



November 20, 2023

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

Subject: Eagle Rising Final Plat Filing No. 1 (Minor) SF2225

We are responding in EDARP to all Engineering and Planning comments on our Eagle Rising Final Plat No. 1, from our September 7, 2023 submittal responses through the last round of County review comments. We are including our "EDARP Review Comment Tracker for the Eagle Rising Final Plat No. 1" 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 Final Drainage Report and-our Deviation Waiver to the Drainage Criteria Manual that was also uploaded to EDARP with the Preliminary Plan Reinstatement on November 3, 2023. 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.

Per meeting agreement on October 25, 2023 with our team and El Paso County's team, during which we discussed half of the Agenda Items regarding this Plat, we have now completed our documents and our responses. We look forward to the November 28, 2023 meeting scheduled with PCD Director, Meggan Herrington, and County Engineer, Josh Palmer, for prompt resolution of any remaining County planning and engineering comments.

We request review of the Eagle Rising Filing No. 1 Plat documents uploaded to EDARP and that Josh Palmer review any additional engineering comments for our project before the County responds to our responses herein, as we have most diligently addressed all EPC staff comments, ever since August 2022.

Please, approve and schedule this project to proceed to Planning Commission.

Sincerely,

NEXT LEVEL DEVELOPMENT, INC.

