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Project

Project Name

Copper Chase at Sterling Ranch I

Applicant

N.E.S.

File Number

PUDSP222

Project Manager

Kari Parsons (kariparsons@elpasoco.com)
(719) 520-6306

Submission Request

Comment

Request Date

5/3/2022 11:55:34 AM

Submission

Comment

Submit

Submission Documents (22)

Click below to upload required or optional documents

Upload Documents

Link	Document	Comment
	PUD Development Plan - can include phasing if proposed	NES (GEC & PUT COMMENTS ADDRESSED BY M&S CIVIL)

Financial Assurance Forms	COMMENTS ADDRESSED
Grading & Erosion Control Plan	COMMENTS ADDRESSED
Landscape Plan drawings	NES
Letter of Intent	NES
Drainage Report - Preliminary	COMMENTS ADDRESSED
Erosion and Stormwater Quality Control Permit (ESQCP)	COMMENTS ADDRESSED
Subdivision Summary Sheet	COMMENTS ADDRESSED
Traffic Impact Study	COMMENTS ADDRESSED
Wastewater Disposal Report	JDS
Water Resources Report	JDS
Storm Water Management Plan (SWMP)	COMMENTS ADDRESSED
Deviation Request	COMMENTS ADDRESSED
MS4 Post Construction Form	NO COMMENT FOUND
Grading & Erosion Control checklist	COMMENTS ADDRESSED
PBMP Applicability Form	COMMENTS ADDRESSED
SWMP Checklist	COMMENTS ADDRESSED
Sanitary, Water, & UT Service CD's	Project Manager: Please contact Charlene to discuss comments and timing of construction NO IMMEDIATE COMMENTS
Street & Storm CD's	NO IMMEDIATE COMMENTS
Deviation - Mid Block Ramp Spacing	COMMENTS ADDRESSED
Deviation - T-Intersection PED Ramps	COMMENTS ADDRESSED
Deviation - Broken Back Curve Tangent Length	COORDINATED

Agency Review Comments

Link	Agency	Comment	Date
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County Attorney - Water	County Attorney's Office will provide review of water sufficiency following receipt of findings from Colorado Division of Water Resources. Thank you.	NOTED	4/4/2022 11:29:45 AM
Falcon Fire Protection District	project not within the boundaries of the Falcon Fire District. No comments provided.	NOTED	4/4/2022 12:40:10 PM
US Postal Service	Please contact Elaine Kelly (elaine.f.kelly@usps.gov) and Rita Minnard (oreta.j.minnard@usps.gov) directly to review this development for mail service. To establish mail delivery and kiosk locations an appointment will be required with USPS to determine final locations. Information required for this establishment include: proposed locations, type of mail receptacle, final plat with addresses, type of development (residential/commercial) and date of first occupancy.	NOTED	4/4/2022 1:09:18 PM
Academy SD 20 Building Fund	Academy District 20 is in receipt of File# PUDSP222. Academy District 20 is requesting land dedication in lieu of fees per the existing El Paso County Code for all residential development within the Sterling Ranch Sketch Plan located within District boundaries as previously requested for all residential development within Sterling Ranch. The District is requesting that fees NOT BE collected as per previous responses regarding Sterling Ranch. The District is aware that Classic Homes is assuming the development of Sterling Ranch and that 2 school sites will be reserved within the Revised Sketch Plan. The District is waiting to receive information regarding an agreement between the county and Classic Homes which will clarify the Districts' request for land dedication for all of Sterling Ranch. The District intends to utilize the land credits for ALL of Sterling Ranch in the future to pay for the sites being proposed by Classic Homes. If you need additional information or clarification, please contact me. Don Smith Planning Consultant	NOTED	4/5/2022 7:39:12 AM
Colorado Springs Public Works	Traffic Engineering has no comments on this item. Zaker Alazzeah, P.E. Traffic Engineering Manager/Deputy City Traffic Engineer City of Colorado Springs (719) 385-5468 Zaker.Alazzeah@coloradosprings.gov	NOTED	4/5/2022 12:04:35 PM
Colorado Springs Public Works	Engineering Development Review has no comments on this item. Joel Dagnillo, P.E. Engineering Development Review City of Colorado Springs (719)385-5412 Joel.dagnillo@coloradosprings.gov	NOTED	4/6/2022 3:00:26 PM
View 911 Authority - El Paso/Teller County	See attached for approved street names OUTCROP POINT - added to approved street names G.West	NOTED	4/7/2022 9:38:30 AM

