

COPPER CHASE AT STERLING RANCH

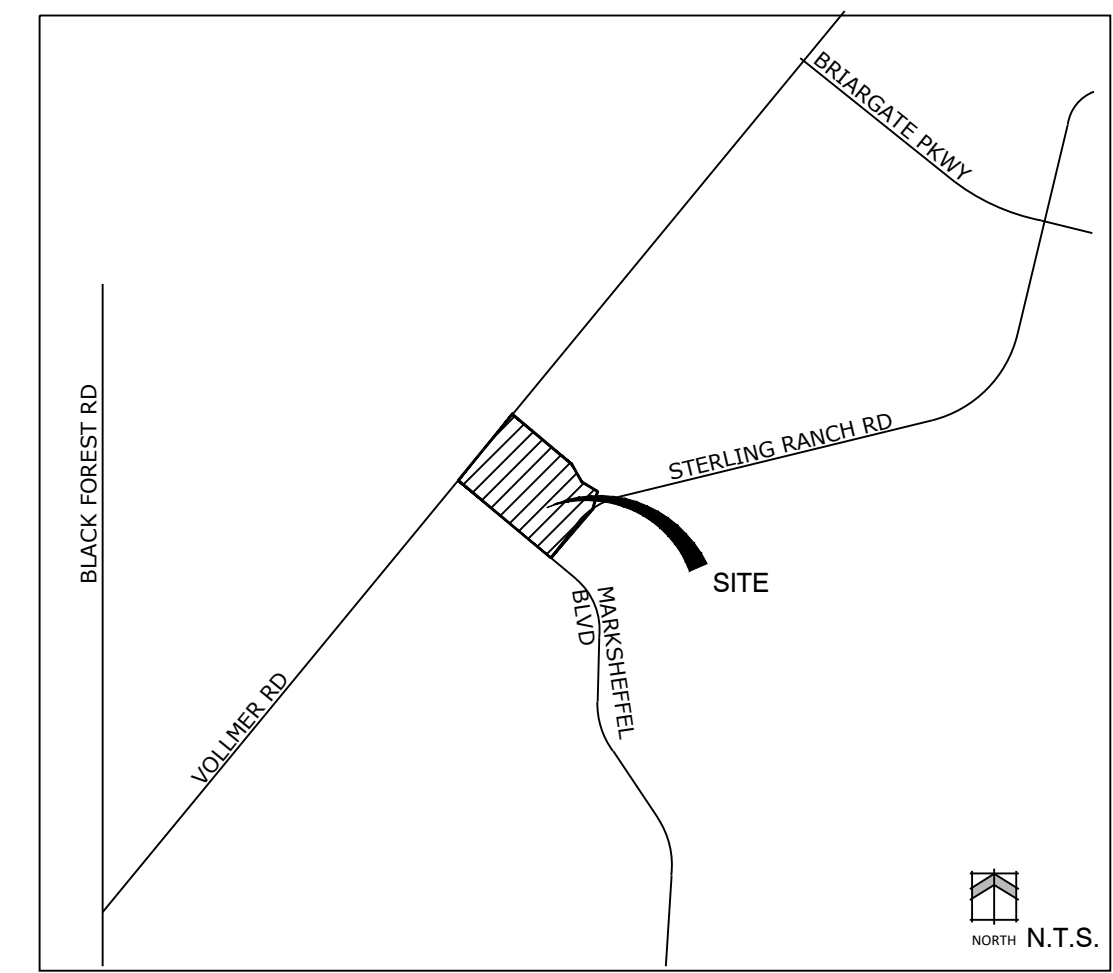
EL PASO COUNTY, COLORADO

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 P.M.

PUD DEVELOPMENT/PRELIMINARY PLAN

title every sheet ;
SEE CHECKLISTS
for a PUD and Prelim
plan

VICINITY MAP



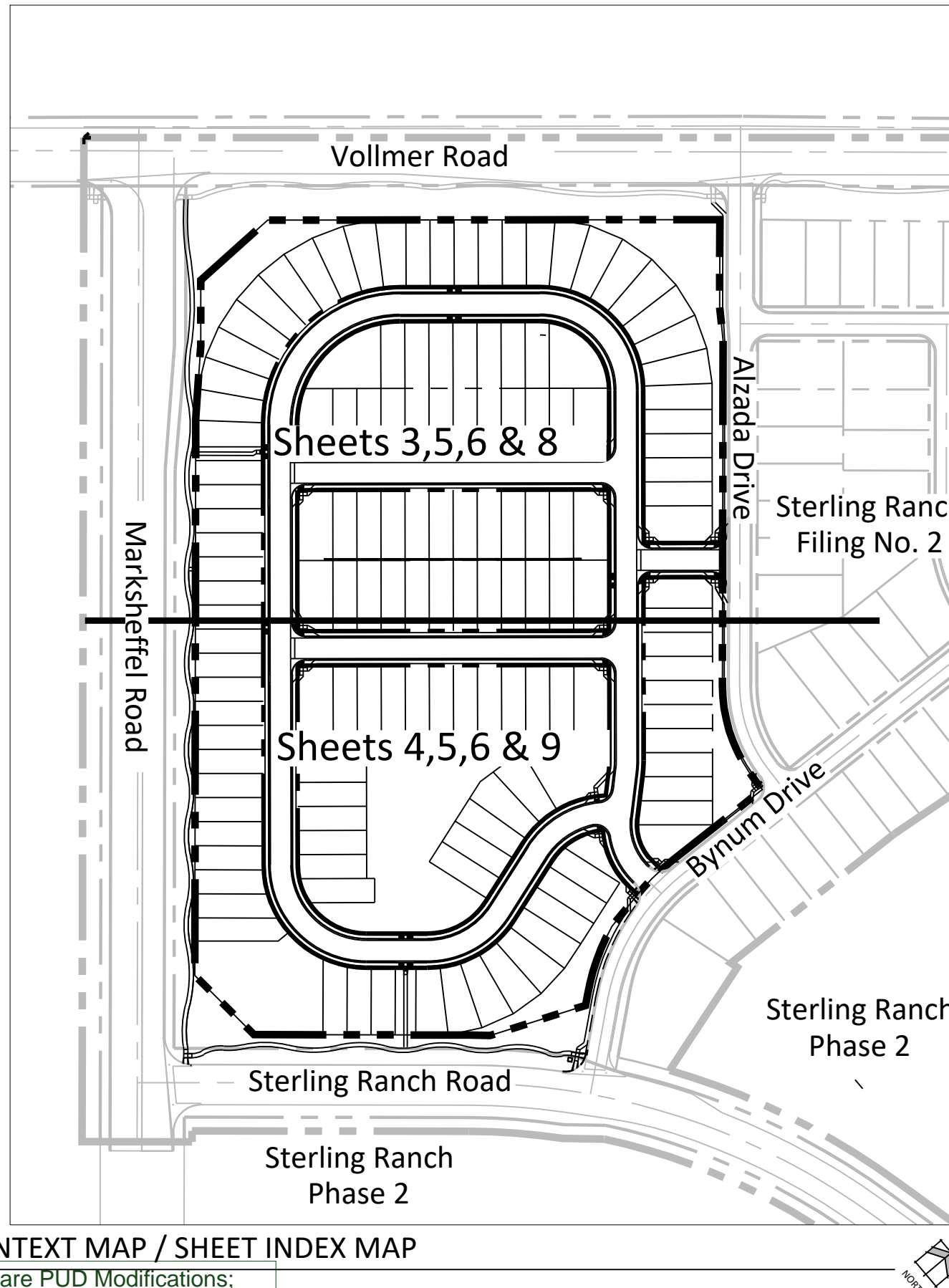
GENERAL PROVISIONS

- 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.
- J. Utility Providers:** The following utility providers will serve the Copper Chase at Sterling Ranch PUD Preliminary Plan area:
 - Water: Sterling Ranch Metropolitan District No. 1
 - Wastewater: Sterling Ranch Metropolitan District No. 1
 - Gas: Colorado Springs Utilities
 - Electric: Mountain View Electric

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4, SW 1/4) OF SECTION 33, 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, BEING TRACT E, "STERLING RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 22 _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE.

SAID PARCEL CONTAINS 856,016 SQUARE FEET (19.651 ACRES, MORE OR LESS).



CONTEXT MAP / SHEET INDEX MAP

DEVELOPMENT GUIDELINES

- A. Project Description:** Copper Chase at Sterling Ranch is a planned residential community on 19.65 acres of land located East of Vollmer Rd. and Marksheffel Rd. The project is planned a single family detached community.
- B. Principal Uses:** Principal uses within Copper Chase at Sterling Ranch subdivision include single family detached 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
 - Accessory Structures: whose definition is this? Is this any SF or greater than 200mSF? So no sheds, second garages, accessory living quarters, kids forts, spas are allowed?
- 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. Corridor lot: Driveway access point will be at the corner lot's front yard.
 - Side: (5) feet minimum Standard and Corner Lots adjacent to tract
 - Side: (10) feet minimum Corner Lots adjacent to ROW
 - Rear: (15) feet minimum Standard and Corner Lots.
 - 3. Minimum Lot Width: 30'
 - 4. Minimum Lot Size: 3,200 sf
 - 5. Minimum Lot Depth: 95'
 - 6. No projections into the tracts owned and maintained by the Copper Chase at Sterling Ranch Home Owners Association or the Sterling Ranch Metro Districts 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.

this note contradicts itself. i think the limited uses need to go first and state those uses are subject to the Code.

Where the Property is Located in the Airport Overlay Zone 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.

Where the Property is Adjacent to an Industrial Area: 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 potentially and the ramifications thereof. (Use when residential is adjacent to industrial)

Private roads not built to County standards are PUD Modifications

none of these below are PUD Modifications; they are deviations that do not fall under the PUD modification allowances; Please remove from table and submit deviation form. Updated deviation form provided in comments

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

LDC/ECM Section	Category	Standard	Modification	Justification	
1	ECM Section 2.3.3.F.3	Broken Back Curves	Minimum tangent length between broken back curves (200')	Blue Feather Point 101' minimum tangent length between broken back curves	Create a more efficient development in terms of land devoted to transportation facilities and to maximize land for single family and open space land uses on an irregularly shaped infill development parcel.
2	ECM Section 2.5.2.C.4	Mid-block Ramps on Local Roadways	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	Blue Feather Point exceeds 600 feet without a mid-block crossing.	Promote a reasonable sidewalk layout to accommodate pedestrian traffic from a logical access point that is considered comparable or superior to that of the ECM standards.
3	ECM Section 2.3.2, Table 2-7	Minimum Centerline Radius & Intersection Spacing Standards	Minimum centerline radius (200') and minimum intersection spacing standards (175') for urban local roadways	125' Minimum Centerline Radius and 134' Minimum Intersection Spacing	Create a more efficient development in terms of land devoted to transportation facilities and to maximize land for single family land uses on an irregularly shaped infill development parcel.
	ECM Section 2.5.2.C.3	Mid-Block Ramps on Local Roadways "T" Intersections	All "T" intersections shall have a minimum of four curb ramps	2 PED ramps at Blue Feather Point and Lost Trail Point northeastern intersection. 2 PED ramps at Blue Feather Point and Salt Fork Point northeastern intersection. 2 PED ramps at Blue Feather Point and Blue Feather Point intersection.	Promote safer pedestrian circulation paths that function similar to or superior to that of the ECM standards and responds to market demands of lot density and various site constraints.

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.

The hazards identified on this site include artificial fill, hydrocompaction, potentially expansive soils, and shallow groundwater areas. Additionally, Entech's Engineering Geology/Geology Map (figure 7) separates the site into the following: shallow groundwater area (sw) and hydrocompaction (h). According to Entech (page 2), "No basements below grade are proposed for this site."

please identify the lots impacted via note or graphically. Follow up to engineering comment in blue below.

verify ownership is still 1 owner and this is correct

GENERAL NOTES

- 1. All sidewalks shown on development plan are to be 5' concrete unless otherwise specified.
- 2. 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 12.07.2018.
- 3. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
- 4. Landscape entry features, open space tracts, parks and trails shall be owned and maintained by the Copper Chase at Sterling Ranch Home Owners Association.
- 5. All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
- 6. There shall be no direct lot access to Vollmer Road, Marksheffel Road and Sterling Ranch Road.
- 7. Geologic Hazard Note: (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 Soil, Geology and Geologic Hazard Study Copper Chase at Sterling Ranch El Paso County, Colorado by Entech Engineering dated March 7, 2022 in file _____ available at the El Paso County Planning and Community Development Department:
 - Potential Shallow Groundwater (All Lots)
 - Hydrocompaction (Lots 6-12, 15-28, 41-63, 73-115 and 120-138)

noise wall along _____ to be installed, owned and maintained by _____

include artificial fill, potential expansive soils & shallow bedrock

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.

