

# Responses to Comments

- **EPC Environmental Services:**
  - A completed U.S. Army Corps of Engineers (USCOE) permit or concurrence of non-jurisdictional status from the USCOE shall be provided to the Planning and Community Development Department prior to project commencement if ground-disturbing activities will occur in wetland areas. The applicant is hereby on notice that the USCOE has regulatory jurisdiction over wetlands. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including, but not limited to, the Clean Water Act. **No land disturbance within, or near wetland areas is proposed. Should a future lot owner choose to disturb land adjacent to potential wetland areas, it'll be their responsibility to coordinate with USCOE at time of building permit application. A note has been added to the plat.**
  - Documentation from the U.S. Fish and Wildlife Service (USFWS) regarding the Mexican spotted owl and Preble's meadow jumping mouse shall be provided to the Planning and Community Development Department prior to project commencement. The applicant is hereby on notice that the USFWS has regulatory jurisdiction over threatened and endangered species and migratory birds. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including but not limited to, the Endangered Species Act, the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act. **See response from USFWS included with this submittal.**
  - The Natural Features and Wildlife Habitat Assessment makes recommendations related to the timing of vegetation removal and completion of nest surveys. These recommendations should be followed in order to avoid potential violations of the Migratory Bird Treaty Act. **Ok.**
- **US Postal Service:** Please contact Ososky, Ryan – Cascade, CO @ Nathaniel R. [Ososky@usps.gov](mailto:Ososky@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. **Ok. Information has been provided to developer.**
- **RBD Floodplain:** This project is not in the SFHA, no comment. **Noted.**
- **EPC Parks Department:** Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Guntzelman Porcelain Pines Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.00. **Added to plat.**
- **Parks Advisory Board:** Recommend that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or

approving the Guntzelman Porcelain Pines Minor Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$1,840.00. **Added to plat.**

- **Colorado State Forest Service:** The Colorado State Forest Service recommends that all forested acres be mitigated to reduce the risk of wildfire and that defensible space be created for each dwelling using the standards in the CSFS “Home Ignition Zone Guide” located on the Colorado State Forest Service website. In addition, we recommend that all wildfire mitigation be completed before or during dwelling construction. **Noted. Information passed on to developer.**
- **911 Authority – El Paso/Teller County:** The private drive entering this development should be a logical continuation of Kulsa Rd. up to the intersect point of Lots 1-4. **Noted. Lots have been addressed off of Kulsa Rd. Please note the development is now being served by a private driveway extending from the intersection of Kulsa Rd. and Mountain Rd.**
- **Pikes Peak Regional Building Department:**
  - Enumeration agrees that the private drive should be a continuation of Kulsa Road, addressing will be assigned off of Kulsa Rd. **Noted. Lots addressed off of Kulsa Rd. Please note the development is now being served by a private driveway extending from the intersection of Kulsa Rd. and Mountain Rd.**
  - Lot 1 will be 5295 Kulsa Rd., Lot 2 will be 5265 Kulsa Rd., Lot 3 will be 5260 Kulsa Rd. and Lot 4 will be 5290 Kulsa Rd. Please place these addresses on the final plat. **Development is now 3 lots, instead of 4. Lot 1 is addressed as 5295 Kulsa, Lot 2 as 5265 Kulsa, and Lot 3 as 5260 Kulsa.**
  - Enumerations will review the mylar prior to plat for address placement, street names, and title block. **Ok.**
  - A \$10.00 per lot and tract platting fee will be due at the time of the review of the mylar, (two addresses per lot and tract). If an address is not needed on a tract then no fee applies. Check should be made out to Pikes Peak Regional Building Department or PPRBD. Paid directly to the Enumerations Department. As of September 28<sup>th</sup>, 2022, an additional over the phone transaction fee of 2.95% of the total transaction will apply for any credit card payment. **Ok.**
  - A copy of the final recorded plat is required prior to plan submittal for Residential. [BeckyA@pprbd.org](mailto:BeckyA@pprbd.org) (Please email the Enumerations staff that reviewed your project). **Ok.**
  - The mylar will be stamped by Enumerations for accuracy and returned to the applicant and the planner. Please make an appointment on our website, <https://www.pprbd.org/Home/BookAppt> for the mylar review. **Ok.**
- **Colorado Springs Utilities Dev. Svc.:**
  - Please show easement recorded at B3113 P392. **Easement is unplottable. During discussions with Gary – CSU Advanced Geomatics, Gary indicated the easement would be unenforceable and to just add a note to the plat that the easement is unplottable, but may impact the property.**
  - Please label these as Public Utility Easements throughout the plat. **U/E designation further identified in the legend as “Public Utility Easement”.**
  - Missing monument symbol. **Monument added.**