	Colorado Springs Utilities, Dev, Svc.(includes water resources)	The above referenced property is located outside the City of Colorado Springs city limits; yet it is located within the Colorado Springs Utilities' natural gas service territory, and as such, can be provided with natural gas services by Colorado Springs Utilities. Call CSU field engineers with any questions at 719-668-4985. Corey Masoumi Utilities Development Services Colorado Springs Utilities O: 719-668-1856 Main: 719-668-8259 cmasoumi@csu.org www.csu.org	4/7/2022 4:16:24 PM
		NOTED	
View	EPC Environmental Services		4/11/2022 9:53:51 AM
		NOTED	
	Colorado Parks and Wildlife	Colorado Parks and Wildlife (CPW) has reviewed the plans for the Copper Chase at Sterling Ranch in El Paso County. Colorado Parks and Wildlife (CPW) is in receipt of the above referenced permit application and is familiar with the site. The entirety of the Sterling Ranch project area has been commented on multiple times and all relevant wildlife comments can be found in those previous comment letters. We appreciate being given the opportunity to comment. Please feel free to contact District Wildlife Manager, Aaron Berscheid, should you have any questions or require additional information at 719-439-9601 or via email at aaron.berscheid@state.co.us	4/15/2022 4:06:58 PM
		NOTED	
View	EPC Parks Department	El Paso County Community Services / Parks Preliminary Comments - Please See Attached Documents (To be presented to the Park Advisory Board for endorsement on May 11, 2022)	4/19/2022 2:25:29 PM
		NOTED	
	Pikes Peak Regional Building Department	1. Standard DP comments apply: a. For assignment of addressing for lots and tracts, place addressing marker (xxx) where they are intended to be utilized. Addressing marker for lots should be front door. b. Provide a 100 scale copy or larger of the entire APPROVED development plan (d.p.) to this department so that addressing can be assigned. Once received, the development plan will be placed on a list to be addressed. Development plans that are not yet approved may be addressed, however additional plan review fees will accrue if changes are made to the D.P. after initial addressing. 2. Note: street names approved. Amy Vanderbeek Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2930 E: Amy@pprbd.org	4/25/2022 9:53:05 AM
		NOTED	

