

# 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

### 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

### DEVELOPMENT GUIDELINES

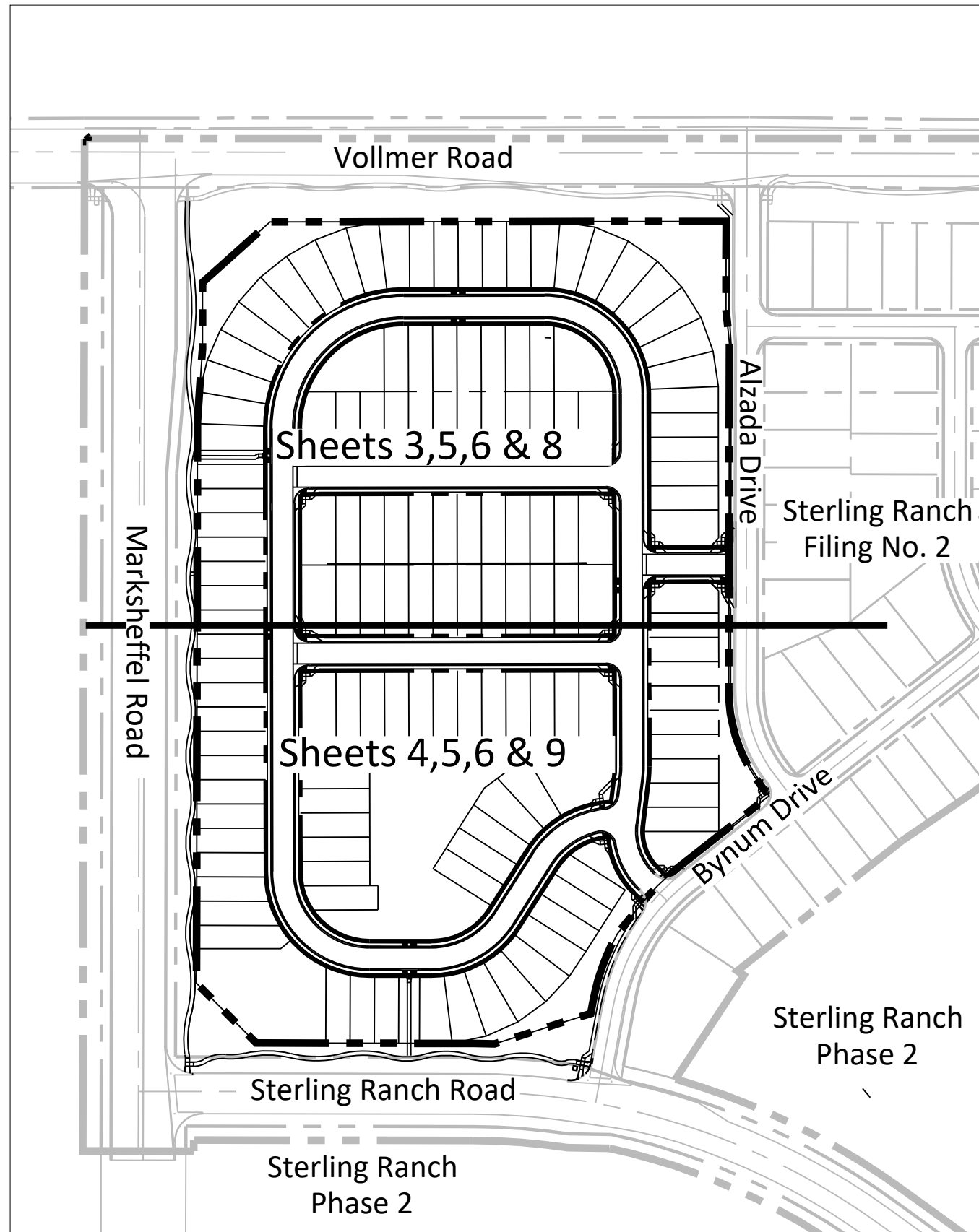
- A. **Project Description:** Copper Chase at Sterling Ranch is a planned residential community on 19.65 acres of land located East of Vollmer Rd. and Marksheffel Rd. The project is planned a single family detached community.
- B. **Principal Uses:** Principal uses within Copper Chase at Sterling Ranch 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
- E. **Accessory Structures:**
- Accessory structures shall be defined as completely enclosed structure having a door(s) or window(s) are not permitted within Copper Chase at Sterling Ranch. Gazebos are defined as open structures that cannot be enclosed with either windows or doors are permitted within the lot or common open space owned and maintained by the Copper Chase at Sterling Ranch Home Owners Association.
- F. **Signs:** Signs shall be permitted to identify entryways to Copper Chase at Sterling Ranch community. The maximum size of the Community Entryway Sign shall be 100 square feet with a maximum height of (6) feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.
- G. **Development Standards:**
- Maximum building height: thirty-five (35) feet.
  - Setback minimums:
    - Front: (20) feet minimum. Corner lot: Driveway access point will be at the Corner lot's front yard.
    - Side: (5) feet minimum Standard and Corner Lots adjacent to tract
    - Side: (10) feet minimum Corner Lots adjacent to ROW
    - Rear: (15) feet minimum Standard and Corner Lots.
  - Minimum Lot Width: 30'
  - Minimum Lot Size: 3,200 sf
  - Minimum Lot Depth: 95'
  - 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.

### GENERAL NOTES

- All sidewalks shown on development plan are to be 5' concrete unless otherwise specified.
  - 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.
  - 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.
  - Landscape entry features, open space tracts, parks and trails shall be owned and maintained by the Copper Chase at Sterling Ranch Home Owners Association.
  - All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
  - There shall be no direct lot access to Vollmer Road, Marksheffel Road and Sterling Ranch Road.
  - 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)
- In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST 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 6<sup>TH</sup> P.M., AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 5, T13S, R65W OF THE 6<sup>TH</sup> 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

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.
4	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.