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- Missing monument symbol. **Monument added.**
- Please include the CSU Terms and Conditions statement regarding 212112548 either in the notes or under the Easement section. **Reference added under Easements section on first page of plat.**
- **County Attorney – Development Review: Proposed edits to SIA attached.**
  - Please fill in blanks and remove the highlighting. **Development is now 3 lots. No public improvements are required. This document removed from submittal.**
- **County Attorney – Development Review: Comments and edits to Access Agreement attached.**
  - The common driveway is not identified as a Private Access and Utility Easement on the plat. Please identify it as such on the plat. **Private driveway easement label updated on plat to access easement (A/E).**
- **Colorado Division of Water Resources:**
  - Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado, available on the website for the Colorado Division of Water Resources to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements. **Development is not proposing construction and/or modification of any storm water structure(s).**
  - According to this office’s records, it appears the District has sufficient water resource to serve the proposed subdivision; however, pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply cannot be provided without injury to decreed water rights until a firm letter of commitment is provided by the District that commits to serving the proposed development a water supply that meets or exceeds the estimated demand. **See included response from CSU regarding water commitment. It is the responsibility of each future lot owner to apply for an application for water service from CSU.**
- **Colorado Geological Survey:**
  - CGS recommends that the submittal not be approved until our comments about the debris flow hazard at this location are addressed. The submitted documents have not evaluated the debris flow hazard at this location. RMG’s report states, P. 10, “The gradients and source materials on the subject property site are, in general, not conducive for generation of debris flows.” However, the gradients and source materials in the drainages that impact the site are conducive to the generation of debris flows or hyperconcentrated flows. We discussed this in our previous comments on August 5, 2022. The calculated flows for OS2, and 3, as shown on the drainage plan, do not

indicate they are bulked for debris flows and appear to be only for clear water flow. These flows should be bulked with sediment, and the resultant onsite flow should have mitigation designed for it. It should be pointed out that wildfire will increase the likelihood of debris flows at this location. **See memo included in appendix of final drainage report.**

- The Colorado Geological Survey (CGS) agrees with the applicants' consultant that the proposed lots do not contain geologic conditions that would preclude the proposed residential use and density. However, a hazard within the site from potential debris flow/hyperconcentrated (high sediment yield) flow and potential for highly erosive flow required evaluation and mitigation. RMG's report states, p. 10, "The gradients and source materials on the subject property site are, in general, not conducive for generation of debris flow." CGS visited the site on August 3, 2022, and noted that a hyperconcentrated flood and debris flow hazard exists for at least drainage OS2 (as labeled in the Preliminary Drainage Report by SMH dated 7.22). This hazard can be observed in the source area for OS2, which includes steep slopes and material available for transport, including fallen trees, boulders, and weathered granite (grus). The drainage report has calculated flows of 5.10 and 28.55 cfs for the five and 100-year storm events, respectively, in OS2. CGS recommends that these flows be bulked for high sediment and debris flow yields, as indicated in the following table of values. This table is a generalized but well-understood industry estimate of bulking factors for these types of flows. This table indicates the calculated storm events expected at this location should be bulked by 1.25 to 1.67 to predict their volume. Flows can be highly erosive and contain sediment, boulders, and trees. It should be noted that calculated flows for the five and 100-year events are greater for OS3 than for OS2, with potential impacts on the existing building on the Manning Property. Excavations (test pits) can help evaluate if flows onto the sites have historically been primarily hyperconcentrated or have included debris flows. The flows can also be age dated by carbon materials to help determine recurrence intervals. Based on the volume of flow estimated, CGS recommends setback distances from the flow channel for building locations be determined and shown on the plans. We also recommend that the area of flows is depicted on the site plans and that the conveyance of the flows is evaluated, and the applicant's engineers discuss protection from deposition and erosion to the planned roadway and homesite locations. **See memo included in appendix of final drainage report. See revised soils & geology report. Exact location of shared driveway, individual lot driveways, and future homes are unknown at this time. Future lot owners are required to submit an engineered site plan at time of building permit. These engineered site plans shall depict driveway and house locations and shall analyze the impacts of the individual lot layout regarding terrain, runoff, etc.**
- Colorado Department of Transportation – Pueblo Office:
  - Traffic: No further comments. **Ok.**
  - Hydraulics:

