

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

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.

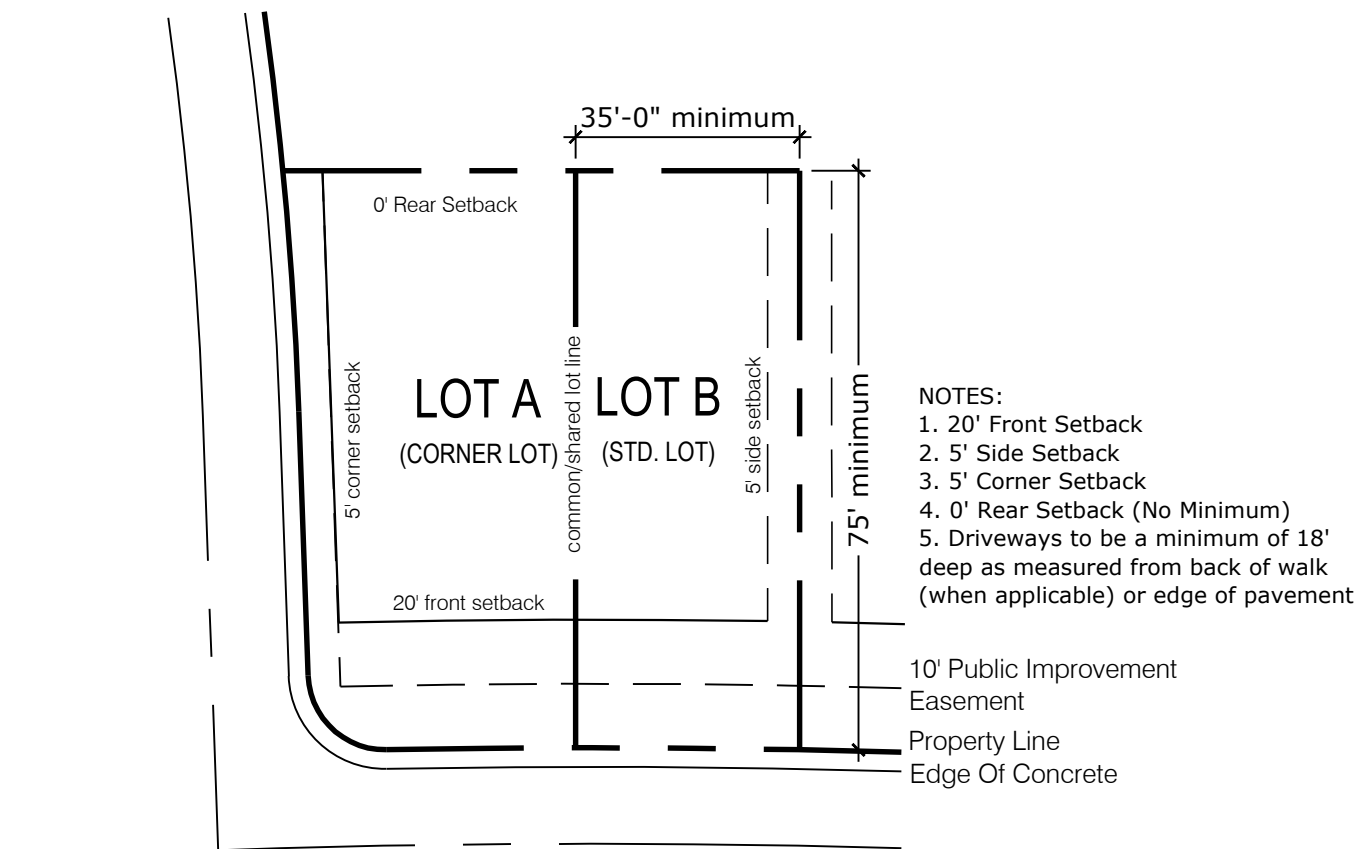
DEVELOPMENT GUIDELINES:

- 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:**
1. Maximum building height: thirty-five (35) feet.
2. 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
3. Minimum Lot Width: 35'
4. Minimum Lot Size: 3,100 sf
5. Minimum Lot Depth: 75'
6. No projections into the tracts owned and maintained by the Copper Chase at Sterling Ranch Home Owners Association will be permitted.
- H. **Streets.** Streets within Copper Chase at Sterling Ranch subdivision provide general vehicular circulation throughout the development. All Streets shall be paved unless otherwise indicated on the Development Plan. Sidewalks will be provided as illustrated on this plan.