#### Ownership Certification

SR Land LLC

Name of Landowner

Landowner's Signature, notarized

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

Notarized signature

OR Name of Attorney and registration number

#### Board of County Commissioners Certification

This PUD/preliminary plan for Copper Chase at Sterling Ranch was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

President, Board of County Commissioners \_\_\_\_\_ date

Director, Planning & Community Development Department \_\_\_\_\_ date

#### Clerk and Recorder Certification

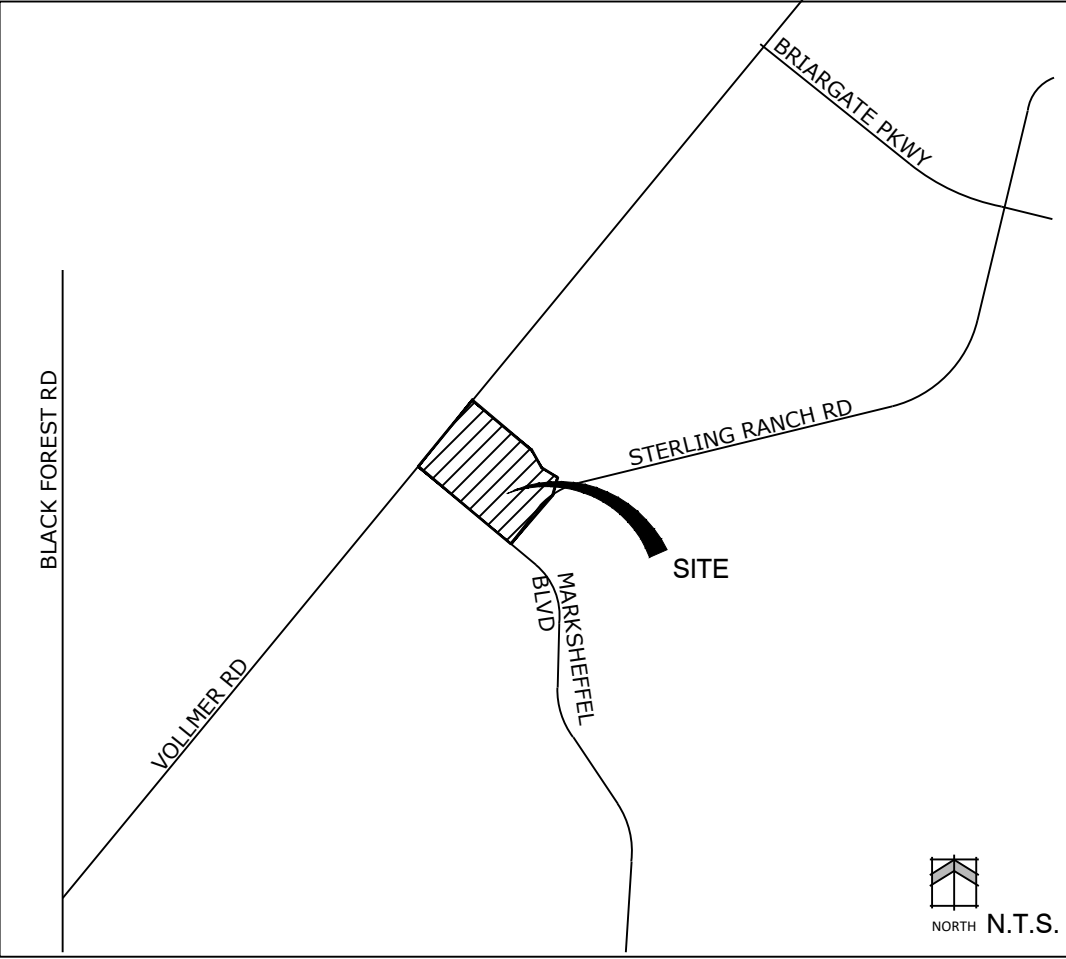
State of Colorado

El Paso County

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

El Paso County Clerk and Recorder

#### VICINITY MAP



#### SITE DATA

Tax ID Number:	5200000364; 5233000011; 5232400002; 5300000173
Total Area:	19.651 AC
Development Schedule:	Fall 2022
Sketch Plan:	SKP 18-803 (Approved 2018)
Current Zoning:	RS-5000
Proposed Zoning:	PUD
Current Use:	Vacant
Proposed Use:	Residential
Number of Lots:	138
Proposed Density:	7.0 DU/AC
Lot Standards:	
Average Lot Size:	3,724 SF
Minimum Lot Size:	3,200 SF
Minimum Lot Width:	30 FT
Maximum Lot Coverage:	40%
Lot Setbacks:	
Front:	20 FT
Side:	5 FT (10 FT Corner Lot Adjacent to ROW)
Rear:	15 FT
PUD Open Space:	
Formula:	10% of 857,000 SF
Required:	85,700 SF
Usable:	22,425 SF (25%)
Provided:	158,994 SF
Usable:	60,755 SF Tract H (38%)

#### 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%

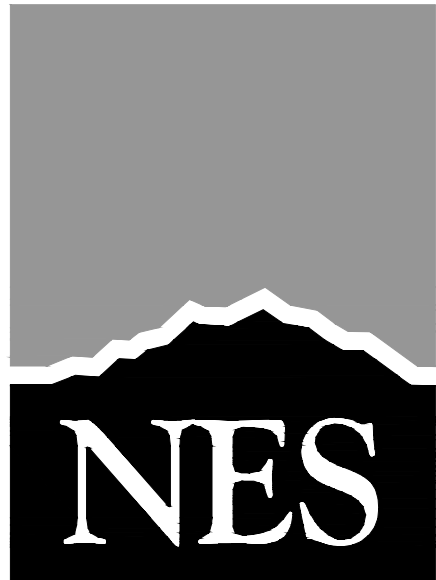
#### PROJECT TEAM

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

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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

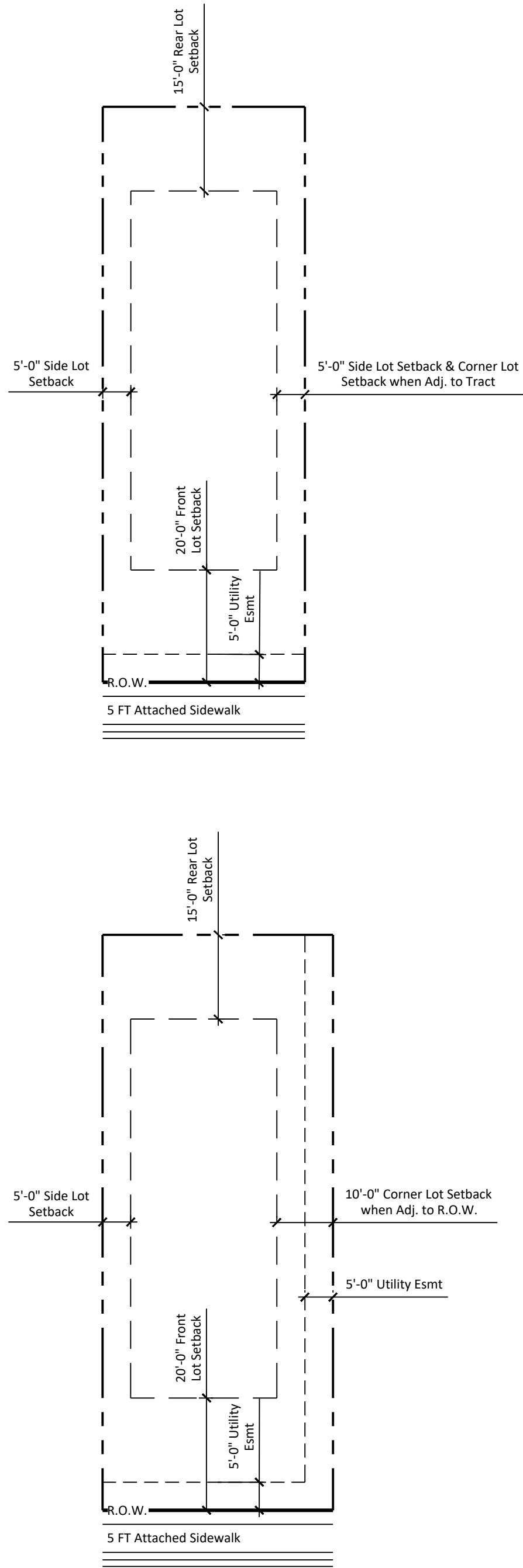
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### Cover Sheet

