



November 3, 2023

El Paso County Planning Department **Via EDARP upload**

Subject: Eagle Rising SP205 Preliminary Plan Reinstatement

We appreciate the progress achieved in our meeting on October 25th. Input from Justin Kilgore and Josh Palmer was especially helpful. See the attached Meeting I sent previously by email on October 27th.

We are responding in EDARP to all Engineering and Planning comments, from our September 7, 2023 responses through the last round of County review comments. We are including our "EDARP Review Comment Tracker for the Preliminary Plan Reinstatement" to ensure that we have responded to all County review comments. Our responses and updated documents constitute a complete Applicant response.

Per-meeting agreement on October 25, 2023, we are supplying additional reports about the ability of native existing well-established vegetation to resist erosion along the creek, in our MVE, Inc. Engineers MDDP/Preliminary Drainage Report and our Deviation Waiver to the Drainage Criteria Manual. The MDDP/Preliminary and Final Drainage Reports already include photographs of existing vegetation specific to Design Points, as do all our ERO Reports from 2012-present. A U.S. Army Corps of Engineers, USACOE representative visited the property April 27, 2023, and recommended that our section of Cottonwood Creek is best left as a natural channel with no disturbance including no construction of access roads.

The October 25th meeting set a path to resolve all Preliminary Plan Reconsideration's minor issues.

We look forward to prompt resolution of any remaining County (engineering) comments, primarily recognizing that the drainage is naturally stable.

We request that Josh Palmer review any additional engineering comments for our project, as we have done a complete response, and we have met the requirements set forth in the BOCC Resolution.

Please approve Eagle Rising Preliminary Plan Reconsideration in total.

Sincerely,

NEXT LEVEL DEVELOPMENT, INC.

A handwritten signature in blue ink that reads "Wayne M. Timura".

Wayne M. Timura, P.E.
Principal

Commercial Real Estate, Development and Construction Management

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Meeting Results Summary – Distributed Via e-mail only

Project:	Eagle Rising: SP205 + SF2225	Meeting No.:	1
Owner/Client:		Date:	10/25/2023
Prepared By:	Wayne Timura	Start Time:	14:00
Participants:	Development Team: Steve Jacobs, Stephen Jacobs, Bill Guman, Dave Gorman, Duncan Bremer, and Wayne Timura El Paso County: Meggan Herington, Josh Palmer, Justin Kilgore, Ryan Howser and Gilbert LaForce		
Distribution to:	Participants via e-mail only		

Note: The following represents our understanding of the topics/items discussed during the meeting, decisions made, items resolved, and actions required and to occur following this meeting. Please notify us in the event of any oversights, omissions and/or disagreement.

LEGEND: R-Resolved O/C- Open/Closed

Tracker/No.	Topic and Summary Results/Resolution	Responsibility	R	O/C
Prelim Plan 53	Lots 16 & 17 Limits of Construction: Keep limits of construction as shown. Add note that Downslope Creep (DCS) areas require engineered mitigation in the area of disturbance.	Timura/Gorman	R	O
Prelim Plan 3 & 54	Lots 7,8,9, & 10 Limits of Construction: Keep limits of construction line shown which is 2 feet above 100 year water level. Acceptance to be verified by Palmer.	Palmer	O	O
Prelim Plan 7,8, 10,24	Preliminary Drainage Report / Plans: Channel stabilization, maintenance access. Site visit by Palmer and LaForce, (excluding Rice), with Development Team members. Noted that the Eagle Rising Development will not add to the stormwater flow in the creek. Gorman to research to provide information to support that the existing well established willow vegetation can withstand 5 fps velocity. Then prepare a deviation request.	Palmer	R	O
		Gorman	R	O
Unscheduled Agenda Item Prelim Plan	Existing Eagle Wing Drive Temporary turn around easement to be vacated plus asphalt to be removed and revegetated. County is responsible and needs to obtain effected property owner's consent.	Palmer	R	O

← to be verified

Incorrect ——— not per Josh Palmer

This is not correct. Per the discussion we had, if you remove the cul-de-sac, you would be waiving your right to reconsideration because we would consider this a substantial material change to the plan that was previously considered by the BoCC. If you choose to exclude it from the final plat, we will present the plat to the BoCC with a noted inconsistency with prelim plan approval.