Minor changes such as minor lot or tract line adjustments upon final engineering will not require a PUD or Preliminary Plan amendment

LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY	12.0	61%
ROAD R.O.W	4.101	20%
OPEN SPACE TRACTS	3.64	19%

PROJECT TEAM

Owner/Developer: Challenger Communities, LLC 8605 Explorer Drive, Suite 250 Colorado Springs, CO 80920
Applicant: N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

SHEET INDEX

- Sheet 1 of 9: Cover Sheet
- Sheet 2 of 9: Tract Exhibit
- Sheet 3 of 9: PUD Site Plan
- Sheet 4 of 9: PUD Site Plan
- Sheet 5 of 9: Preliminary Grading Plan
- Sheet 6 of 9: Preliminary Utility Plan
- Sheet 7 of 9: Landscape Notes & Details
- Sheet 8 of 9: Landscape Plan
- Sheet 9 of 9: Landscape Plan



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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Copper Chase at Sterling Ranch

8335 Vollmer Road

DATE: 03.25.2022 PROJECT MGR: A. Barlow PREPARED BY: B. Iken

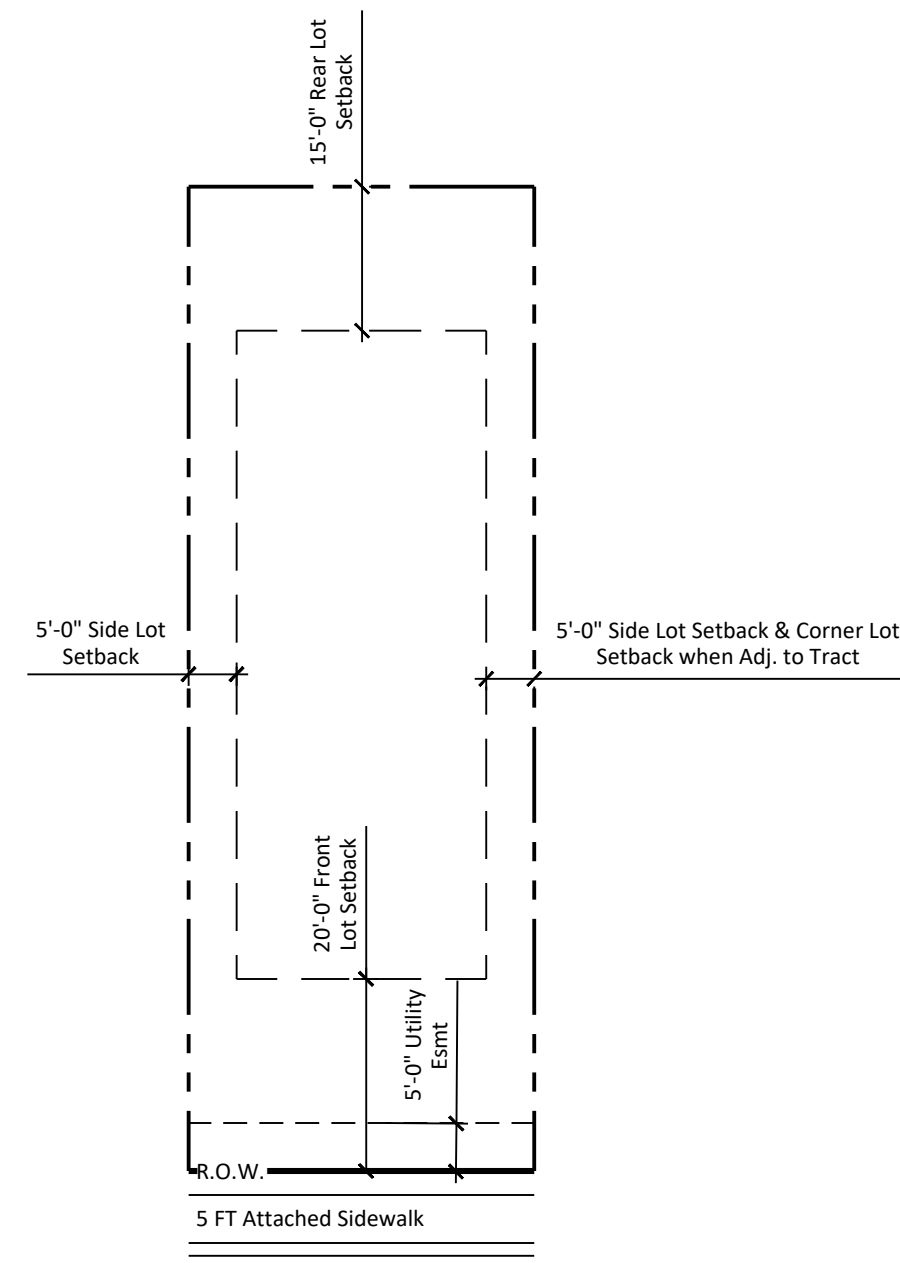
Entitlement

DATE: BY: DESCRIPTION:

Cover Sheet

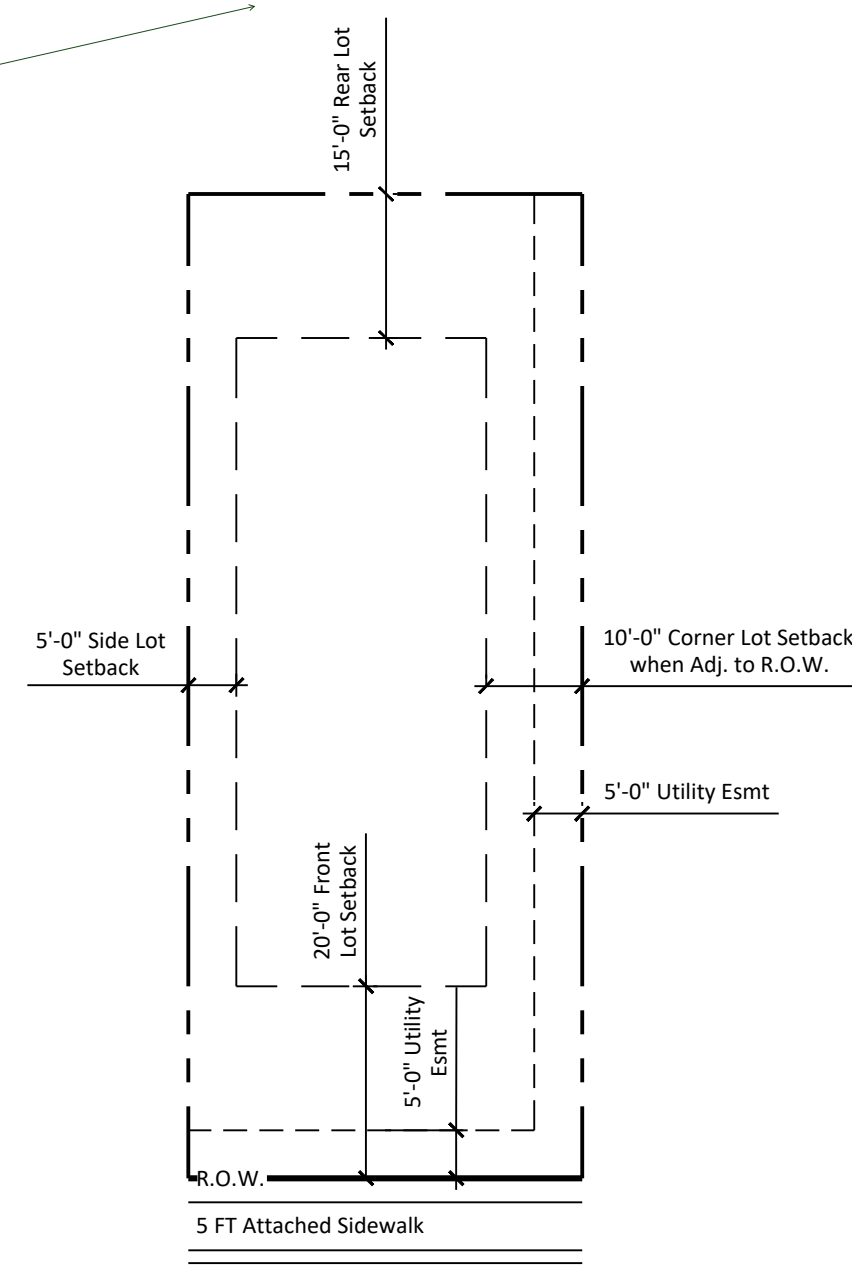
1 OF 9

LOT TYPICALS



Include Typical corner lot diagram

what lot typical are these for, as in are the lots on certain roads subject to these standards or are there certain lots that are? Sorry, more detail is needed.



label buffers -all sheets

Please go through and update all roads to be private or public; add the modifications for private roads where public roads are required to include not built to County standards on the first page PUD mod table.

Tract area shown does not match area shown in Tract Table. Please update so areas match.

noise wall

trail connection is logical here

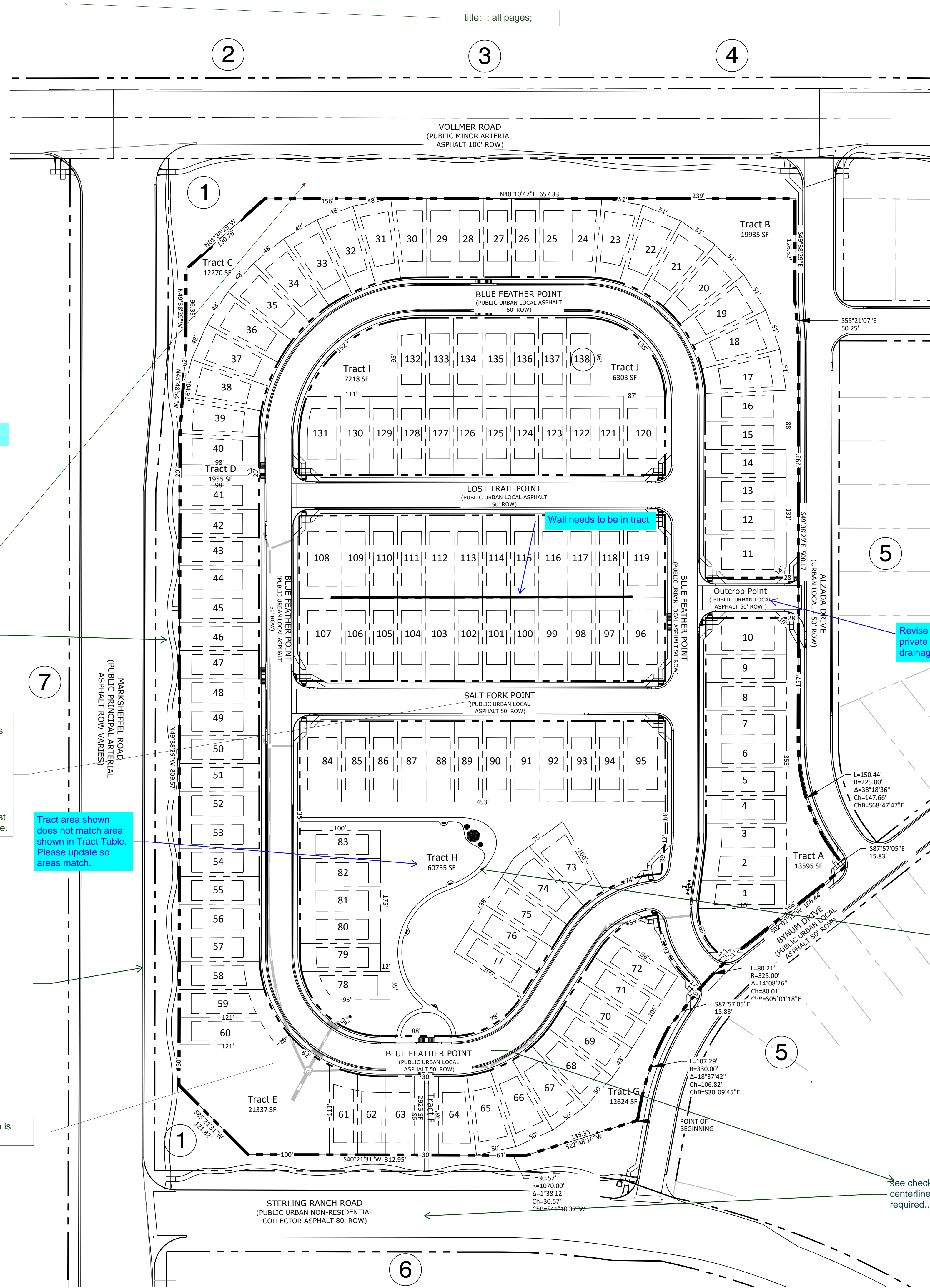
TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	13595	0.31	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
B	19935	0.46	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
C	12270	0.28	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
D	1955	0.04	Landscape, Drainage, Utilities	Copper Chase at Sterling Ranch HOA
E	21337	0.49	Landscape, Stormwater, Utilities	Copper Chase at Sterling Ranch HOA
F	2925	0.07	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
G	12624	0.29	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
H	60347	1.39	Park, Utilities	Copper Chase at Sterling Ranch HOA
I	7218	0.17	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
J	6303	0.14	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
Total Tract Area:		3.64		