1

OF 9

LOT TYPICALS

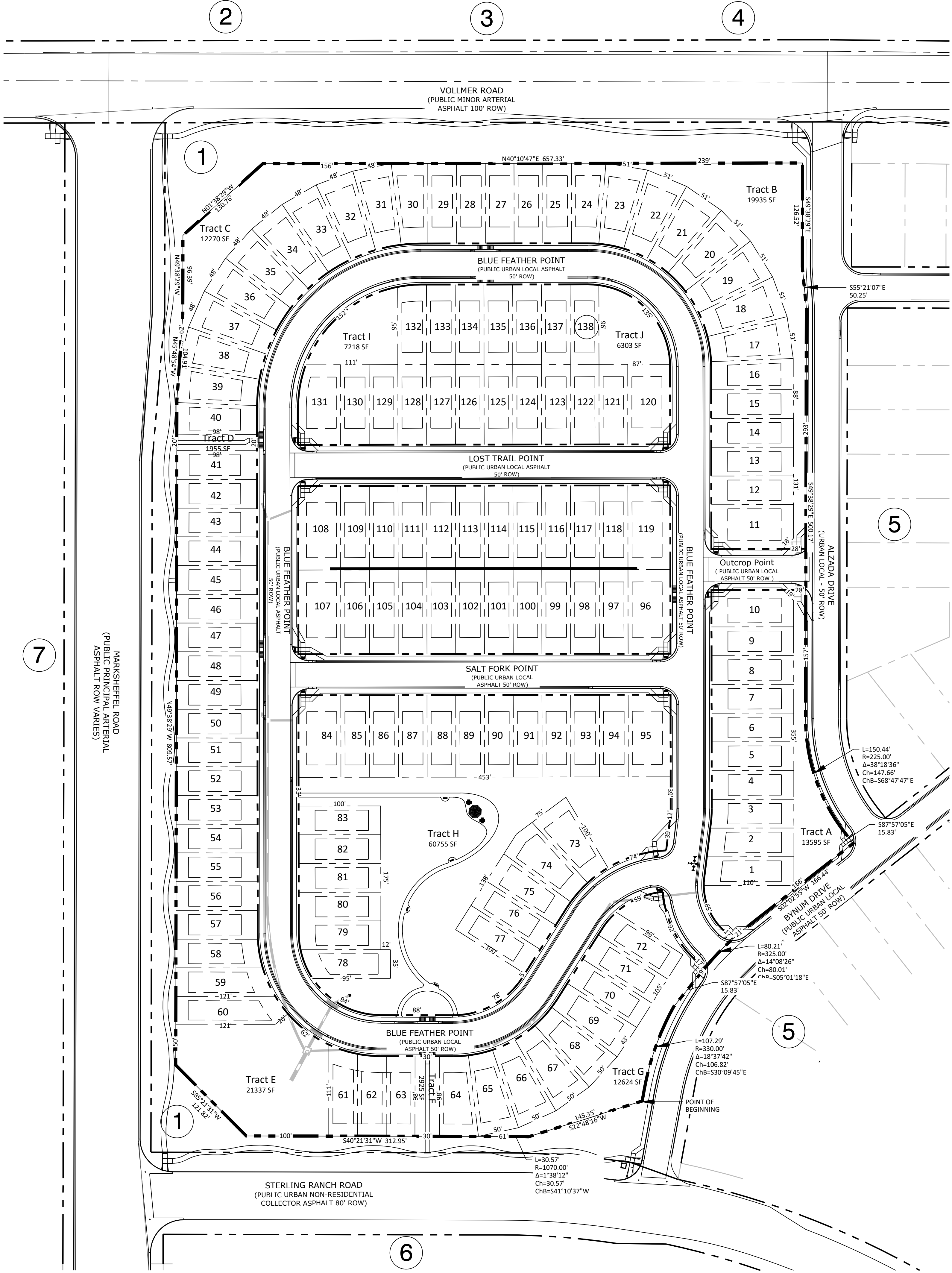


TRACT TABLE

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 HIGUERA 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



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IN ASSOCIATION WITH

Copper Chase  
at Sterling  
Ranch

8335 Vollmer Road

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

STAMP

Entitlement

DATE: BY: DESCRIPTION:

ISSUE / REVISION

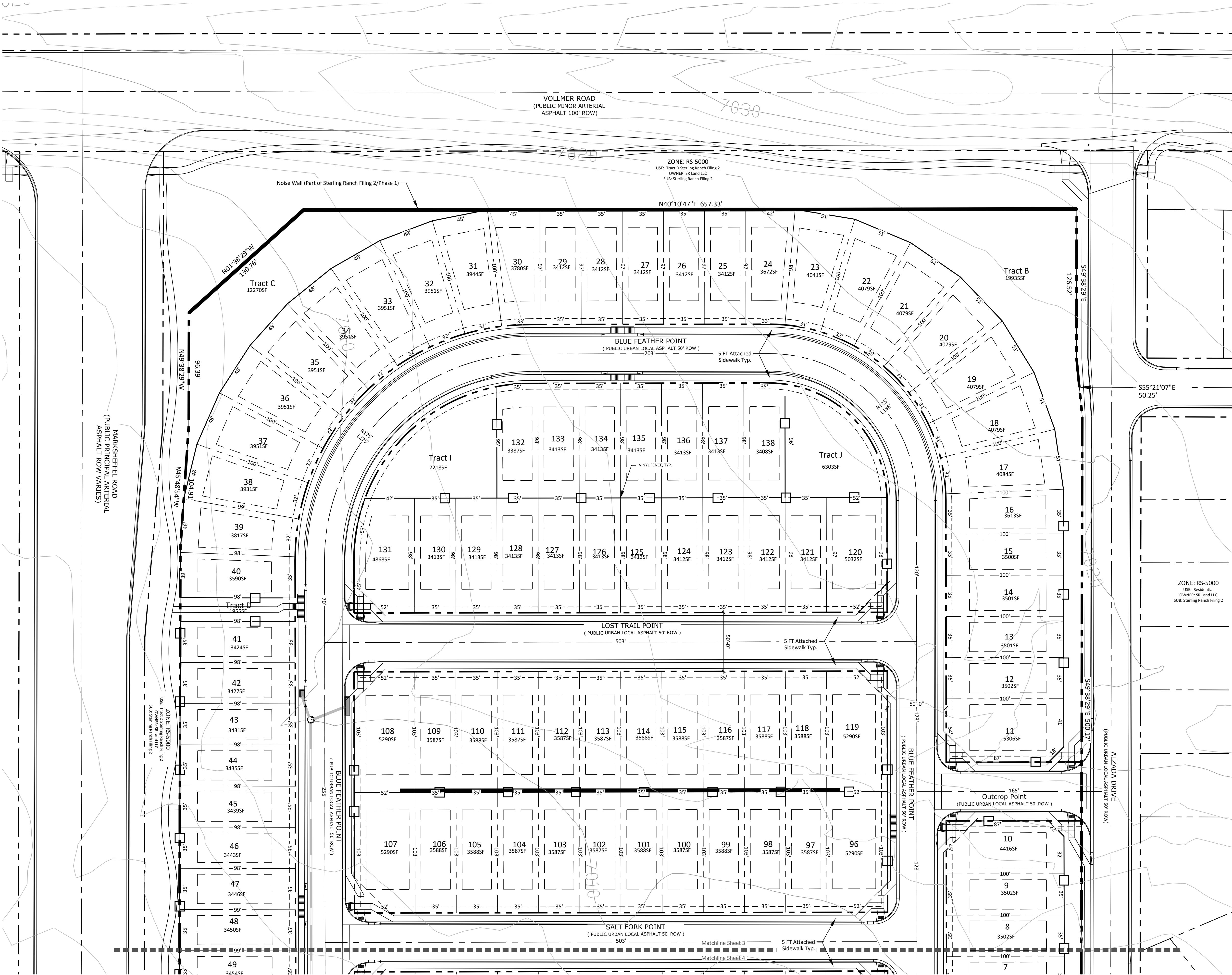
Tract Exhibit

2

2 OF 9

PLAN FILE #

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



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## Copper Chase at Sterling Ranch

8335 Voller Road

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

DATE:  
PROJECT MGR:  
PREPARED BY:

03.25.2022  
A. Barlow  
B. Iten

Entitlement

DATE: BY: DESCRIPTION:

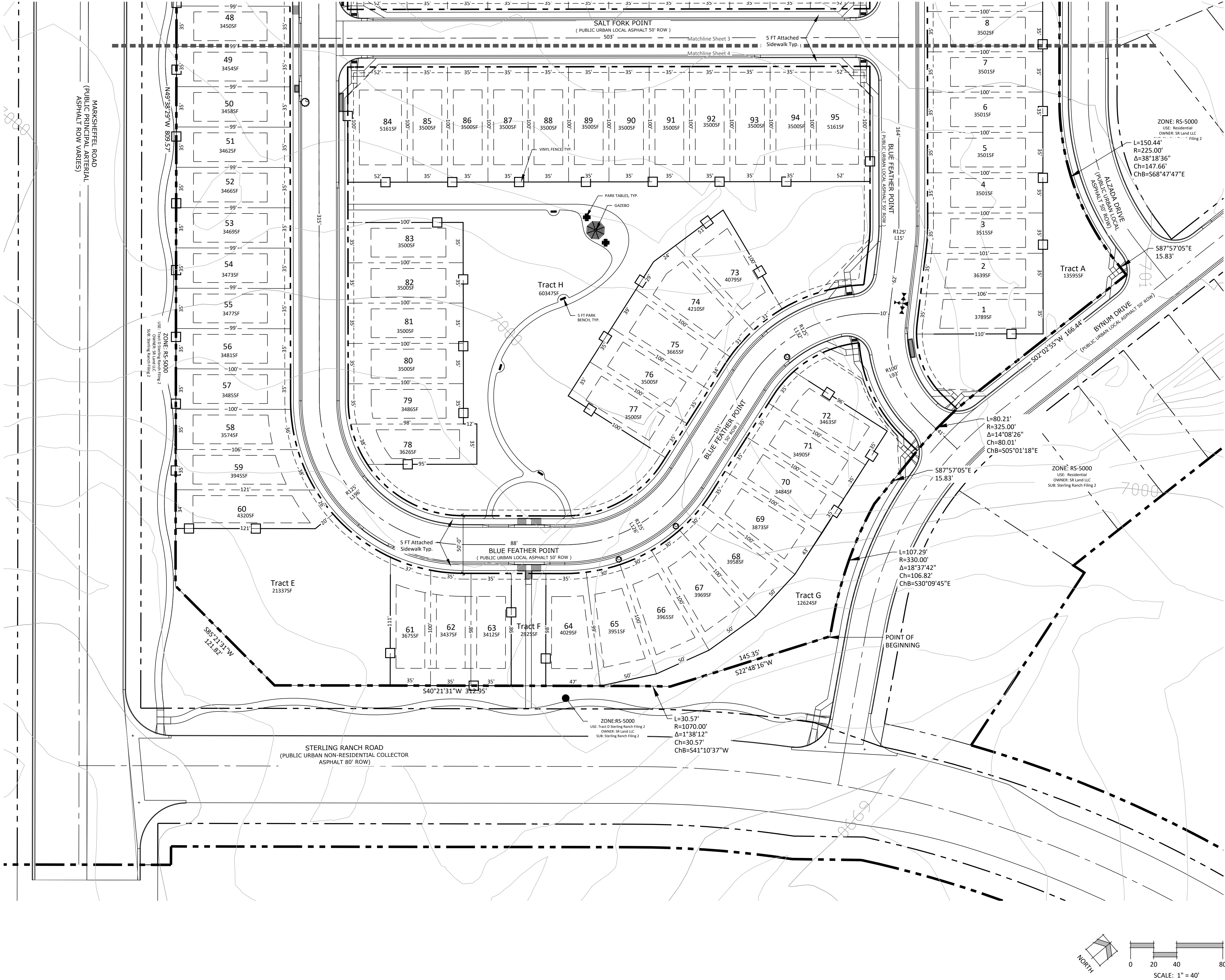
PUD Site Plan

3

3 OF 9

LINETYPE LEGEND

Property Boundary	
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Copper Chase  
at Sterling  
Ranch

