



# WASTEWATER FEASIBILITY REPORT — STERLING RANCH SKETCH PLAN AMENDMENT 4



**PREPARED BY**

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**PREPARED FOR**

Falcon Area Water and Wastewater Authority

**SEPTEMBER 5, 2024**

Project Number W0242.22001





# TABLE OF CONTENTS

<b>1.0 INTRODUCTION .....</b>	<b>2</b>
1.1 OVERALL DEVELOPMENT DESCRIPTION.....	2
1.2 WASTEWATER FEASIBILITY .....	2
<b>2.0 WASTEWATER REPORT .....</b>	<b>2</b>
2.1 PROJECTED WASTEWATER LOADS AND ADEQUANCY OF TREATMENT CAPACITY .....	3
2.2 WASTEWATER CONTRACT AND TREATMENT .....	3
2.3 COLLECTION, PUMPING, AND PIPING .....	3
2.4 WASTEWATER TREATMENT .....	3

## APPENDICES

APPENDIX A – FAWWA SERVICE ARTEAS AND TIE-IN POINTS

APPENDIX B -PROPOSED DEVELOPMENT (STERLING RANCH SKETCH PLAN AMENDMENT)



## 1.0 INTRODUCTION

This wastewater feasibility report is for the Sterling Ranch Sketch Plan Amendment No 4. The sketch plan is entirely within the Falcon Area Water and Wastewater Authority (FAWWA) Service Area.

### 1.1 OVERALL DEVELOPMENT DESCRIPTION

The original sketch plan for Sterling Ranch Development consisted of approximately 1,444 acres located east of Vollmer Rd and north of Woodmen Rd, Section 33, Township 12 South, Range 65 West of the 6<sup>th</sup> P.M.

The sketch plan amendment 4 does not appear to change or modify the overall number of living units, but rather allows for some density allocation changes resulting roughly the same number of units. The plan still targets about 4,800 residential units with limited commercial uses.

There are some changes in non-residential land uses such as deletion of a school are that are generally offset with alternate uses but again no substantial changes in anticipated water/wastewater needs.

### 1.2 FEASIBILITY OF WASTEWATER SERVICE

The area within the sketch plan has been planned for service by FAWWA for all amendments as well as the original plan.

No additional off-site facilities are required for this project, however, lift station no. 2 has been planned to serve the eastern portion of Sterling Ranch for some time and is shown in the southeast corner of the site as originally planned. All off-site facilities and treatment are existing and have adequate capacity for the entire buildout flows.

Service as previously planned is feasible and expected for Sterling Ranch which includes any modifications proposed by this amendment 4.

## 2.0 WASTEWATER REPORT

### 2.1 PROJECTED WASTEWATER LOADS AND ADEQUACY OF TREATMENT CAPACITY

Wastewater unit user loading projections are based on similar District historical use developed in the Falcon area. Average daily wastewater loads are expected to be roughly 172 gallons per day per single family residence. Prior planning of the area included the same number, (4800) residential units, so as proposed the Sketch Plan Amendment 4 is not expected to the outlook for the proposed development area with respect to wastewater services. Approximately 1.006 MGD of capacity has been set aside for FAWWA in the Meridian/Cherokee treatment system, which is greater than 0.898 MGD expected from 4800 units.



## 2.2 WASTEWATER CONTRACT AND TREATMENT

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. 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.

Additional Wastewater Treatment Services are being provided by Colorado Springs Utilities.

## 2.3 COLLECTION, PUMPING, AND PIPING

There are no off-site wastewater facilities required for this project—all facilities are existing. All lands to be developed within the Sterling Ranch and the Retreat areas will gravity feed to the southern portion of the Sterling site. The main collection point for most of the western portion of the site is in the southwest corner of the site and either gravity fed to CSU or pumped easterly to Meridian/Cherokee. The eastern portion of the site flows to the southeastern corner of Sterling Ranch and will be pumped to Meridian/Cherokee. FAWWA has completed its gravity outfall to CSU and completed construction of the Lift Station 1 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.

Connections to the existing system will be determined by final road alignments. Since the existing system is developed along the western edge of Sterling Ranch new connections will tend to be to the south and west.