ADJACENT OWNERS

	Name	Mailing Address	City, State, Zip
1	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
2	EL PASO COUNTY	200 S CASCADE AVE	COLORADO SPRINGS CO, 80903
3	TYRONE & CECILIA SMITH	6145 PADRE CT	COLORADO SPRINGS, CO 80922
4	ALBINO FLETES & SANDRA FIGUERA REBOLLAR	9225 BEN TIRIRAN CT	COLORADO SPRINGS CO, 80908
5	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
6	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
7	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903

title: ; all pages;



Revise all internal roadways to private and change ROW to drainage/utility/access easement

5

see checklists centerline data required...

see checklist: trail/pedestrian surfaces, width, etc



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Copper Chase at Sterling Ranch

8335 Vollmer Road

DATE: 03.25.2022
PROJECT MGR: A. Barlow
PREPARED BY: B. Iten

Entitlement

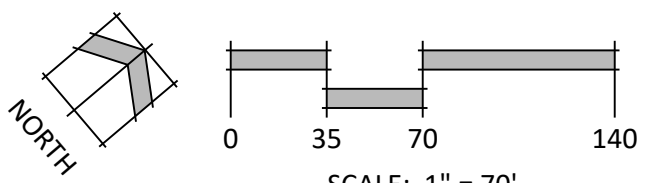
DATE: BY: DESCRIPTION:

Tract Exhibit

2

2 OF 9

P:\Challenges\Copper Chase at Sterling Ranch\Drawings\Planning\Develop\Copper Chase PUD.dwg [Tracts-2] 3/25/2022 8:07:19 AM bhen





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Copper Chase at Sterling Ranch

8335 Vollmer Road

DATE: 03.25.2022
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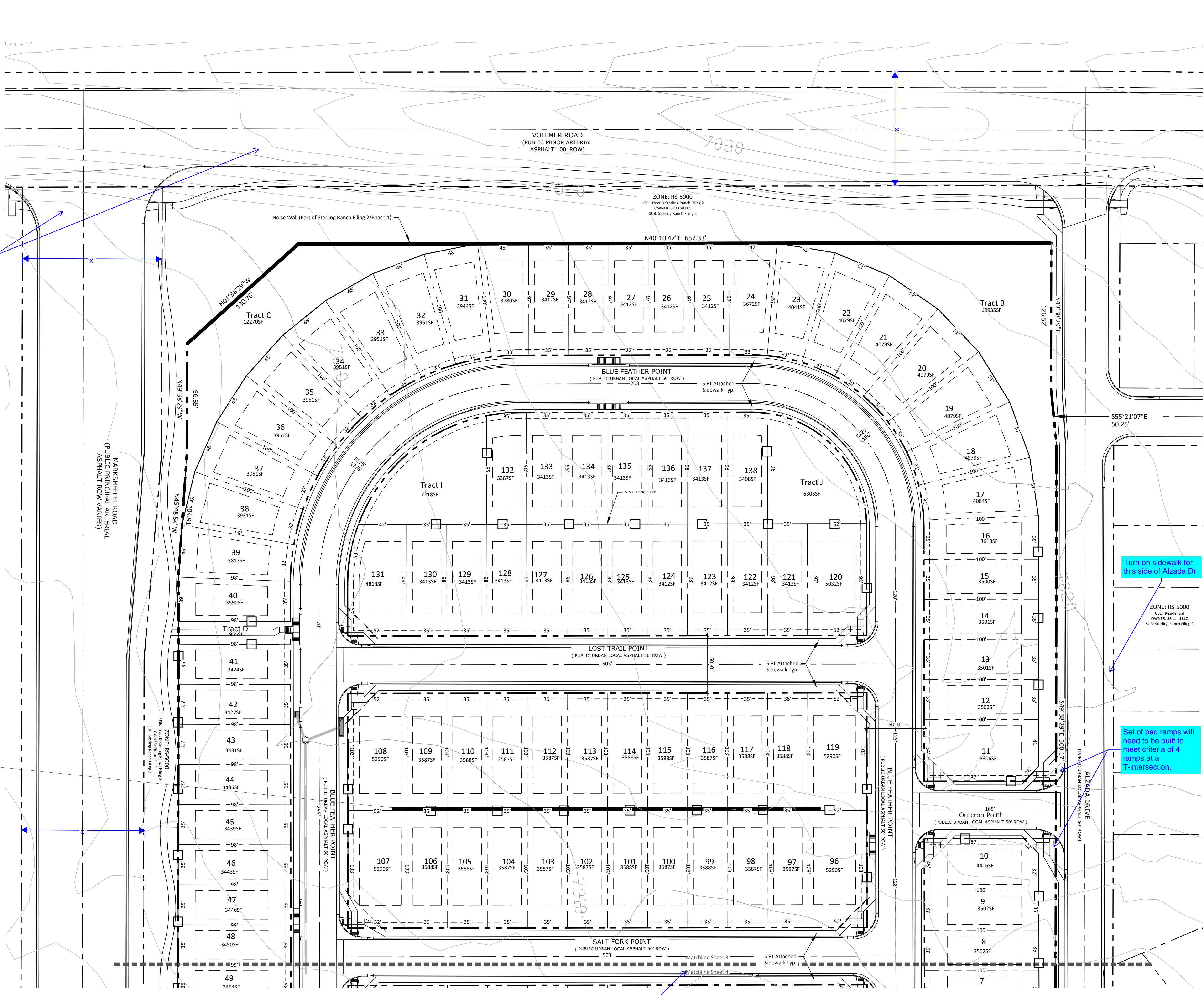
Entitlement

DATE: _____ BY: _____ DESCRIPTION: _____

PUD Site Plan

3

3 OF 9



LINETYPE LEGEND

Property Boundary	—
R.O.W.	- - - -
Lot Setbacks	— · — · — ·
Easement	- - - -
Proposed Retaining Wall	— · — · — ·

there are other lines depicted on the plan set; add them please

Linetype does not match plan

Show striping

Show key map

Show proposed contours, show existing contours as dashed.

Provide all checklist items

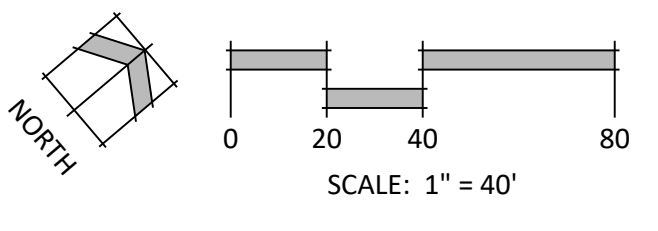
is this a retaining wall? Add the note who shall install and maintain that wall to front pge plz.; detail should be provided; this should be added to accessory structures and uses if 4 feet or higher.

Turn on sidewalk for this side of Alzada Dr

Set of ped ramps will need to be built to meet criteria of 4 ramps at a T-intersection.

Make matchline text larger

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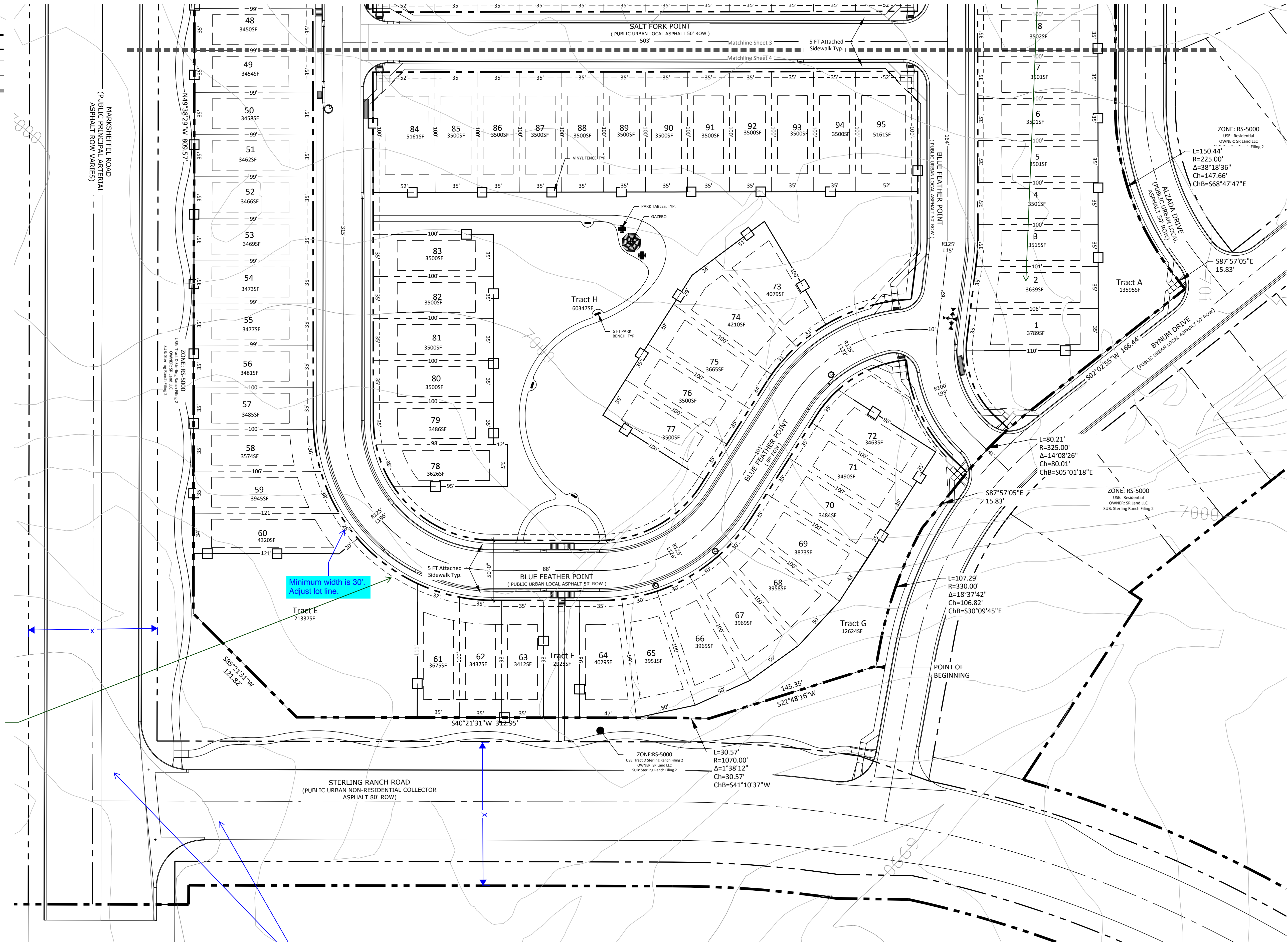


LINETYPE LEGEND

- Property Boundary
- R.O.W.
- Lot Setbacks
- Easement
- Proposed Retaining Wall

Show keymap

there are constraints and hazards that are not depicted...