Is this correct? Does prelim. plan need to be updated?

Final PLAT 11,36	Kurie Road Cul-de-Sac: Not Required per Palmer and Kilgore		R	C
Final PLAT 21,27	Geological Hazards: Review requirements for Final Plat based on the Entech report.	Timura/Yokom M&S Civil	R	O
Final PLAT 45	Lots 3 & 4 Corral fence straddle lot lines. Add note to Plat	Timura/Yokom M&S Civil	R	O
Final PLAT 46	Lot 6 Existing Barn is allowed as pre-existing. Okay per Kilgore. Add a note.	Timura/Yokom M&S Civil	R	O
Final PLAT 47	Lot 7 has existing accessory structures. Per Kilgore add a note that no building permits can be obtained on this lot before a building permit for a principal residence is issued.	Timura/Yokom M&S Civil	R	O
Final PLAT 49	It's understood that the Black Forest Fire District will not review or comment.		R	C
Final PLAT 52	Private Road/Cul-de-Sac length. Submit a deviation that Palmer will approve and understands that the Black Forest Fire District will not review or comment.	Timura/Gorman	R	O
	Unfinished October 25 th Agenda Items. Schedule Next Meeting with Herington and Palmer as soon as possible to complete agenda and follow up to resolution on the attached Preliminary Plan Reinstatement and Final PLAT trackers.	Timura		O

Respectfully Submitted,

NEXT LEVEL DEVELOPMENT, INC.



Wayne M. Timura, P.E.
Principal

They did comment on EDARP that there shall be no waivers or variances that affect fire safety provisions

