

SEC Section 32,
SWC Section 33,
NEC Section 5 T13 R65

COPPER CHASE AT STERLING RANCH

EL PASO COUNTY, COLORADO

A PORTION OF THE NW 1/4 OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PM PUD DEVELOPMENT / PRELIMINARY PLAN

LEGAL DESCRIPTION

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N82°23'02" W, A DISTANCE OF 5,110.12 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF FUTURE ALZADA DRIVE WITH THE WESTERLY RIGHT-OF-WAY OF FUTURE BYNUM DRIVE; **BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;**

THENCE S02°02'55"W, A DISTANCE OF 166.44 FEET TO A POINT OF TANGENT;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 14°08'26" (THE CHORD OF WHICH BEARS S05°01'18"E A DISTANCE OF 80.01 FEET), AN ARC DISTANCE OF 80.21 FEET TO A NON-TANGENT LINE;
THENCE S10°46'35"E, A DISTANCE OF 50.25 FEET;
THENCE ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 18°37'42" (THE CHORD OF WHICH BEARS S30°09'45"E A DISTANCE OF 106.82 FEET), AN ARC DISTANCE OF 107.29 FEET TO A POINT OF TANGENT;
THENCE S39°28'36"E, A DISTANCE OF 14.59 FEET;
THENCE S22°59'00"W, A DISTANCE OF 145.35 FEET;
THENCE S40°21'31"W, A DISTANCE OF 343.38 FEET;
THENCE S85°21'31"W, A DISTANCE OF 121.83 FEET;
THENCE N49°38'29"W, A DISTANCE OF 1004.34 FEET;
THENCE N01°38'29"W, A DISTANCE OF 140.18 FEET;
THENCE N40°10'49"E, A DISTANCE OF 657.33 FEET;
THENCE S49°38'29"E, A DISTANCE OF 126.53 FEET;
THENCE S55°21'07"E, A DISTANCE OF 50.25 FEET;
THENCE S49°38'29"E, A DISTANCE OF 500.17 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 38°18'36" (THE CHORD OF WHICH BEARS S68°47'47"E A DISTANCE OF 147.66 FEET), AN ARC DISTANCE OF 150.44 FEET TO A POINT OF TANGENT;
THENCE S87°57'05"E, A DISTANCE OF 15.83 FEET TO THE POINT OF BEGINNING;

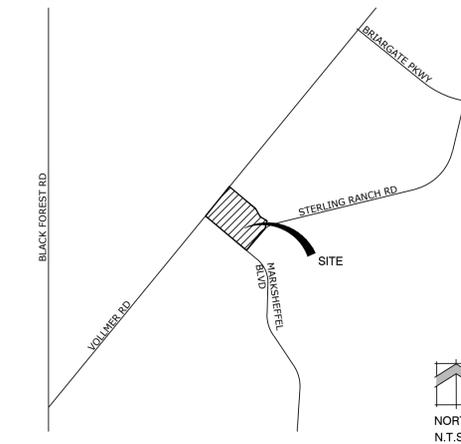
SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 857,000 SQUARE FEET (19.674 ACRES) MORE OR LESS.

TRACT TABLE

TRACT	SIZE (SF)	USE	OWNERSHIP & MAINTENANCE
A	164266	Private Road Access	Copper Chase at Sterling Ranch Home Owners Association
B	43724	Open Space Utilities	Copper Chase at Sterling Ranch Home Owners Association
C	13794	Open Space	Copper Chase at Sterling Ranch Home Owners Association
D	51542	Open Space Utilities	Copper Chase at Sterling Ranch Home Owners Association
E	6238	Open Space	Copper Chase at Sterling Ranch Home Owners Association
F	3056	Open Space	Copper Chase at Sterling Ranch Home Owners Association
G	4639	Open Space	Copper Chase at Sterling Ranch Home Owners Association
H	17307	Open Space	Copper Chase at Sterling Ranch Home Owners Association
I	14739	Open Space	Copper Chase at Sterling Ranch Home Owners Association
J	11470	Open Space Utilities	Copper Chase at Sterling Ranch Home Owners Association
K	6655	Open Space Utilities	Copper Chase at Sterling Ranch Home Owners Association
Total SF			

address access points to the north of the site. The access points at Sterling and Dines and Dines and Vollmer, Wheatland and Briargate should be completed before this development is plat recorded... Discuss in TIS detail and LOI briefly.

VICINITY MAP



SITE DATA

Consultant: N.E.S. Inc., 619 N. Cascade Ave., Suite 200, Colorado Springs, CO 80903

Owners: SR Land, LLC, 20 Boulder Crescent Street, Suite 102, Colorado Springs, CO 80903; Morley-Bentley Investments, LLC, PO Box 217, Galena, KS 66739

Applicant: Challenger Communities, LLC, 8605 Explorer Drive, Suite 250, Colorado Springs, CO 80920

Tax ID Number: 5200000364; 5233000011; 5232400002; 5300000173

Site Acreage: SKP 18-3 (Approved 2018)

Current Zoning: RR-5 & RS-5000

Proposed Zoning: PUD

Development Schedule: 2019

Land Use: Lots: 12 ac - 132 Lots (61%); Open Space (Tracts B-L): 3.9 ac (19.8%); R.O.W. (Tract A): 3.77 ac (19.2%); Total Area: 19.67 ac; Density: 6.7 du/lac (includes Tracts)

R.O.W. Setbacks: Marksheffel Blvd: 20'; Vollmer Rd: 20'; Sterling Ranch Rd: 20'; Landscape Setbacks: Marksheffel Blvd: 25'; Vollmer Rd: 20'; Sterling Ranch Rd: 10'

Open Space Required = (10% of 857,000 sf = 85,700 sf)

Open Space Provided = 173,164

25% min. usable open space required (25% of 85,700 sf = 21,425 sf)

Usable open space provided (Tracts B,C,D,E,F,I,J,K) = 151,218 sf (87%)

which is RR5 the zoning map provided shows RS5000

Delete includes tracts- That is assumed in the calculation for density/

Major Arterials have a 25' setback for landscaping. No structures are allowed in LS setbacks. If fence is greater or sign is greater than 7' it needs to be identified as a structure and setbacks established.

Structural setbacks from ROW? What does this mean?