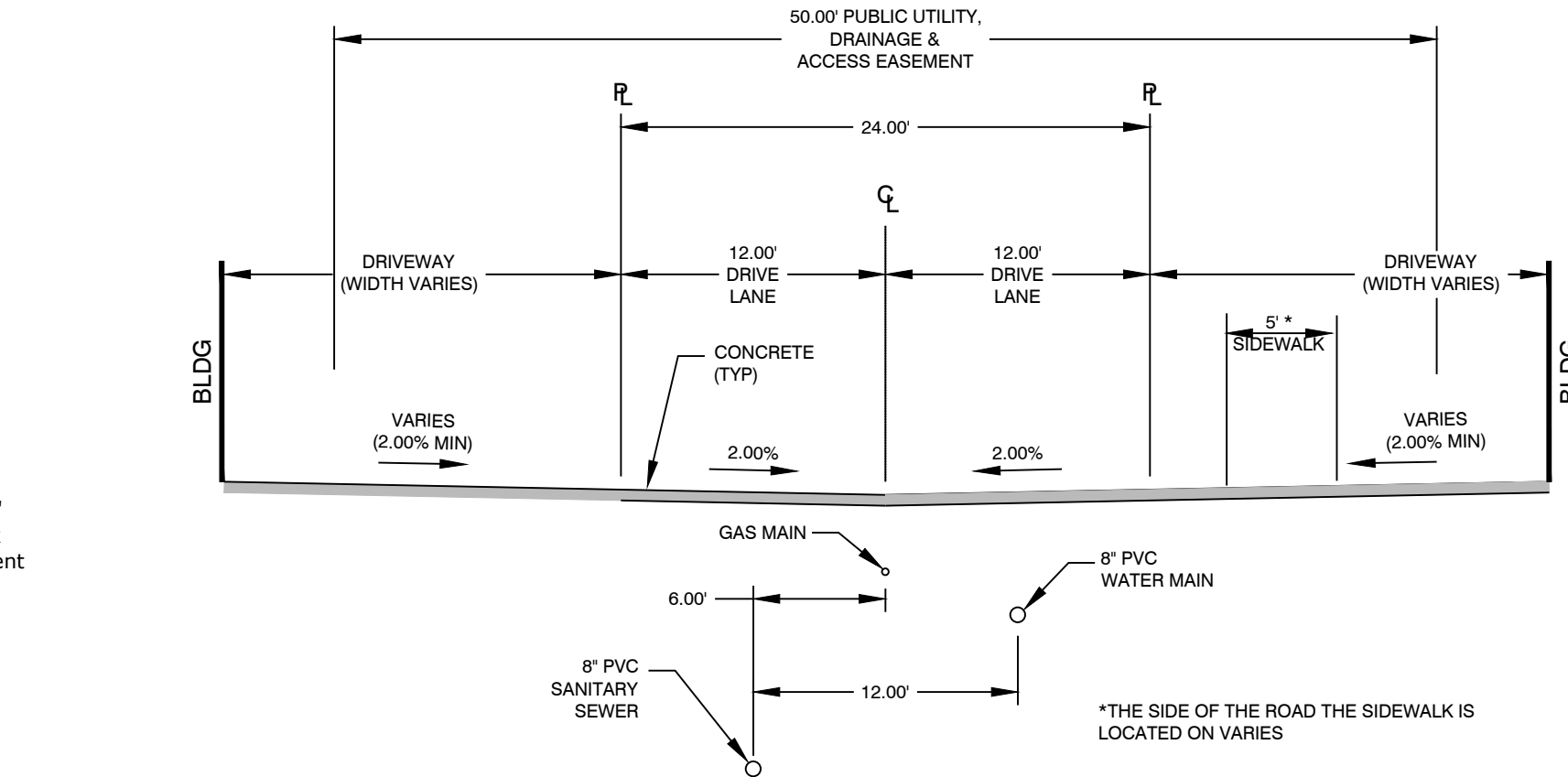
PUD MODIFICATIONS

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

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, TO BE PLATTED WITH STERLING RANCH FILING NO. 2, 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 & MAITENANCE
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

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

Director, Planning & Community Development Department date

Clerk and Recorder Certification

State of Colorado)

El Paso County) ss.

