

Add note identifying the plat is governed by the PUD zoning district, PCD file No _____ as recorded at _____

COPPER CHASE AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 2", SAID TRACT BEING 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 NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

TRACT E, "STERLING RANCH FILING NO. 2", AS RECORDED UNDER RECEPTION NO. 222714894 IN THE EL PASO COUNTY RECORDS,

SAID TRACT BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4, SE 1/4) OF SECTION 32, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4, SW 1/4) OF SECTION 33, T12S, R65W OF THE 6TH/ P.M., AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 5, T13S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 856,016 SQUARE FEET (19.651 ACRES, MORE OR LESS).

OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "COPPER CHASE AT STERLING RANCH FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2023, A.D.

BY: _____ AS VICE PRESIDENT OF LAND DEVELOPMENT, CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2023, A.D. BY JIM BYERS, AS VICE PRESIDENT OF LAND DEVELOPMENT, CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, AND J ARE FOR LANDSCAPE, DRAINAGE, PARK, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY COPPER CHASE AT STERLING RANCH HOME OWNERS ASSOCIATION.

BY: _____ AS _____

COPPER CHASE AT STERLING RANCH HOME OWNERS ASSOCIATION

STATE OF COLORADO }
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____

2023, A.D. BY _____

AS _____, COPPER CHASE AT STERLING RANCH HOME OWNERS ASSOCIATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

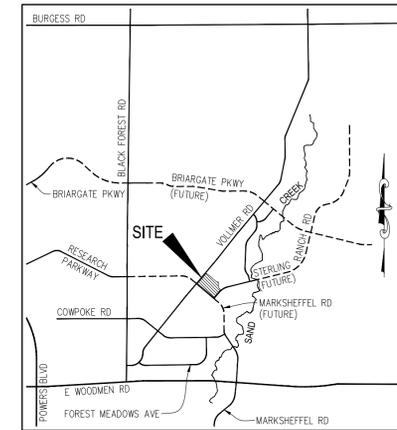
NOTARY PUBLIC: _____

GENERAL PLAT NOTES:

- THE BASIS OF BEARINGS IS THE WESTERLY LINE OF TRACT E, "STERLING RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 222714894 IN THE EL PASO COUNTY, COLORADO RECORDS. SAID LINE IS MONUMENTED AT EACH END WITH A SET NO. 5 REBAR AND ORANGE CAP STAMPED "M&S CIVIL PLS 25966" AND BEARS N40°10'47"E A DISTANCE OF 657.33 FEET. THE UNIT OF MEASUREMENT FOR ALL DISTANCES IS THE U.S. SURVEY FOOT.
- THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0533 G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR THE EASEMENTS OF RECORD SHOWN HEREON, M&S CIVIL CONSULTANTS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED APRIL 26, 2023 BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. ABC55102249.2 WITH AN EFFECTIVE DATE OF APRIL 19, 2023 AT 5:00 P.M.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN/FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; SOILS & GEOLOGY REPORT; NATURAL FEATURES REPORT; NOXIOUS WEED MANAGEMENT PLAN
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICES REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THERE SHALL BE NO DIRECT LOT ACCESS TO MARKSHEFFEL ROAD, STERLING RANCH ROAD, OR VOLLMER ROAD.
- THE 60 FOOT WIDE PUBLIC HIGHWAYS CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1887 AND RECORDED IN ROAD BOOK A AT PAGE 78 AND ON JUNE 20, 1917 IN BOOK 571 AT PAGE 55 OF THE RECORDS OF EL PASO COUNTY, ARE HEREBY VACATED UPON RECORDATION OF THIS PLAT.

NOTES: (CONT.)