GENERAL PROVISIONS:

- A. Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.
- C. Adoption.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Copper Chase at Sterling Ranch is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of Copper Chase at Sterling Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. Enforcement.** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. Maximum Level of Development.** The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- I. Overall Project Standards.** The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

DEVELOPMENT GUIDELINES:

- A. Project Description:** Copper Chase at Sterling Ranch is a planned residential community on 19.67 acres of land located East of Vollmer Rd. and Mark Sheffel Rd. The project is planned as a single family attached community.
- B. Principal Uses:** Principal uses within Copper Chase at Sterling Ranch subdivision include single family attached dwelling units, open space, and trails. The use of any property within the subdivision as a Child Care Center, Family Care Home or Group Home shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended. Marijuana Clubs and Marijuana Grow Facilities are not permitted within this subdivision.
- C. Temporary Uses:** Temporary uses are limited to model home/subdivision sales office, construction equipment storage and field office, yard sales, and seasonal produce sales, and are subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended.
- D. Accessory Uses:** Accessory uses shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended. Accessory uses within this subdivision are limited to the following:
 - Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping)
 - Residential home occupation
- E. Accessory Structures:**
 - Accessory structures shall be defined as completely enclosed structure having a door(s) or window(s) are not permitted within Copper Chase at Sterling Ranch.
 - Gazebos are defined as open structures that cannot be enclosed with either windows or doors are permitted within the lot or common open space owned and maintained by the Copper Chase at Sterling Ranch Home Owners Association.
- F. Signs:** Signs shall be permitted to identify entryways to Copper Chase at Sterling Ranch community. The maximum size of the Community Entryway Sign shall be 100 square feet with a maximum height of (6) feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.
- G. Development Standards:**
 - Maximum building height: thirty-five (35) feet.
 - Setback minimums:
 - Front: (20) feet minimum. Corner lot: Driveway access point will be at the Corner lot's front yard.
 - Side: (5) feet minimum.
 - Rear: (0) feet no minimum.
 - Common Lot Line: No Setback
 - Minimum Lot Width: 35'
 - Minimum Lot Size: 3,100 sf
 - Minimum Lot Depth: 75'
 - No projections into the tracts owned and maintained by the Copper Chase at Sterling Ranch Home Owners Association will be permitted.

Provide detail

identify side yard setback for corner lots

A 7-foot Noise wall is identified in the study- Please identify and provide detail.

Lots have easements... setback has to respect easement

so if a tract is not owned by the HOA a projection is ok?

County Certification
This rezoning request to PUD has been reviewed and found to be complete and in accordance with the _____ (Board resolution or motion #) _____ (date) approving the PUD and all applicable El Paso County regulations.

President, Board of County Commissioners

date

Clerk and Recorder Certification
State of Colorado)
) ss.
El Paso County)

I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.

El Paso County Clerk and Recorder

SR Land, LLC
Name of Landowner

Landowner's Signature, notarized

Ownership Certification
I/we _____ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by at the time of this application.

Notarized signature

OR Name of Attorney and registration number

Morley-Bentley Investments, LLC
Name of Landowner

Landowner's Signature, notarized

Ownership Certification
I/we _____ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by at the time of this application.

Notarized signature

OR Name of Attorney and registration number

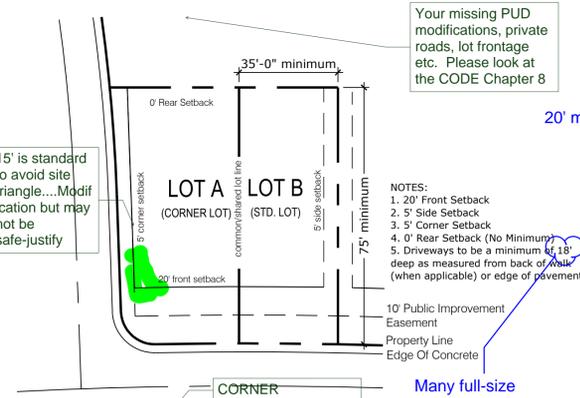
Private Roads: The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Access Limitation: There shall be no direct lot access to _____ Vollmer, Marksheffel, Sterling Ranch _____ Road.

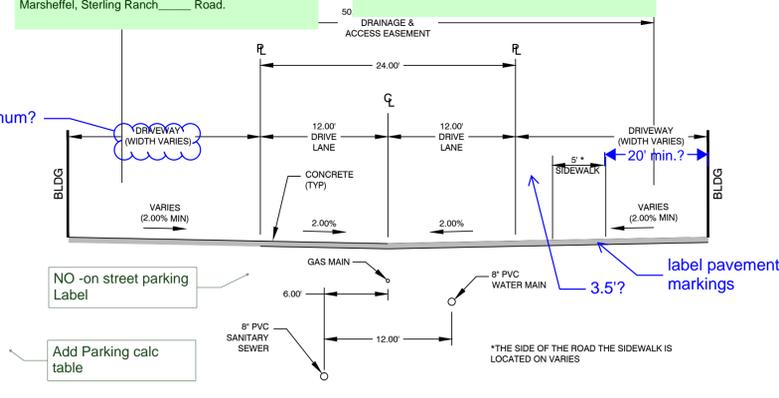
Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

PUD MODIFICATIONS

PUD Modification of ECM Chapter 2 Transportation Facilities Section 2.2.4 Figure 2-16: Typical Urban Local Cross-Section
There is no ECM standard for Private Streets in townhome developments. The street section is a modified roadway design utilizing an inverted crown without curb and gutter. The section includes a 24-foot drive aisle a 3.5-foot buffer between the drive aisle and the 5-foot sidewalk. The sidewalk is proposed on only one side of the road.



A TYPICAL LOT DIAGRAM
1 SINGLE FAMILY ATTACHED



B TYPICAL SECTION - INTERNAL ACCESS ROAD (PRIVATE)
1 SCALE: NTS

ESEMENT TYPICAL

I do not recommended recording the ELEVATIONS because you may want to change design elements... (do not include in sheet index). I think we should leave these off of the recorded PUD and add note elevations provided as an exhibit may be modified w/o PUD amendment

Details? Landscape Plan LS6-12 (this will be recorded as one doc.

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.

COPPER CHASE AT STERLING RANCH

PUD DEVELOPMENT /PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

F.E.M.A. FLOODPLAIN STATEMENT

This Site, 8335 Vollmer Road is not within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0529G, effective December 07, 2018.

GEOLOGIC HAZARD STATEMENT

This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by Entech Engineering Inc. dated October 31, 2006. A copy of said report has been placed within the PUD Development/Preliminary Plan file SKP 07-007 of the El Paso County Planning and Community Development Department.

