

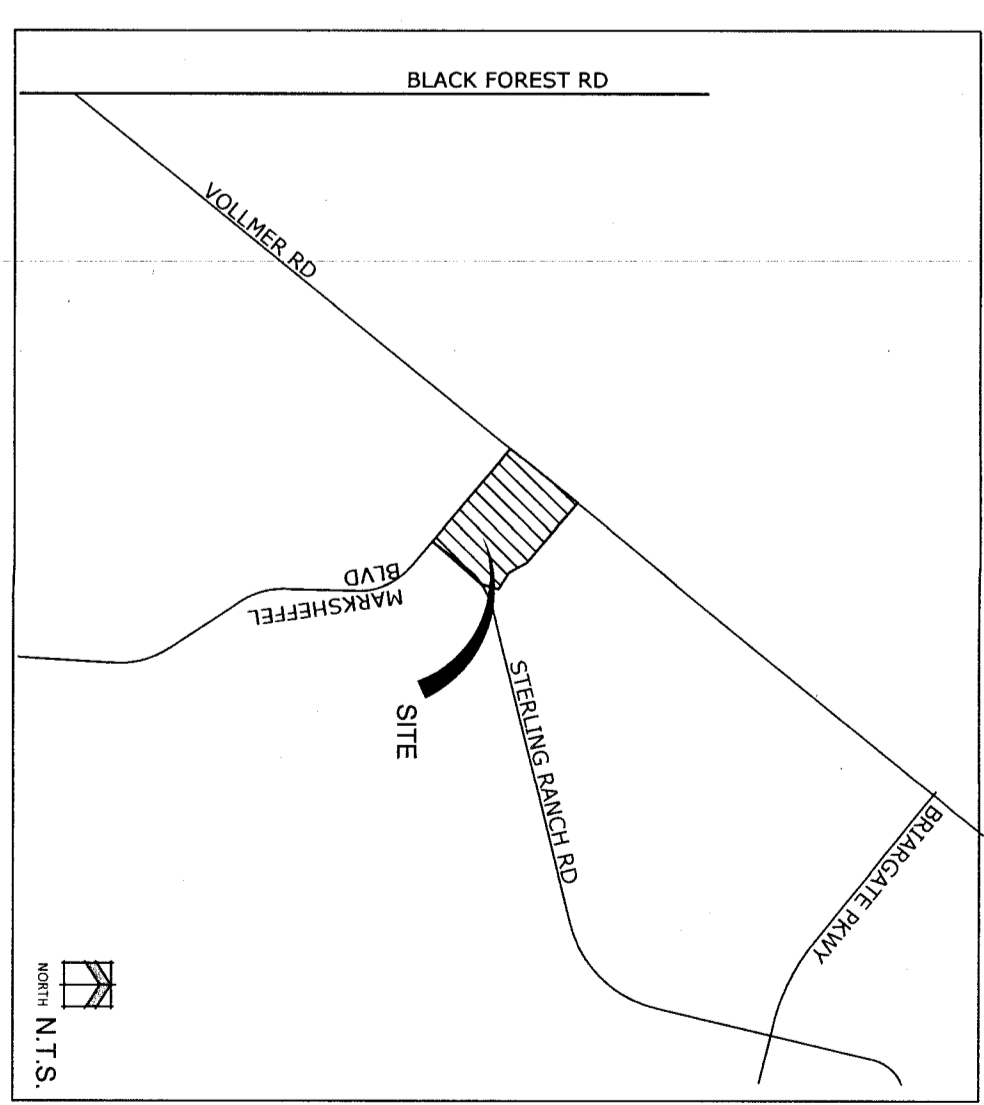


# COPPER CHASE AT STERLING RANCH

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

## VICINITY MAP



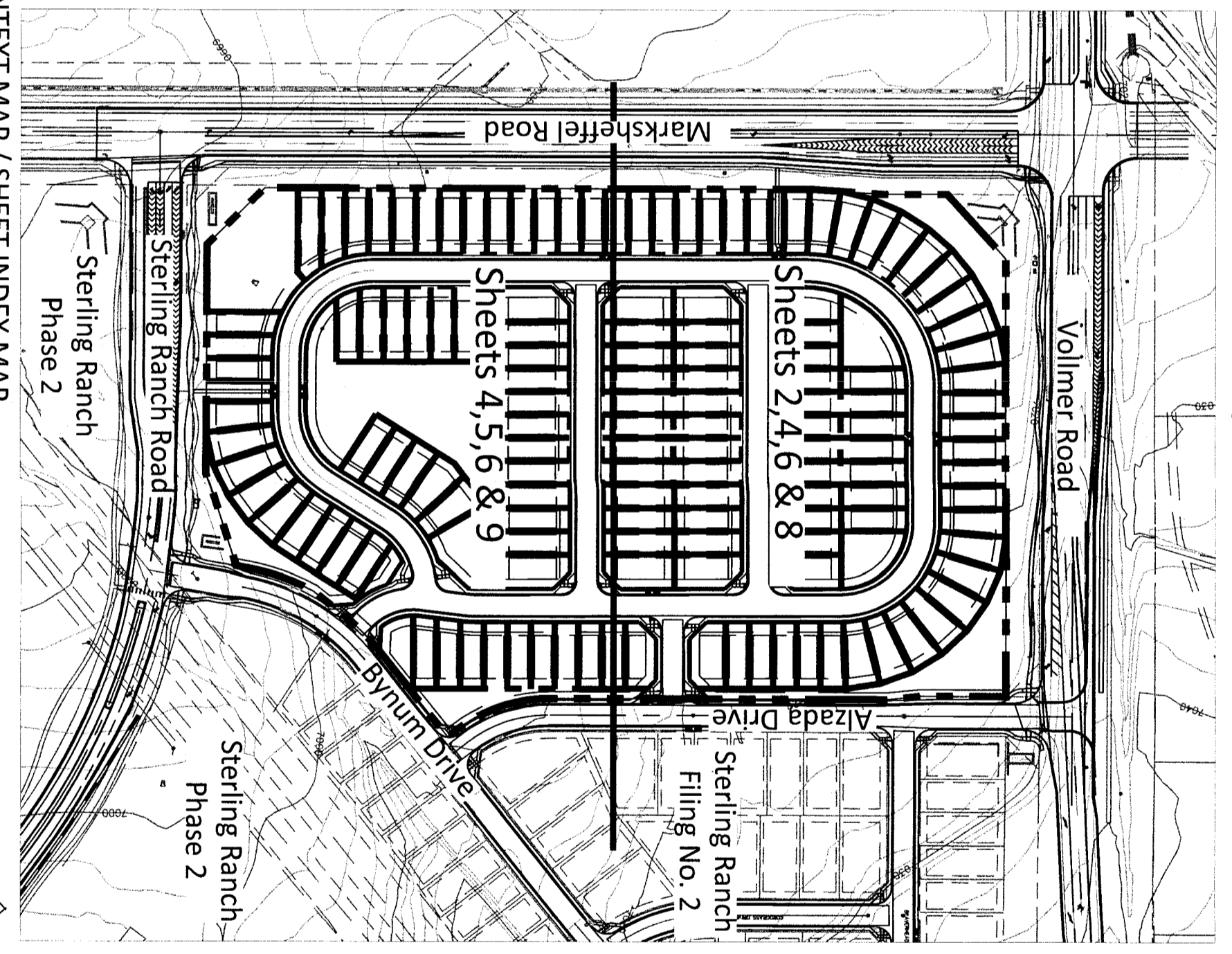
## SITE DATA

Total # of Units:	5334/2093
Total Area:	10,651 AC
Development Schedule:	FAI 2023
Design Plan:	567-18-803 Approved 2018 Density Range: 5-24 DU/AC
Proposed Zoning:	PUD 2000
Current Use:	Vacant
Proposed Use:	Single Family Residential
Proposed Gross Density:	7.0 DU/AC
Proposed Net Density:	11.5 DU/AC
PUD Open Space:	10% of 10,651 AC
Formulas:	1.965 AC
Required:	4.9 AC (75%)
Provisional:	1.89 AC (71%)
Usable:	

## LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY	12.0	0.1%
PUBLIC ROADS	4.8	0.0%
OPEN SPACE TRACTS	3,271	19%
TOTAL	19,651	100%

## CONTEXT MAP / SHEET INDEX MAP



## ROAD DEVIATIONS TABLE (AS ALLOWED BY ECM SECTION 5.8)

Tract	Area (sq ft)	Area (Ac)	Use	Ownership/Maintenance
A	12,880	0.296	Landscape, Utilities, Trails, Sidewalk	Copper Chase at Sterling Ranch HOA
B	19,564	0.449	Landscape, Utilities, Trails, Sidewalk	Copper Chase at Sterling Ranch HOA
C	12,268	0.282	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
D	11,955	0.275	Landscape, Utilities, Drainage, Trails, Sidewalk	Copper Chase at Sterling Ranch HOA
E	21,068	0.484	Landscape, Utilities, Stormwater, Trails, Sidewalk	Copper Chase at Sterling Ranch HOA
F	2,925	0.067	Landscape, Utilities, Trails, Sidewalk	Copper Chase at Sterling Ranch HOA
G	11,623	0.267	Landscape, Utilities, Drainage, Trails, Sidewalk	Copper Chase at Sterling Ranch HOA
H	55,311	1.27	Park, Utilities, Trails, Sidewalk	Copper Chase at Sterling Ranch HOA
I	7,218	0.166	Landscape, Utilities, Trails, Sidewalk	Copper Chase at Sterling Ranch HOA
J	6,303	0.145	Landscape, Utilities, Trails, Sidewalk	Copper Chase at Sterling Ranch HOA
Total Tract Area:		3,471		

## GENERAL PROVISIONS

- 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.
- 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.
- Addition: The developer of this development plan shall reduce the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Copper Chase at Sterling Ranch is a general plan for the El Paso County, Colorado, and that the El Paso County Land Development Code shall be amended to conform with the provisions of the El Paso County Land Development Code, and that the El Paso County Land Development Code and this development plan comply with the Colorado Planned Unit Development Act of 1972, as amended.
- 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 this PUD approval (or owner acknowledgment of the PUD) shall apply, or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- Enforcement: To enforce 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 normally granted by law.
- 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.
- 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 area is the maximum development requested for planning or construction (plus any approved density transferred). 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.
- 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.
- 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.
- Utility Providers: The following utility providers will serve the Copper Chase at Sterling Ranch PUD Preliminary Plan area:  
Water: FAWMA  
Wastewater: FAWMA  
Gas: Colorado Springs Utilities  
Electric: Mountain View Electric

## DEVELOPMENT GUIDELINES: COPPER CHASE AT STERLING RANCH PUD DEVELOPMENT PLAN

- Project Description: Copper Chase at Sterling Ranch is the continuation of a long-term development with a distinct vision. The project centers on a recreational lifestyle by providing opportunities such as parks and open space, and trails for residents to enjoy. Overall Sterling Ranch common landscape have been located in areas of higher density so more of the residents can access them by walking and provide a focal element to the neighborhoods. Lot sizes, setbacks, and landscape tracts are designed to provide a wide variety of housing options and prices within the development while retaining open space and visually interesting streetscapes for the community.
- Permitted and Accessory Uses: Permitted and accessory uses are as identified in the use table below.

PRINCIPAL USES	STANDARD
CHURCH	S**
CHILD DAYCARE	A*
HOME OCCUPATION, RESIDENTIAL	A
INDUSTRIAL/COMMERCIAL SERVICE OFFICE	T**
PUBLIC PARK, OPEN SPACE	A
PAVED DRIVE	T**

ACCESSORY USES	STANDARD
DAY CARE	A*
HOME OCCUPATION, RESIDENTIAL	A
ACCESSORY LIVING QUARTERS	A
PERSONAL USE OVERSTORAGE	A
RECREATIONAL ACCESSORY STRUCTURES & USES	A
REAR YARD USES	A
STORAGE	A