14. GEOLOGIC HAZARD NOTE: 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 SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY COPPER CHASE AT STERLING RANCH EL PASO COUNTY, COLORADO BY ENTECH ENGINEERING DATED MARCH 7, 2022 IN FILE PUDSP 22-002 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
 - POTENTIAL SHALLOW GROUNDWATER (ALL LOTS)
 - ARTIFICIAL FILL (ALL LOTS)
 - SHALLOW BEDROCK (ALL LOTS)
 - POTENTIAL EXPANSIVE SOIL (SPORADIC)
 - HYDROCOMPACTION (LOTS 6-12, 15-28, 41-63, 73-115 AND 120-138)
 IN AREAS OF EXPANSIVE SOIL: MITIGATION OF EXPANSIVE SOILS WILL REQUIRE SPECIAL FOUNDATION DESIGN.
 IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. NO BASEMENTS BELOW GRADE ARE PROPOSED FOR THIS SITE.
15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "PARK AND OPEN SPACE" AREAS.
16. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
17. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
18. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
19. THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.
20. A DETENTION POND MAINTENANCE AGREEMENT IS RECORDED AT RECEPTION NO. 222005655.
21. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
22. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
23. ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
24. NATURAL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
25. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
26. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.
27. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.



TRACT	SIZE (ACRES)	USE	OWNERSHIP/ MAINTENANCE
A	0.312	LANDSCAPE/UTILITIES	CC@SR HOA
B	0.458	LANDSCAPE/UTILITIES	CC@SR HOA
C	0.282	LANDSCAPE/UTILITIES	CC@SR HOA
D	0.045	LANDSCAPE/DRAINAGE/UTILITIES	CC@SR HOA
E	0.484	LANDSCAPE/STORMWATER/UTILITIES	CC@SR HOA
F	0.067	LANDSCAPE/UTILITIES	CC@SR HOA
G	0.291	LANDSCAPE/UTILITIES	CC@SR HOA
H	1.287	PARK/UTILITIES	CC@SR HOA
I	0.166	LANDSCAPE/UTILITIES	CC@SR HOA
J	0.145	LANDSCAPE/UTILITIES	CC@SR HOA
TOTAL	3.537		

*CC@SR HOA = COPPER CHASE AT STERLING RANCH HOME OWNERS ASSOCIATION

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District _____ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy.

its ok to have both PUDSP and SF

no basements are allowed (delete proposed this is the plat)

to be maintained by the District (ties into storm system)

is this detention pond to be maintained by District versus HOA

identify the tracts that have sidewalks trails for use so it is clear to adj lots that a public trail will be provided by the developer

identify th installer and maintenance entity for the required retaining wall

FAWWA

remove fences

Add Trail

is this District maintaining any tracts, retaining walls?

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2023.

VERNON P. TAYLOR _____ DATE _____
COLORADO PLS NO. 25966,
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "COPPER CHASE AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2023, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2023, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ STEVE SCHLEIKER, RECORDER

SURCHARGE: _____ BY: _____ DEPUTY

FEES:

- DRAINAGE FEE: _____
- BRIDGE FEE: _____
- SCHOOL FEE: _____
- REGIONAL PARK FEE: _____
- URBAN PARK FEE: _____

SUMMARY:

138 LOTS	11.875 ACRES	60.43%
10 TRACTS	3.537 ACRES	18.00%
RIGHTS-OF-WAY	4.239 ACRES	21.57%
TOTAL	19.651 ACRES	100.00%

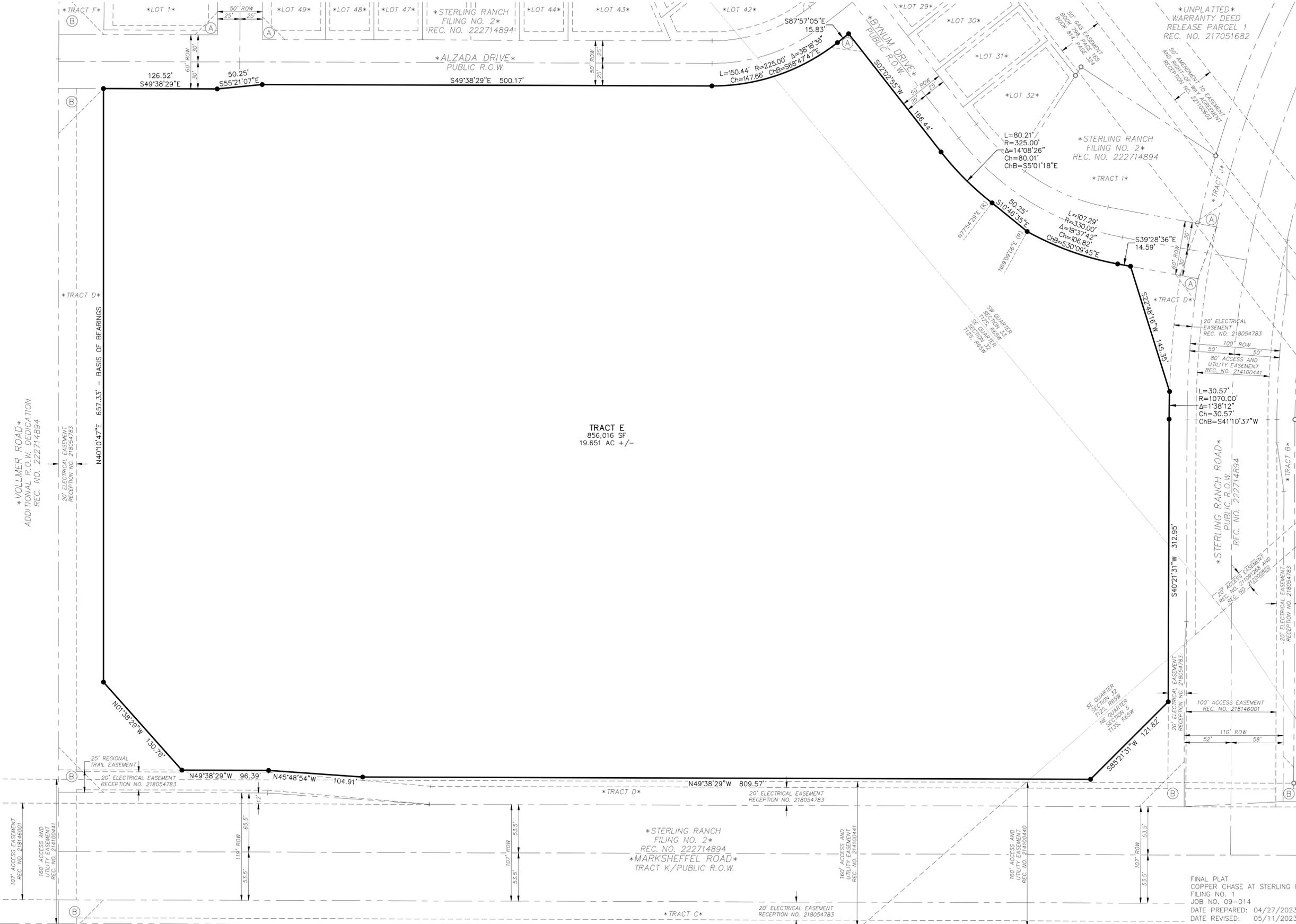
FINAL PLAT
COPPER CHASE AT STERLING RANCH
FILING NO. 1
JOB NO. 09-014
DATE PREPARED: 04/27/2023
DATE REVISED: 05/11/2023



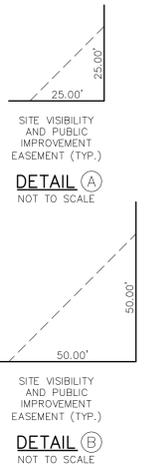
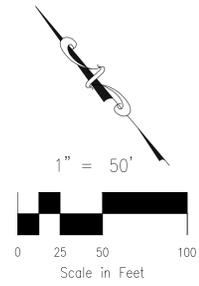
File: C:\090144\Challenger_PCD\Map\Survey\Plot\09-014_Copper_Chase_Platt... 5/17/2023 10:39 AM