GENERAL NOTES

- 1. Landscape entry features, open space tracts, parks and trails shall be owned (when appropriate) and maintained by the Copper Chase at Sterling Ranch Home Owners Association.
- 2. All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
- 3. Copper Chase at Sterling Ranch is Subject to the approved Sterling Ranch Sketch Plan (SKP 18-3) approved December 2018.

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department.

- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

SHEET INDEX

Sheet 1 of 6	Cover
Sheet 2 of 6	Overall Site Plan & Adjacent Property Owners
Sheet 3 of 6	Development Plan - PUD
Sheet 4 of 6	Development Plan - PUD
Sheet 5 of 6	Development Plan - PUD
Sheet 6 of 6	Development Plan - PUD

ENTITLEMENT

DATE	BY	DESCRIPTION

COVER

1 OF 6

COPPER CHASE AT STERLING RANCH

EL PASO COUNTY, COLORADO

A PORTION OF THE NW 1/4 OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PM
PUD DEVELOPMENT / PRELIMINARY PLAN

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.



COPPER CHASE AT STERLING RANCH

PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

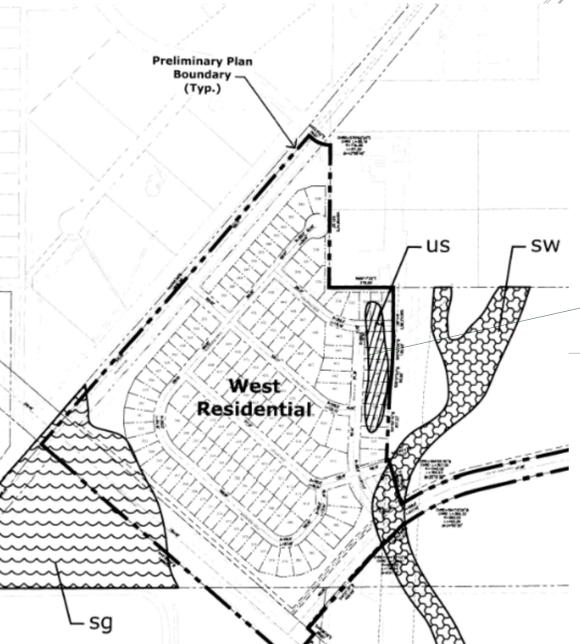
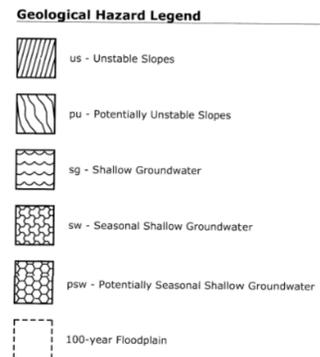
DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION

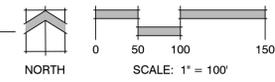
OVERALL SITE PLAN

2
2 OF 6



Identify and update
GEO report or this
project.

A
2 OVERALL SITE PLAN & ADJACENT PROPERTY OWNERS

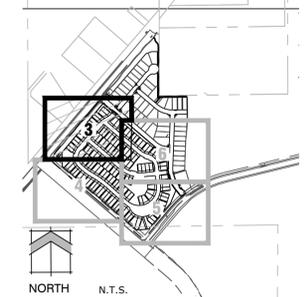


LOT 97 HIGHLAND PARK, FIL NO 2
 REC. NO 5232401019
RR-2.5
 OWNER: TYRONE & CECILIA SMITH
 6145 PADRE COURT
 COLORADO SPRINGS, CO 80922

LOT 97 HIGHLAND PARK, FIL NO 2
 REC. NO 5232401019
RR-2.5
 OWNER: TYRONE & CECILIA SMITH
 6145 PADRE COURT
 COLORADO SPRINGS, CO 80922

Title all sheets as this is to be recorded.

SHEET KEY MAP



UNPLATTED
 REC. NO 5200000231
RS-5000
 OWNER: SR LAND, LLC
 20 BOULDER CRESCENT STREET, SUITE 102
 COLORADO SPRINGS, CO 80903

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.

CHALLENGER HOMES

COPPER CHASE AT STERLING RANCH

PUD DEVELOPMENT /PRELIMINARY PLAN
 8335 VOLLMER ROAD
 COLORADO SPRINGS, CO 80918

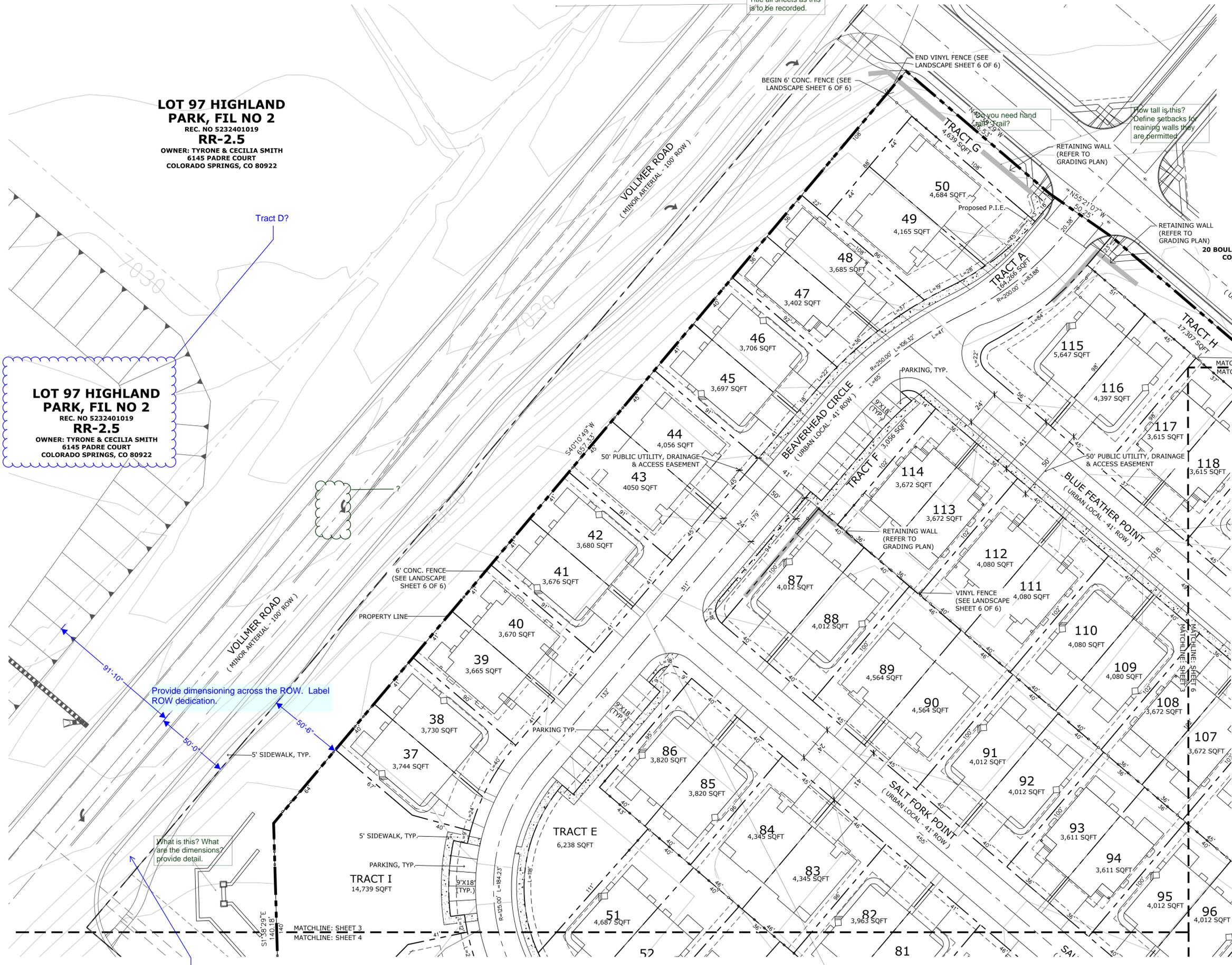
DATE: 02.20.19
 PROJECT MGR: J. ROMERO
 PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION

DEVELOPMENT PLAN - PUD

3
 3 OF 6



Provide dimensioning across the ROW. Label ROW dedication.

What is this? What are the dimensions? provide detail.

Show acceleration lane.

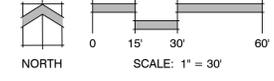
Plans need to be split up in an easier manner to review and show all details. Rotating to make the lot lines parallel to the sheets would help.

I cant read the contour lines. Are walk out basements feasible here?

Fire department support spec for this modification please.

Please look at the checklist for prelim and PUD Place all items on the PUD.

A
3
 VOLLMER ROAD
 PLAN



P:\M&S\Challenger\Plate Homes\Sterling Ranch\Drawings\Planning\Development\Sterling_ChallengerPUD.dwg (PUD-S3) 2/21/2019 10:51:59 AM biten

COPPER CHASE AT STERLING RANCH

PUD DEVELOPMENT
/PRELIMINARY PLAN

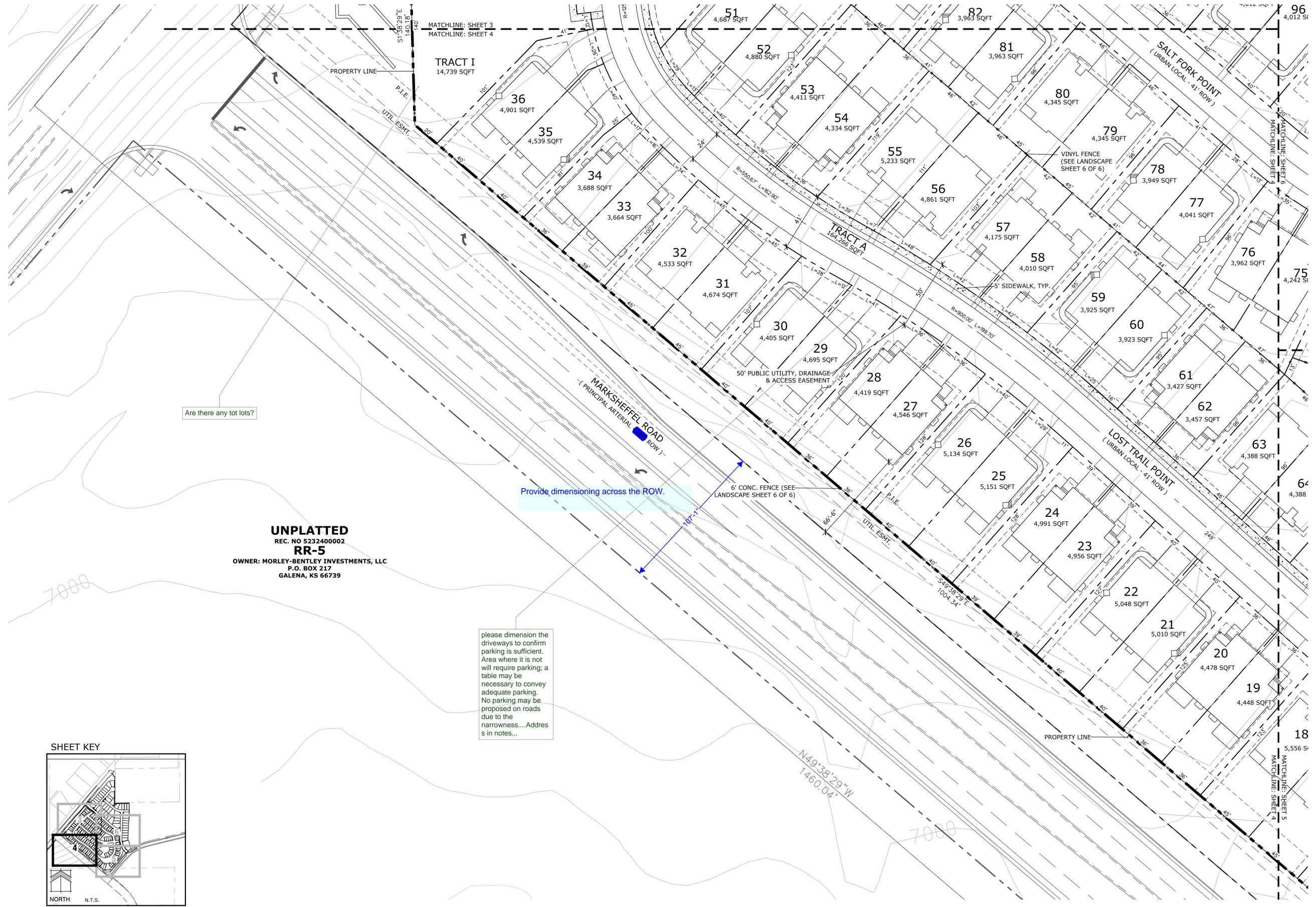
8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