8335 Vollmer Road

PROJECT INFO

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

STAMP

Entitlement

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

PUD Site Plan

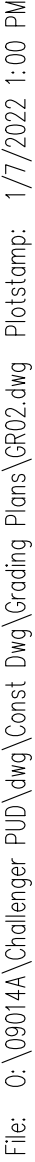
SHEET TITLE

4

4 OF 9

SHEET NUMBER

PLAN FILE #



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

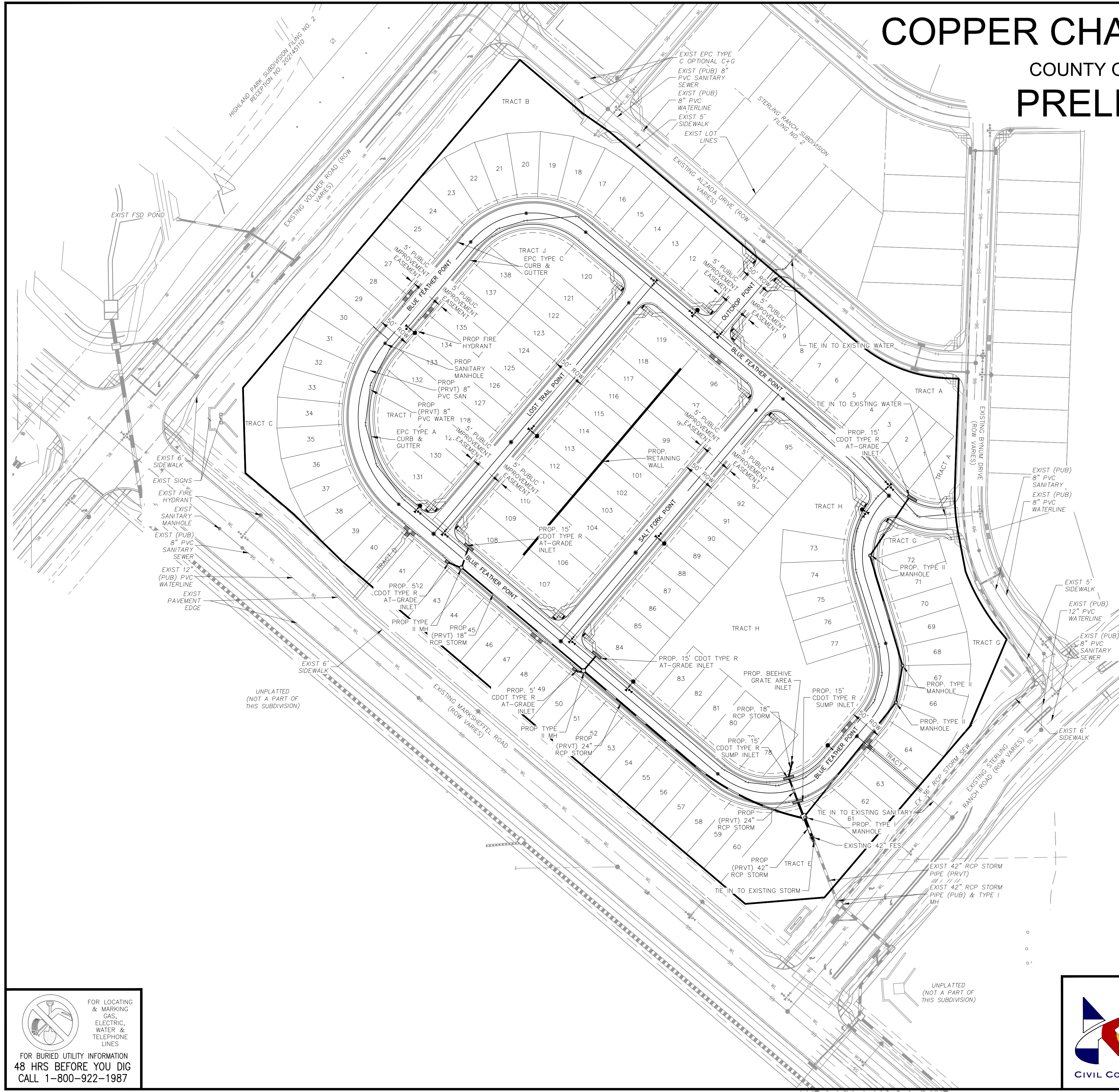
- ### NARRATIVE NOTES:
1. LOCATION OF STOCKPILES SHALL BE DETERMINED BY CONTRACTOR. ALL STOCKPILES SHALL REMAIN WITHIN THE CONSTRUCTION BOUNDARIES AS INDICATED ON THE SITE MAP.
  2. THE EXACT LOCATION FOR THE STABILIZED STAGING AREA, STORAGE EQUIPMENT AND TEMPORARY DISPOSAL AREAS SHALL BE DETERMINED 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.