Submittal Name:		EDARP Review Comments											
Project Name:		SP205 - Eagle Rising Preliminary Plan Reconsideration											
		September 7, 2023 submittal											
Comment Number ID	Document Submitted	Agency	Attachments	Reviewer Name	Reviewer Date	Redline Document	Page	Reviewer Comment	Applicants Disposition	Applicant Response Date	Document	Page	Applicant Comment/Response
1	N/A	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:58	Memorandum SP-20-005 – Eagle Rising Fourth Submittal (2022/2023 third review)	1	Fourth Submittal (2022/2023 third review)	C - Disapproved	11/3/2023	N/A	N/A	July 29, 2022 submittal not listed in EDARP Aug 30, 2022 responses not listed in EDARP as new files opened Cursoriy Comments, Red Herring comments received 3/1/2023 9:20:32 PM Preliminary Plan previously accepted Reponses to EL Paso County comments are not considered a new submittal Lack of an Engineering Quality Review - see #54 and #55 as an example
2	N/A	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:58	Memorandum SP-20-005 – Eagle Rising Fourth Submittal (2022/2023 third review)	1	Preliminary Plan 1. If any revisions are proposed to the preliminary plan submit the updated Preliminary Plan. Partially resolved; see updated redlines.	E - Answer provided	11/3/2023	N/A	N/A	No revisions to the Preliminary Plan proposed Two Minor clerical errors updated per comments #52 and #53 Also noted that Jeff Rice added new additional comments #54 and #55 since his review on 2.3.23 Geo Hazard Revised DSC Note to PORTIONS OF LOTS 16 & 17 WITH DSC AREAS REQUIRE ENGINEERED MITIGATION IF THOSE AREAS ARE DISTURBED. Lots 7,8,9, & 10 Limits of Construction: Keep limits of construction line shown which is 2 feet above 100 year water level. Acceptance to be verified by Palmer per 10/25/23 Meeting notes
3	N/A	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:58	Memorandum SP-20-005 – Eagle Rising Fourth Submittal (2022/2023 third review)	1	Preliminary Plan 2. Conversations and meetings were held regarding platting lots that include portions of the Cottonwood Creek channel without channel stabilization improvements. See email dated November 7, 2022 in which two options were provided: a. Move the current filing's lots out of the 300' buffer, as to not do any creek improvements. b. Leave the lots where they are and identify what creek improvements are needed where the lots encroach into the 300' [buffer]. Resolution of the option chosen is needed specifically for Lots 7-11. Location of the buffer is open for discussion but needs to be based on appropriate analyses, including the previous M&S prudent line analysis.	C - Disapproved	11/3/2023	N/A	N/A	No Engineering Criteria cited Preliminary Plan shows option B. No creek improvements are needed. Do not agree with 300' buffer Engineering analysis by MVE stated in the Master Development Drainage Plan / Preliminary Drainage Report confirms that no creek improvements are needed for Lots 7-11. Previous M&S prudent line analysis is no longer applicable engineering design criteria. (cited from the in person meeting with El Paso County Engineering September 20, 2022 Elizabeth Nijkamp PE and Jeff Rice PE and Eagle Rising Team of Dave Jones LRA, Dave Gorman MVE, Duncan Bremer Attorney, Stephen Jacobs Jr PE MyPad) The appropriate channel stabilization exists within the creek consisting of placed boulders, established dense vegetations and pond embankments acting as grade constrols and providing established wetlands on the site. Additionally, the report calls for stabilization at the pond emergency spillways. The Preliminary Plan shows option B, but creek improvements above those stated above are not needed where the lots extend closer than 300' from the stream. The 300' buffer associated with the Prudent Line procedures have been abandoned by the county as acknowledged the in-person meeting with El Paso County September 20, 2022 with Elizabeth Nijkamp PE and Jeff Rice PE and Eagle Rising Team of Dave Jones LRA, Dave Gorman & Chuck Crum MVE, Duncan Bremer Attorney, Stephen Jacobs Jr PE MyPad. The prudent line provisions and 300' buffer are not appropriate for this project. The stated requirement of the 300' buffer ignores the presence of dense established vegetation, the presence of the existing rock stabilization in the stream as shown in the report photos and the presence of the two pond embankments which have allowed wetlands to flourish in the creek as well as lack of any evidence that the stream is subject to meandering. We do not agree with the application of a 300' buffer on this project. Limits of construction line is shown 2 feet above the 100 year water level. Meeting Resolution and recorded with Meeting Notes on 10/25/23 with El Paso County Staff was Resolved with Keep limits of construction line shown which is 2 feet above 100 year water level. Acceptance to be verified by
4	N/A	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:58	Memorandum SP-20-005 – Eagle Rising Fourth Submittal (2022/2023 third review)	2	Transportation / Traffic Impact Study 2. Provide deviation requests as needed. Partially resolved; provide referenced cross-section exhibit with the deviation request.	E - Answer provided	11/3/2023	Deviation Request	9	The deviation request for private gravel road typical section has been revised to include the road section drawing mentioned in the request.
5	N/A	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:58	Memorandum SP-20-005 – Eagle Rising Fourth Submittal (2022/2023 third review)	2	Due to the volume and complexity of these comments and additional information needed, Staff will provide additional, more detailed comments on the revised MDDP/Preliminary Drainage Report submittal upon review of the necessary information.	E - Answer provided	11/3/2023	N/A	N/A	Red Herring comment by Jeff Rice Comment is self-serving as El Paso County engineering apparently did not provide complete review of the submittal. Previous redlined review by Jeff Rice was responded to with complete information including revision matrix against all reviewer comments The submitted report included complete hydrologic calculations. The comments on the other parts of the report do not prevent review of the complete report.
6	N/A	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:58	Memorandum SP-20-005 – Eagle Rising Fourth Submittal (2022/2023 third review)	2	Preliminary Drainage Report / Drainage Plans 1. See PDR redlines. Partially resolved; see updated/remaining redlines.	E - Answer provided	11/3/2023	N/A	N/A	Comments on the redline report have been addressed including the appendix and drawings.

not received?