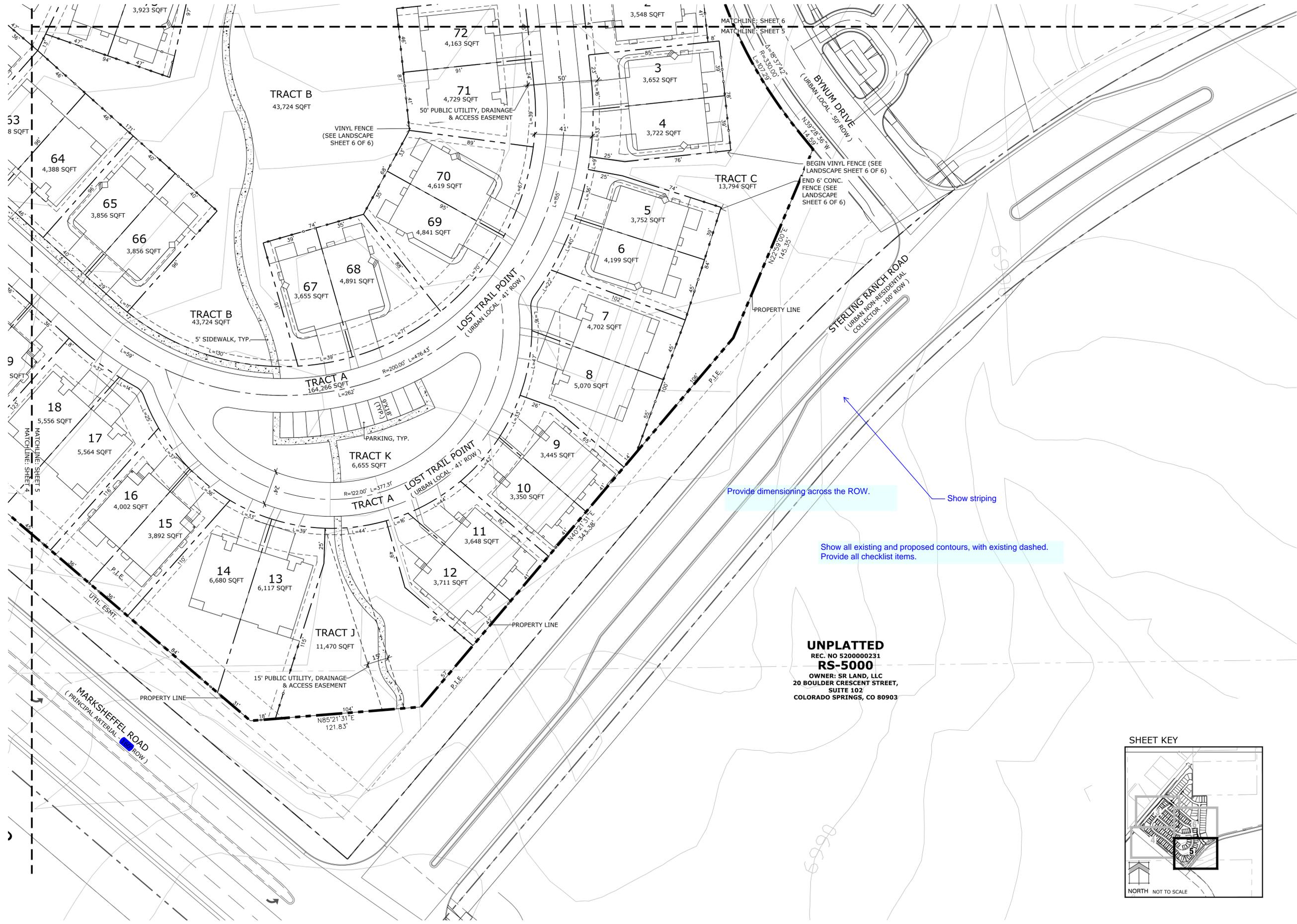
ENTITLEMENT

DATE	BY	DESCRIPTION

DEVELOPMENT PLAN - PUD



P:\M&S\Drawings\Planning\Development\Sterling_Ranch\Drawings\Planning\Development\Sterling_ChallengePUD.dwg (PUD-561) 2/20/2019 11:13:35 AM biten



COPPER CHASE AT STERLING RANCH

PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

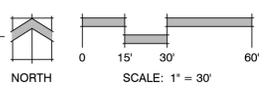
DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