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**Copper Chase
 at Sterling
 Ranch**

8335 Vollmer Road

DATE: 03.25.2022
 PROJECT MGR: A. Barlow
 PREPARED BY: B. Iten

Entitlement

DATE: BY: DESCRIPTION:

PUD Site Plan

4

4 OF 9

P:\Challenges\Copper Chase at Sterling Ranch\Drawings\Planning\Develop\Copper Chase PUD.dwg [Site-4] 3/25/2022 8:09:45 AM libran



Did not see this anywhere. Turn on in plan or remove from legend

LEGEND

- SITE BOUNDARY
- PROP MAJ CONT
- PROP MIN CONT
- EXIST MAJ CONT
- EXIST MIN CONT
- PROP STORM SEWER PIPE
- EXISTING STORM SEWER PIPE
- SF --- SF SILT FENCE-INITIAL
- SBB --- SBB STRAW BALE BARRIER - INTERIM
- VTC --- VTC VEHICLE TRACKING CONTROL-INITIAL
- SB --- SB TEMPORARY SEDIMENT BASIN-INITIAL
- IP --- IP INLET PROTECTION-FINAL
- CWA --- CWA CONCRETE WASHOUT-INITIAL
- SP --- SP SOIL STOCKPILE - INITIAL
- SSA --- SSA STABILIZED STAGING AREA - INITIAL
- CUT/FILL LINE
- LIMITS OF DISTURBANCE
- TEMPORARY DRAINAGE SWALE
- ADJACENT PROPERTY BOUNDARY
- SEDIMENT BASIN TRIBUTARY AREA
- R.O.W./EASEMENT
- LOT LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING SIGN
- EXISTING WATER VALVE
- PROPOSED INLET
- EXISTING FLOW DIRECTION ARROW
- PROPOSED FLOW DIRECTION ARROW
- FLARED END SECTION
- H.P. X HIGH POINT
- L.P. X LOW POINT
- "A" TYPE A LOT
- "B" TYPE B LOT
- "T" TRANSITION LOT
- 9 LOT NUMBER

SEDIMENT BASIN TABLE:

SEDIMENT BASIN NO.	UPSTREAM DRAINAGE AREA AC.	BASIN WIDTH FT.	BASIN LENGTH FT.	ANTIC. WATER HT FT.	MAX WATER HT FT.	REQ'D VOLUME C.F.	SPILLWAY LENGTH FT.	HOLE DIA. IN.	ROWS OF HOLES IN STANDPIPE
SB1	12	47.25	94.5	3	3	13,396	11	25/32	1
SB2	7	64	128	3	3	24,576	18	1	1

ADDITIONAL NOTES:

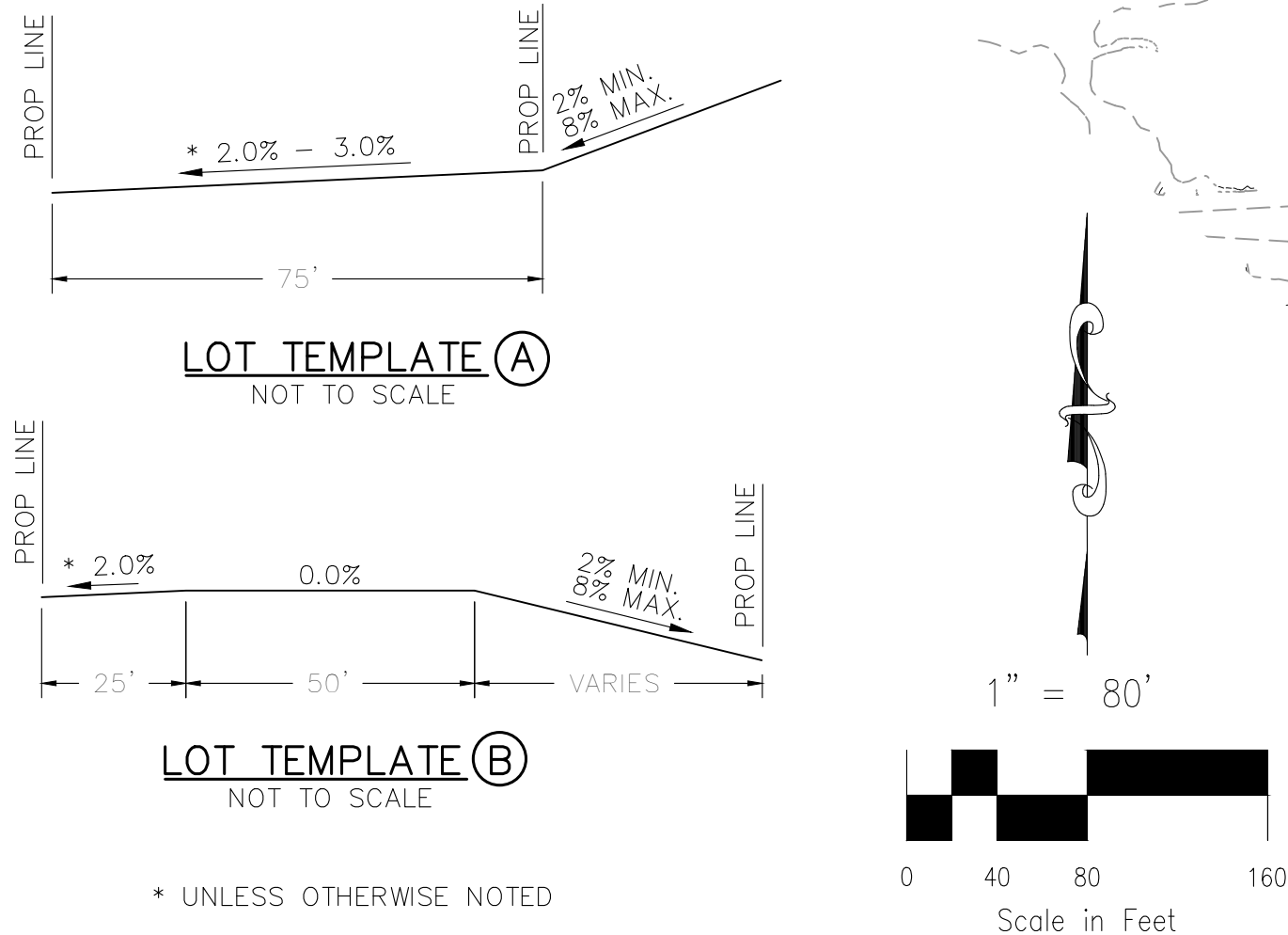
1. STAGING AREA TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.
2. THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEERING REPORT AND KEEP A COPY ONSITE DURING ALL EARTHWORK OPERATIONS.
4. THE CONTRACTOR SHALL PROVIDE SUFFICIENT BUFFER BETWEEN THE LIMITS OF DISTURBANCE AND AREAS IN WHICH NO GRADING SHALL OCCUR TO MAKE SUFFICIENT TIE IN BETWEEN THE PROPOSED GRADE AND EXISTING GRADE WHICH MAY NOT BE CLEARLY ILLUSTRATED ON THIS PLAN.
5. EXISTING VEGETATION CONSISTS OF SPARSE NATIVE GRASSES AND SHRUBS

NARRATIVE NOTES:

1. LOCATION OF STOCKPILES SHALL BE DETERMINED BY CONTRACTOR. ALL STOCKPILES SHALL REMAIN WITHIN THE CONSTRUCTION BOUNDARIES AS INDICATED ON THE SITE MAP.
2. THE EXACT LOCATION FOR THE STABILIZED STAGING AREA, STORAGE EQUIPMENT AND TEMPORARY DISPOSAL AREAS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. PLAN SHALL BE UPDATED BY CONTRACTOR UPON DETERMINATION OF EXACT LOCATION.
3. FINAL STABILIZATION SHALL BE COMPLETED AT THE END OF THE CONSTRUCTION ACTIVITIES. ALL AREAS DISTURBED WITHIN THE CONSTRUCTION BOUNDARY/LIMITS OF DISTURBANCE AREA SHALL BE RESEEDED WITH NATIVE SEEDING.
4. NO PORTION OF THE PROPOSED CROSSROADS MIXED-USE SITE LIES WITH A FEMA EFFECTIVE 100-YR FLOODPLAIN.
5. EROSION CONTROL BLANKET SHALL BE USED ON SLOPES GREATER THAN 4:1.

Turn off roadway striping

Copper Chase at Sterling Ranch



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

COPPER CHASE AT STERLING RANCH

GRADING & EROSION CONTROL PLAN

PROJECT NO. 09-014 DATE: 12/31/21

SCALE: HORIZONTAL: N/A VERTICAL: N/A

DESIGNED BY: CWV DRAWN BY: CWV CHECKED BY: VAS

212 N. WASHCATCH AVE. STE 305 COLORADO SPRINGS CO 80903 PHONE: 719.955.5465

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF CIVIL CONSULTANTS, INC.

REVISIONS: NO. DATE: BY: DESCRIPTION:

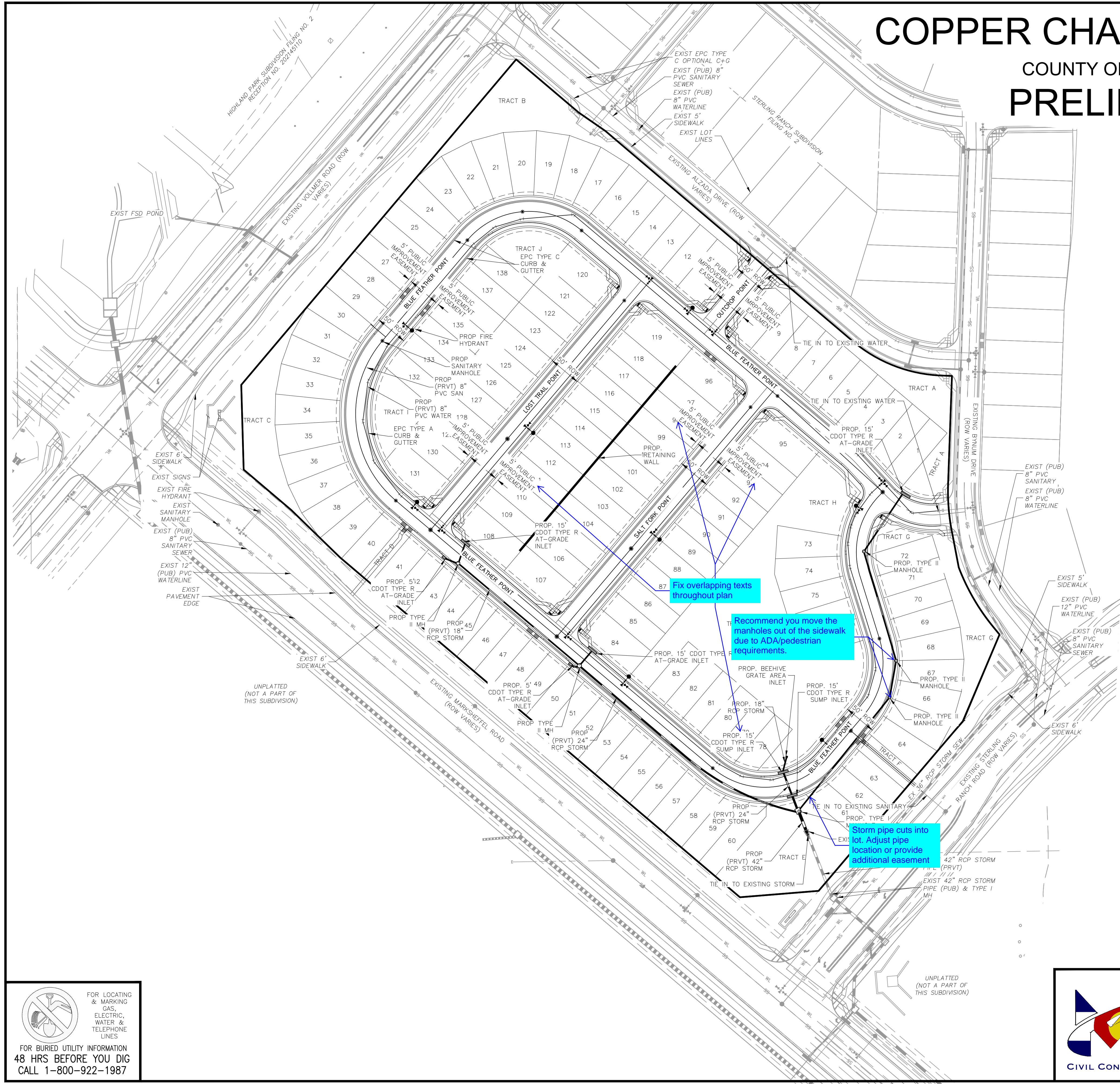
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION

