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March 18, 2019

Kari Parsons
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Copper Chase at Sterling Ranch – PUD Preliminary Plan

Dear Ms. Parsons:

The UBS District has reviewed SR Land, LLC’s (“Applicant’s”) PUD preliminary plan application for Copper Chase at Sterling Ranch, as well as the materials provided in support of this application. Based upon its understanding of the application and related documentation concerning this project, the UBS District provides the following comments.

Wastewater Treatment for Copper Chase at Sterling Ranch

As explained in the Applicant’s letter of intent submitted with its application, Copper Chase at Sterling Ranch consists of 132 attached townhomes located on approximately 19.674 acres located to the east of the intersection of Marksheffel Road and Vollmer Road, to the west of the Upper Black Squirrel Creek Designated Ground Water Basin (“UBS Basin”). Water and wastewater services will be provided to Copper Chase at Sterling Ranch by the Sterling Ranch Metropolitan District No. 1 (“Sterling Ranch”). See JDS Hydro Consultants, Inc., *Water Resources and Wastewater Report for the Sterling Ranch Service Area* (February 2019), at 1, 7.

Sterling Ranch has contracted with Meridian Service Metropolitan District (“Meridian”) to provide wastewater treatment services to Copper Chase, through Meridian’s participation in Cherokee Metropolitan District’s (“Cherokee’s”) wastewater treatment facility, which discharges wastewater within the UBS Basin. The treated wastewater discharged from Cherokee’s facility is currently noncompliant with the applicable water quality standards set forth in the Water Quality Control Commission’s (“WQCC’s”) Regulation Nos. 41 and 42. Compliance with all applicable site-specific water quality standards must be required and is essential to ensure that water quality within the UBS Basin is not unreasonably impaired. Moreover, any water that is discharged into the UBS Basin without a replacement plan approved by the Ground Water Commission is relinquished to the designated basin’s aquifer and, therefore, becomes designated ground water.

The UBS District reserves the right to provide additional comments at a later date founded upon information not readily ascertainable from the above-referenced application.

Sincerely,

A handwritten signature in blue ink, appearing to read "L Thompson". The signature is fluid and cursive.

Lisa M. Thompson
for
TROUT RALEY

cc: UBSCGWMD Board of Directors