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7	N/A	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:58	Memorandum SP-20-005 – Eagle Rising Fourth Submittal (2022/2023 third review)	2	Preliminary Drainage Report / Drainage Plans 3.Regarding the 4-step process including channel stabilization (Step 2 – “drainageways are required to be stabilized”), for the main channel and all tributary drainageways: Provide a complete hydraulic analysis of the channel and complete information on the proposed and ultimate channel stabilization improvements, including grade control and bank stabilization. Address all drainageways and pond spillways throughout the preliminary plan area. In accordance with DCM Section 1.4.2, some level of channel stabilization improvements will be required in areas of concern and a clearly defined maintenance agreement is necessary. Partially resolved; a.Provide options to address areas of potential channel instability that have been identified, including high velocities and Froude Nos. Unresolved. b.Additional information is needed, whether by a staff site visit or additional pictures, for some reaches of the channel. Unresolved. c.Additional information is needed for some of the tributary drainageways including areas where riprap has already been placed. Unresolved.	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	various	a. Boulder stabilzation exists in the creek. Existing vegetation provides adequate protection in all other locations. Additional riprap is to be provided at one existing pond spillway as indicated in the report. Results of USACE site visit in April 2023 yielded verbal recommendation that no disturbance of the creek should occur. b. Photos are contained within the report. c. Existing riprap at the tributary points within the proposed lots is shown on the Drainage Map. Meeting Resolution and recorded with Meeting Notes on 10/25/23 with El Paso County Staff was Reolved with: "Preliminary Drainage Report / Plans: Channel stabilization, maintenance access. Site visit by Palmer and LaForce, (excluding Rice), with Development Team members. Noted that the Eagle Rising Development will not add to the stormwater flow in the creek. Gorman to research to provide information to support that the existing well established willow vegetation can withstand 5 fps velocity. Then prepare a deviation request."
8	N/A	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:58	Memorandum SP-20-005 – Eagle Rising Fourth Submittal (2022/2023 third review)	2	Preliminary Drainage Report / Drainage Plans 7.Discuss maintenance access provisions (for channels and BMPs), maintenance requirements and responsibility, and the Private BMP Maintenance Agreement and Easement that will be provided for the channel and any required PBMPs. Per criteria, a 15 foot wide access easement and an all-weather access road is required on each side of the main channel. Unresolved. Unresolved.	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023		Drainage Criteria Manual County of El Paso 2018 2.2.2 Channelization "A stable natural channel reaches "equilibrium" over many years. Therefore, channel modifications should be minimal" The No-build Area/ Drainage Easement being provided for the creek coupled with the Drainage Easements provided at every lot line provide adequate access for the creek and pond areas. The pond embankments provide access to the east side of the creek. Additionally, maintenance will be performed as need by the HOA and will not be a county obligation or concern. The creek has been stable for over 12+ years through 100 and 500/1,000 year storm cycles. Meeting Resolution and recorded with Meeting Notes on 10/25/23 with El Paso County Staff was Reolved with: "Preliminary Drainage Report / Plans: Channel stabilization, maintenance access. Site visit by Palmer and LaForce, (excluding Rice), with Development Team members. Noted that the Eagle Rising Development will not add to the stormwater flow in the creek. Gorman to research to provide information to support that the existing well established willow vegetation can withstand 5 fps velocity. Then prepare a deviation request."
9	N/A	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:58	Memorandum SP-20-005 – Eagle Rising Fourth Submittal (2022/2023 third review)	2	Preliminary Drainage Report / Drainage Plans 8.Show all improvements including ditch erosion protection, culvert inlet and outlet protection details on the developed drainage plan and GEC Plan. Unresolved (the GEC plan can be provided with the final plat).	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	various	Existing improvements have been added to the Drainage Map and proposed improvement to one spillway has been added also. The existing culverts have protection installed and are shown on the map.
10	N/A	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:58	Memorandum SP-20-005 – Eagle Rising Fourth Submittal (2022/2023 third review)	2	Preliminary Drainage Report / Drainage Plans 9.The report states that a maximum permissible velocity of 5 fps was assumed (as per Table 10-4 of DCM 1). The 5 fps figures in that table are for reed canarygrass, tall fescue, and Kentucky bluegrass. These types of lining are essentially lawns. As stated in the footnote below the table, "Grass lined channels are dependent upon assurance of continuous growth and maintenance of grass." Without assured irrigation, these grass types may not be used for design; the designer must use 2.5 fps figure for design. Alternately, the designer may use Table 10-3, but as was stated earlier in the report, the soil types onsite are a sandy loam or loamy sand. The maximum mean velocity for sandy loam is also 2.5 fps, so the design value is 2.5 fps either way. The Soils and Geology Report states that flows of 3-4 fps may be allowable but vegetative linings may increase permissible velocities to 4-7 fps. Several lot line locations with flow velocities exceeding 5 fps are identified and it is stated that no improvements are proposed; these areas need to be addressed both in terms of long-term stabilization and maintenance by an entity other than individual property owners. The velocities discussed here apply to the main channel and roadside ditches as well. Partially resolved; a.See remaining redlines regarding channel stability. b.Statements regarding the channel meeting Constructed Wetlands Channel (CWC) requirements have been added to the report. The purpose of CWC is water quality treatment, which can't be done in jurisdictional wetlands. If CWC is being used as comparison for the existing channel, the requirements for bank and grade stabilization and maintenance access need to be provided accordingly.	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	various	Additional published information is provided in the report appendix for justification of calculated velocities being permissible in the existing creek without requirement of disturbance and additional improvements. Report text updated to state that the existing ponds serves the function of constructed wetland facilities . Meeting Resolution and recorded with Meeting Notes on 10/25/23 with El Paso County Staff was Reolved with: "Preliminary Drainage Report / Plans: Channel stabilization, maintenance access. Site visit by Palmer and LaForce, (excluding Rice), with Development Team members. Noted that the Eagle Rising Development will not add to the stormwater flow in the creek. Gorman to research to provide information to support that the existing well established willow vegetation can withstand 5 fps velocity. Then prepare a deviation request."
11	N/A	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:58	Memorandum SP-20-005 – Eagle Rising Fourth Submittal (2022/2023 third review)	3	Preliminary Drainage Report / Drainage Plans 10.Address all structures that have been added to the site on the drainage plan, and which will be removed or remain. Unresolved; add labels on the drainage plan. Unresolved.	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	various	All structures present on the site are shown on the drainage maps.
12	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	17	See comment below and comment memo.	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	N/A	Not a comment because actual comment is on the next page. See reponse to comment #13.