COPPER CHASE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO PRELIMINARY UTILITIES

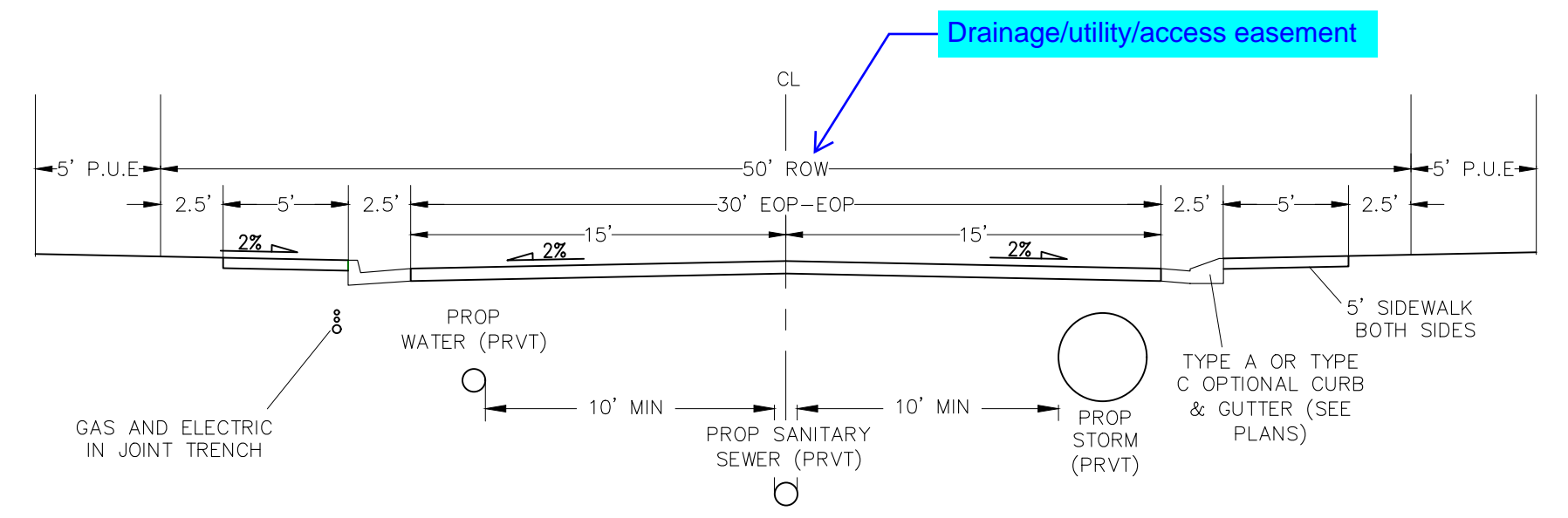
DECEMBER 2021



LEGEND

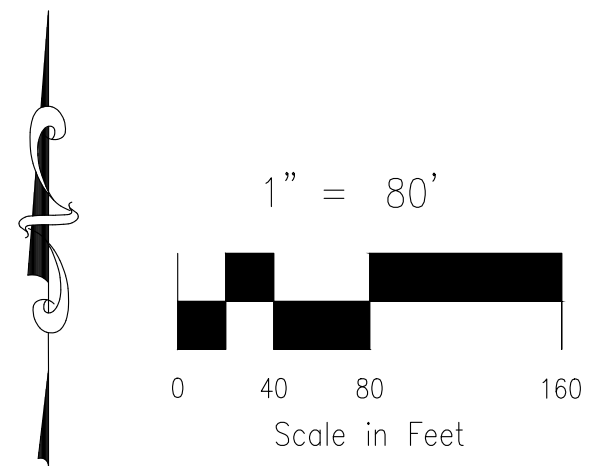
- PROP STORM SEWER PIPE
- PRIVATE UTILITY EASEMENT
- PROPOSED LOT LINE
- SITE BOUNDARY
- PROP MAJ CONT
- PROP MIN CONT
- EXIST MAJ CONT
- EXIST MIN CONT
- EXIST SANITARY
- WL
- EXIST WATER
- PROP 8" PVC SANITARY
- PROP 8" PVC WATER
- EXISTING STORM SEWER PIPE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING INLET
- EX. WATER VALVE
- CROSSSPAN
- PROPOSED INLET
- EXISTING INLET
- EXISTING SANITARY MH
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY MH
- FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE

Contours not shown on this plan. Please remove from legend



TYPICAL INTERNAL PUBLIC ROADS (PUB) 30' MAT

Access Roads (Private)



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

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

COPPER CHASE AT STERLING RANCH			
PRELIMINARY UTILITIES			
PROJECT NO. 09-014	SCALE: HORIZONTAL: 1"=80' VERTICAL: N/A	DATE: 12/13/21	
DESIGNED BY: CVW	DRAWN BY: CVW	SHEET 6 OF 9	PU01
CHECKED BY: VAS			

File: C:\90144\Challenger_PUD\dwg\Dev Plan\Preliminary Utilities\09-014_PU01.dwg Plotstamp: 12/13/2021 11:37 AM

COPPER CHASE AT STERLING RANCH

EL PASO COUNTY, COLORADO

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 P.M.