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

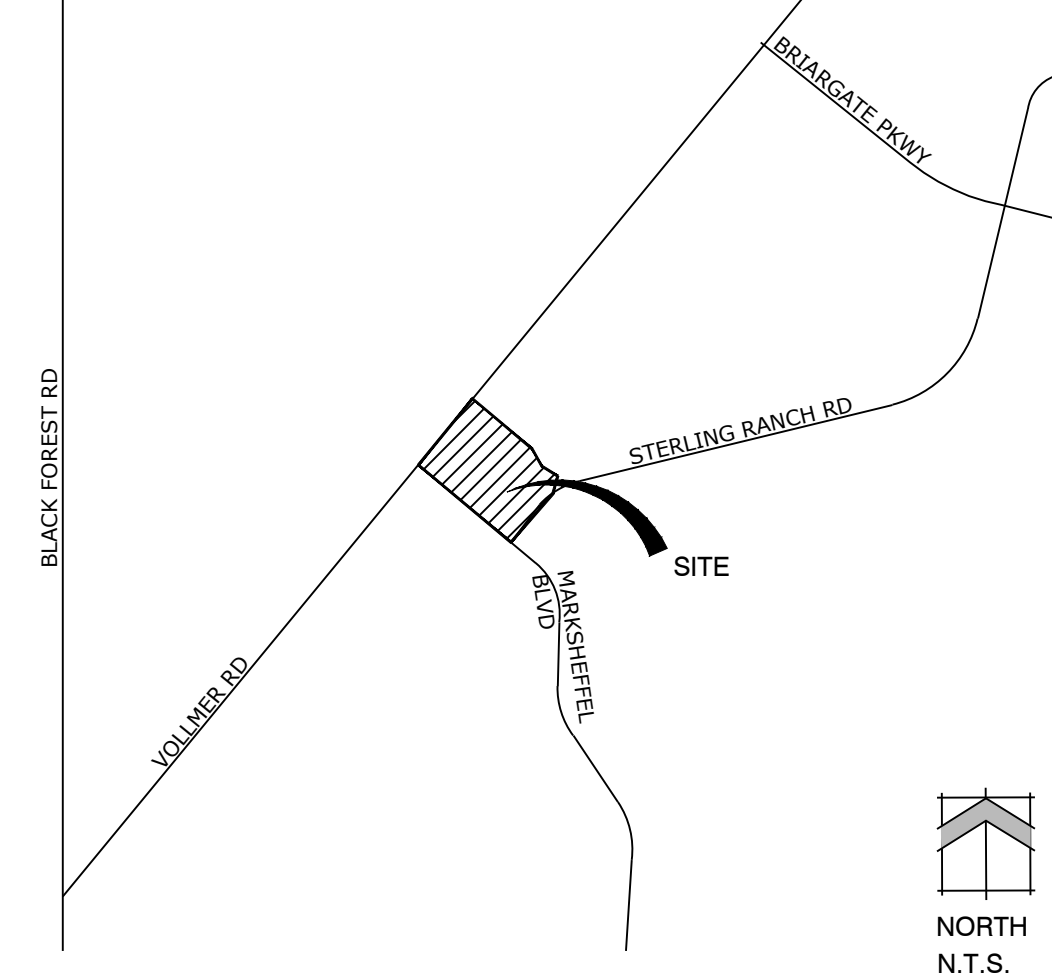
Ownership Certification

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

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 8605 Explorer Drive, Suite 250 Colorado Springs, CO 80920
Applicant:	Challenger Communities, LLC 8605 Explorer Drive, Suite 250 Colorado Springs, CO 80920
Tax ID Number:	5200000364; 5233000011; 5232400002; 5300000173
Site Acreage:	
Sketch Plan:	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/ac (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%)

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

- 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.
- All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
- Copper Chase at Sterling Ranch is Subject to the approved Sterling Ranch Sketch Plan (SKP 18-3) approved December 2018.

SHEET INDEX

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Sheet 6 of 6	Development Plan - PUD

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

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PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

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

SHEET

SHEET INFO

DATE: BY: DESCRIPTION:

SHEET REVISION

SHEET TITLE

SHEET NUMBER

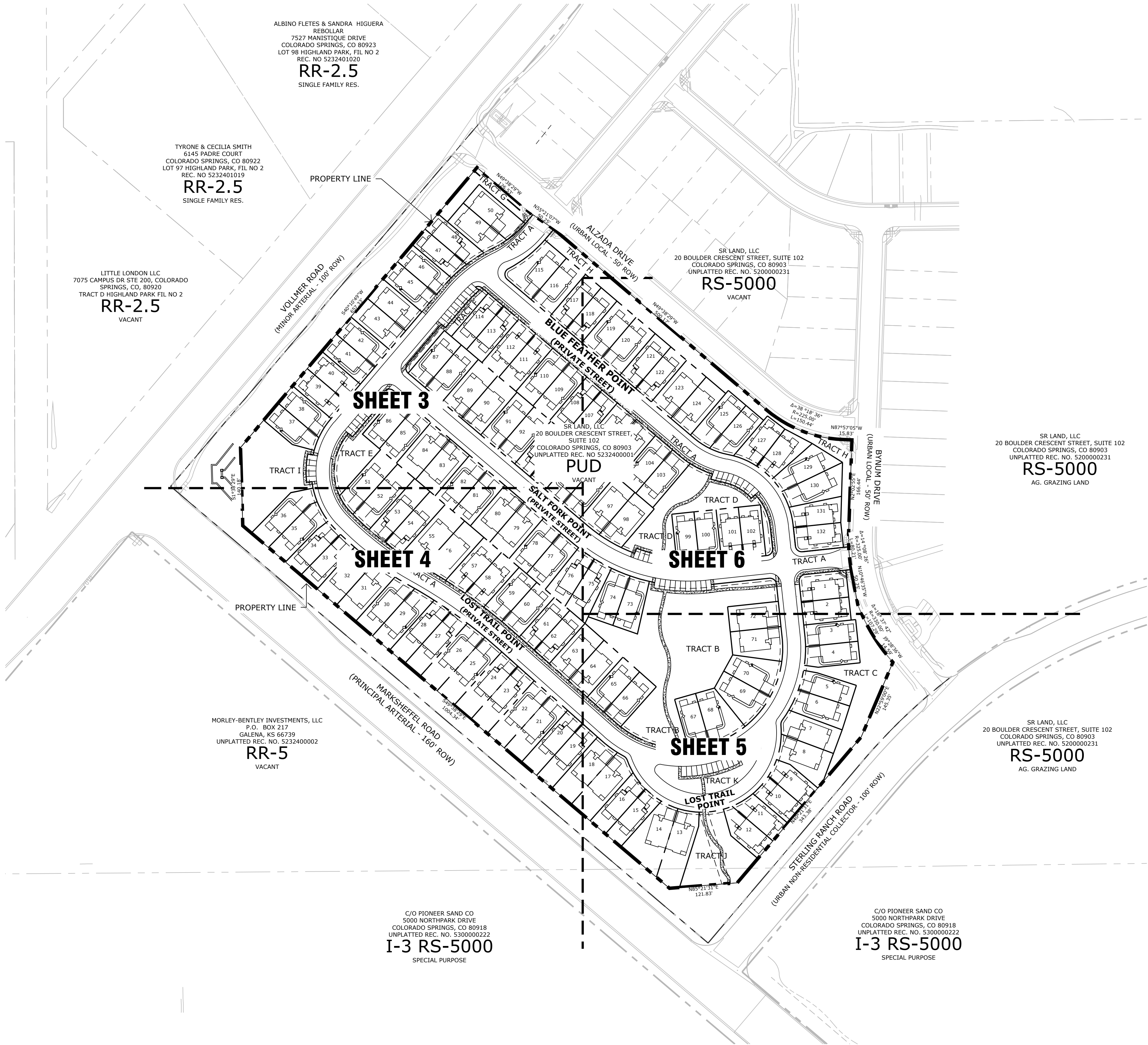
1 OF 6

PLANTING

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



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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