COPPER CHASE AT STERLING RANCH FILING NO. 1
 A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 2", SAID TRACT BEING 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 NE 1/4 OF SECTION 5,
 TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET NO 5 REBAR AND ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND NO 5 REBAR AND 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT SUBDIVISION LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - SECTION LINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



TRACT E
 856,016 SF
 19.651 AC +/-



AS PLATTED

FINAL PLAT
 COPPER CHASE AT STERLING RANCH
 FILING NO. 1
 JOB NO. 09-014
 DATE PREPARED: 04/27/2023
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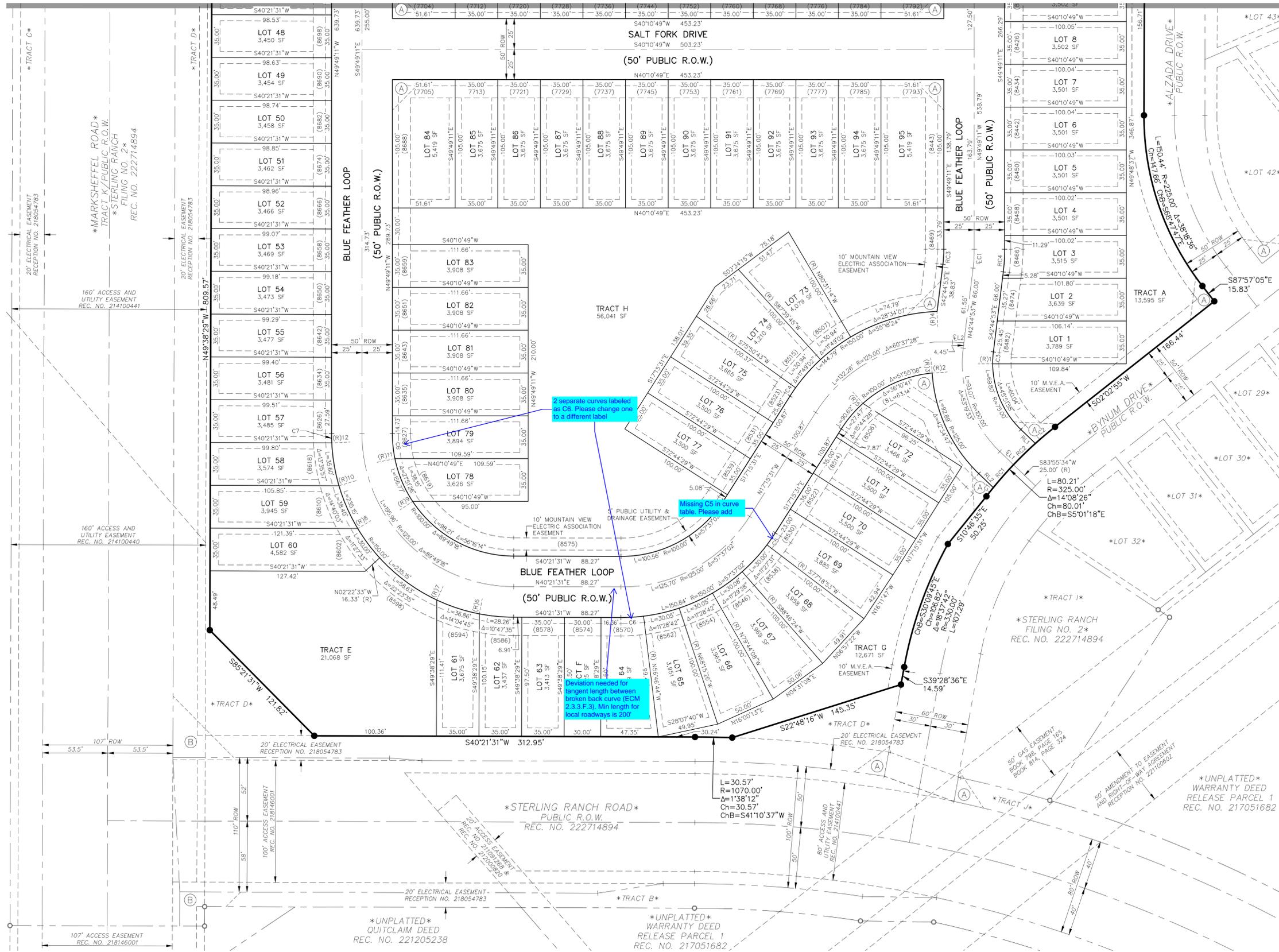
M&S CIVIL CONSULTANTS, INC.
 212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485
 SHEET 2 OF 4