- **Revise the time of concentration lines and values for basins 1, 2, and 3 for both pre-development and post-development conditions.**
  - **Time of concentration lines should be drawn to the drainage basin outlet. Additionally, the proposed ditches will change the contours and will change the time of concentration lines and values for the impacted basins. Time of concentration lines are drawn to the basin outlet. Not sure what this comment is referring to? There are no proposed ditches. The proposed 3-lot residential subdivision will be served by a private driveway. The private driveway is to be constructed by the future lot owners. They are responsible for providing an engineered site plan at time of building permit application showing the house location, driveway location, and any culverts that might be required based on the location of these items. Developer is not constructing the future homes. Only creating the lots, so it is unknown at this time where the houses or driveways will be located. Noted has been added to the plat.**
  - **Update pre- and post-development peak flow rates accordingly. Revised for the new 3-lot subdivision.**
- **Verify that the proposed subdivision will not result in increased runoff to Fountain Creek and make design changes as necessary to minimize those impacts. There will be a very minimal increase in runoff from the proposed development. With the route runoff will take leaving the proposed development, runoff will be allowed to infiltrate into the soil. There will be no negative impact to Fountain Creek due to the negligible increase in runoff from the proposed development.**
- **Provide plans for the proposed roadside ditches and show proposed contours on the post-development drainage map. There are no proposed ditches. Development is now a 3-lot minor subdivision. Private driveways are to be constructed by the future lot owners. They must submit an engineered site plan at time of building permit. The developer is not constructing any of the future homes. Only creating the lots. A note has been added to the plat.**
- **Access:**
  - **Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an access permit may be required for the intersection of State Highway 24A and Chipita Park Road (MP 291.6) or SH 24A and Fountain Rd (MP293.31). Volume does not increase by more than 20%.**
  - **This site is outside of CDOT jurisdiction and will not interfere with CDOT infrastructure, a CDOT Access Permit will not be required at this time. Ok.**
- **Additionally:**
  - **On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please**

contact Mr. Todd Ausbun at (719) 696-1403 for any questions regarding advertising devices. **No signage proposed.**

- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun. **No utility work proposed within the state highway right of way.**
- **PCD Engineering Division:** A driveway access permit is required prior to the start of construction for the driveway. Please apply for a driveway access permit on EDARP, under “Getting Started”. Click on “Initiate a minor application”, select Access permit, and enter a valid email address. A verification code will be sent to the email provided. The verification code will be needed to access the application online. **Noted.**
- **PCD Project Manager:** Please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow management is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments. **Noted.**
- **PCD Project Manager:**
  - A driveway access permit is required prior to the start of construction for the driveway. Please apply for a driveway access permit on EDARP, <https://epcdevplanreview.com/>. Under “Getting Started” click on “Initiate a minor application”, select Access Permit, and enter a valid email address. A verification code will be sent to the email provided. The verification code will be needed to access the application online. **Noted.**
  - **Final Plat:**
    - At a minimum, place “natural” drainageways which convey flows greater than 15 cfs in a drainage easement. **Easements added.**
    - Per comment on the drainage report, show the drainage easements on the plat. **Easements added.**
    - Please add in the no-build designation for the areas with geologic hazards/steep slopes. Anything over a 30% grade shall be a no-build due to steep slope. **No-build areas identified on the plat.**
    - LOI says this is a private road? This should be labeled as a private road, included in a tract, and named. **Development is now a 3-lot minor subdivision. It will be served by a private shared driveway. The plat and letter of intent have been updated to reflect this.**
    - Show the “No Build/Slope Easements” at the toe or crest as noted in Fig. 5 of the Geotech report. **Easements added to plat.**
    - Show as well the building setback line that is 20 feet from the toe or 30 feet from the crest. **Setbacks added.**
    - Please add “Rural Local Road 40’ ROW” underneath Kulsa Road. **Added.**
    - Please put “Rural Local Road 60’ ROW” underneath label. **Added.**



