JR Respo

50' per the soils and geology report. Revise

JR Response:
Text added.

add:
As recorded at reception number_____ _ of the records of the el paso county clerk and recorder.

Per Black Forest Fire comments provided in January 2026, a centralized fire cistern is required and shall be provided in accordance with El Paso County Land Development Code Section 6.3.3 and IFC Section 507. The cistern shall meet or exceed the required storage volume, be accessible under all weather conditions, include an approved turnaround within 50 feet, and provide a fire department connection/standpipe within 8 feet of the approved access. Final cistern size, location, construction standard (NFPA 22), and connection details are subject to BFFR approval.

Please provide an easement agreeable to BFFPD for location of the cistern, provide cistern details in the CDs, and update the fire protection report.

JR Response:
Easement added. See sheet 2 for dimensions.

Previous review comment: The floodplain shall be designated as a drainage easement with restriction of no-build and no storage of materials per LDC 8.4.2
Review 5: Unresolved. Please include the floodplain within a drainage easement.

JR Response:
Easement added. Dimensions shown on sheet 3.

due to the length of these driveways, they will need to be approved by the fire district. Please provide correspondence indicating that they have no concerns with the designs and lengths of the driveways, and that they are agreeable to the turnarounds. See LDC Sec. 6.3.3.C.3 for more information.

previous comment: per the soils & geology report, a minimum 50 foot setback is recommended from the banks of Kettle Creek AND the drainageways. Please add a 50' no-build setback along the drainage ways.

Review 5: unresolved.

JR Response: The plan matches the latest soils and geology report. Please see the latest version.

We recommend a "No-Build Zone" be established for the slopes that are greater than 30% along the banks of Kettle Creek, as well as a minimum 50-foot setback from the top of the creek banks and drainageways. The "No-Build Zone" is depicted on Figure 5. As currently shown, the location of the future residences meets this recommendation. If future structures are to encroach within this "No-Build Zone", additional review and/or slope stability analyses may be required.

Previous review comment: adjust the no build area to match the figure in the soils and geology report
Review 5: Unresolved

JR Response: The plan matches the latest soils and geology report. Please see the latest version.

Previous comment not addressed. No build area does not reflect the areas identified in the Soils & Geology report.

JR Response: The plan matches the latest soils and geology report. Please see the latest version.