File: C:\Users\jchallenger\Folder\Projects\09-014 Copper Chase Plat.dwg PlotTime: 5/7/2023 10:39 AM

COPPER CHASE AT STERLING RANCH FILING NO. 1
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 TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

AS REPLATTED

MATCHLINE - SEE SHEET 4 OF 4



RADIAL BEARING TABLE

LINE #	BEARING
(R)1	N39°47'32"E
(R)2	N36°30'21"E
(R)3	S55°20'22"E
(R)4	S51°57'07"E
(R)5	N88°28'57"E
(R)6	N38°50'54"W
(R)7	N24°46'09"W
(R)8	N09°05'00"E
(R)9	N06°37'45"E
(R)10	N23°45'03"E
(R)11	N28°29'12"E
(R)12	N37°21'00"E

- LEGEND:**
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 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - MATCH LINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC1	25.02	325.00	4'24"42"
RC2	25.02	325.00	4'24"42"
RC3	12.34	100.00	7'04"17"
RC4	18.51	150.00	7'04"17"

RIGHT-OF-WAY LINE TABLE

LINE #	BEARING	DISTANCE
RL1	N83°55'34"E	16.52
RL2	S83°55'34"W	16.52

CENTERLINE CURVE TABLE

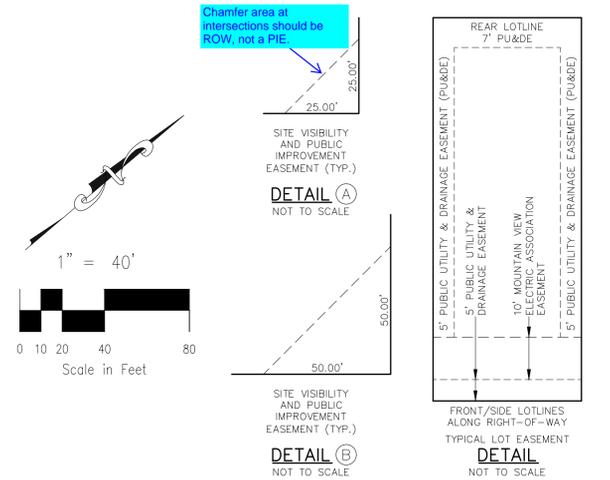
CURVE #	LENGTH	RADIUS	DELTA
EC1	15.43	125.00	7'04"17"

CENTERLINE LINE TABLE

LINE #	BEARING	DISTANCE
EL1	S83°55'34"W	15.56
EL2	N43°21'58"E	9.50

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	9.11	325.00	1'36"23"
C2	21.05	325.00	3'42"39"
C3	9.76	75.00	7'27'35"
C4	8.13	150.00	3'06"14"
C6	18.69	150.00	7'08"15"
C7	7.41	150.00	2'49'49"



FINAL PLAT
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 FILING NO. 1
 JOB NO. 09-014
 DATE PREPARED: 04/27/2023
 DATE REVISED: 05/11/2023