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

Wayne M. Timura, P.E.
Principal

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| Submittal Name: | | EDARP Review Comments | | | | | | | | | | | |
|-------------------|---|---|-------------|--------------------|----------------------|------------------|------|---|--------------------------|-------------------------|--|------|--|
| Project Name: | | Eagle Rising Final Plat Filing No. 1 (Minor) SF2225 | | | | | | | | | | | |
| 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 | Final Plat Eagle Rising Filing No 1 | Colorado Geological Survey | No | Amy Crandall, P.E. | 10/4/2023 10:22 | EDARP Comment | - | The Eagle Rising Filing No. 1 Final Plat (38.9785, -104.6898) does not contain any identified geologic hazards or unusual geotechnical constraints that would preclude the proposed development of the now 10 single-family residential lots on approximately 33.623 acres (Letter of Intent, September 6, 2023). CGS provided comments on August 18, 2022, some of which are repeated herein. | F - No Answer required | 11/20/2023 | - | n/a | |
| 2 | Final Plat Eagle Rising Filing No 1 | Colorado Geological Survey | No | Amy Crandall, P.E. | 10/4/2023 10:22 | EDARP Comment | - | 1. Entech's revised report (Entech Engineering, Inc., Revised January 25, 2023) includes an older version of the site plan (Figure 3) and should be updated to include the current plat (MS Civil Consultants, Inc., August 28, 2023). | A - Approve | 11/20/2023 | Soil, Geology, Geologic Hazard Study | 25 | Report Figure 3 and Figure 6 now dated 1/25/2023. Plat was not used for the Entech report. |
| 3 | Final Plat Eagle Rising Filing No 1 | Colorado Geological Survey | No | Amy Crandall, P.E. | 10/4/2023 10:22 | EDARP Comment | - | 2. Note 24 of the final plat correctly identifies the geologic hazards associated with the site, however, it references an Entech report dated January 9, 2023. | A - Approve | 11/20/2023 | Eagle Rising Filing No. 1 Final Plat | 1 | Updated Note 24 and Corrected to 1/25/2023 |
| 4 | Final Plat Eagle Rising Filing No 1 | Colorado Geological Survey | No | Amy Crandall, P.E. | 10/4/2023 10:22 | EDARP Comment | - | 3. Groundwater was encountered at depths of 7 to 14.5 feet in the test holes during drilling. Per El Paso's Engineering Criteria Manual (Appendix C, Section D.6), the seasonal variations and recommendations concerning groundwater level fluctuation should be discussed in the Geologic Hazards Report. Monitoring/observations of groundwater fluctuations have not been conducted, and Entech's drilling program and subsequent groundwater measurements were last obtained in 2014 (SSI for the North Dam). CGS recommends the county require a groundwater monitoring/observation program to obtain current groundwater data to verify that proposed floor levels are at least three feet (preferably 5 feet) above maximum anticipated groundwater levels and maintained year-round. This monitoring/observation program should be conducted to determine if basements are feasible and/or if an underdrain system is required due to shallow groundwater. To be effective, however, this monitoring should include measurements/observations through fall, winter, and spring and not merely during site-specific building investigations. Mitigation measures for groundwater conditions should be determined prior to approval of the final plat (ideally, at the time of preliminary plan/PUD), not prior to construction. | C - Disapproved | 11/20/2023 | 221458-Casas Ltd-Eagle Rising-Response to CGS Review | 1 | Rejected - The water table cycle varies over several years, not one year, directly with the amount of rain experienced. The western, off-channel, stock pond already performs as an excellent way to observe the water table, as the owners have observed for over ten years. 2015 was a wet year with "500 year" rains and the stock pond overflowed via its outflow pipe and swale per design. 2020-2022 years were draught years. No water was in the pond. It dried up entirely. Indeed, it was possible to drive vehicles across the pond and the overflow pipe was over seven feet above the lowest pond bottom. During spring 2023 the site saw over 15" of rain which briefly filled the pond enough to overflow on one occasion before receding. Each lot has unique hydrodynamics due to its topography. Two lots have had houses with walk out basements for over 10 years which do not experience ground water issues. Even if observed for a decade, one monitoring well would not serve any general purpose beyond one location on the lot where it is located. The Architectural Control Committee is designed to direct owner and builder to engineering consultation when the design appears to require it. Basements are not economically feasible in all possible sites. Monitoring for one year would cause expensive delay for no improvement in outcome. See also the additional Entech November 1, 2023 letter response uploaded to EDARP Entech Response: Groundwater was encountered in PH-1 (Lot 5) and PH-4 (Lot 3) at depths of 7 and 14.5 feet respectively. The profile holes were drilled in November of 2011. The shallower water was encountered in a test boring near a drainage. Additional investigation should be conducted on the site to determine basement feasibility once building sites have been determined. |
| 5 | Final Plat Eagle Rising Filing No 1 | Colorado Geological Survey | No | Amy Crandall, P.E. | 10/4/2023 10:22 | EDARP Comment | - | 4. CGS agrees with Entech on pages 8-9, "In areas where high subsurface moisture conditions are anticipated periodically, a subsurface perimeter drain will be necessary to help prevent the intrusion of water into areas located below grade" and "...underslab drains or interceptor drains may be necessary." Individual foundation perimeter drains are needed around any below-grade (basement) space if determined to be feasible and may discharge to a positive outfall or connection to an underdrain system if constructed. Individual foundation perimeter drains are intended to handle small amounts of intermittent water and should not be used to mitigate a persistent shallow groundwater condition. Mitigation measures recommended by Entech should be included in the final plat. | B - Approved as modified | 11/20/2023 | 221458-Casas Ltd-Eagle Rising-Response to CGS Review | 2 | Plat note 24 directs to recommendations in the Entech report. The Plat is not the location for these engineering details. Note that the routes of major drainage are included on the Plat. PE stamp is required for structural foundations See also the additional Entech November 1, 2023 letter response uploaded to EDARP Entech Response: Entech agrees with the CGS comment, however the drain recommendations can be identified by reference to the Soils, Geology and Geologic Hazard report on the plat. |
| 6 | 2023 Financial Assurance Estimate Form | PCD Engineering Division | Yes | Glenn Reese | 10/5/2023 1:21:24 PM | (FAE redlines) | 1 | Provide qty if utilized on GEC Plan. | E - Answer provided | 11/20/2023 | 61145 Eagle Rising Fil 1-FAE 20231115 | n/a | No Surface Roughening Required and removed from the GEC legend |
| 7 | 2023 Financial Assurance Estimate Form | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 1:21:24 PM | (FAE redlines) | 3 | Include all per drainage report | C - Disapproved | 11/20/2023 | 61145 Eagle Rising Fil 1-FAE 20231115 | 3 | No storm drain improvements required for Eagle Rising Final Plat No 1 |
| 8 | 2023 Financial Assurance Estimate Form | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 1:21:24 PM | (FAE redlines) | 3 | Provide quantities or acceptance letter from the water district. | C - Disapproved | 11/20/2023 | 150311 PFWD Acceptance Letter ER Water System | 1 | No additional Water System Improvements Required. Water system improvements constructed and accepted by Park Forest Water District March 11, 2015. Letter provided in Eagle Rising Filing No 1 Water Resources Report |
| 9 | 2023 Financial Assurance Estimate Form | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 1:21:24 PM | (FAE redlines) | 4 | Signatures needed | C - Disapproved | 11/20/2023 | 61145 Eagle Rising Fil 1-FAE 20231115 | n/a | Signatures provided after El Paso County Acceptance |
| 10 | Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (CD redlines) | 1 | DPW (multiple locations) | A - Approve | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | 1 | Updated the agency name to DPW |
| 11 | Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (CD redlines) | 1 | Unresolved: Provide plans for north cul-de-sac also | C - Disapproved | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | n/a | The extension of Kurie Road Cul-de-Sac onto Eagle Rising Filing No 1 is not required per Palmer and Kilgore Meeting Resolution 10/25/2023. |
| 12 | Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (CD redlines) | 2 | Add speed limit sign(s) per deviation request | A - Approve | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | 2 | 15 mph Speed Limit sign added |
| 13 | Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (CD redlines) | 2 | Begin? | C - Disapproved | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | 2 | Begin Paved Cul-De-Sac begins at STA 1+54.66 |