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13	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	18	Grade control structures, bank stabilization and maintenance access would need to be provided to make this statement. See comment memo.	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	18	The channel is a natural channel whose functions are consistent with Constructed Wetland Channel (CWC) - Sediment Facility. This stretch of Cottonwood Creek is not and is not intended to be a CWC. The report text has been updated to clarify. Also relates to Comment Memo (Comment #10).
14	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	18	Verify	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	18	Revised the report to state the geologic hazards found within the proposed no-build areas in addition to the 100-year water surface inundation according to Soil, Geology, Geologic Hazard Study Eagle Rising Subdivision by Entech June 29, 2022.
15	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	18	Clarify that this is the lot size fee reduction.	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	18	Owner/Developer will elect the lots size fee reduction as provided in the Drainage Criteria Manual.
16	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	19	not found	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	182, 183	Added additional riprap calculations in the appendix pg 182. Typical section has also been added to the appendix pg 183
17	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	23	see comments above and memo	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	23	See response in comment #13 Report text has been clarified to indicate the existing improvements provide function similar to the desired results of CWC.
18	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	23	If there are supercritical flows, stabilization will be required at some point.	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	23	The Cottonwood Creek channel does not require additional channel stabilization on Eagle Rising Development and meets the requirements of the El Paso County Drainage Criteria Manual. See page 23
19	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	24	2022 fees should be used for the final plat (\$21,134 and \$1,156)	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	24	Please refer to published study
20	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	25	(not adopted by County) Reference the older one also	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	25	Added the reference to the 1994 Cottonwood Creek Drainage Basin Planning Study, City of Colorado Springs and El Paso County URS Consultants study.
21	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	162	Riprap calculations	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	162	Riprap calculations have been added.
22	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	179	Provide plan detail	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	207	Riprap has been added to the Drainage Map. Relates to comment #16
23	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	187	(same as previous redlines)	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	N/A	See pictures provided in the 2022 and 2023 Master Development Drainage Plan / Preliminary Drainage Reports See pictures provided in ERO Natural Resources Assessment Eagle Rising Subdivision
24	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	187	Purple lines are parallel to areas of the channel Staff would like pictures of or site visit to see	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	multiple	See Photo #3 and #4 for Design Point 84 See Photo #16 and #17 for Design Point 104 See Photo #18, #19, and #20 for Design Point 124 See Photo #25 and #26 for Design Point 126 See pictures provided in ERO Natural Resources Assessment Eagle Rising Subdivision Meeting Resolution and recorded with Meeting Notes on 10/25/23 with El Paso County Staff was Reolved with: "Preliminary Drainage Report / Plans: Channel stabilization, maintenance access. Site visit by Palmer and LaForce, (excluding Rice), with Development Team members. Noted that the Eagle Rising Development will not add to the stormwater flow in the creek. Gorman to research to provide information to support that the existing well established willow vegetation can withstand 5 fps velocity. Then prepare a deviation request."
25	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	187	overflow path?	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	193	Proposed Spillway shown <div style="border: 1px solid black; padding: 2px; display: inline-block;">site visit needed</div>
26	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	187	flow path following contours?	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	193	No. This is a side channel for extreme conditions. Flowpath for spillway on map