# COPPER CHASE AT STERLING RANCH

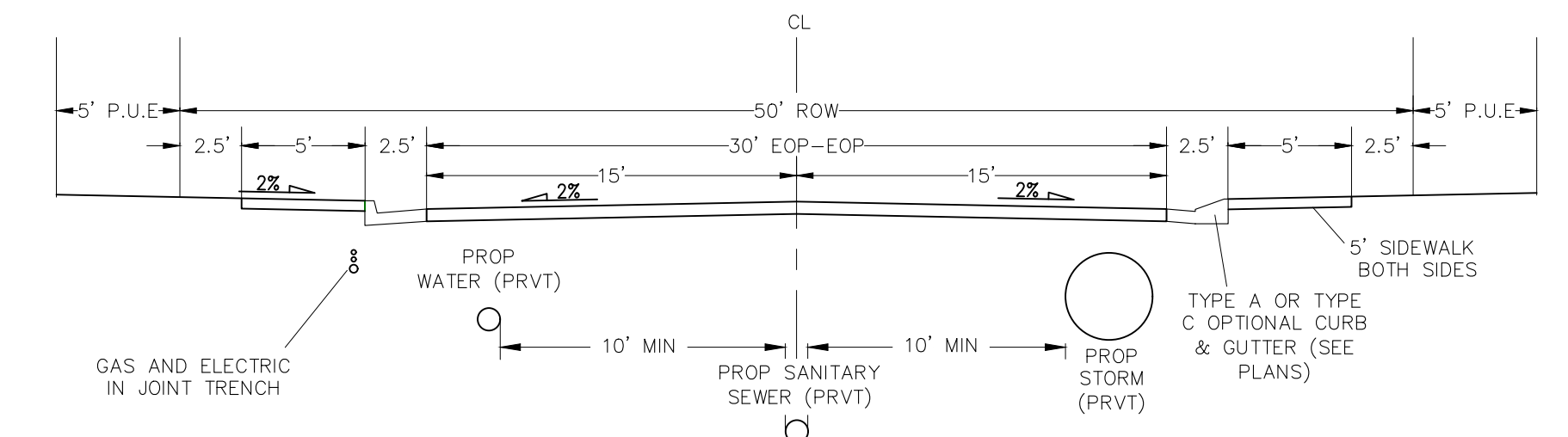
COUNTY OF EL PASO, STATE OF COLORADO

# PRELIMINARY UTILITIES

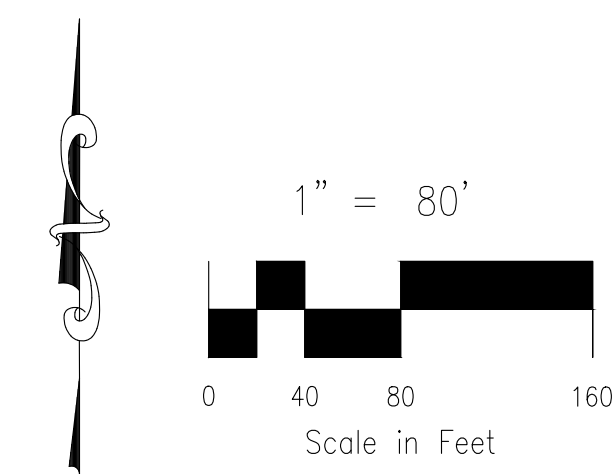
DECEMBER 2021



LEGEND



TYPICAL INTERNAL  
PUBLIC ROADS (PUB) 30' MAT



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

DESIGNED BY: CVW  
DRAWN BY: CVW  
CHECKED BY: VAS

SCALE:  
HORIZONTAL:  
1"=80'  
VERTICAL:  
N/A

DATE: 12/13/21

SHEET 6 OF 9

PU01

# COPPER CHASE AT STERLING RANCH

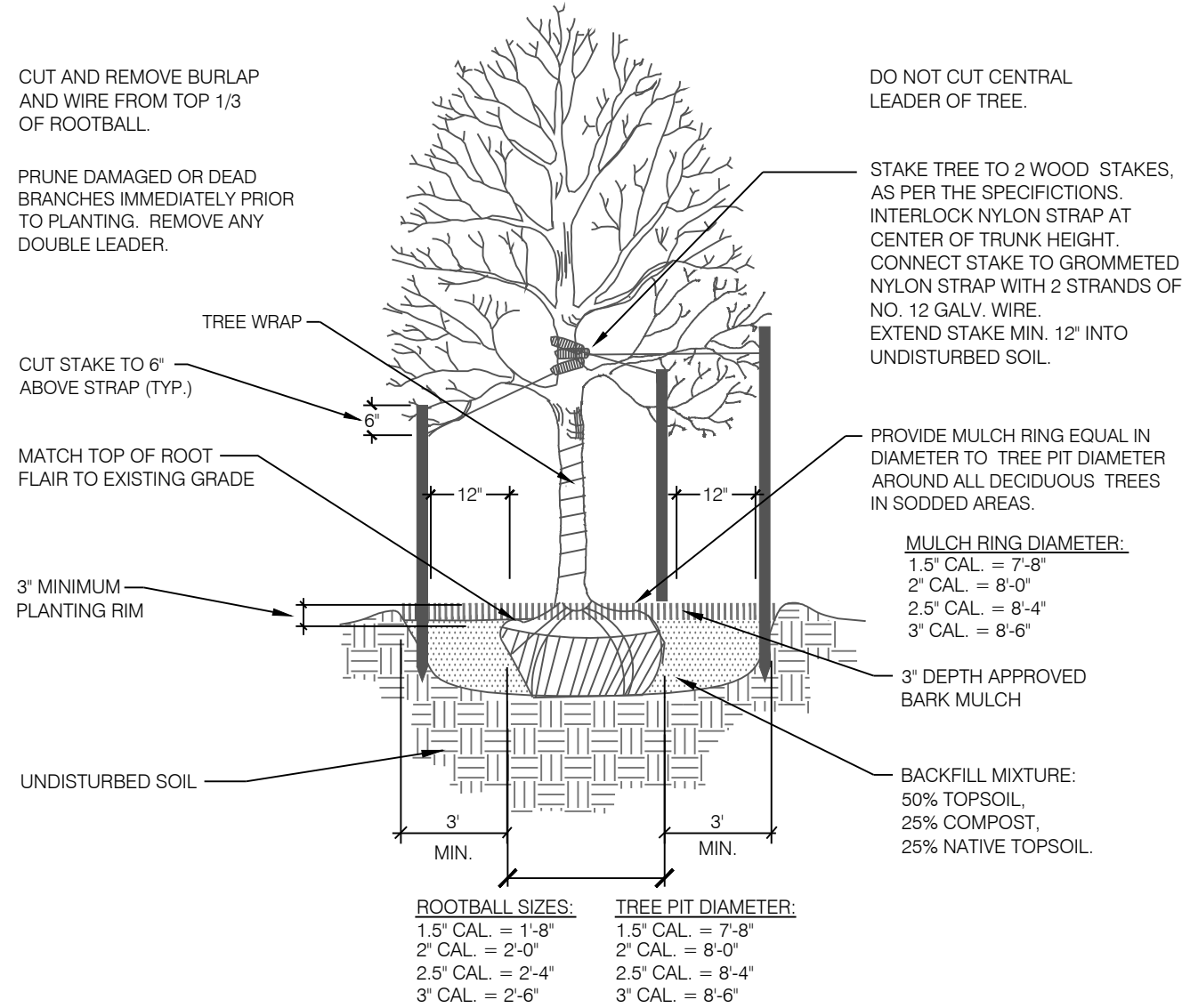
EL PASO COUNTY, COLORADO

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.