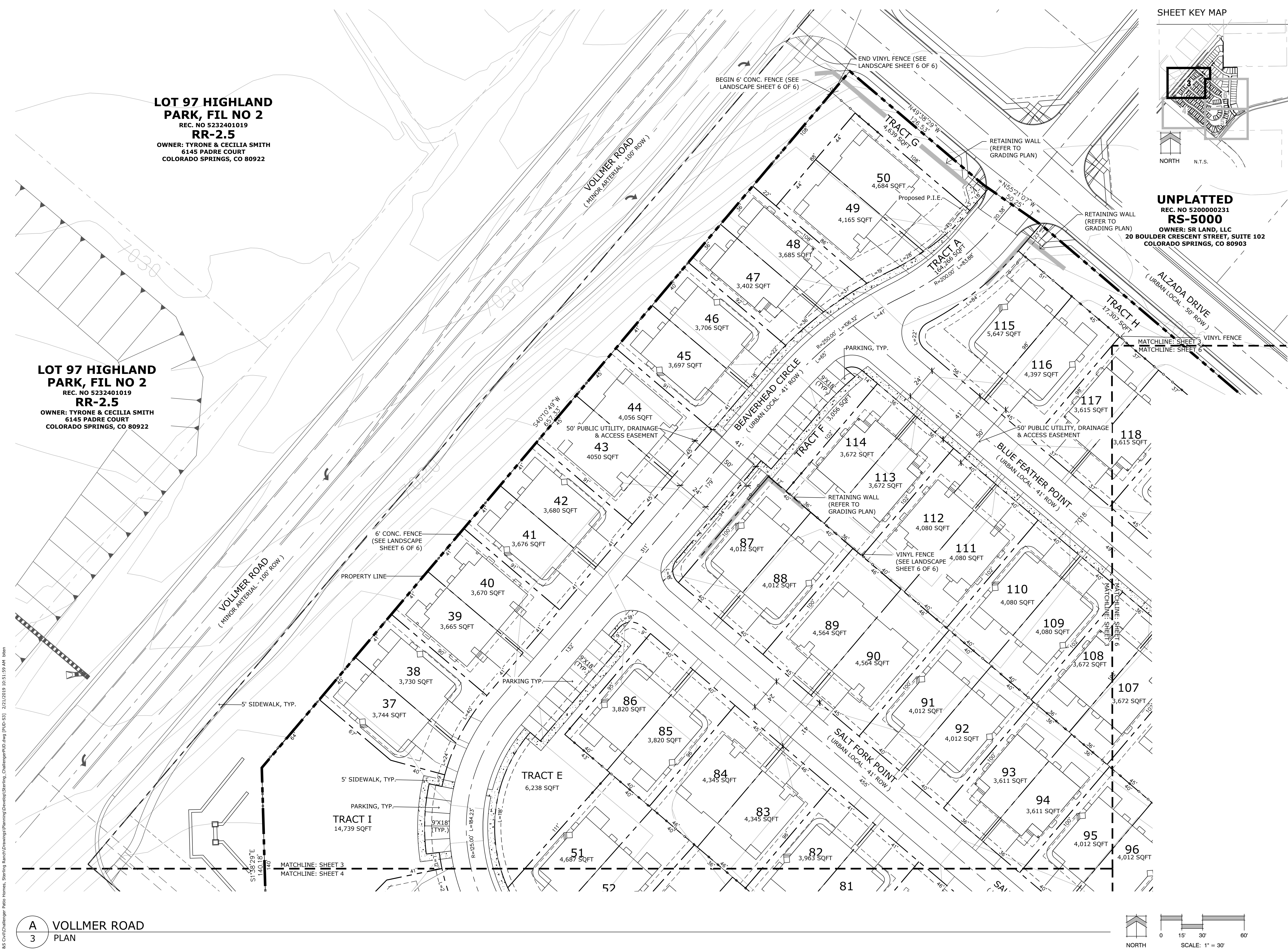
ENTITLEMENT

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OVERALL SITE PLAN

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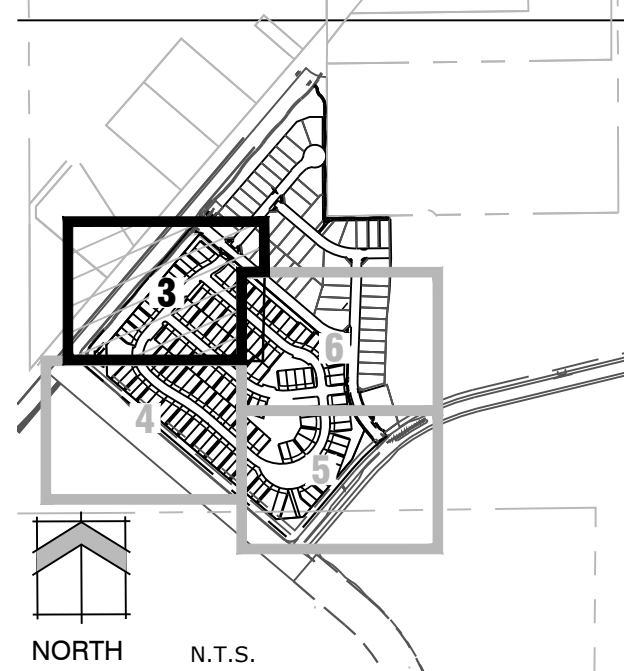
2 OF 6



**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

SHEET KEY MAP



UNPLATTED
REC. NO 5200000231
RS-5000

OWNER: SR LAND, LLC
20 BOULDER CRESCENT STREET, SUITE 102
COLORADO SPRINGS, CO 80903

**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

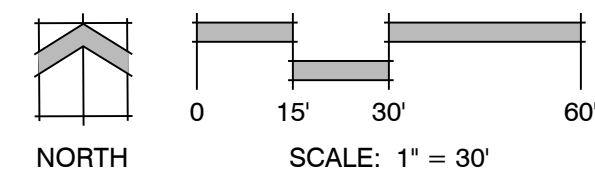
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DEVELOPMENT PLAN - PUD

