

EL PASO COUNTY LAND DEVELOPMENT CODE

Chapter V - Section 55 Subdivision Summary Form

Date: 04/28/2023

SUBDIVISION NAME:

Copper Chase at Sterling Ranch

County El Paso

Type of Submittal:

Request for Exemption _____
Preliminary Plan _____
Final Plat _____

SUBDIVISION LOCATION: Township 12S Range 65W Section 32/33 1/4
SE/SW

OWNER(S) NAME

Challenger Homes

ADDRESS

8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920

SUBDIVIDER(S) NAME

Challenger Homes

ADDRESS East of Vollmer Road, North of Marksheffel Road
West of Sterling Ranch Road and Bynum Drive and South of Alzada Drive

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
X	Single Family	138	11.83	60.2%
	Apartments			
	Condominiums			
	Mobile Homes			
	Commercial	N/A		
	Industrial	N/A		
	Other (specify)			
X	Street		4.24	21.6%
	Walkways			

Areas and % do not match with what is shown on plat cover sheet. Please revise so both documents match.

there is a park in center

	Dedicated School Sites			
	Reserved Park Sites			
X	PRVT. OPEN AREAS (TRACTS)		3.58	18.2%
	Easements			
	Other (specify)			
	TOTAL		19.65	100%

* (By map measure)

Estimated Water Requirements 45,039 gal/day
(gallons/day).

Proposed Water Source(s)
Sterling Ranch Metro District No. 1

Estimated Sewage Disposal Requirement 22,704 gal/day
(gallons/day).

Proposed Means of Sewage Disposal
Sterling Ranch Metropolitan District No. 1

ACTION:

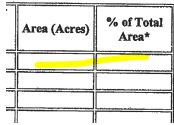
Planning Commission Recommendation
Approval _____ Date _____
Disapproval _____
Remarks: _____

Board of County Commissioners
Approval _____ Date _____
Disapproval _____
Exemption under C.R.S. 30-28-101 (10) (d) _____
Remarks (if exemption, state reason): _____

Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.

V_1 Sub Sum review.pdf Markup Summary 6-28-2023

CDurham (3)



Area (Acres)	% of Total Area*

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Author: CDurham
Date: 6/26/2023 1:30:50 PM
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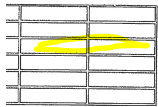


Area (Acres)	% of Total Area*

[Callout Box]

Subject: Callout
Page Label: 1
Author: CDurham
Date: 6/26/2023 1:31:50 PM
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Areas and % do not match with what is shown on plat cover sheet. Please revise so both documents match.



Subject: Highlight
Page Label: 2
Author: CDurham
Date: 6/26/2023 1:30:54 PM
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dsdparsons (1)



Area (Acres)	% of Total Area*

there is a park in

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 6/28/2023 4:08:40 PM
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there is a park in center