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27	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	187	what keeps flow from going this way?	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	N/A	The grade and the berm
28	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	189	Areas of concern are highlighted	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	197	Sources indicating the calculated velocity can be considered within acceptable range has been added to the appendix. Also see page 23 for explanation
29	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	189	(same as previous redlines)	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	N/A	Noted
30	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	192	Provide latest version	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	200	Updated to latest Preliminary Plan
31	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	192	This flowpath needs to be corrected	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	201	No. Flowpath is correct. Highland Park 3 drainage improvements have eliminated almost all flow from Highland Park. Area is vegetated. How can flow travel upstream?
32	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	196	(same as previous redlines)	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	206	The comments in the current and past redlines have been addressed on the map and report.
33	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	196	Also provide a plan showing the surrounding offsite sub-basins (can use M&S plan previously provided)	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	208	Added
34	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	196	Provide excerpts from the DBPS showing these flows	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	N/A	Please refer to published study
35	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	196	adjust text for legibility	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	206	The map text has been adjusted for clarity.
36	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	196	Label Kurie Road	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	206	Kurie Road labeled
37	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	196	Show and label dirt stockpiles	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	209	No dirt stockpiles Existing Temporary Compost
38	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	196	Dirt arena?	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	206	Yes, dirt.
19	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	196	If E15 flows don't go to DP13 the symbol should be closer to the property corner	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	206	Basins OS-B3 and EX-L both flow to DP 13. Map revised for clarity.
40	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	196	is this flowpath valid? provide basin information if so	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	206	The flowpath (Basin OS-B3C) has been revised.
41	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	196	show and label existing road	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	209	Not an existing road. Field access