- Verify with the Floodplain Administrator if Floodplain D described in the floodplain statement needs to be shown on the plat. **See included response from PPRBD Floodplain Administrator. Nothing additional required for Floodplain D.**
- What are these? Where are the drainage and bridge fee lines? **Fee lines updated. No drainage or bridge fees required as Upper Fountain Drainage Basin is an unstudied basin within El Paso County.**
- Swap the sheet order. This sheet with the signature blocks should be the cover sheet. **Updated.**
- Add the word “tract” in here if you split out the private road into a tract. **This is a shared private driveway located within an easement. No tract provided.**
- Private Roads: The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance. **Private road is no longer being proposed. Now a 3-lot minor subdivision to be served by a private shared driveway. Note not added to plat.**
- Add the following note for Public and Common Subdivision Improvements: No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number \_\_\_\_\_ in the Office of the Clerk and Recorder of El Paso County, Colorado, or in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision

Improvements Agreement. **3-lot minor subdivision now being proposed. No public improvements proposed, so no SIA required.**

- Soils and Geology Conditions:
  - Geologic Hazard Note – Final Plat: (to be customized based upon the individual circumstances) The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (title of report) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
**Note added to plat.**
    - Downslope Creep: (name lots or location of area)
    - Rockfall Source: (name lots or location of area)
    - Rockfall Runout Zone: (name lots or location of area)
    - Potentially Seasonally High Groundwater: (name lots or location of area)
    - Other Hazard:
    - In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
- Please remove note 15 since note 22 covers road impact fees. **Note removed.**
- Please remove the crossed out section only. **Note updated.**
- Please add “El Paso County Planning and Community Development Department”. **Note updated.**
- Please remove traffic memo. **Note updated.**
- Add the following note: The subdivision have been found to be partially impacted by geologic constraints due to potentially unstable slopes and slopes greater than 30%. No building, no septic system and no construction disturbance is permitted with the areas of identified geologic constraints. See the final plat drawing and the Soils and Geology Study prepared by RMG Engineer dated January 10, 2023. **Note added.**
- This note will need to be updated per the private road comments. **Note slightly updated. 3-lot residential subdivision being served by a private shared driveway within an access easement.**
- Should this just be easements? Since the road is private. **Updated.**
- Assessor signature line only required if entering into a PID. **Updated.**
- Add the following text to the end of this “Particularly as it relates to the listed species (e.g. Preble’s Meadow Jumping Mouse)”. **Updated.**
- Total acreage? **Added.**
- Please add “PCD File No. MS234”. **Added.**
- Letter of Intent:
  - Update this. **Updated**
  - Plat lists 35.07. **Updated.**
  - What about the steep slopes? **Updated.**