212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

SHEET 3 OF 4

File: C:\000014\Challenger_P\00\Map\Survey\Plat\09-014_Copper_Chase_Pl1.dwg PlotTime: 5/11/2023 11:00 AM

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AS REPLATTED

LEGEND:

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- ChB CHORD BEARING
- SET No. 5 REBAR AND ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No. 5 REBAR AND 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCH LINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

LOT & TRACT CURVE TABLE

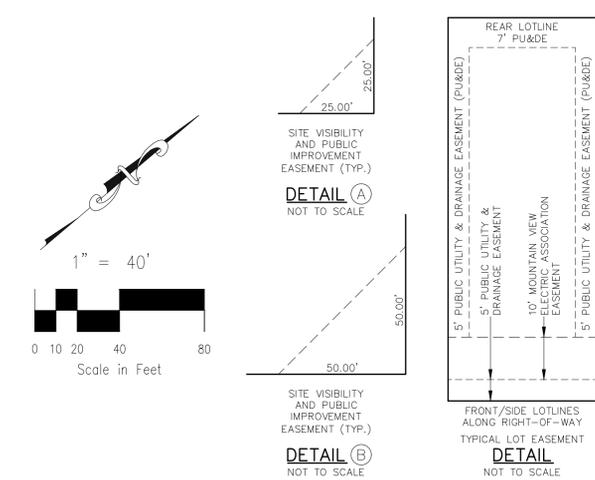
CURVE #	LENGTH	RADIUS	DELTA
C8	5.63	150.00	2°08'56"
C9	2.50	100.00	1°25'57"
C10	13.43	100.00	7°41'34"
C11	13.43	150.00	5°07'52"
C12	2.87	200.00	0°49'15"

LOT & TRACT LINE TABLE

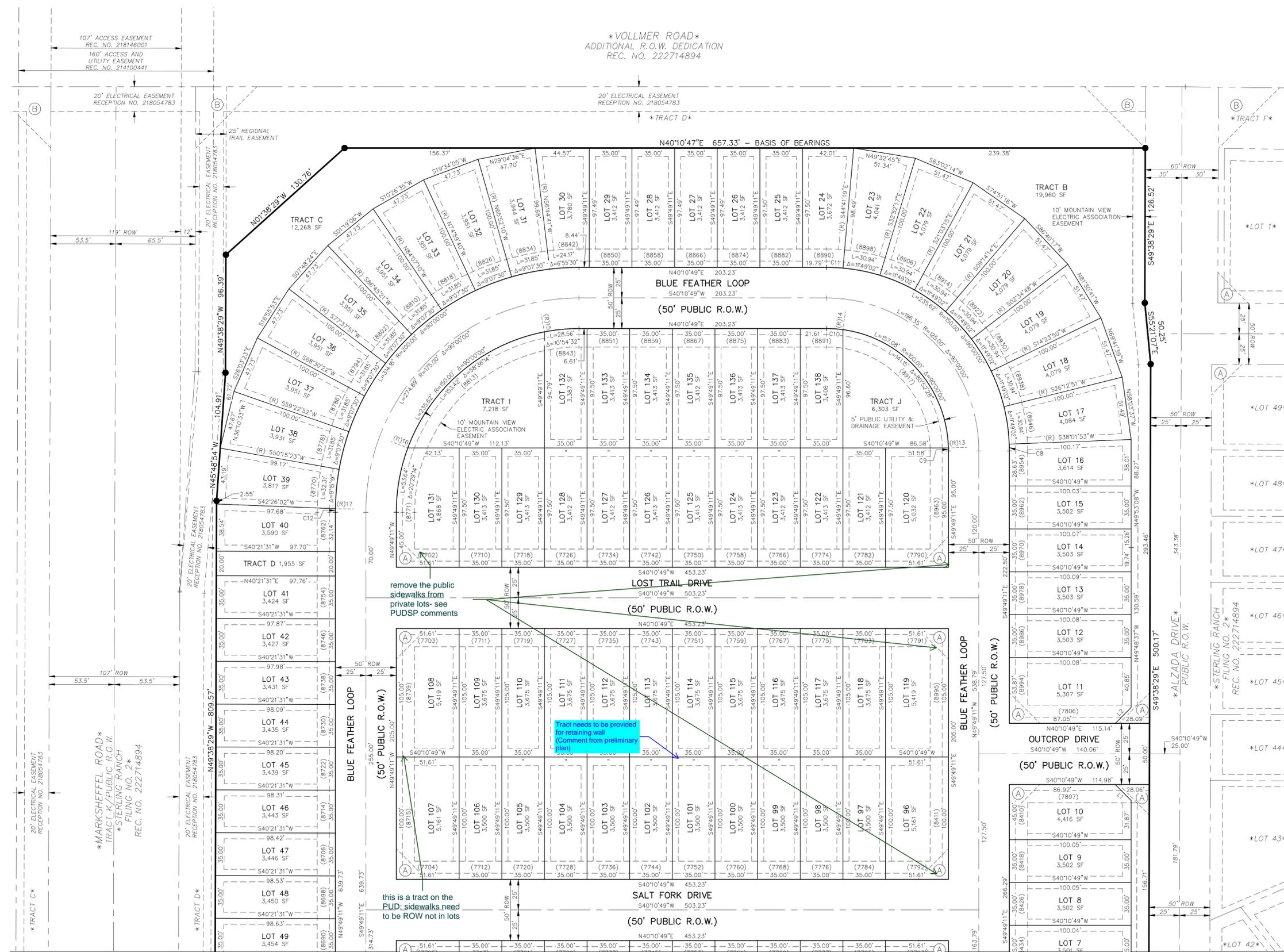
LINE #	BEARING	DISTANCE
L1	N85°10'49"E	18.57
L2	S04°49'11"E	18.41