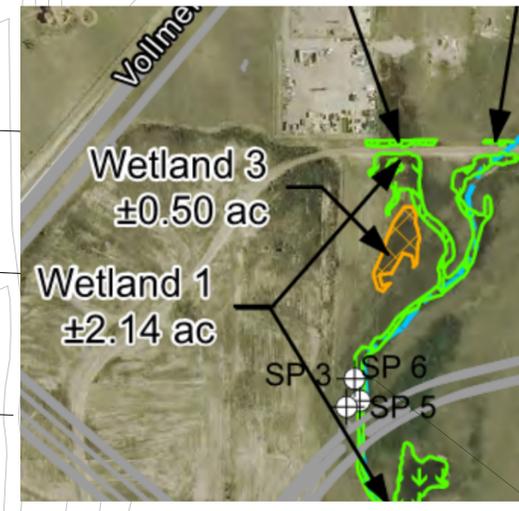
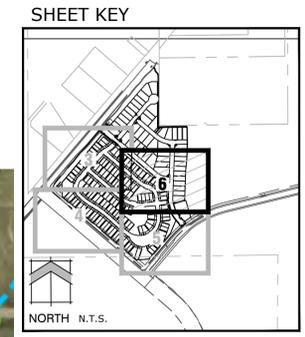
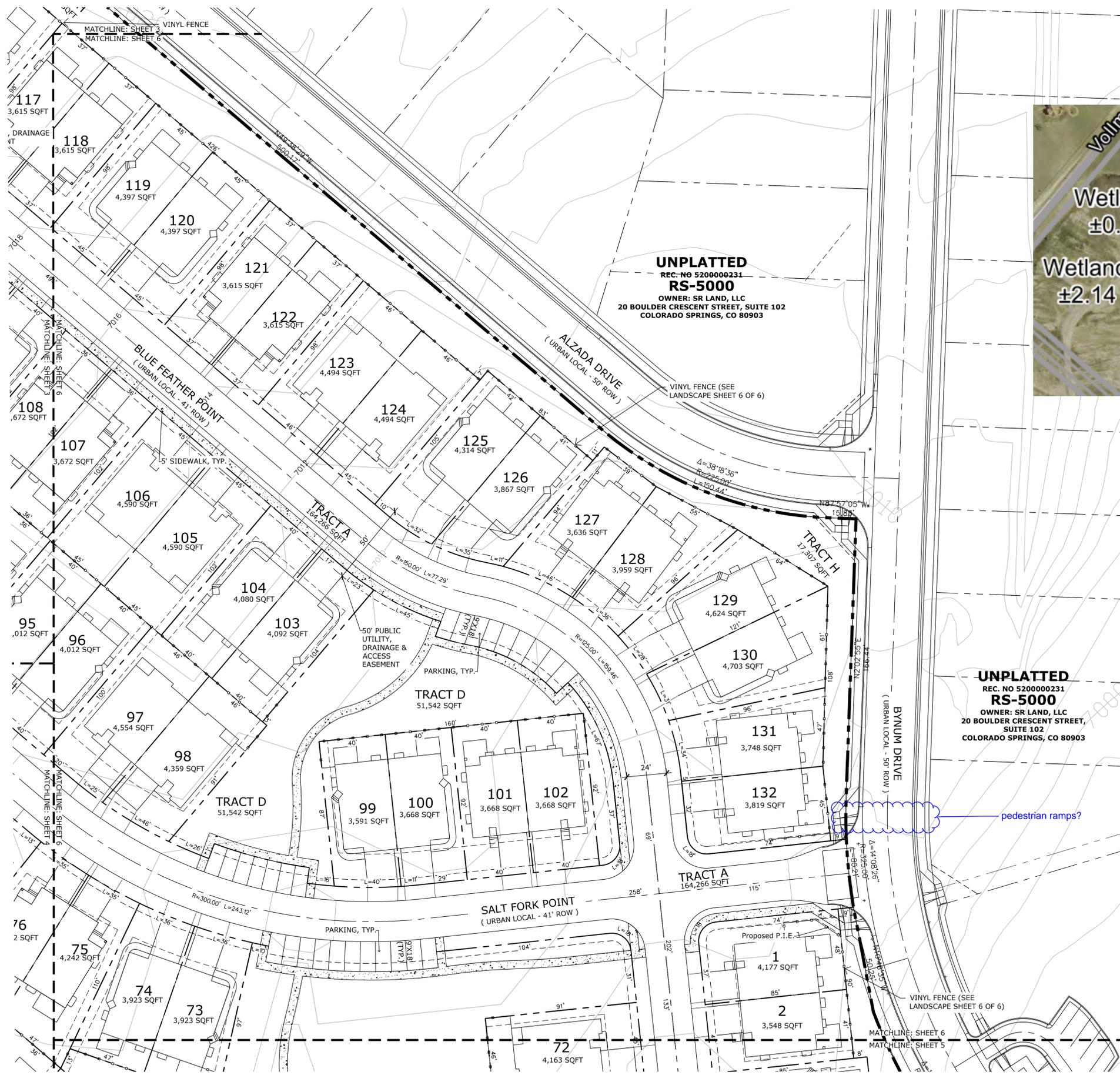
DATE	BY	DESCRIPTION

DEVELOPMENT PLAN - PUD

5
5 OF 6



P:\MIS_Civil\Challenger_Patio_Homes_Sterling_Ranch\Drawings\Planning\Development\Copper_Chase_PUD.dwg (PUD-55) 2/21/2019 10:53:18 AM biten



Verify that this does not reach this site. Should be identified in GEO if does.

the preliminary plan requires you to depict the constraints and hazards identified in the GEO report which needs to be revised to meet Section 8.4.9 of our Code. You submitted general report for a sketch plan. This will trigger new comments when revised report is reviewed.

Land Planning
Landscape Architecture
Urban Design

NES

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.



COPPER CHASE AT STERLING RANCH

PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

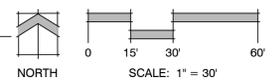
ENTITLEMENT

DATE	BY	DESCRIPTION

DEVELOPMENT PLAN - PUD

6
6 OF 6

A BYNUM DRIVE
6 PLAN



P:\M&S\Civil\Challenger_Patio_Homes_Sterling_Ranch\Drawings\Planning\Development\Sterling_ChallengerPUD.dwg (PUD-56) 2/20/2019 11:17:50 AM biten

Markup Summary

dspdparsons (50)

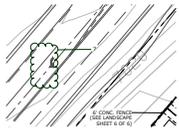


Subject: Image
Page Label: [1] PUD-S2
Author: dsdparsons
Date: 4/11/2019 2:01:47 PM
Color: ■



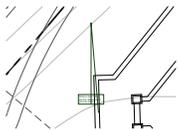
Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 1:19:31 PM
Color: ■

Delete includes tracts- That is assumed in the calculation for density/



Subject: Cloud+
Page Label: [1] PUD-S3
Author: dsdparsons
Date: 4/4/2019 10:53:06 AM
Color: ■

?



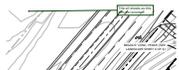
Subject: Callout
Page Label: [1] PUD-S3
Author: dsdparsons
Date: 4/4/2019 10:54:06 AM
Color: ■

What is this? What are the dimensions? provide detail.



Subject: Callout
Page Label: [1] PUD-S3
Author: dsdparsons
Date: 4/4/2019 10:55:33 AM
Color: ■

Fire department support specif for this modification please.



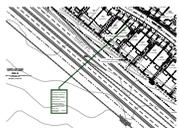
Subject: Callout
Page Label: [1] PUD-S3
Author: dsdparsons
Date: 4/4/2019 10:56:02 AM
Color: ■

Title all sheets as this is to be recorded.



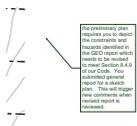
Subject: Callout
Page Label: [1] PUD-S4
Author: dsdparsons
Date: 4/4/2019 10:57:31 AM
Color: ■

Are there any tot lots?



Subject: Callout
Page Label: [1] PUD-S4
Author: dsdparsons
Date: 4/4/2019 10:59:19 AM
Color: ■

please dimension the driveways to confirm parking is sufficient. Area where it is not will require parking; a table may be necessary to convey adequate parking. No parking may be proposed on roads due to the narrowness....Address in notes...



