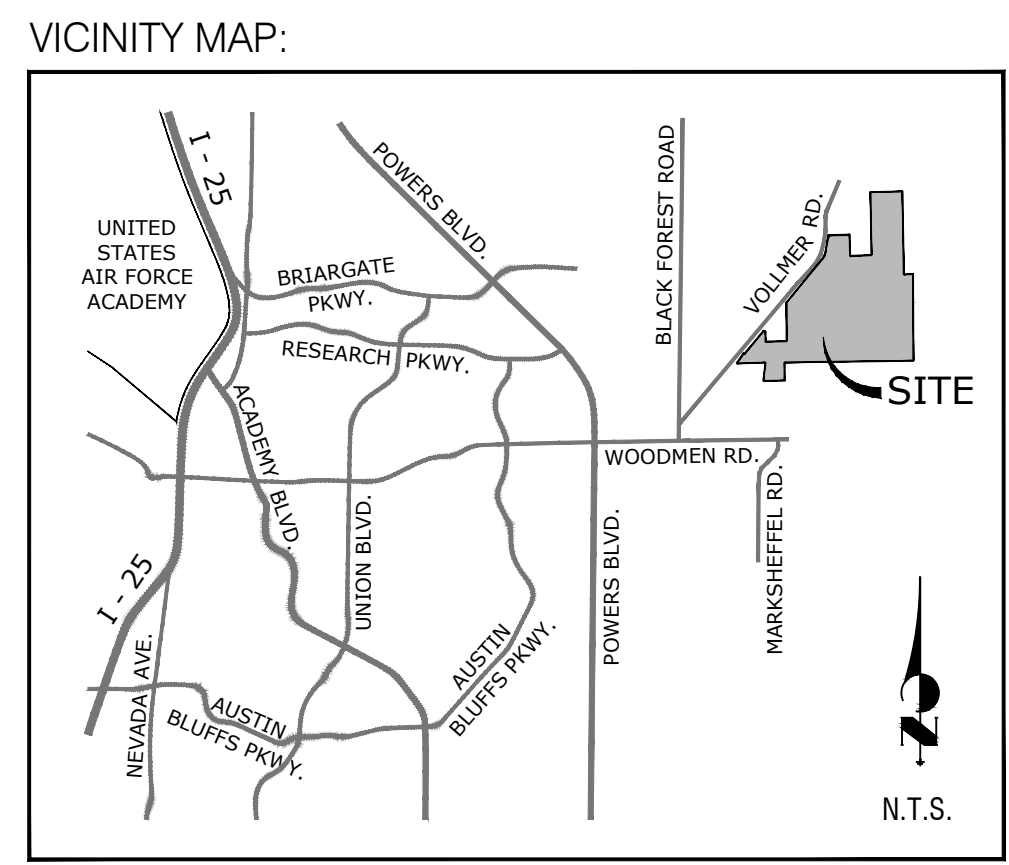
- GENERAL NOTES:**
- THERE ARE AQUATIC RESOURCES ON THE SITE, PRESUMED TO BE NON-JURISDICTIONAL DUE TO THEIR LACK OF SURFACE WATER CONNECTION TO SAND CREEK TO THE WEST OR ANY OTHER DOWNSTREAM WOTUS. AN APPROVED JURISDICTIONAL DETERMINATION MAY BE NEEDED TO CONFIRM THE REGULATORY STATUS OF THE WETLANDS PRESENT. IF THESE WETLANDS ARE DETERMINED TO BE JURISDICTIONAL, A SECTION 404 PERMIT FROM THE USACE WOULD BE REQUIRED. REGARDLESS OF REGULATORY STATUS, THE WETLANDS ON THE SITE WILL BE IMPACTED BY DEVELOPMENT THROUGH FILL AND REGRADING. WETLAND AREAS WITHIN THE OPEN SPACE BUFFER ON THE EASTERN BOUNDARY WILL REMAIN LARGELY UNDISTURBED.

SKP224 CONDITION OF APPROVAL:

- APPLICANT HAS PROVIDED AN UPDATED TRAFFIC IMPACT STUDY WHICH LIMITS THE MAXIMUM DWELLING UNITS TO 4,800 WITH THE APPROVED 2022 SKETCH PLAN AMENDMENT (SKP224).