Colorado Geological Survey	<p>Colorado Geological Survey review of Copper Chase Sterling Ranch I Preliminary Plan (Amy Crandall, acrandall@mines.edu): The available referral documents include a Soil, Geology, and Geologic Hazard Study, Copper Chase at Sterling Ranch (Entech Engineering, Job No. 191088, March 7, 2022), Preliminary Plan (N.E.S., Inc., March 25, 2022), Letter of Intent (N.E.S., Inc., April 2022), Grading and Erosion Control Plans (M&S Civil Consultants, Inc., December 31, 2021), and other documents. As noted on page 8 of Entech’s Soil, Geology, and Geologic Hazard Study, 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.” Entech makes appropriate preliminary recommendations for mitigating the site’s hazards. We offer the following comments and recommendations. 1. In the test borings drilled for Entech’s March 7, 2022 study (TB-3 and TB-4), groundwater was encountered at 4 and 19 below grade during drilling and at the surface following precipitation events and runoff. Entech states on page 11 that it is their “understanding that no basements” are proposed for all lots; however, they also state, “The suitability of the site for below-grade areas should be evaluated after addition investigation following site grading and storm sewer construction.” Due to the very shallow groundwater conditions at the Sterling Ranch development, BASEMENT LEVELS SHOULD NOT BE ALLOWED. 2. General Note 7 of the preliminary plan states, “In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.” CGS also recommends adding a note to the plans stating that NO BASEMENTS are permitted in the Copper Chase Sterling Ranch I. 3. As noted on page 11 of Entech’s revised report, “Where shallow groundwater is encountered, underslab drains or interceptor drains may be necessary.” As individual underdrains are typically tied to the storm sewer system or underdrain system that gravity discharges to a daylight outfall, CGS recommends that underdrain systems are designed early in the design stage and noted on the plans. No drawings were included with the current referral documents showing an underdrain system. An underdrain system should be allowed ONLY if it can gravity discharge to a daylight outfall or is connected to an existing underdrain system that gravity discharges to a daylight outfall. 4. Note 28 of the Grading and Erosion Control Plans incorrectly references an RMG soils report. This note should be updated to reference Entech’s March 7, 2022 report for Copper Chase at Sterling Ranch. In summary, CGS recommends:</p> <ul style="list-style-type: none"> • A note is added to the preliminary plans stating that no basements are permitted in the Copper Chase Sterling Ranch I. • Underdrain systems are designed early in the design stage and noted on the plans. • Note 28 of the GEC should be updated to reference Entech’s March 7, 2022 report. • Entech’s recommendations are incorporated into the project planning and design. <p>REVISED NOTE ON GEC PLANS</p>	4/25/2022 9:58:50 AM
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View Colorado Division of Water Resources	APPROVAL OPINION NOTED	4/25/2022 1:39:21 PM
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	EPC Stormwater Review	Review 1: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents: - Drainage Report...(to be uploaded by PM with PCD comments) - ESQCP.....(to be uploaded by PM with PCD comments) - FAE.....(to be uploaded by PM with PCD comments) - GEC Plan.....(to be uploaded by PM with PCD comments) - GEC Checklist - SWMP - SWMP Checklist - PBMP Applicability Form Reviewed by: Glenn Reese, P.E. Stormwater Engineer II glennreese@elpasoco.com	COMMENTS ADDRESSED	4/27/2022 10:46:33 AM
View	Mountain View Electric Association, Inc.	See attached comments	COMMENTS ADDRESSED	4/26/2022 1:09:59 PM
View	EPC Stormwater Review	GEC Checklist	COMMENTS ADDRESSED	4/27/2022 10:52:28 AM
View	EPC Stormwater Review	PBMP Applicability Form	COMMENTS ADDRESSED	4/27/2022 10:52:48 AM
View	EPC Stormwater Review	SWMP	COMMENTS ADDRESSED	4/27/2022 10:53:42 AM
View	EPC Stormwater Review	SWMP Checklist	COMMENTS ADDRESSED	4/27/2022 10:54:17 AM
View	PCD Engineering Division	Traffic Impact Study Redlines	LSC	4/28/2022 1:19:06 PM
View	PCD Engineering Division	Early Grading Request Redlines	COMMENTS ADDRESSED	4/28/2022 1:19:38 PM
View	PCD Engineering Division	GEC Redlines	COMMENTS ADDRESSED	4/28/2022 1:20:10 PM
View	PCD Engineering Division	ESQCP Redlines	COMMENTS ADDRESSED	4/28/2022 1:20:51 PM

View	PCD Engineering Division	Deviation Request Redlines	COMMENTS ADDRESSED	4/28/2022 1:22:58 PM
View	PCD Engineering Division	Deviation - T-Intersection Redlines	COMMENTS ADDRESSED	4/28/2022 1:23:33 PM
View	PCD Engineering Division	Deviation - Mid block Ramps Redlines	COMMENTS ADDRESSED	4/28/2022 1:24:06 PM
View	PCD Engineering Division	Deviation - Broken Back Curves Redlines	COMMENTS ADDRESSED	4/28/2022 1:24:41 PM
	PCD Engineering Division	Review 1 redline comments to the following documents will be uploaded as separate comments. Markup Summary is located at the end of the document: - Deviations Requests (4) - Roadway centerline Radius & Min intersection Spacing, Broken Back Curves, Mid Block Ramps, T-Intersection Ramps - Preliminary Drainage Report - ESQCP - Grading & Erosion Control Plans - FAE - Predevelopment (Early) Grading Request - Traffic Impact Study - PUD Development Plan Note: Construction Drawings will be final reviewed along with the Final Plat submittal. Reviewed by: Charlene Durham, PE charlenedurham@elpasoco.com	NOTED	4/28/2022 1:29:52 PM
View	Colorado Springs Airport Advisory Commission	This was presented at the AAC meeting held yesterday afternoon. There were no objections.	NOTED	4/28/2022 4:51:32 PM
	Black Forest Fire Protection District	Black Forest has no comments at this time as their is a centralized water system and roads follow city standards. JMR	NOTED	5/3/2022 9:39:16 AM
View	PCD Engineering Division	PDR Redlines	COMMENTS ADDRESSED	5/3/2022 11:45:18 AM
View	PCD Engineering Division	FAE Redlines	COMMENTS ADDRESSED	5/3/2022 11:47:32 AM