## 2.4 WASTEWATER TREATMENT

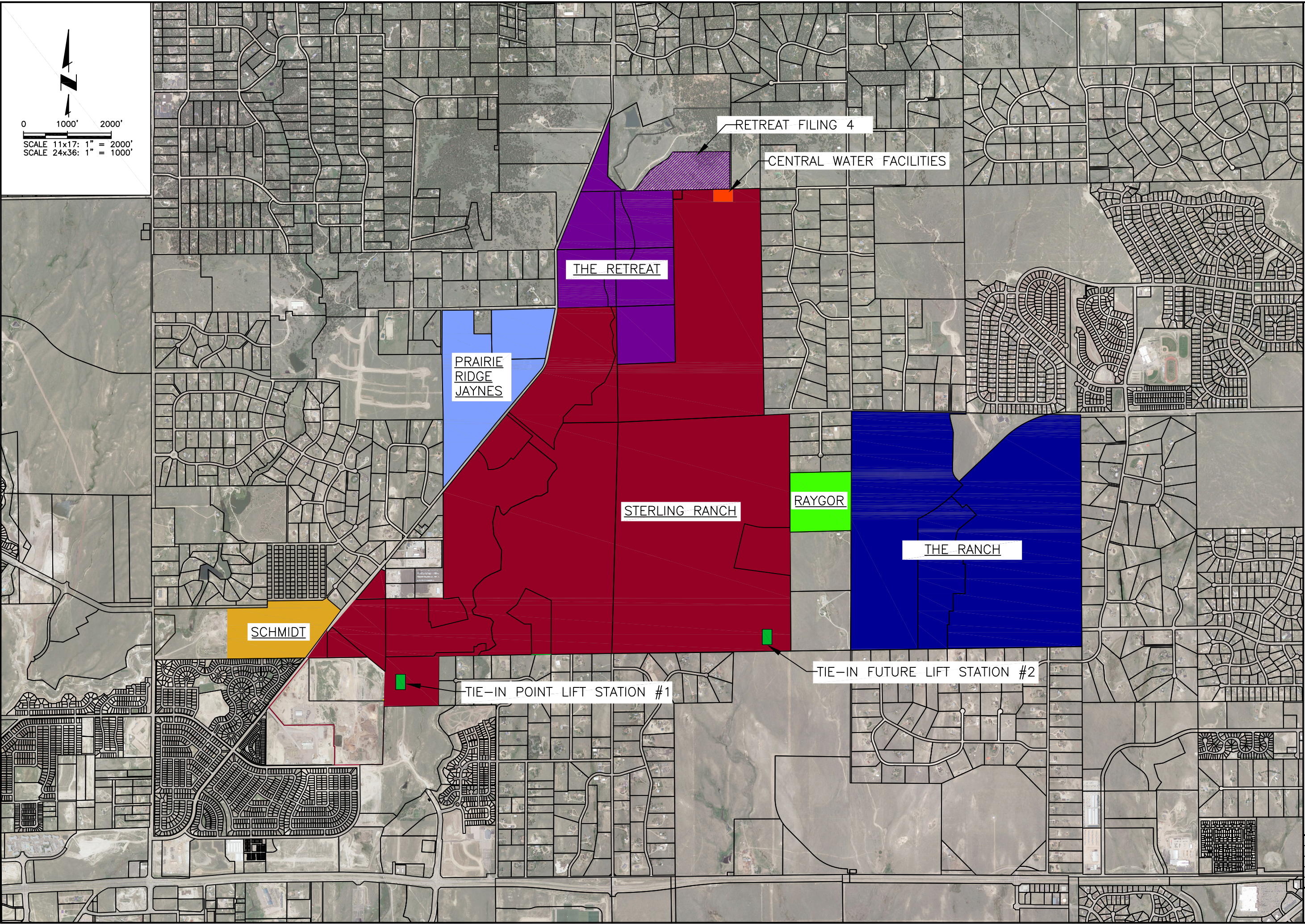
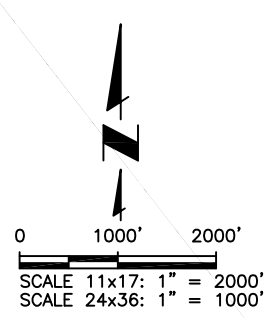
No additional wastewater treatment plant or capacity will be required for this project. Meridian Service Metropolitan District (MSMD) owns 2.2 million gallons per day of wastewater capacity in the Cherokee Wastewater Facility. The Cherokee Wastewater Facility is rated at 4.8 MGD and is roughly 18 miles southeast of Sterling. The plant operator, Cherokee Metropolitan District (CMD) has already approved connections, and 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.