Subject: Callout
Page Label: [1] PUD-S6
Author: dsdparsons
Date: 4/4/2019 11:04:35 AM
Color: ■

the preliminary plan requires you to depict the constraints and hazards identified in the GEO report which needs to be revised to meet Section 8.4.9 of our Code. You submitted general report for a sketch plan. This will trigger new comments when revised report is reviewed.



Subject: Image
Page Label: [1] PUD-S6
Author: dsdparsons
Date: 4/4/2019 11:17:11 AM
Color: ■

Subject: Callout
Page Label: [1] PUD-S6
Author: dsdparsons
Date: 4/4/2019 11:19:13 AM
Color: ■

Verify that this does not reach this site- Should be identified in GEO if does.



Subject: Soils & Geology
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:19:53 AM
Color: ■

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



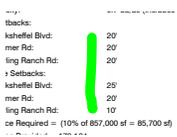
Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:20:23 AM
Color: ■

Revise to todays Code req.

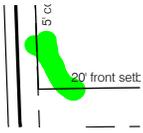


Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:23:12 AM
Color: ■

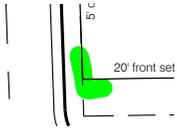
Major Arterials have a 25' setback for landscaping. No structures are allowed in LS setbacks. If fence is greater or sign is greater than 7' it needs to be identified as a structure and setbacks established.



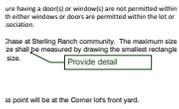
Subject: Highlight
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:23:37 AM
Color: ■



Subject: Highlight
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:28:22 AM
Color: ■



Subject: Highlight
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:28:24 AM
Color: ■



Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:34:20 AM
Color: ■

Provide detail



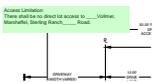
Subject: Private Road
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:34:42 AM
Color: ■

Private Roads:
 The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



Subject: Easements
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:34:56 AM
Color: ■

Easements:
 Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



Subject: Limited Access
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:35:57 AM
Color: ■

Access Limitation:
 There shall be no direct lot access to ____Vollmer, Marsheffel, Sterling Ranch____ Road.



Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:37:29 AM
Color: ■

15' is standard to avoid site triangle....Modification but may not be safe-justify



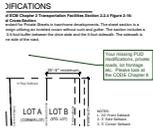
Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:38:00 AM
Color: ■

NO -on street parking Label



Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:38:27 AM
Color: ■

Add Parking calc table



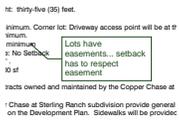
Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:38:52 AM
Color: ■

Your missing PUD modifications, private roads, lot frontage etc. Please look at the CODE Chapter 8



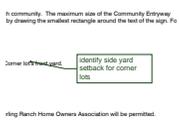
Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:39:53 AM
Color: ■

so if a tract is not owned by the HOA a projection is ok?



Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:40:24 AM
Color: ■

Lots have easements... setback has to respect easement



Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:40:45 AM
Color: ■

identify side yard setback for corner lots



Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 11:43:04 AM
Color: ■

which is RR5 the zoning map provided shows RS5000



Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 2:12:40 PM
Color: ■

This is extremely restrictive, No gazebos, no sheds, no home day care... State the accessory uses allowed and they you can state these uses are regulated by Chapter 5 as amended but the way its written it contradicts... kids play equipment .. Boat Rv storage personal in driveway yard?



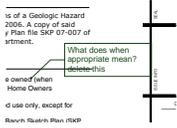
Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 2:14:17 PM
Color: ■

Total SF



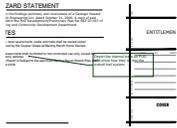
Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 2:14:37 PM
Color: ■

Decks seem to be a concern when people want to expand or put an outdoor area in. do you want to have setbacks for decks attached or detached?



Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 2:15:32 PM
Color: ■

What does when appropriate mean? delete this



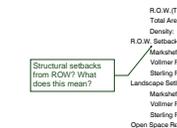
Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 2:16:22 PM
Color: ■

Depict the internal trails on PUD and show how they tie into the overall trail system



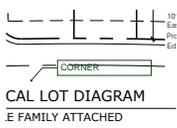
Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 2:44:08 PM
Color: ■

address access points to the north 0 The access points at Sterling and Dines and Dines and Vollmer, Wheatland and Briargate should be completed before this development is plat recorded... Discuss in TIS detail and LOI briefly.



Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 2:46:36 PM
Color: ■

Structural setbacks from ROW? What does this mean?



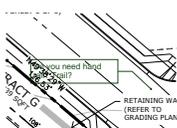
Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 2:47:05 PM
Color: ■

CORNER



Subject: Text Box
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 2:47:35 PM
Color: ■

ESEMENT TYPICAL



Subject: Callout
Page Label: [1] PUD-S3
Author: dsdparsons
Date: 4/4/2019 2:49:25 PM
Color: ■

Do you need hand rail? Trail?



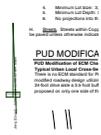
Subject: Callout
Page Label: [1] PUD-S3
Author: dsdparsons
Date: 4/4/2019 2:49:29 PM
Color: ■

How tall is this? Define setbacks for reaining walls they are permitted



Subject: Callout
Page Label: [1] PUD-S3
Author: dsdparsons
Date: 4/4/2019 2:51:01 PM
Color: ■

Please look at the checklist for prelim and PUD Place all items on the PUD.



Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 2:57:03 PM
Color: ■

Where are the 4 type of buildings indicated in the LOI?



Subject: Callout
Page Label: [1] PUD-S2
Author: dsdparsons
Date: 4/4/2019 3:17:15 PM
Color: ■

Mail Box Kiosk?



Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 3:21:37 PM
Color: ■

Details?
 Landscape Plan LS6-12 (this will be recorded as one doc.)



Subject: Callout
Page Label: [1] PUD-S3
Author: dsdparsons
Date: 4/4/2019 3:25:48 PM
Color: ■

I cant read the contour lines. Are walk out basements feasible here?



Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 3:28:08 PM
Color: ■

I do not recommended recording the ELEVATIONS because you may want to change design elements...{do not include in sheet index}. I think we should leave these off of the recorded PUD and add note elevations provided as an exhibit may be modified w/o PUD amendment

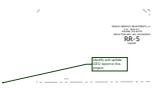


Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/4/2019 3:29:51 PM
Color: ■

2cd floor decks should have separate setbacks because home owners want to add them later and they have to go thru a process to do that.