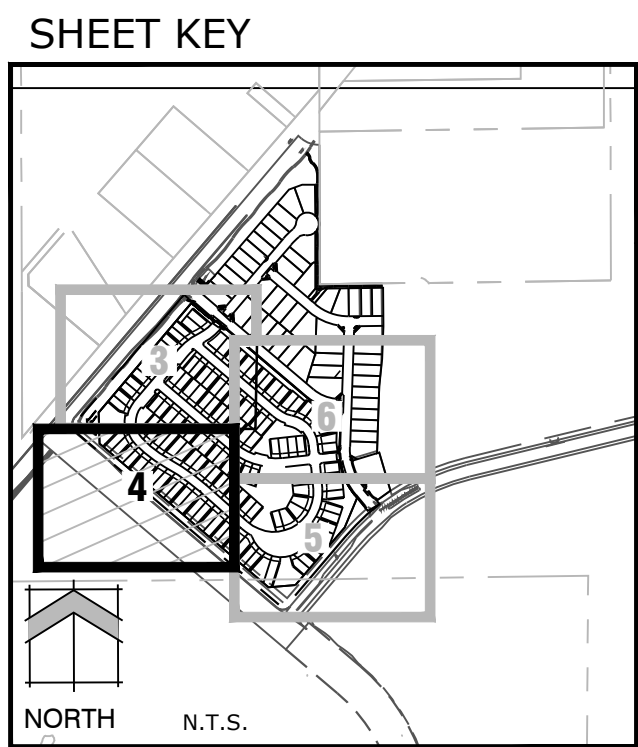
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3 OF 6

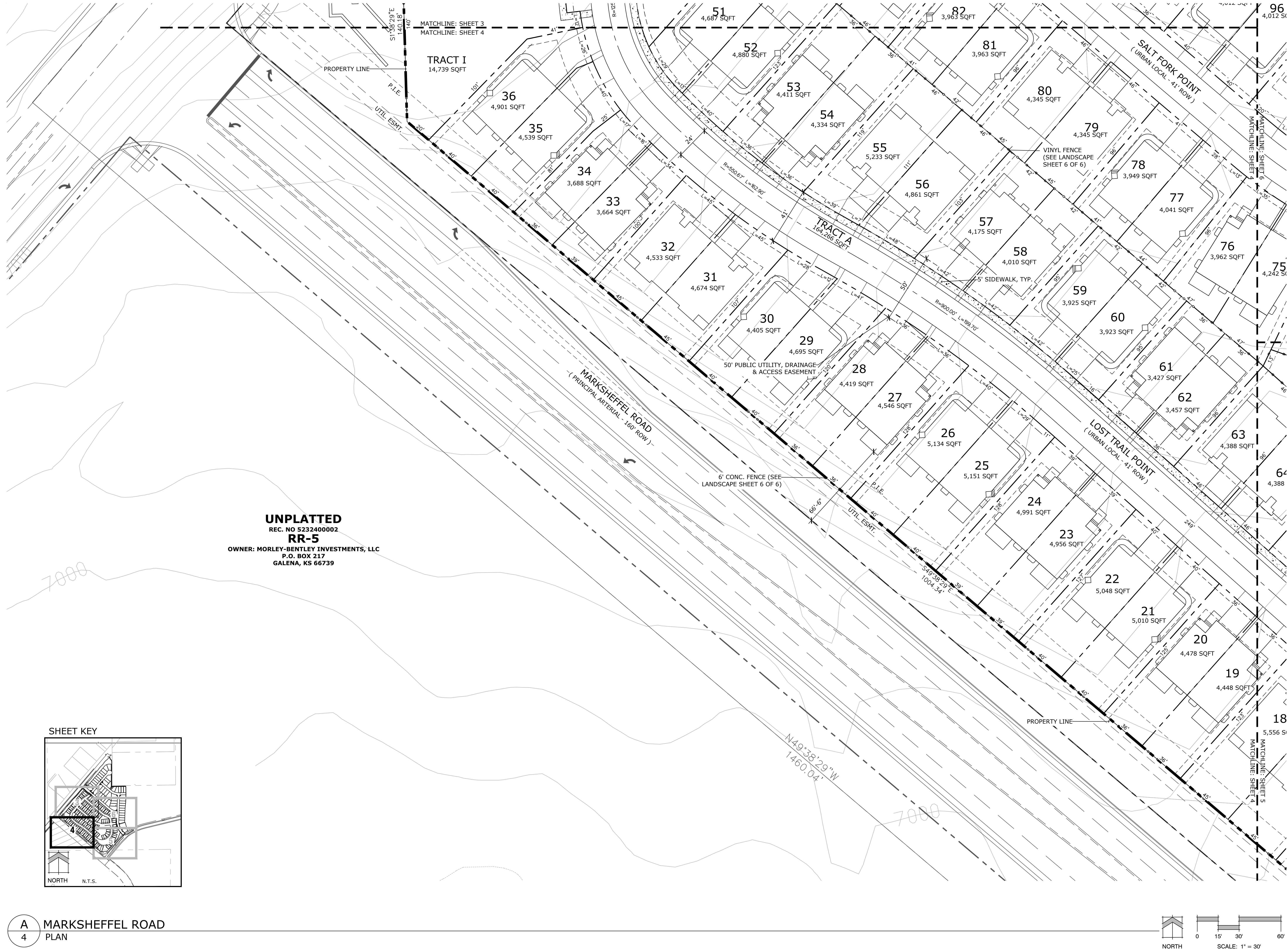
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3
**VOLLMER ROAD
PLAN**