Falcon Area Water and Wastewater Authority has an Intergovernmental Agreement with MSMD to ultimately purchase 5849 SFE's for the purpose of serving Sterling Ranch. It is expected that FAWWA will have significant excess capacity after it is fully developed. FAWWA also has an existing agreement with CSU through which the gravity outfall to the south serves the western portion of FAWWA.



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



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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 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	
<b>TOTAL: 1,444 AC.</b>	<b>TOTAL: 4,800 D.U. Max</b>

\* 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 SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTHWEST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 32, EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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 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 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST 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.

**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.

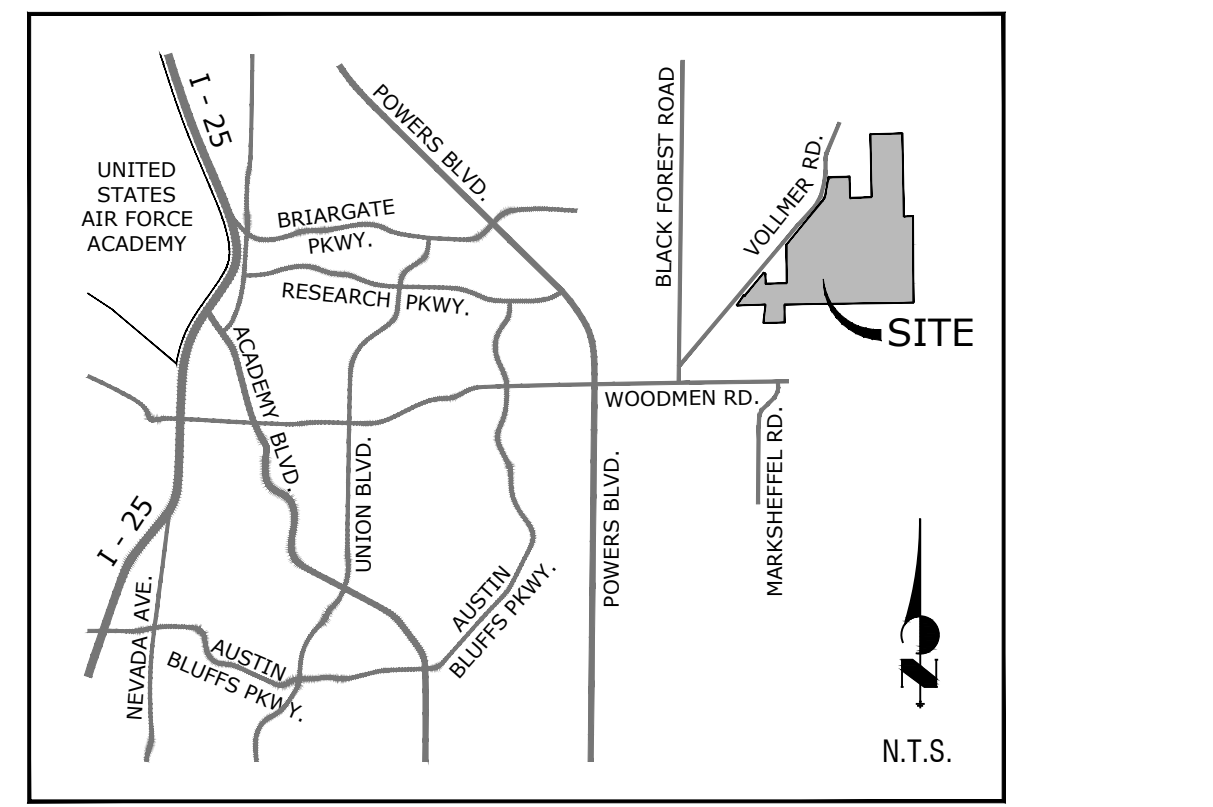
- GENERAL NOTES:**
- THERE ARE AQUATIC RESOURCES ON THE SITE, PRESUMED TO BE NON-JURISDICTIONAL DUE TO THEIR LACK OF SURFACE WATER CONNECTION TO SAND CREEK TO THE WEST OR ANY OTHER DOWNSTREAM WOTUS. AN APPROVED JURISDICTIONAL DETERMINATION MAY BE NEEDED TO CONFIRM THE REGULATORY STATUS OF THE WETLANDS 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**