PUD DEVELOPMENT/PRELIMINARY PLAN

LANDSCAPE NOTES

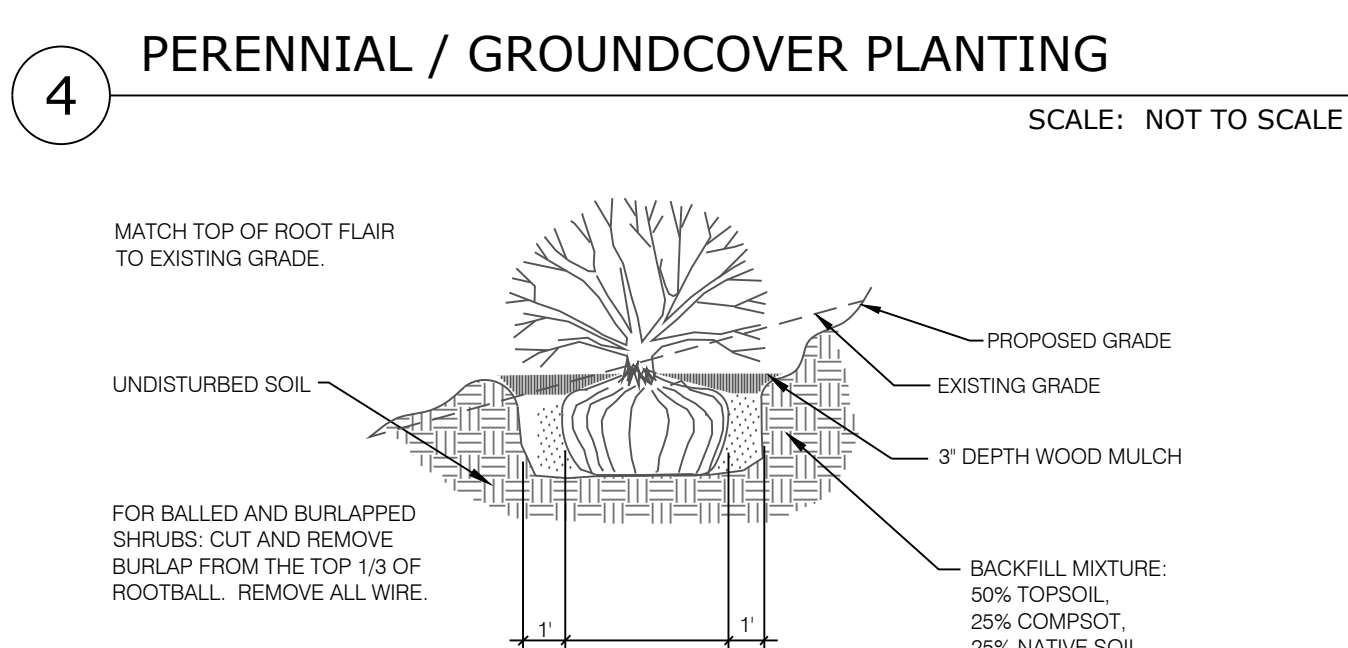
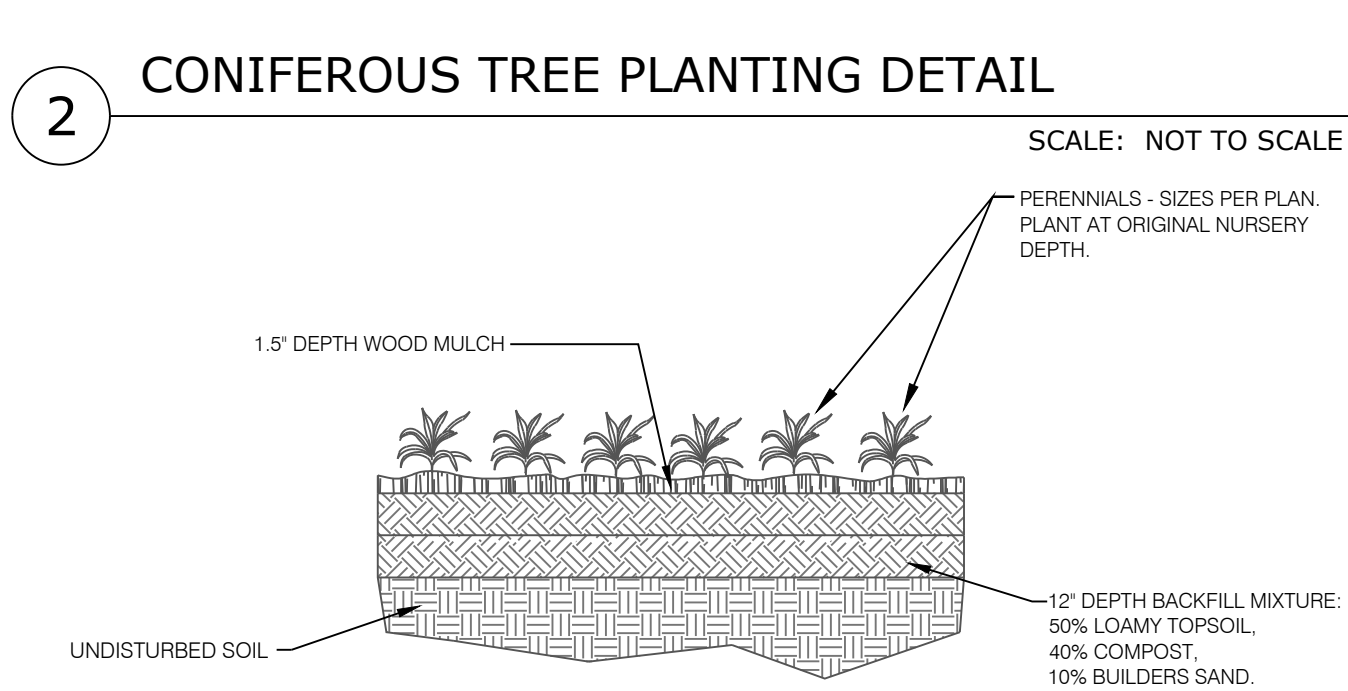
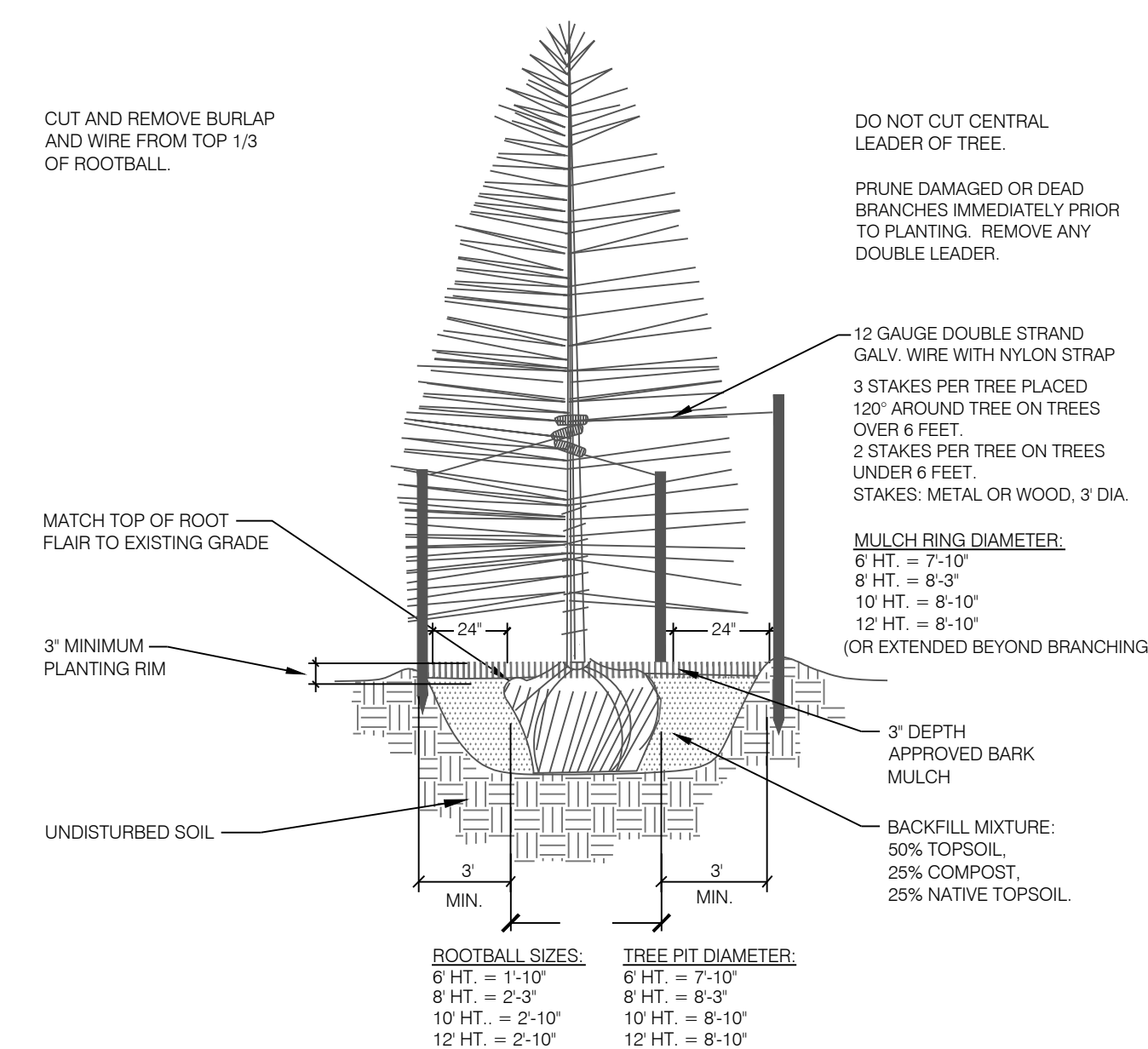
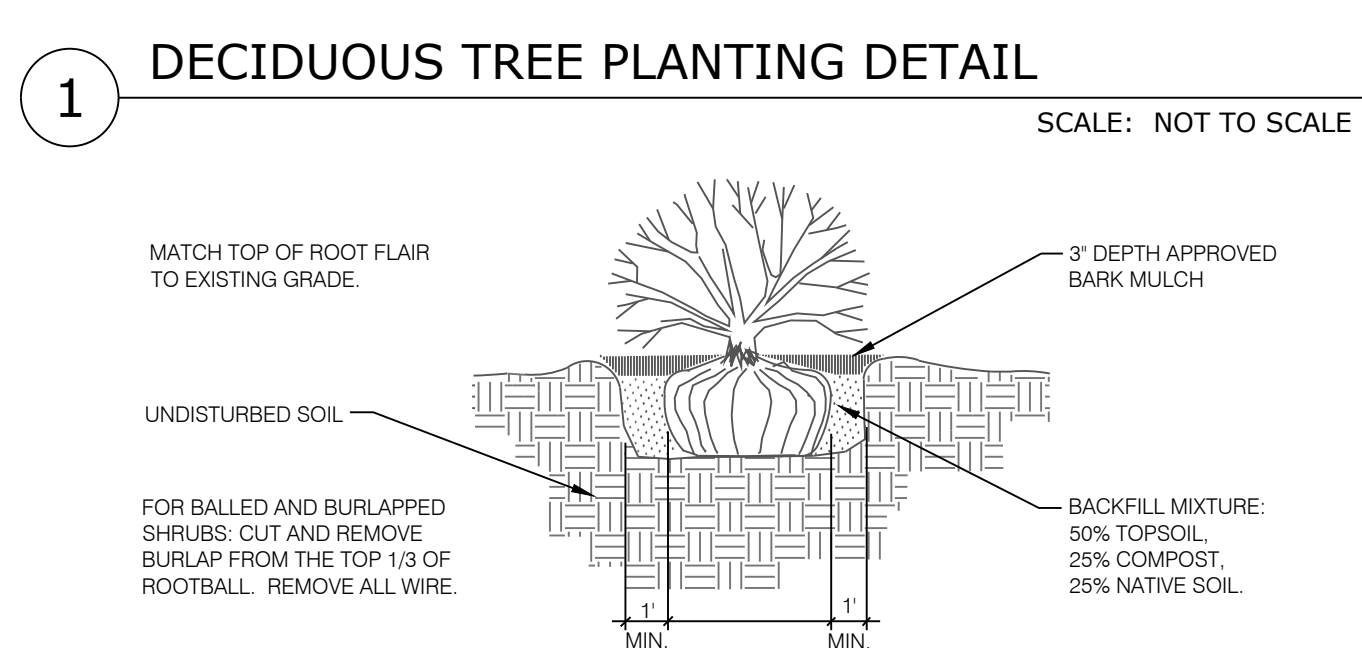
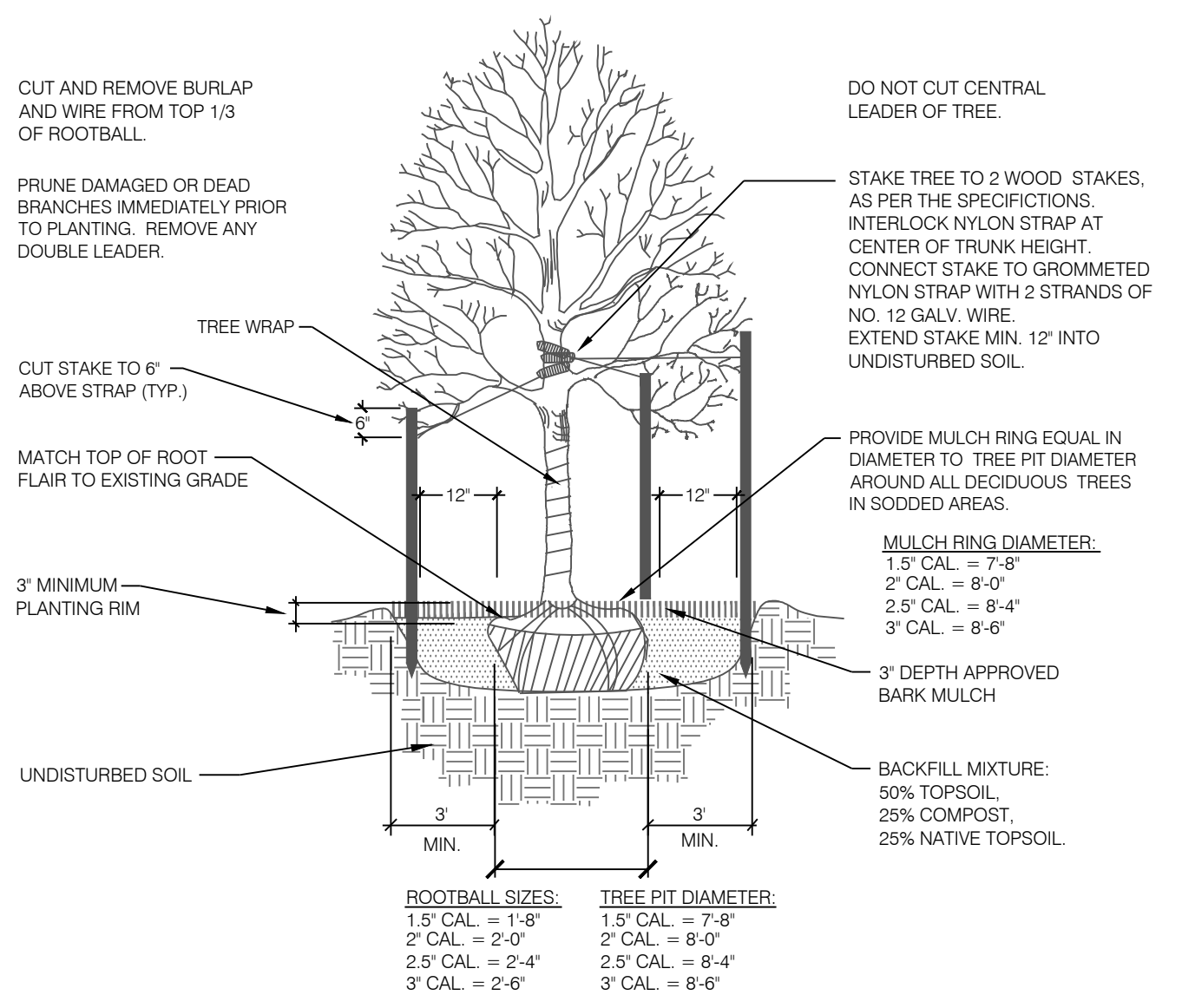
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	24	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B
	Coc	5	Celtis occidentalis / Common Hackberry	60'	50'	2" Cal.	B&B
	Ccr	1	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B
	Mxr	13	Malus x 'Radiant' / Radiant Crabapple	25'	20'	2" Cal.	B&B
	Qma	4	Quercus macrocarpa / Burr Oak	60'	50'	3" Cal.	B&B
EVERGREEN TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ped	30	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B
	Pfl	11	Pinus flexilis / Limber Pine	50'	30'	6" HT	B&B
	Ppo	2	Pinus ponderosa / Ponderosa Pine	80'	40'	6" HT	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxc	75	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	4'	4'	5 GAL	CONT
	Cse	14	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT
	Je	10	Juniperus virginiana 'Globosa' / Globe Eastern Redcedar	3'			
	Pod	9	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	8'	8'	5 GAL	CONT
	Pb	18	Pinus mugo 'Big Tuna' / Mountain Pine	5'	6'	5 GAL	CONT
	Pc	168	Pinus mugo 'Compacta' / Dwarf Mugo Pine	3'	3'	5 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	310	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT
	Cl	43	Chasmanthium latifolium 'Little Tickler' / Little Tickler Northern Sea Oats	3'			

GROUND COVER SCHEDULE

	COBBLE 2"-4" Cripple Creek Gold Ore	6,943 sf
	NATIVE GRASS Upland Native Seed Mix	91,331 sf
	ROCK MULCH 3/4" Cimarron Granite	8,034 sf
	TALL FESCUE SOD	51,781 sf



noise wall detail; retaining wall detail



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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Copper Chase at Sterling Ranch

8335 Vollmer Road

DATE: 03.25.2022
PROJECT MGR: B. Iken
PREPARED BY: J. Smith

Entitlement

DATE:	BY:	DESCRIPTION:

Landscape Notes & Details

7 OF 9

7020

7030

VOLLMER ROAD
(MINOR ARTERIAL - 100' ROW)

ZONE: RS-5000
USE: Tract D Sterling Ranch Filing 2
OWNER: SR Land LLC
SUB: Sterling Ranch Filing 2

REFERENCE STERLING RANCH
PHASE 1 LANDSCAPE PLAN

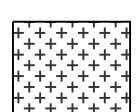
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(PRINCIPAL ARTERIAL - ROW VARIES)