RADIAL BEARING TABLE

LINE #	BEARING
(R)13	N38°44'52"E
(R)14	S42°07'36"E
(R)15	S60°43'42"E
(R)16	N60°40'04"E
(R)17	N41°00'04"E



FINAL PLAT
 COPPER CHASE AT STERLING RANCH
 FILING NO. 1
 JOB NO. 09-014
 DATE PREPARED: 04/27/2023
 DATE REVISED: 05/11/2023



comments on sheet 3 and 4 are repeated

MATCHLINE - SEE SHEET 3 OF 4

V_1 Final Plat.pdf Markup Summary 6-28-2023

CDurham (6)

(CONT.)
C HAZARD NOTE: THE FOLLOWING L
D BY GEOLOGIC HAZARDS. MITIGATI
DARD AREA CAN BE FOUND IN THE
C HAZARD STUDY COPPER CHASE #
COLORADO STATE ENTECH ENGINEERN
JSP 22-002 AVAILABLE AT THE EL
ITY DEVELOPMENT DEPARTMENT.

Subject: Callout
Page Label: Sheet 1 - Cover
Author: CDurham
Date: 6/26/2023 1:38:06 PM
Status:
Color: ■
Layer:
Space:

or SF 23-016



Subject: Callout
Page Label: Sheet 3 - As Replatted
Author: CDurham
Date: 6/27/2023 5:18:01 PM
Status:
Color: ■
Layer:
Space:

2 separate curves labeled as C6. Please change one to a different label



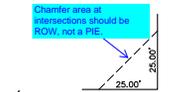
Subject: Callout
Page Label: Sheet 3 - As Replatted
Author: CDurham
Date: 6/27/2023 5:19:27 PM
Status:
Color: ■
Layer:
Space:

Missing C5 in curve table. Please add



Subject: Callout
Page Label: Sheet 3 - As Replatted
Author: CDurham
Date: 6/28/2023 11:16:37 AM
Status:
Color: ■
Layer:
Space:

Deviation needed for tangent length between broken back curve (ECM 2.3.3.F.3). Min length for local roadways is 200'



Subject: Callout
Page Label: Sheet 3 - As Replatted
Author: CDurham
Date: 6/28/2023 11:18:50 AM
Status:
Color: ■
Layer:
Space:

Chamfer area at intersections should be ROW, not a PIE.