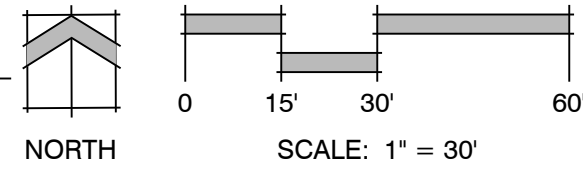
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A
4 MARKSHEFFEL ROAD
PLAN



UNPLATTED
REC. NO 5232400002
RR-5
OWNER: MORLEY-BENTLEY INVESTMENTS, LLC
P.O. BOX 217
GALENA, KS 66739



Land Planning
Landscape
Architecture
Urban Design

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CHALLENGER
HOMES

COPPER CHASE AT
STERLING RANCH

PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

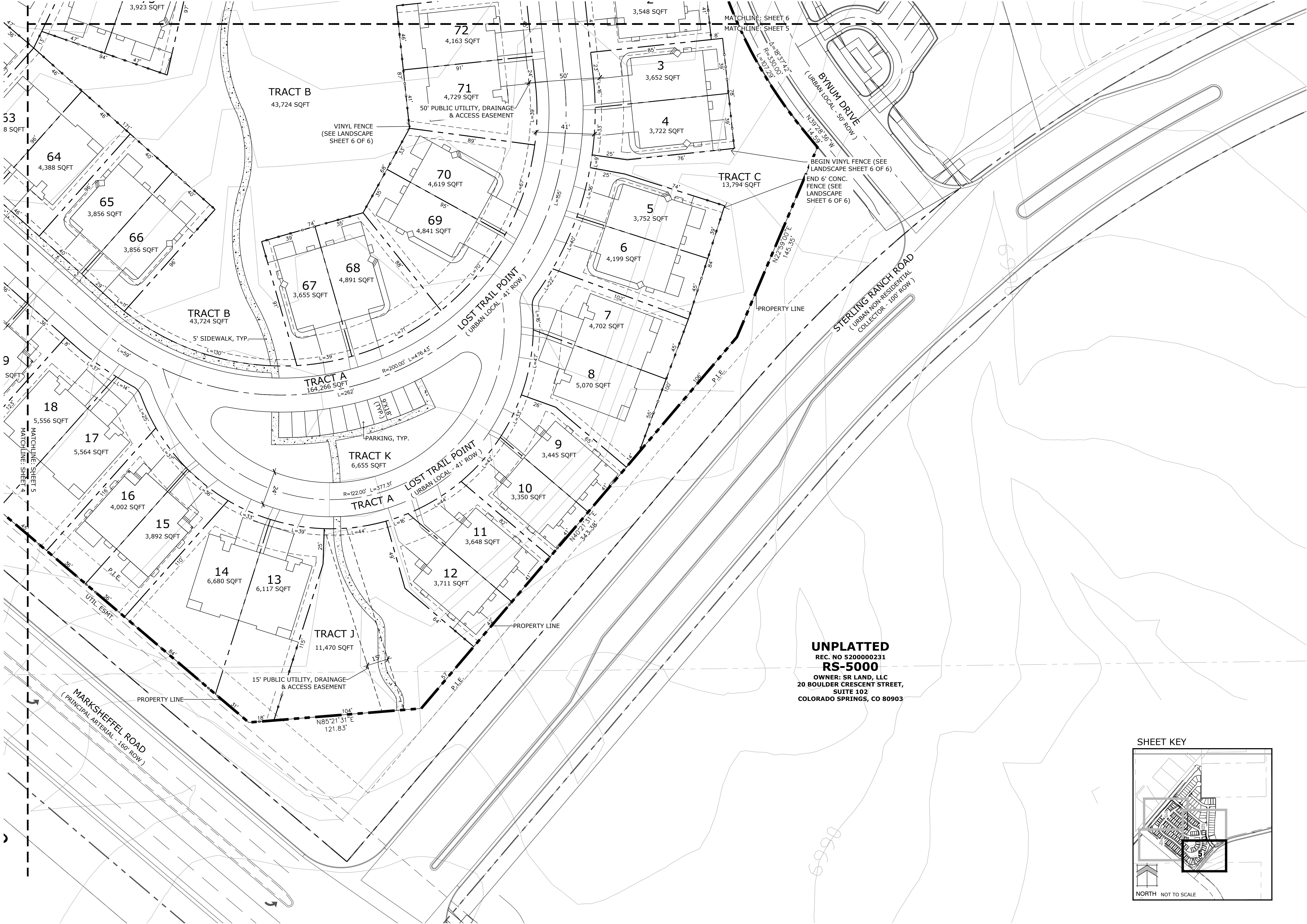
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PREPARED BY: B. ITEN