- Road/driveway(?) – Please refer to it as a road, as you have elsewhere. **Proposed 3-lot minor subdivision being served by a private shared driveway in an access easement. Note updated.**
    - Traffic Memo: Please move all the content to the Letter of Intent. **Info moved to letter of intent.**
  - EPC Stormwater Review: Due to the volume or complexity of the comments provided, these comments are preliminary in nature and EPC DPW Stormwater reserves the right to make additional comments. Additional detailed comments will be provided upon receipt of complete information/plans and resolution of the major issues. Please feel free to call if you have any questions regarding this review.
    - CD's:
      - If these plans only show the design information for the water line improvements, where will the design work be shown for the road? Add roadwork design information to these plans. **Development is now proposed as a 3-lot minor subdivision to be served by a private shared driveway. Driveway disturbance will not be greater than 1-acre. No design plans required for a private driveway.**
      - Please remove the GEC Plan from this construction drawing submittal since the GEC Plan was submitted separately. **Since proposed development is now a 3-lot minor subdivision to be served by a private driveway, and disturbance will be less than 1-acre, GEC plans have been removed from the submittal. Construction drawings have also been removed from this submittal.**
      - Add the County signature block. **Construction drawings removed from submittal.**
      - Add “PCD File No. MS234”. **Construction drawings removed from submittal.**
      - Add the County’s Standard Utility Trench Repair Detail. See ECM Appendix F. **Construction drawings removed from submittal.**
      - Remove GEC from CD file. GEC comments provided with GEC Plan\_v1. **GEC plans and construction drawings removed from submittal.**
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    - ESQCP
      - MS234. **Development is now proposed as a 3-lot minor subdivision to be served by a private shared driveway. Driveway disturbance will be less than 1-acre. ESQCP has been removed from submittal.**
      - SWMP states 0.85 acres. Verify and update so both match. **ESQCP has been removed from submittal.**

- FDR
  - Add MS234. **Added.**
  - ECM Administrator/. **Updated.**
  - , P.E. **Updated.**
  - Show design section in the proposed plans. Verify gravel will be a sufficient structural section for the roadway. **Detail has been added to FDR. Gravel is an acceptable driveway material.**
  - See Land Development Code Section 6.3.3.C.3.e & f. Verify with the fire department whether or not they will require the design to be for one-way or two-way travel. **See Cascade Volunteer Fire Department Correspondence included in submittal. Driveway will be constructed by future property owners to meet fire department's standards.**
  - Update floodplain statement to match the plat which also notes Floodplain D. **Updated.**
  - Coordinate with the Floodplain Administrator (Keith Curtis) for any requirements pertaining to Zone D. **Nothing to add to plat for this area. See response from Floodplain Administrator included with this submittal.**
  - Show DP calculation results as well. **Calcs added to report appendix.**
  - Show DP calculation results as well. **Calcs added to report appendix.**
  - Please include calculations for the riprap (type, sizing, depth). **Preliminary culvert and riprap calcs provided in appendix of report. Future lot owners to provide an engineered site plan at time of building permit. Engineered site plan shall depict house location, driveway location, any additional culverts required based on these locations, and shall verify culvert sized based on shared driveway construction.**
  - Note: based on the results listed on the drainage maps – these flows appear to match the hydrology results from DP-8. DP-8 is located downstream of the proposed culvert and using the flows may result in the culvert being oversized. **Culvert calcs updated in report appendix.**
  - 1.45. **Value confirmed as 1.42.**
  - Remove proposed road from the pre-development map. **Access easement removed.**
  - Put the solid lot lines in the legend as well. **Added to legend.**
  - 1.45. **Value confirmed as 1.42.**
  - Please show and label the culvert on the drainage map. Include culvert calculations (i.e. sizing, riprap, culvert type). **Culvert added to drainage map. Calculations provided in report appendix.**
  - Put the solid lot lines in the legend as well. **Added to legend.**
  - At a minimum place “natural” drainageways which convey flows greater than 15 cfs in a drainage easement. **Easements added to drainage map and plat.**
- GEC Plan
  - If these plans are to include all of the GEC design information and the road design information these should be CDs with the GEC plans

inserted into them. Or the GEC's can be kept separate and the design information for the road and all required details need to be added to the CDs (which currently only show the waterline). **GEC plans removed from submittal. Development is now proposed as a 3-lot minor subdivision. Shared driveway disturbance will be less than 1-acre. No GEC plan required.**