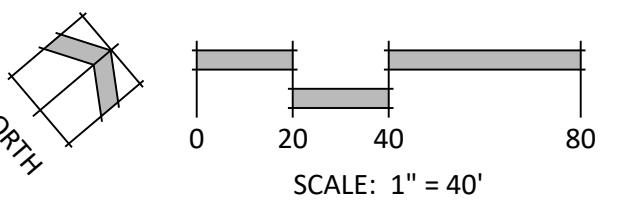
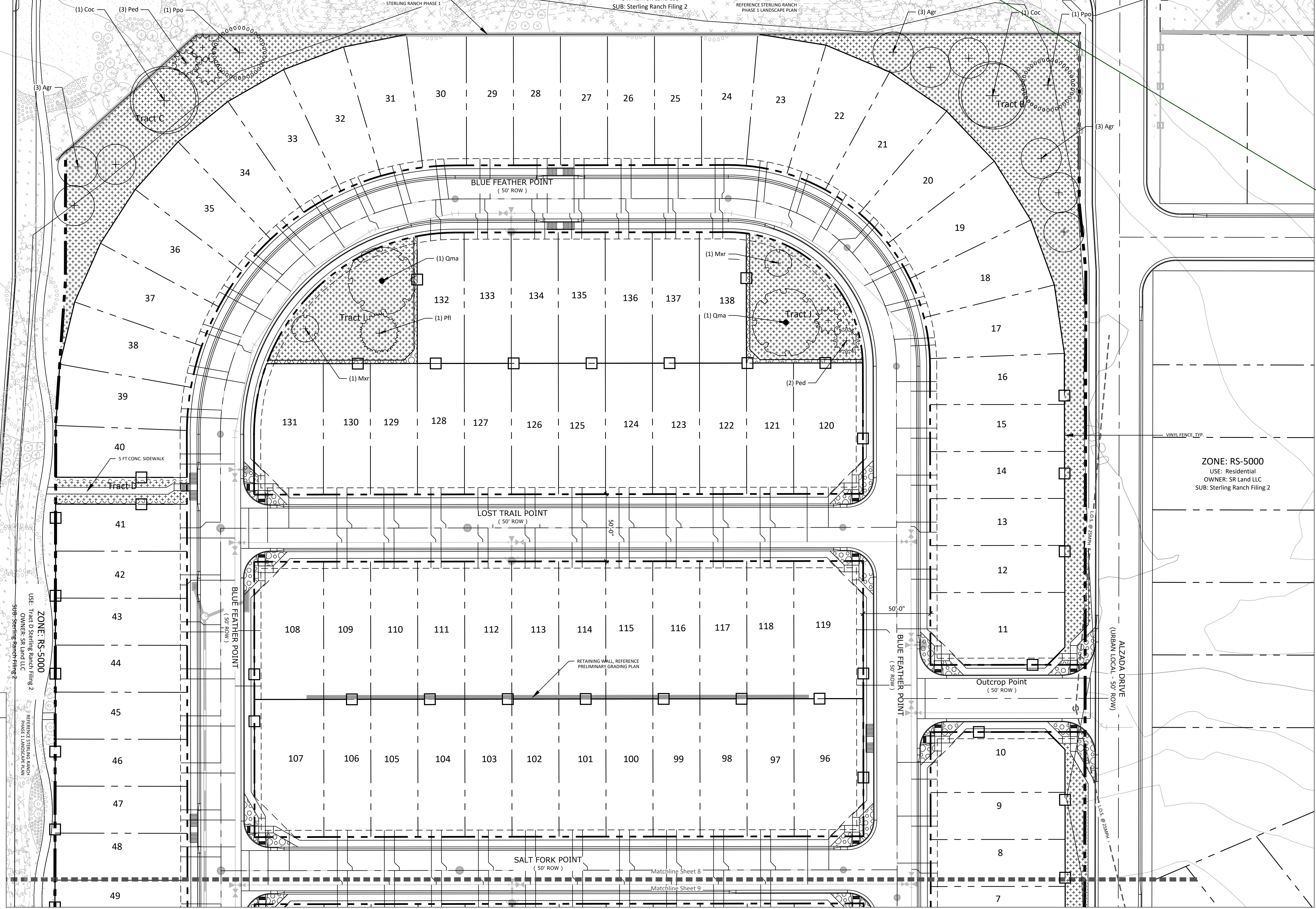
BLUE FEATHER POINT
(50' ROW)

LOST TRAIL POINT
(50' ROW)

SALT FORK POINT
(50' ROW)

GROUND COVER SCHEDULE

	COBBLE 2"-4" Cripple Creek Gold Ore	6,943 sf
	NATIVE GRASS Upland Native Seed Mix	91,331 sf
	ROCK MULCH 3/4" Cimarron Granite	8,034 sf
	TALL FESCUE SOD	51,781 sf



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Fax 719.471.0267
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title- all sheets
see landscape
checklist and provide
missing items please.

Copper Chase at Sterling Ranch

8335 Vollmer Road

ZONE: RS-5000
USE: Residential
OWNER: SR Land LLC
SUB: Sterling Ranch Filing 2

DATE: 03.25.2022
PROJECT MGR: B. Iten
PREPARED BY: J. Smith

Entitlement

DATE: BY: DESCRIPTION:

Landscape Plan

8

8 OF 9



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Copper Chase at Sterling Ranch

8335 Vollmer Road

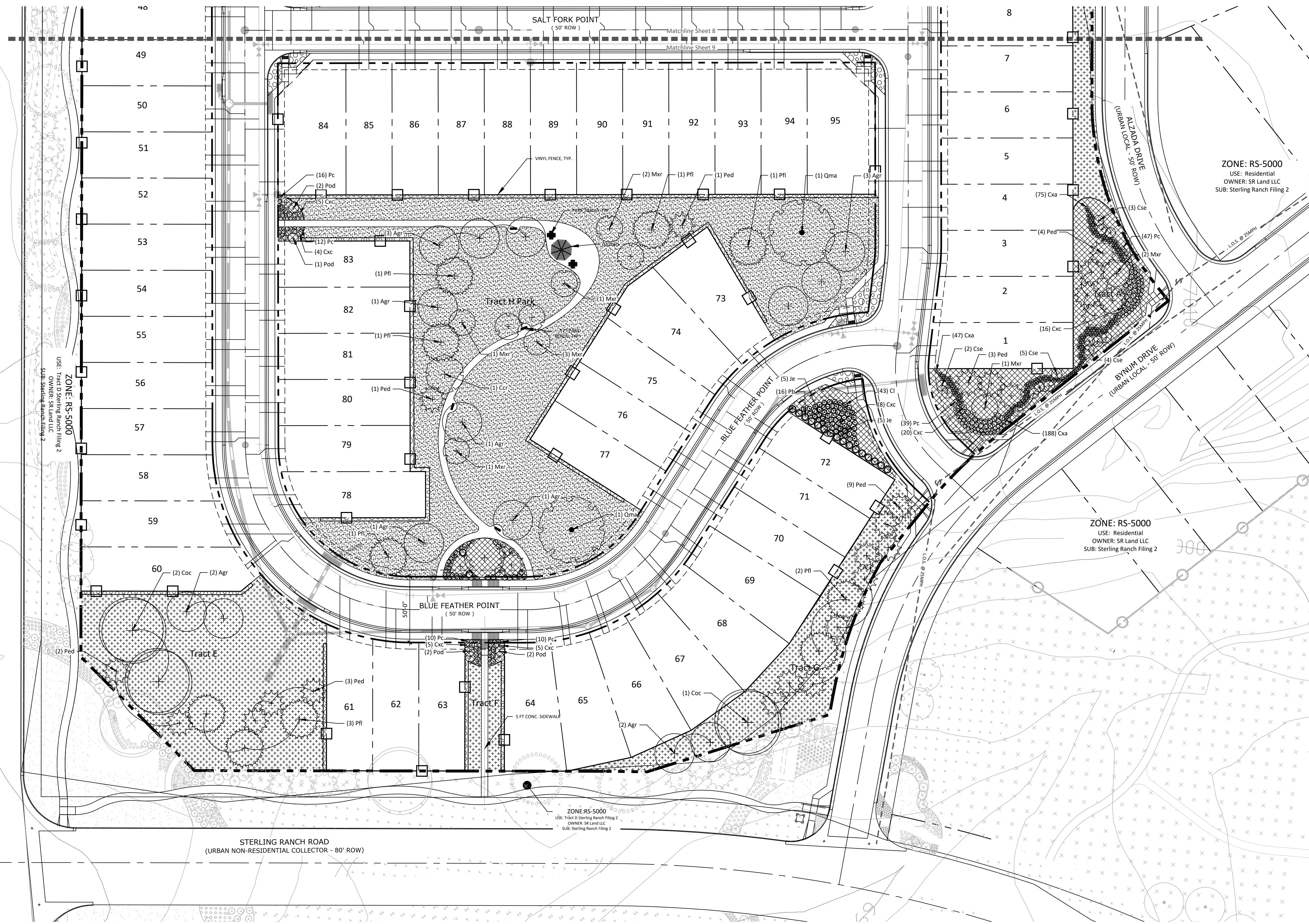
DATE: 03.25.2022
PROJECT MGR: B. Iten
PREPARED BY: J. Smith

Entitlement

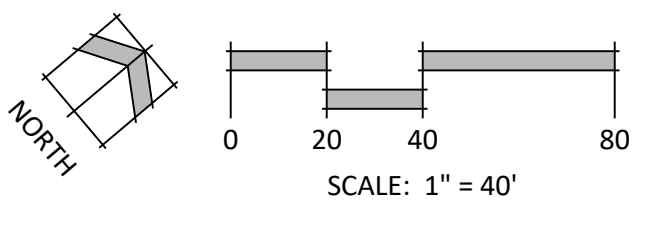
Landscape Plan

9

9 OF 9



	COBBLE 2"-4" Cripple Creek Gold Ore	6,943 sf
	NATIVE GRASS Upland Native Seed Mix	91,331 sf
	ROCK MULCH 3/4" Cimarron Granite	8,034 sf
	TALL FESCUE SOD	51,781 sf



P:\Challenges\Copper Chase at Sterling Ranch\Drawings\Planning\Final\Land\Copper Chase RLP.dwg [LS:9] 3/25/2022 8:16:56 AM Iiten

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

STAMP

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

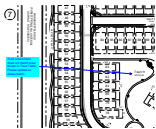
PUD Development Plan_v1 review 1.pdf Markup Summary 5-3-2022

CDurham (31)



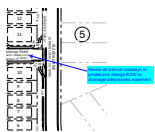
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Include artificial fill, potential expansive soils & shallow bedrock



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Space:

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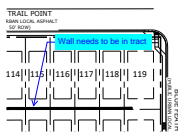
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Author: CDurham
Date: 4/27/2022 11:40:09 AM
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Revise all internal roadways to private and change ROW to drainage/utility/access easement



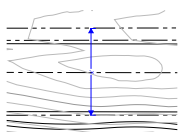
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Include Typical corner lot diagram



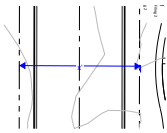
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Wall needs to be in tract



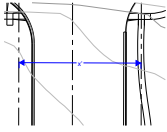
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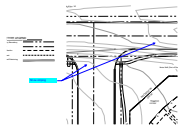
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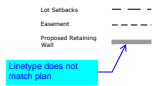
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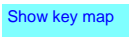
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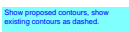
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Show key map



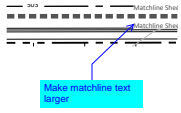
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Show proposed contours, show existing contours as dashed.

Provide all checklist items

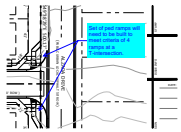
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Provide all checklist items



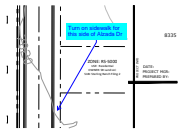
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Make matchline text larger



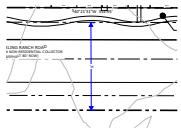
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Set of ped ramps will need to be built to meet criteria of 4 ramps at a T-intersection.



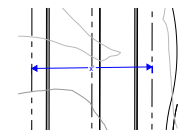
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Turn on sidewalk for this side of Alzada Dr



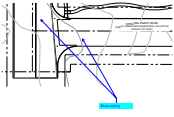
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Author: CDurham
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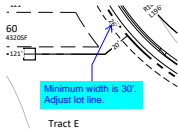
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Show striping

Show keymap

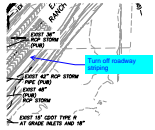
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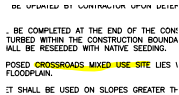
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Minimum width is 30'. Adjust lot line.