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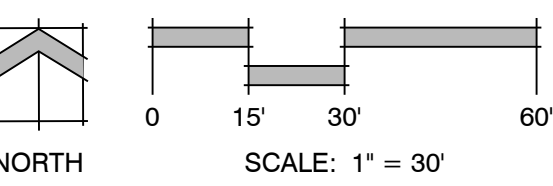
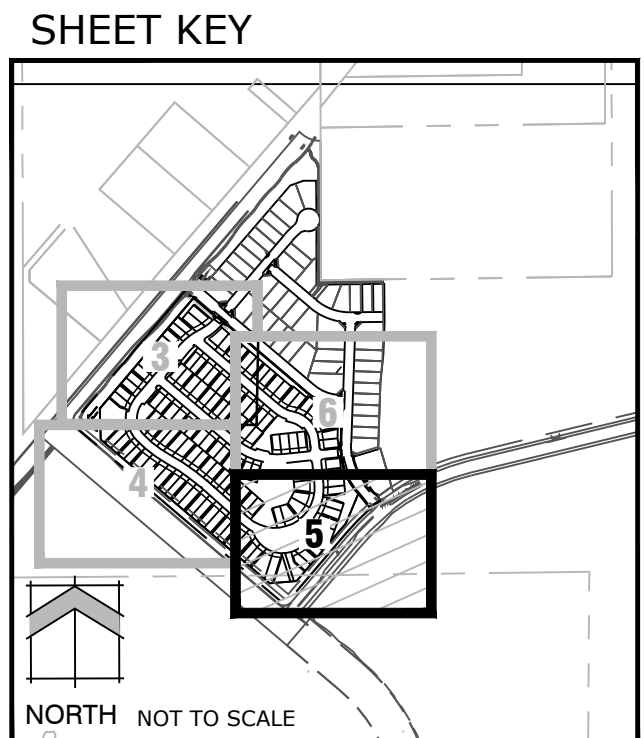
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DEVELOPMENT PLAN - PUD

4
4 OF 6



A
5 MARKSHEFFEL ROAD AND STERLING RANCH ROAD
PLAN



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8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

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

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DEVELOPMENT PLAN - PUD

5
5 OF 6

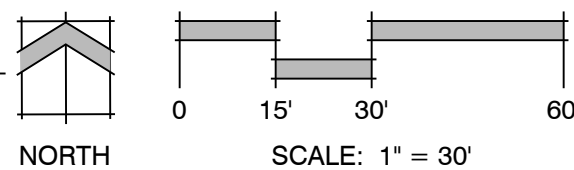
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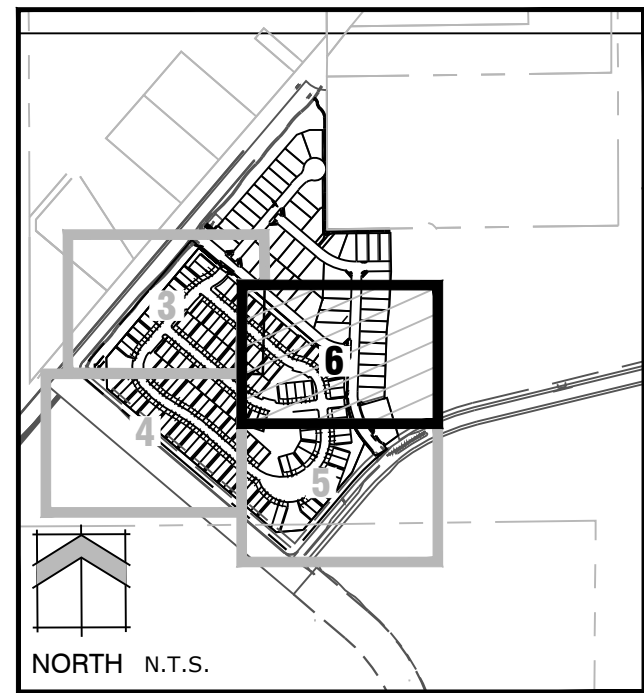


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6

BYNUM DRIVE
PLAN



SHEET KEY



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

SEAL

ENTITLEMENT

DATE: BY: DESCRIPTION:

ISSUE / REVISION

DEVELOPMENT PLAN - PUD

6
6 OF 6

SHEET NUMBER
PLANTING

PLANNER, LANDSCAPE ARCHITECT

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Urban Design

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