Overall Development Dwelling Unit Table

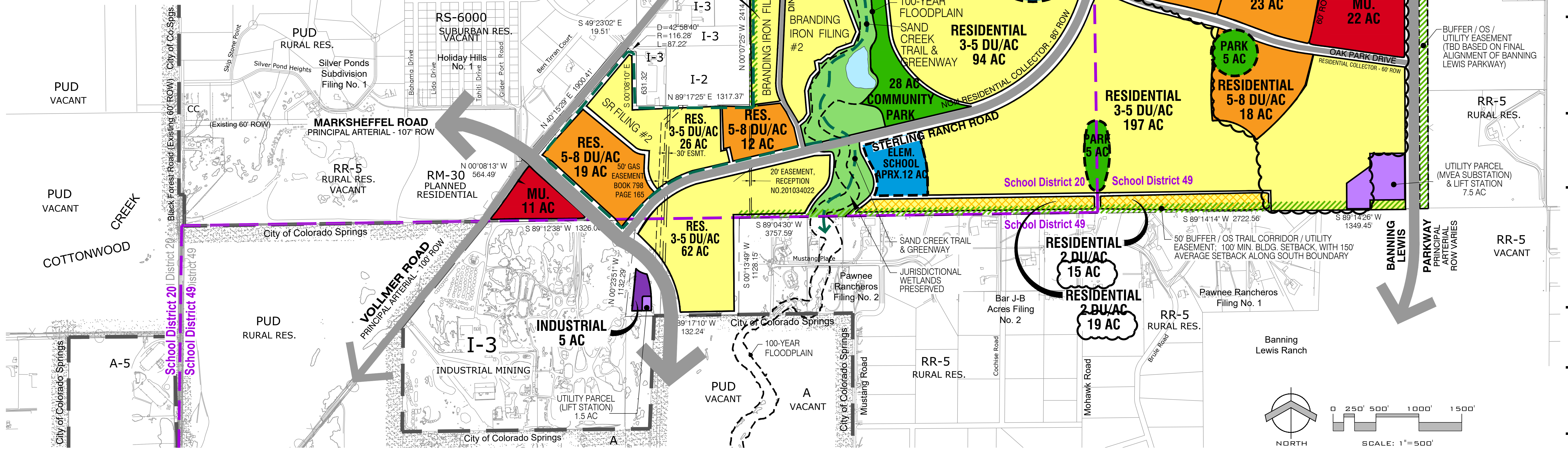
RULING	Plat File No.	Lot No.
Sterling Ranch Filing 2	SF2015	49
Sterling Ranch Filing 3	SF2132	63
Sterling Ranch Filing 3A	SF2413	3
Sterling Ranch Filing 4	SF2230	148
Copper Chase	SF2316	72
Banding Iron Filing 1	SF1724	138
Banding Iron Filing 2	SF1918	51
Homestead Filing 1	SF1725	75
Homestead Filing 2	SF194	72
Homestead North Filing 1	SF2213	104
Homestead North Filing 2	SF2218	73
Homestead North Filing 3	SF2229	74
Sterling Ranch East Filing 1	SF2235	77
Sterling Ranch East Filing 2	SF2237	294
FourSquare at Sterling Ranch	SF2236	42
TOTAL ENTITLED UNITS		1483
REMAINING DEVELOPABLE UNITS		3307
MAXIMUM ALLOWED DWELLING UNITS		4800



ROAD CLASSIFICATION TABLE

Roadway	Existing	2040 MTCP	2060 MTCP/CP	Sterling Ranch Proposed
Voller Road	2 lane Collector - 60'	4 lane Minor - 100'	4 lane Minor - 100'	4 lane Minor - 100'
Briargate Parkway	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'
Banning Lewis Ranch Parkway	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - TBD
Marksheffel Road	2 lane Principal - 4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - 130'	4 lane Principal - TBD *

* A deviation is approved for Marksheffel Road to be built to the City of Colorado Springs standards.



STERLING RANCH

SKETCH PLAN AMENDMENT #4

CLASSIC SRJ LAND, LLC.

DATE: 08/29/2024
PROJECT MGR: A. BARLOW
PREPARED BY: C. HEHLINGER

AMENDMENT #4

DATE: _____ BY: _____ DESCRIPTION: _____

SCALE: 1" = 500'

1
OF 1

SKP XXX

P:\Client\Sketch Plan Amendment\Drawings\Planning\MSA_SRP_Amend_235_130_20241.Dwg (SKP) 9/10/2024 4:02:23 PM - ecbler