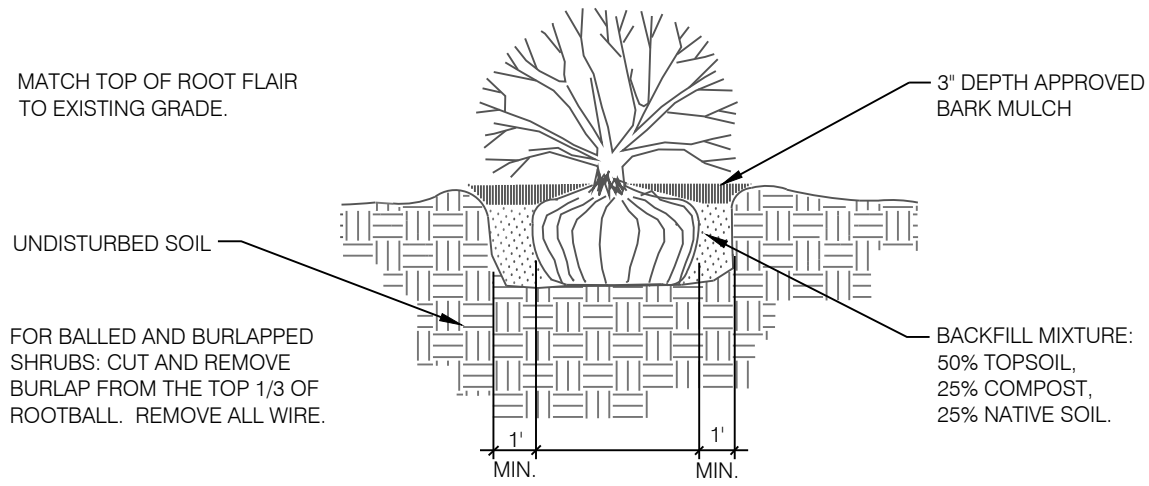
## PUD DEVELOPMENT/PRELIMINARY PLAN

### LANDSCAPE NOTES

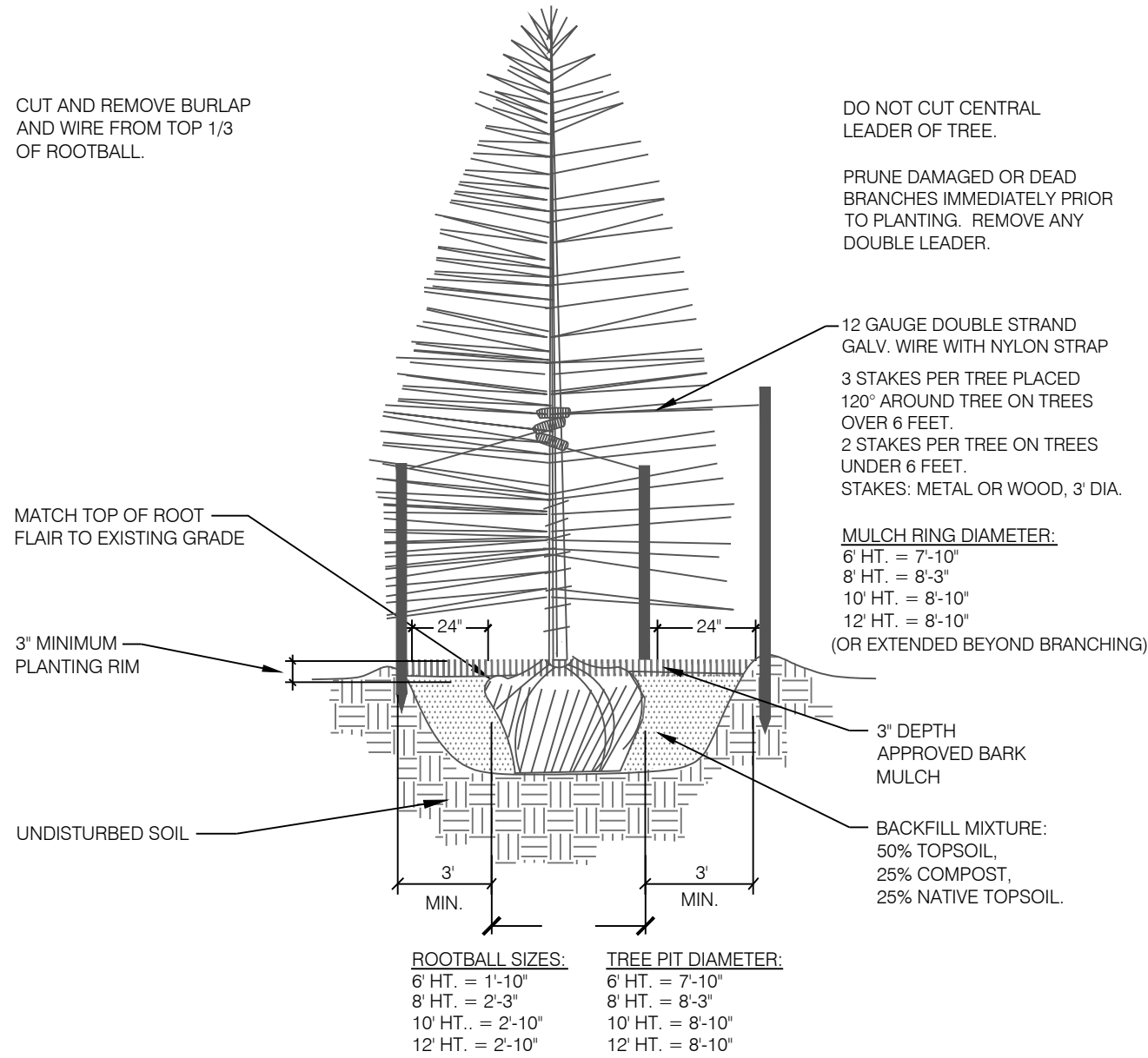
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL 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.



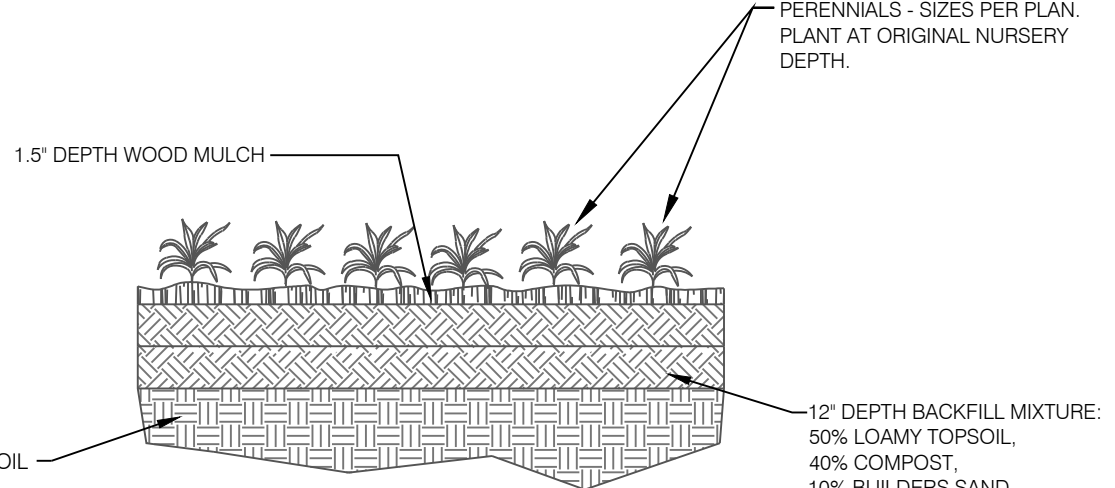
1 DECIDUOUS TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