Subject: Callout
Page Label: Sheet 4 - As Replatted
Author: CDurham
Date: 6/28/2023 11:17:58 AM
Status:
Color: ■
Layer:
Space:

Tract needs to be provided for retaining wall (Comment from preliminary plan)



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 1:42:58 PM
Status:
Color: ■
Layer:
Space:

its ok to have both PUDSP and SF



Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 1:57:18 PM
Status:
Color: ■
Layer:
Space:

is this District maintaining any tracts, retaining walls?



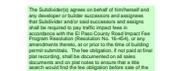
Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 1:57:58 PM
Status:
Color: ■
Layer:
Space:

FAWWA



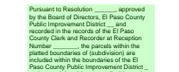
Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 1:58:27 PM
Status:
Color: ■
Layer:
Space:

remove fences



Subject: Road Impact
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:03:40 PM
Status:
Color: ■
Layer:
Space:

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.



Subject: PID
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:03:47 PM
Status:
Color: ■
Layer:
Space:

Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District ___ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _ and as such is subject to applicable road impact fees and mill levy.

Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:05:37 PM
Status:
Color: ■
Layer:
Space:

is this detention pond to be maintained by District verses HOA

Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:07:30 PM
Status:
Color: ■
Layer:
Space:

identify the tracts that have sidewalks trails for use so it is clear to adj lots that a public trail will be provided by the developer

(ALL LOTS)
 no basements are allowed (delete proposed this is the plat)
 25, 41-63, 73-75 AND 120-130
 TION OF EXPANSIVE SOILS WILL
 IF TO HIGH GROUNDWATER IN THE
 "STATE AND UNDERGROUND DRAINAGE
 ARE PROPOSED FOR THIS SITE.
 STED WITH DESIGNATED "MARK

Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:08:49 PM
Status:
Color: ■
Layer:
Space:

no basements are allowed (delete proposed this is the plat)

Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:27:11 PM
Status:
Color: ■
Layer:
Space:

Add Trail

Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:29:30 PM
Status:
Color: ■
Layer:
Space:

identify th installer and maintenance entity for the required retaining wall

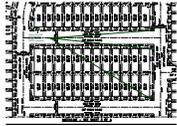
Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 2:30:05 PM
Status:
Color: ■
Layer:
Space:

to be maintained by the District (ties into storm system)



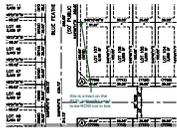
Subject: Callout
Page Label: Sheet 1 - Cover
Author: dsdparsons
Date: 6/28/2023 3:43:33 PM
Status:
Color: ■
Layer:
Space:

Add note identifying the plat is governed by the PUD zoning district , PCD file No _____ as recorded at _____



Subject: Callout
Page Label: Sheet 4 - As Replatted
Author: dsdparsons
Date: 6/28/2023 1:49:46 PM
Status:
Color: ■
Layer:
Space:

remove the public sidewalks from private lots- see PUDSP comments



Subject: Callout
Page Label: Sheet 4 - As Replatted
Author: dsdparsons
Date: 6/28/2023 1:51:06 PM
Status:
Color: ■
Layer:
Space:

this is a tract on the PUD; sidewalks need to be ROW not in lots

comments on sheet 3 and 4 are repeated

Subject: Text Box
Page Label: Sheet 4 - As Replatted
Author: dsdparsons
Date: 6/28/2023 1:56:15 PM
Status:
Color: ■
Layer:
Space:

comments on sheet 3 and 4 are repeated