- Consider expanding the limits of disturbance:
  - Applicant has provided all of the required documents for an ESQCP. **ESQCP removed from submittal.**
  - The shared driveway is not considered a roadway and can therefore be included with the 2.5 acre lot exclusion (revised from our original comment under filing SP225). **Noted. GEC plans removed from submittal.**
  - If applicant expands the LOD to address some slope concerns and stockpile locations, EPC would only require an ESQCP for this work, with which Applicant has already submitted the required documents for EPC review. **GEC plans removed from submittal.**
- Provide CDs for proposed roadway work (including providing radii, riprap details, culvert details, etc.) separate from the GECs. The CDs for the roadway work can be in the same set of plans. **Development is now a 3-lot minor subdivision to be served by a shared private driveway. No CDs required.**
- GEC checklist item V. Label all proposed temporary construction BMPs by phase of implementation (initial, interim, final). **GEC plans removed from submittal.**
- & mulching. **GEC plans removed from submittal.**
- Provide shapes on the plans so the limits of BMPs are clear. **GEC plans removed from submittal.**
- Put line style in the legend. **GEC plans removed from submittal.**
- Provide ECB for slopes steeper than 3:1 and add to legend per SWMP. **GEC plans removed from submittal.**
- Label road. **GEC plans removed from submittal.**
- Label proposed side slopes. **GEC plans removed from submittal.**
- Provide slope tags along the driveway. **GEC plans removed from submittal.**
- Identify thickness of riprap pad. **GEC plans removed from submittal.**
- Label radius. **GEC plans removed from submittal.**
- Construction fence and limits of disturbance are located exactly at the edge of the proposed grading. Consider the constructability of the grading and required staging areas. It is very likely more space will be required to allow for staging areas and room for equipment to complete the grading. **GEC plans removed from submittal.**
- Provide a typical cross section of the driveway. Include the surface material type and thickness. **GEC plans removed from submittal.**

- Label the width and length of the hammer head. Hammer head shall meet fire district requirements and international fire code. **GEC plans removed from submittal.**
- Label radius. **GEC plans removed from submittal.**
- Provide the road centerline alignment bearing & distance information. **GEC plans removed from submittal.**
- Provide construction details for the dual 30" RCP culvert to include: invert elevation, minimum separation between culvert, endwall treatments (headwalls/wingwalls, or FES). **GEC plans removed from submittal.**
- Label all slopes steeper than 3:1. **GEC plans removed from submittal.**
- Label all property lines/easements. **GEC plans removed from submittal.**
- Because the limits of construction/disturbance shown on the plans do not have any space between the limit and the proposed improvements, there is little room for the contractor to have a stockpile area, CWA, disposal areas, or staging areas. Whether or not the contractor will determine the exact location, that disturbance needs to be accounted for prior to the start of construction. **GEC plans removed from submittal.**
- Per geotechnical report, slopes shall not exceed 3:1 slopes. Update grading where slopes are shallowing than 3:1. **GEC plans removed from submittal.**
- To comply with the SWMP checklist item 17f, please add a note stating no batch plants will be utilized onsite. **GEC plans removed from submittal.**
- Verify scale is correct. When measuring the plans using the scale I did not get the correct dimensions (station line should be 100'). Is the scale supposed to be 1"=30'? **GEC plans removed from submittal.**
- Expand to fill white space so that notes are legible when printed. **GEC plans removed from submittal.**
- Provide a detail for construction fence. **GEC plans removed from submittal.**
- Provide seed mix to be used for erosion control. **GEC plans removed from submittal.**
- Replace with EPC approved VTC detail (VT-1 and VT-2 in DCMv2, Chap. 3.3) or revise to be 75 ft. min. length. **GEC plans removed from submittal.**
- GEC Checklist: **GEC checklist removed from submittal. Development is now proposed as a 3-lot minor subdivision to be served by a shared private driveway. Disturbance will be less than 1-acre. No GEC plan or checklist required.**
  - Add linetypes to legend. **GEC checklist has been removed from submittal.**