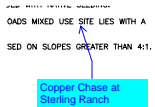
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Turn off roadway striping



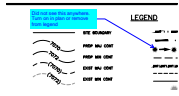
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Turn off roadway striping



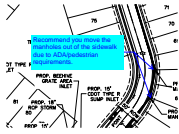
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Copper Chase at Sterling Ranch



Subject: Callout
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Date: 4/27/2022 11:46:50 AM
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Did not see this anywhere. Turn on in plan or remove from legend



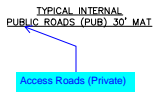
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Author: CDurham
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Layer:
Space:

Recommend you move the manholes out of the sidewalk due to ADA/pedestrian requirements.



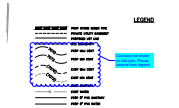
Subject: Callout
Page Label: [1] DRAINAGE (3)
Author: CDurham
Date: 4/27/2022 1:30:00 PM
Status:
Color: ■
Layer:
Space:

Fix overlapping texts throughout plan



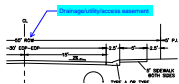
Subject: Callout
Page Label: [1] DRAINAGE (3)
Author: CDurham
Date: 4/27/2022 11:47:28 AM
Status:
Color: ■
Layer:
Space:

Access Roads (Private)



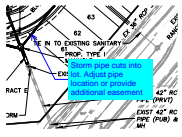
Subject: Cloud+
Page Label: [1] DRAINAGE (3)
Author: CDurham
Date: 4/27/2022 11:47:56 AM
Status:
Color: ■
Layer:
Space:

Contours not shown on this plan. Please remove from legend



Subject: Callout
Page Label: [1] DRAINAGE (3)
Author: CDurham
Date: 4/27/2022 11:48:26 AM
Status:
Color: ■
Layer:
Space:

Drainage/utility/access easement



Subject: Callout
Page Label: [1] DRAINAGE (3)
Author: CDurham
Date: 4/27/2022 1:31:25 PM
Status:
Color: ■
Layer:
Space:

Storm pipe cuts into lot. Adjust pipe location or provide additional easement

dspdparsons (48)

this section is not complete; please complete notes.

ment plan are to be completed unless otherwise specified within a designated FEMA Floodplain as determined by the local jurisdiction. All users of this plan have familiarized themselves with all current code design standards and guidelines as published by the U.S. Army Corps of Engineers.

Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:30:36 AM
Status:
Color: ■
Layer:
Space:

this section is not complete; please complete notes.



Subject: Easements
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:17:22 AM
Status:
Color: ■
Layer:
Space:

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: Private Road
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:18:04 AM
Status:
Color: ■
Layer:
Space:

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: Soils & Geology
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:41:39 AM
Status:
Color: ■
Layer:
Space:

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:

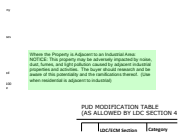
- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

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



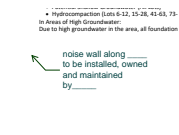
Subject: Airport Overlay
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:19:58 AM
Status:
Color: ■
Layer:
Space:

Where the Property is Located in the Airport Overlay Zone
 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.



Subject: Industrial
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:20:11 AM
Status:
Color: ■
Layer:
Space:

Where the Property is Adjacent to an Industrial Area:
 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. (Use when residential is adjacent to industrial)



Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:21:24 AM
Status:
Color: ■
Layer:
Space:

noise wall along _____ to be installed, owned and maintained by _____



Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:22:08 AM
Status:
Color: ■
Layer:
Space:

to be maintained by Sterling Ranch Metro?



Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:24:51 AM
Status:
Color: ■
Layer:
Space:

Minor changes such as minor lot or tract line adjustments upon final engineering will not require a PUD or Preliminary Plan amendment



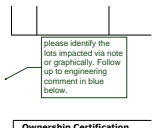
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:25:29 AM
Status:
Color: ■
Layer:
Space:

verify ownership is still 1 owner and this is correct



Subject: Text Box
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:40:14 AM
Status:
Color: ■
Layer:
Space:

The hazards identified on this site include artificial fill, hydrocompaction, potentially expansive soils, and shallow groundwater areas. Additionally, Entech's Engineering Geology/Geology Map (figure 7) separates the site into the following: shallow groundwater area (sw) and hydrocompaction (h). According to Entech (page 2), "No basements below grade are proposed for this site."



Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:40:22 AM
Status:
Color: ■
Layer:
Space:

please identify the lots impacted via note or graphically. Follow up to engineering comment in blue below.

ng Ranch Roa
ces)
ion measure!

Subject: Owner Certification
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:31:10 AM
Status:
Color: ■
Layer:
Space:

le found in the

Subject: Owner Certification
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:31:14 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:36:28 AM
Status:
Color: ■
Layer:
Space:

whos' definition is this? Is this any SF or greater than 200mSF? So no sheds, second garages, accessory living quarters, kids forts, spas are allowed?



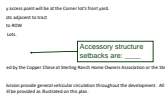
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:37:23 AM
Status:
Color: ■
Layer:
Space:

a gazebo in a private lots will be maintained by the HOA/ District? Is there an HOA? The district has covenant enforcement Powers.



Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:34:56 AM
Status:
Color: ■
Layer:
Space:

state what the setback for the second frontage is for the corner lot.



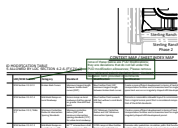
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:35:14 AM
Status:
Color: ■
Layer:
Space:

Accessory structure setbacks are: _____



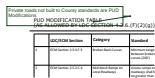
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:39:21 AM
Status:
Color: ■
Layer:
Space:

this note contradicts itself. i think the limited uses need to go first and state those uses are subject to the Code.



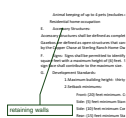
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 9:58:50 AM
Status:
Color: ■
Layer:
Space:

none of these below are PUD Modifications; they are deviations that do not fall under the PUD modification allowances; Please remove form table and submit deviation form. Updated deviation form provided in comments



Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 10:03:17 AM
Status:
Color: ■
Layer:
Space:

Private roads not built to County standards are PUD Modifications



Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 10:09:24 AM
Status:
Color: ■
Layer:
Space:

retaining walls



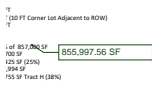
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 10:10:25 AM
Status:
Color: ■
Layer:
Space:

remove this its a dev standard and is listed on the left.



Subject: Arrow
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 10:10:48 AM
Status:
Color: ■
Layer:
Space:

855,997.56 SF



Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 10:12:53 AM
Status:
Color: ■
Layer:
Space:



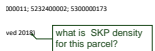
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 10:13:33 AM
Status:
Color: ■
Layer:
Space:

1.96 ac or 85,377.6 SF



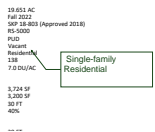
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 10:16:12 AM
Status:
Color: ■
Layer:
Space:

this should match the tract table



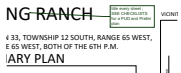
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 10:17:19 AM
Status:
Color: ■
Layer:
Space:

what is SKP density for this parcel?



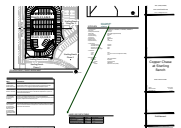
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 10:18:20 AM
Status:
Color: ■
Layer:
Space:

Single-family Residential



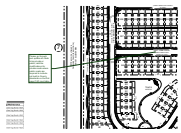
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 10:19:46 AM
Status:
Color: ■
Layer:
Space:

title every sheet ; SEE CHECKLISTS for a PUD and Prelim plan



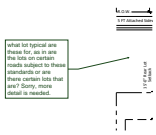
Subject: Callout
Page Label: [1] Cover-1
Author: dsdparsons
Date: 5/3/2022 10:21:06 AM
Status:
Color: ■
Layer:
Space:

this is basically repeated info combine.



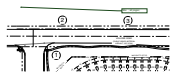
Subject: Callout
Page Label: [1] Tracts-2
Author: dsdparsons
Date: 5/3/2022 10:02:27 AM
Status:
Color: ■
Layer:
Space:

Please go through and update all roads to be private or public; add the modifications for private roads where public roads are required to include not built to County standards on the first page PUD mod table.



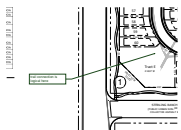
Subject: Callout
Page Label: [1] Tracts-2
Author: dsdparsons
Date: 5/3/2022 10:05:20 AM
Status:
Color: ■
Layer:
Space:

what lot typical are these for, as in are the lots on certain roads subject to these standards or are there certain lots that are? Sorry, more detail is needed.



Subject: Callout
Page Label: [1] Tracts-2
Author: dsdparsons
Date: 5/3/2022 10:06:25 AM
Status:
Color: ■
Layer:
Space:

title: ; all pages;

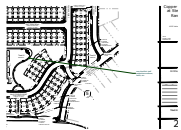


Subject: Callout
Page Label: [1] Tracts-2
Author: dsdparsons
Date: 5/3/2022 10:07:12 AM
Status:
Color: ■
Layer:
Space:

trail connection is logical here



Subject: Arrow
Page Label: [1] Tracts-2
Author: dsdparsons
Date: 5/3/2022 10:07:19 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [1] Tracts-2
Author: dsdparsons
Date: 5/3/2022 10:23:05 AM
Status:
Color: ■
Layer:
Space:

see checklist: trail/ pedestrian surfaces, width, etc

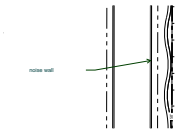


Subject: Callout
Page Label: [1] Tracts-2
Author: dsdparsons
Date: 5/3/2022 10:24:08 AM
Status:
Color: ■
Layer:
Space:

see checklists centerline data required...

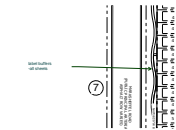


Subject: Callout
Page Label: [1] Tracts-2
Author: dsdparsons
Date: 5/3/2022 10:24:17 AM
Status:
Color: ■
Layer:
Space:



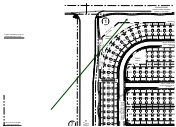
Subject: Callout
Page Label: [1] Tracts-2
Author: dsdparsons
Date: 5/3/2022 10:54:09 AM
Status:
Color: ■
Layer:
Space:

noise wall

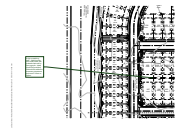


Subject: Callout
Page Label: [1] Tracts-2
Author: dsdparsons
Date: 5/3/2022 11:02:52 AM
Status:
Color: ■
Layer:
Space:

label buffers
-all sheets

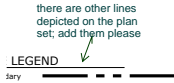


Subject: Arrow
Page Label: [1] Tracts-2
Author: dsdparsons
Date: 5/3/2022 11:03:14 AM
Status:
Color: ■
Layer:
Space:



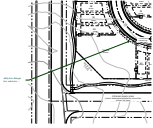
Subject: Callout
Page Label: [1] Site-3
Author: dsdparsons
Date: 5/3/2022 10:08:51 AM
Status:
Color: ■
Layer:
Space:

is this a retaining wall? Add the note who shall install and maintain that wall to front pge plz.; detail should be provided; this should be added to accessory structures and uses if 4 feet or higher.



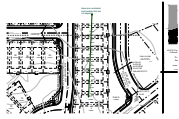
Subject: Callout
Page Label: [1] Site-3
Author: dsdparsons
Date: 5/3/2022 10:49:05 AM
Status:
Color: ■
Layer:
Space:

there are other lines depicted on the plan set; add them please



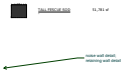
Subject: Callout
Page Label: [1] Site-3
Author: dsdparsons
Date: 5/3/2022 10:50:03 AM
Status:
Color: ■
Layer:
Space:

utility line, drainge line was here



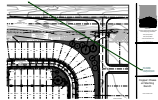
Subject: Callout
Page Label: [1] Site-4
Author: dsdparsons
Date: 5/3/2022 10:50:45 AM
Status:
Color: ■
Layer:
Space:

there are constraints and hazards that are not depicted...



Subject: Callout
Page Label: [1] LS-7
Author: dsdparsons
Date: 5/3/2022 10:53:36 AM
Status:
Color: ■
Layer:
Space:

noise wall detail; retaining wall detail



Subject: Callout
Page Label: [1] LS-8
Author: dsdparsons
Date: 5/3/2022 10:52:47 AM
Status:
Color: ■
Layer:
Space:

title- all sheets
see landscape checklist and provide missing items please.