LEGEND	STANDARD
A. Allowed Use	A
S. Special Use	S
T. Temporary Use	T

- Development Requirements:
  - Maximum lot coverage: sixty-five (65) percent
  - Minimum lot area: one acre
  - Setback (minimum height: thirty-five (35) feet):
    - Front yard: twenty (20) feet
    - Side yard: five (5) feet
    - End Corner: The side yard setback shall be fifteen (15) feet along the corner adjacent to the ROW
    - Rear yard: fifteen (15) feet.
  - Accessory buildings must comply with the setbacks established above.
  - Parks, lands, utility wells and other similar features may project into rear setbacks a maximum of 3' provided they do not interfere with utility services and drainage assessments.
- Lot Sizes:
  - Minimum lot size is 3,200 square feet.
  - The lot sizes, dimensions, and bearings will be established with the final plat and may vary from that shown on the PUD.
- The final plat will not create any additional building jobs.
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- Let line adjustments, per Chapter 7 of the Land Development Code or as amended will not require an amendment of this PUD Development/Preliminary Plan.
- Streets:
  - Public streets within the Copper Chase at Sterling Ranch subdivision provide general vehicular circulation throughout the development. All streets shall be paved with curb and gutter. Sidewalks shall be provided on both sides of all internal streets illustrated on this plan.
  - All streets shall be public and maintained by El Paso County.
- Signs:
  - Signs shall be permitted to identify entryways to Copper Chase at Sterling Ranch community. The maximum size of the Community Entryway Sign for double-sided signs, one sign face shall not exceed 100 square feet. The maximum size of the Community Entryway Sign for single-sided signs, one sign face shall not exceed 50 square feet.
  - Essentials:
    - Signs shall be permitted to identify entryways to Copper Chase at Sterling Ranch community. The maximum size of the Community Entryway Sign for double-sided signs, one sign face shall not exceed 100 square feet. The maximum size of the Community Entryway Sign for single-sided signs, one sign face shall not exceed 50 square feet.
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### Land Owner Certification

In Witness Whereof, I, Jim Byers, DAN OF November 11, 2023  
2023 A.D., A COLORADO LIMITED LIABILITY COMPANY  
 AUTHORIZED AGENT/MANAGER  
 State of Colorado  
 County of El Paso  
 Signed before me on November 11, 2023  
 by Jim Byers (name(s) of individual(s) making statement).  
 Erin Williams  
 Notary Public  
 My Commission Expires 02-27-2027  
 ERIN GANAWAY  
 Notary Public  
 My Commission Expires 02-27-2027

### 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 12th day of Oct., 2023, subject to any notes specified hereon and any conditions, included in the resolution of approval. The dedications of land to the public ( easements) are the responsibility of El Paso County. The Board of County Commissioners certifies that the improvements in accordance with the requirements of the Land Development Code and Engineering Orders, and the Subdivision Improvements Agreement.  
 Erin Williams  
 Clerk and Recorder  
 11/11/23  
 Date

### PROJECT TEAM

Owner/Developer: Challenger Communities, LLC  
 8605 Explorer Drive, Suite 230  
 Colorado Springs, CO 80920  
 (719) 599-9235  
 Applicant: N.E.S. Inc.  
 639 N. Cascade Ave, Suite 210  
 Colorado Springs, CO 80903  
 (719) 471-0073

### SHEET INDEX

Sheet 1 of 10:	Cover Sheet
Sheet 2 of 10:	PUD Site Plan
Sheet 3 of 10:	Preliminary Grading Plan
Sheet 4 of 10:	Preliminary Utility Plan
Sheet 5 of 10:	Landscape Notes & Details
Sheet 6 of 10:	Landscape Plan
Sheet 7 of 10:	Tract Exhibit
Sheet 8 of 10:	Landscape Plan
Sheet 9 of 10:	Tract Exhibit
Sheet 10 of 10:	Constraints Exhibit

### Entitlement

8335 Volmer Road  
 Copper Chase at Sterling Ranch