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42	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	197	(mostly the same as previous redlines)	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	210	The comments in the current and past redlines have been addressed on the map and report.
43	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	197	flowpath based on topo	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	210	Flowpath updated.
44	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	197	Show and label where riprap is needed	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	210	Rip rap is now shown and labelled. Calculations are included in the appendix.
45	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	197	show and label riprap rundowns, address stability	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	210	Rip rap is now shown and labelled. Calculations are included in the appendix.
46	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	197	Show and label disturbance/no-build limits once finalized	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	210	No Build Line shown
47	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	197	Address if stabilization is needed here	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	210	No additional stabilization required. Highland Park 3 drainage improvements have eliminated almost all flow from Highland Park. Area is vegetated. Address and analyze in report
48	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	197	Label riprap	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	210	Added riprap to legend and labeled as appropriate.
49	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	197	Provide drainage easement for culvert ponding area +1' depth (~7137.5)	E - Answer provided	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	210	The easement was shown on the plan. Improved the labeling to clarify.
50	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	197	Flowpath?	A - Approve	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	210	Revised flow paths and redirect flow from E11 to join flowpath
51	Master Development Drainage Plan / Preliminary Drainage Report	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 16:00	(MDDP/PDR redlines)	197	show and label existing road/driveway	C - Disapproved	11/3/2023	Eagle Rising Master Development Drainage Plan / Preliminary Drainage Report Nov 2, 2023	210	Not an existing road. Field access
52	Preliminary Plan Eagle Rising	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:59	(preliminary plan redlines)	1	Pkwy	A - Approve	11/3/2023	Eagle Rising Prel Plan 10-31-2023 V1.3	1	PKWY was BLVD
53	Preliminary Plan Eagle Rising	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:59	(preliminary plan redlines)	1	geologic?	A - Approve	11/3/2023	Eagle Rising Prel Plan 10-31-2023 V1.3	1	GEOLOGIC was BIOLOGICAL
54	Preliminary Plan Eagle Rising	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:59	(preliminary plan redlines)	1	Limits of construction should follow behind the DSC line here?	C - Disapproved	11/3/2023	Eagle Rising Prel Plan 10-31-2023 V1.3	2	internal EPC comment? question mark seems to indicate an internal EPC comment No Engineering Criteria cited. El Paso Engineering comment not included in Jeff Rice review on 3/2/2023. Ryan Howser comment from 2/3/2023 is now a Jeff Rice comment on 3/2/2023. See Downslope Creep Areas pg 12 Entech Soil, Geology, Geologic Hazard Study "These areas are acceptable as building sites . . ." Mitigation also listed Mitigation measures exist and can be Engineered. See EPC Land Development Code 8.4.2.B.3 "overcome through the application of specialized engineering or mitigation". No change in Limits of Construction. Meeting Resolution and recorded with Meeting Notes on 10/25/23 with El Paso County Staff was Reolved with additional claification note added "WITH DSC AREAS REQUIRE ENGINEERED MITIGATION IF THOSE AREAS ARE DISTURBED."

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55	Preliminary Plan Eagle Rising	PCD Engineering Division	Yes	Jeff Rice	9/29/2023 15:59	(preliminary plan redlines)	1	Limits of construction/no-build area should be above top of bank and offset from the channel per previous analyses.	C - Disapproved	11/3/2023	Eagle Rising Prel Plan 10-31-2023 V1.3	N/A	No Engineering Criteria cited. El Paso Engineering comment not included in Jeff Rice review on 3/2/2023. Ryan Howser comment from 2/3/2023 is now a Jeff Rice comment on 3/2/2023. Mitigation measures exist and can be Engineered. See EPC Land Development Code 8.4.2.B.3 "overcome through the application of specialized engineering or mitigation". No change in Limits of Construction Meeting Resolution and recorded with Meeting Notes on 10/25/23 with El Paso County Staff was Resolved with Keep limits of construction line shown which is 2 feet above 100 year water level. Acceptance to be verified by Palmer.
56	N/A	EPC County Attorney's Office	No	EPC County Attorney's Office	9/29/2023 12:41	EDARP comment	N/A	It is our understanding that water findings are being deferred to final plat. As such, the El Paso County Attorney's Office will not provide a water review at this stage.	B - Approved as modified	11/3/2023	N/A	N/A	Per Note 7 of BOCC Resolution NO 22-402 El Paso County Planning did not require a Water Resources Report at this time
57	N/A	PCD Project Manager	No	PCD Project Manager	9/27/2023 7:23	EDARP comment	N/A	Planning Division has no formal comments at this time. Planning Division offers the following informational comment to be addressed at the final plat stage: The geologic hazard areas are depicted, but they are still not identified as no-build areas. For the preliminary plan, this is acceptable; however, for the final plat, they shall be depicted as no-build areas.	B - Approved as modified	11/3/2023	N/A	N/A	Unnecessary comments provided. See comments #54 and #55