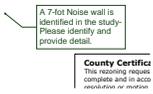


Subject: Image
Page Label: [1] PUD-S2
Author: dsdparsons
Date: 4/8/2019 10:34:45 AM
Color: ■



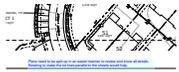
Subject: Callout
Page Label: [1] PUD-S2
Author: dsdparsons
Date: 4/8/2019 10:35:36 AM
Color: ■

Identify and update GEO report or this project.



Subject: Callout
Page Label: [1] Cover
Author: dsdparsons
Date: 4/8/2019 9:53:03 AM
Color: ■

A 7-foot Noise wall is identified in the study- Please identify and provide detail.



Subject: Text Box
Page Label: [1] PUD-S3
Author: dsdrice
Date: 4/11/2019 1:25:47 PM
Color: ■

Plans need to be split up in an easier manner to review and show all details. Rotating to make the lot lines parallel to the sheets would help.



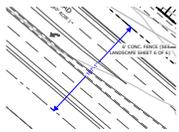
Subject: Callout
Page Label: [1] Cover
Author: dsdrice
Date: 4/11/2019 12:17:13 PM
Color: ■

SEC Section 32,
SWC Section 33,
NEC Section 5 T13 R65



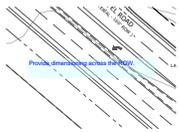
Subject: Highlight
Page Label: [1] Cover
Author: dsdrice
Date: 4/11/2019 12:44:57 PM
Color: ■

TO BE PLATTED WITH STERLING RANCH
FILING NO. 2



Subject: Length Measurement
Page Label: [1] PUD-S4
Author: dsdrice
Date: 4/9/2019 11:11:27 PM
Color: ■

107'-1"



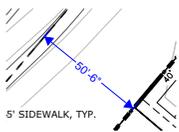
Subject: Text Box
Page Label: [1] PUD-S4
Author: dsdrice
Date: 4/9/2019 11:12:04 PM
Color: ■

Provide dimensioning across the ROW.



Subject: Highlight
Page Label: [1] PUD-S4
Author: dsdrice
Date: 4/9/2019 11:12:37 PM
Color: ■

160



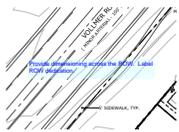
Subject: Length Measurement
Page Label: [1] PUD-S3
Author: dsdrice
Date: 4/9/2019 11:13:22 PM
Color: ■

50'-6"



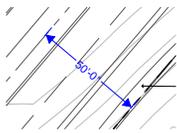
Subject: Cloud+
Page Label: [1] PUD-S3
Author: dsdrice
Date: 4/9/2019 11:16:36 PM
Color: ■

Tract D?



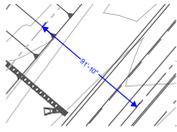
Subject: Text Box
Page Label: [1] PUD-S3
Author: dsdrice
Date: 4/9/2019 11:18:05 PM
Color: ■

Provide dimensioning across the ROW. Label ROW dedication.



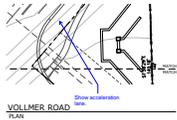
Subject: Length Measurement
Page Label: [1] PUD-S3
Author: dsdrice
Date: 4/9/2019 11:21:20 PM
Color: ■

50'-0"



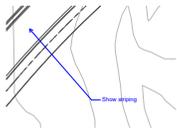
Subject: Length Measurement
Page Label: [1] PUD-S3
Author: dsdrice
Date: 4/9/2019 11:21:27 PM
Color: ■

91'-10"



Subject: Callout
Page Label: [1] PUD-S3
Author: dsdrice
Date: 4/9/2019 11:22:22 PM
Color: ■

Show acceleration lane.



Subject: Callout
Page Label: [1] PUD-S5
Author: dsdrice
Date: 4/9/2019 11:40:48 PM
Color: ■

Show striping



Subject: Text Box
Page Label: [1] PUD-S5
Author: dsdrice
Date: 4/9/2019 11:41:26 PM
Color: ■

Provide dimensioning across the ROW.



Subject: Highlight
Page Label: [1] PUD-S5
Author: dsdrice
Date: 4/9/2019 11:42:04 PM
Color: ■

160'



Subject: Text Box
Page Label: [1] PUD-S5
Author: dsdrice
Date: 4/9/2019 11:44:28 PM
Color: ■

Show all existing and proposed contours, with existing dashed.
 Provide all checklist items.



Subject: Cloud+
Page Label: [1] PUD-S6
Author: dsdrice
Date: 4/9/2019 11:48:33 PM
Color: ■

pedestrian ramps?



Subject: Cloud+
Page Label: [1] Cover
Author: dsdrice
Date: 4/9/2019 2:42:50 PM
Color: ■

Marksheffel

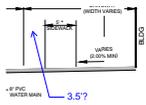
plans, contours, or annotations, including on-street parking or provisions that apply to this PUD, except as modified.

16.57 acres of land located East of Volmer Rd. and Marksheffel.

right hereby attached covering: utility, open space, and trails. (shown shall be subject to the jurisdiction of Custer, SD and the City of Pierre and not otherwise within this jurisdiction.)

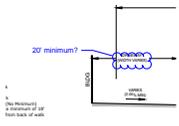
include equipment storage and field office, yard sales, and a Development Code, as may be amended.

© 2019 Pierre & West Professional Services, Inc. All rights reserved.



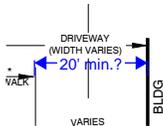
Subject: Callout
Page Label: [1] Cover
Author: dsdrice
Date: 4/9/2019 2:47:03 PM
Color: ■

3.5'?



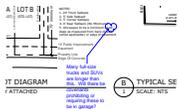
Subject: Cloud+
Page Label: [1] Cover
Author: dsdrice
Date: 4/9/2019 2:48:20 PM
Color: ■

20' minimum?



Subject: Dimension
Page Label: [1] Cover
Author: dsdrice
Date: 4/9/2019 2:48:47 PM
Color: ■

20' min.?



Subject: Cloud+
Page Label: [1] Cover
Author: dsdrice
Date: 4/9/2019 3:00:26 PM
Color: ■

Many full-size trucks and SUVs are longer than this. Will there be covenants prohibiting or requiring these to be in garage?



Subject: Callout
Page Label: [1] Cover
Author: dsdrice
Date: 4/9/2019 4:12:58 PM
Color: ■

label pavement markings