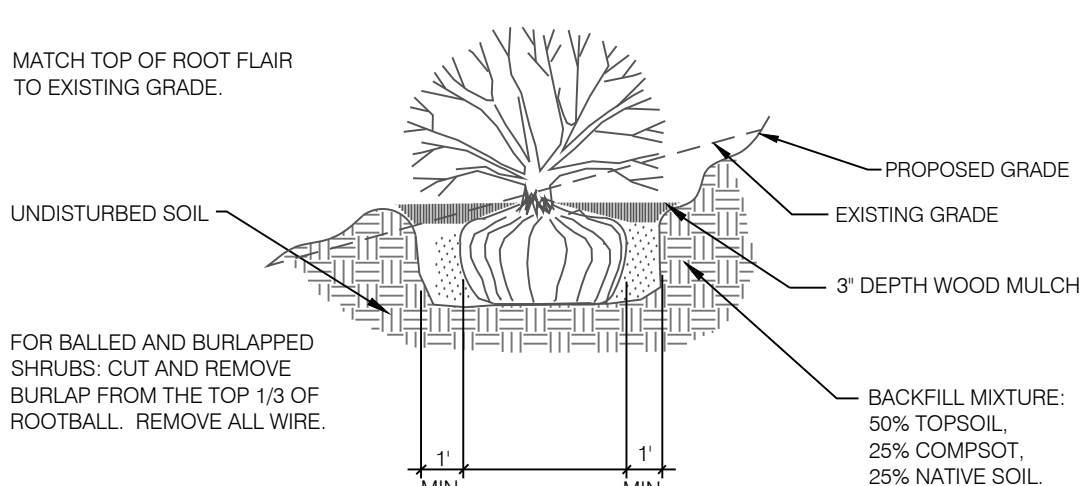
3 SHRUB PLANTING DETAIL  
SCALE: NOT TO SCALE



2 CONIFEROUS TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



4 PERENNIAL / GROUND COVER PLANTING  
SCALE: NOT TO SCALE



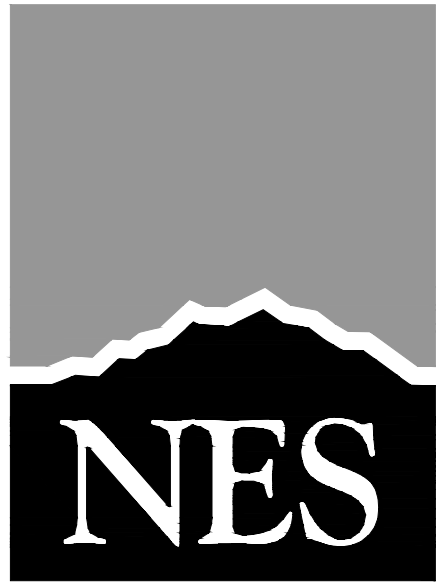
5 SHRUB PLACEMENT ON SLOPES  
SCALE: NOT TO SCALE

### 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



N.E.S. Inc.  
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www.nescolorado.com

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### Copper Chase at Sterling Ranch

8335 Vollmer Road

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

### Entitlement

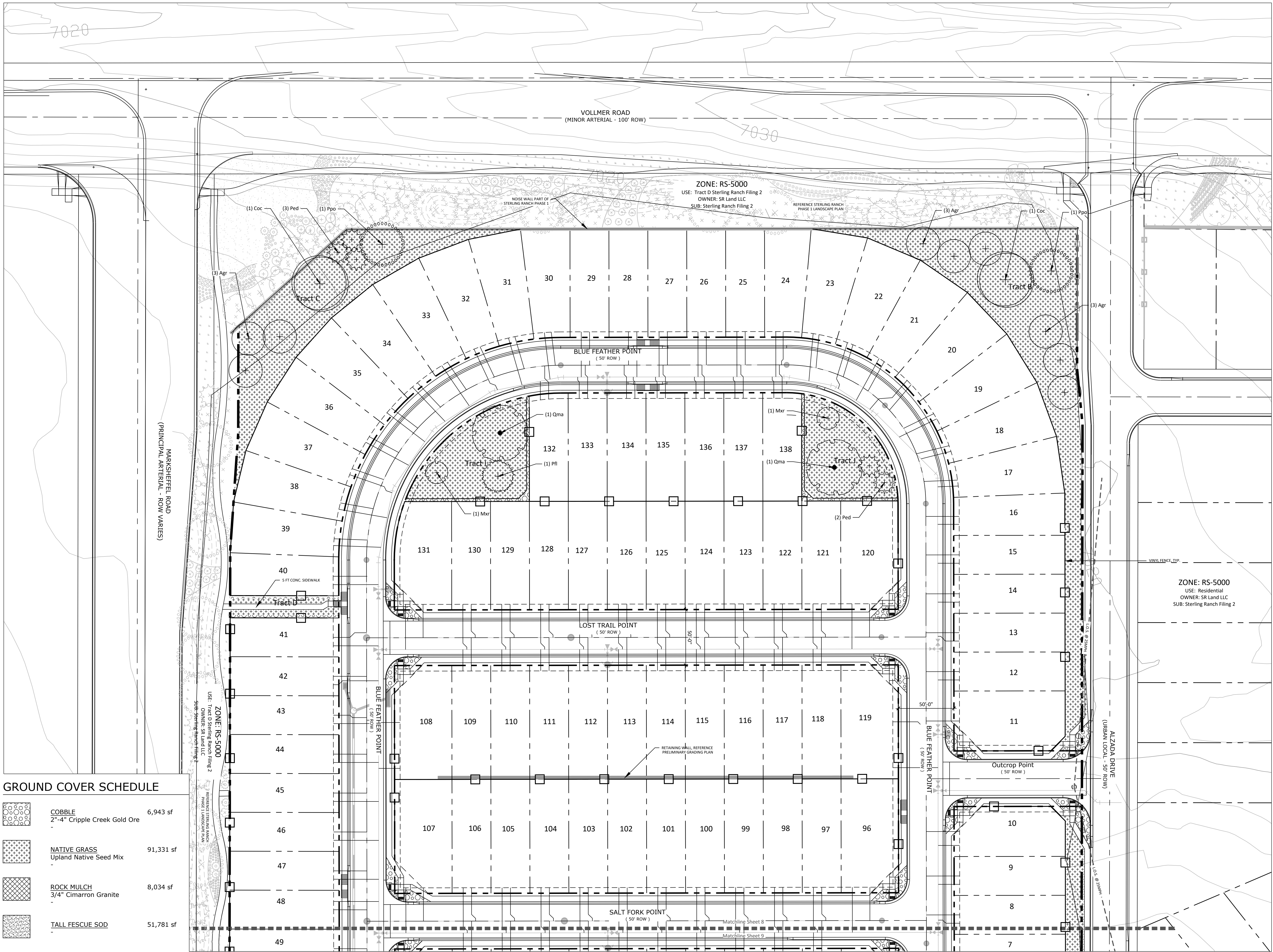
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### Landscape Notes & Details

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## Copper Chase at Sterling Ranch

8335 Vollmer Road

DATE: 03.25.2022  
PROJECT MGR: B. Iten  
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Entitlement

DATE: BY: DESCRIPTION:

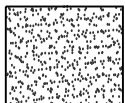
Landscape Plan

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### 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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DATE:	BY:	DESCRIPTION:

### Landscape Plan

9

9 OF 9