- Existing and proposed property lines. Proposed subdivision boundary for subdivision projects. **GEC checklist has been removed from submittal.**
- Proposed slopes steeper than 3:1 with top and toe of slope delineated. Erosion control blanketing or other protective covering required. **GEC checklist has been removed from submittal.**
- SWMP notes that a batch plant will be utilized at the Site. Please confirm. **GEC checklist has been removed from submittal.**
- All proposed temporary construction control measures, structural and non-structural. Temporary construction control measures shall be identified by phase of implementation to include “initial”, “interim”, and “final” or shown on separate phased maps identifying each phase. **GEC checklist has been removed from submittal.**
- Existing and proposed easements (permanent and construction) including required off-site easements. **GEC checklist has been removed from submittal.**
- PBMP
  - Update. **Updated.**
  - MS234. **Added.**
  - This project is also constructing a private driveway to a 4-lot minor subdivision. **Updated.**
  - Add a note that each parcel will need to include the shared driveway (only the portion that is within their individual property boundary) as part of the total lot impervious area. **Added.**
  - Sign, stamp and date. **Done.**
- SWMP Checklist. **Development is now proposed as a 3-lot minor subdivision. Disturbance will be less than 1-acre. No SWMP or SWMP checklist required. SWMP checklist removed from submittal.**
  - Phasing plan – may require separate drawings indicating initial, interim, and final site phases for larger projects. Provide “living maps” that can be revised in the field as conditions dictate. **SWMP checklist removed from submittal.**
  - Soil erosion potential and impacts on discharge that includes a summary of the data used to determine soil erosion potential. **SWMP checklist removed from submittal.**
  - Spill prevention and pollution controls for dedicated batch plants. **SWMP checklist removed from submittal.**
  - Reviewed GEC Plan\_v1. **SWMP checklist removed from submittal.**
  - Don’t use N/A. Also see comments regarding batch plants on the GEC plan. **SWMP checklist removed from submittal.**
  - Location of any dedicated asphalt/concrete batch plants. **SWMP checklist removed from submittal.**
  - Technical drawing details for all control measure installation and maintenance; custom or other jurisdiction’s details used must meet or exceed EPC standards. **SWMP checklist removed from submittal.**

- Procedure describing how the SWMP is to be revised. **SWMP checklist removed from submittal.**
    - State in the SWMP text that the project does not rely on control measures from other entities. **SWMP checklist removed from submittal.**
  - **SWMP. Development is now proposed as a 3-lot minor subdivision. Disturbance will be less than 1-acre. No SWMP or SWMP checklist required. SWMP checklist removed from submittal.**
    - **234. SWMP removed from submittal.**
    - ESQCP states 0.93 ac. Verify and update so both match. **SWMP removed from submittal.**
    - SWMP Checklist Item 8. Include soil erosion potential and impacts on discharge. **SWMP removed from submittal.**
    - See comment on page 4. **SWMP removed from submittal.**
    - On page 3 it is stated batch plants will be a source of pollution. Verify if batch plants will be used on site and update so both match. **SWMP removed from submittal.**
    - SWMP Checklist Item 21. Add text stating that the SWMP should be viewed as a “living document” that is continuously being reviewed and modified as a part of the overall process of evaluating and managing SW quality issues at the site. The QSM shall amend the SWMP when there is a change in design, construction, O&M of the site which would require the implementation of new or revised BMPs or if the SWMP proves to be ineffective in achieving the general objectives of controlling pollutants in SW discharges associated with construction activity or when BMPs are no longer necessary and are removed. **SWMP removed from submittal.**
    - SWMP checklist item 26. Add a note stating that this project does not rely on control measures owned or operated by another entity. **SWMP removed from submittal.**
    - Permanent and temporary seeding/mulching should be separate. **SWMP removed from submittal.**
- **El Paso County Conservation District: where ground is disturbed, it should be mulched or re-vegetated within 45-days of disturbance. Information about the EPCCD eight-seed native “Shotgun” grass seed mix is included. This drought-tolerant, low-grow mix has been curated especially for use in the Pikes Peak Front Range area; every seed in the mix is native to Colorado. Please make sure any native grasses already in place are truly native to the area. If there is no noxious weed control plan in place, we recommend that an integrated weed management program be reviewed and approved by the El Paso County Weed advisory board, the CSU extension agent, NRCS, or a qualified weed management professional prior to land use authority approval. **Noted. Will forward to developer.****
- **County Attorney – Water: Please work with CSU to obtain a firm commitment to serve in the amounts needed to meet the estimated demand. This is necessary to meet the requirements of the Land Development Code and to obtain a favorable recommendation from the State Engineer’s Office, which must also be provided. **See****



**included response from CSU regarding water commitment. It is the responsibility of each future lot owner to apply for an application for water service from CSU.**