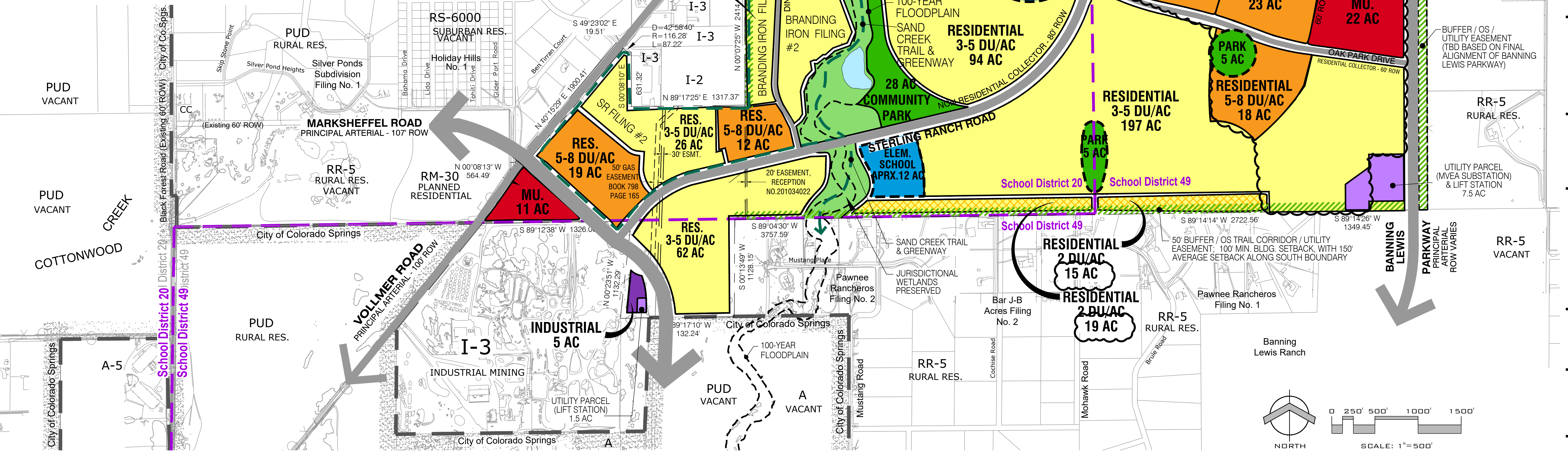
RULING	Plat File No.	Lot No.
Sterling Ranch Filing 2	SF2015	49
Sterling Ranch Filing 3	SF2132	63
Sterling Ranch Filing 3A	SF2413	3
Sterling Ranch Filing 4	SF2230	148
Copper Chase	SF2316	138
Banding Iron Filing 1	SF1724	51
Banding Iron Filing 2	SF1918	75
Homestead Filing 1	SF1725	72
Homestead Filing 2	SF194	104
Homestead North Filing 1	SF2213	73
Homestead North Filing 2	SF2218	74
Homestead North Filing 3	SF2229	77
Sterling Ranch East Filing 1	SF2235	294
Sterling Ranch East Filing 2	SF2237	42
FourSquare at Sterling Ranch	SF2236	158
<b>TOTAL ENTITLED UNITS</b>		<b>1483</b>
<b>REMAINING DEVELOPABLE UNITS</b>		<b>3307</b>
<b>MAXIMUM ALLOWED DWELLING UNITS</b>		<b>4800</b>



**ROAD CLASSIFICATION TABLE**

Roadway	Existing	2040 MTCP	2060 MTCP/CPP	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 - 130'	4 lane Principal - 130'	4 lane Principal - 130'	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 SRS LAND, LLC.

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

AMENDMENT #4

DATE	BY	DESCRIPTION