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| 14 | Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (CD redlines) | 2 | Maximum cul-de-sac centerline grade is 3% | C - Disapproved | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | 2 | This criteria applies to the cul-de-sac bulb only. The waiver request is updated to include the steeper than 3% centerline grade entering the existing cul-de-sac. The existing roadway meets design criteria for 20 mph design speed |
| 15 | Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (CD redlines) | 2 | Add title for road name (Eagle Wing View), private road | C - Disapproved | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | 2 | Eagle Wing View added |
| 16 | Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (CD redlines) | 2 | See previous redlines which have not been addressed. For the private road design speed deviation, label the design speed, posted speed, and vertical curve criteria on this plan. | C - Disapproved | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | 2 | A table was added to the plan showing Design Speed, Posted Speed, and Vertical Curve Design Limits for 20 mph design speed. The Private Road Waiver Request included a request for 20 mph design speed. Red Herring. No Engineering Criteria listed. Please review EPC comments as they were addressed from EPC Engineering Comments CD 09012022. Recommend for Engineering Quality review oversight by Department head or an qualified Independent Engineer |
| 17 | Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (CD redlines) | 2 | Show road grading as proposed. See comment memo. | C - Disapproved | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | n/a | The existing contours on the plan indicate the as-built conditions of the road as surveyed in the field. No new grading is proposed. A Waiver Request and Deviation Request was submitted in support of leaving the private road in the current As-Constructed condition. |
| 18 | Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (CD redlines) | 2 | Not as-built | C - Disapproved | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | 2 | Removed "As-Built" from the plan notation because the construction of the public cul-de-sac is shown on this plan. The remainder of Eagle Wing View will remain as currently constructed. Private Road Waiver and Deviation Request previously submitted. |
| 19 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Ryan Howser | 10/5/2023 13:20 | (Plat redlines) | 1 | Note 6 When the Property is Subject to Existing or Proposed Covenants: All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | 1 | Subjective. No change of wording accepted No El Paso citation listed for note wording. |
| 20 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Ryan Howser | 10/5/2023 13:20 | (Plat redlines) | 1 | Note 9 This note is not needed. | A - Approve | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | 1 | Note 9 deleted. |
| 21 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Ryan Howser | 10/5/2023 13:20 | (Plat redlines) | 1 | Previous comment unresolved: provide the Soil and Geology Conditions note: 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, generally from the Preliminary Plan file) 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: <input type="checkbox"/> Downslope Creep: (name lots or location of area) <input type="checkbox"/> Rockfall Source:(name lots or location of area) <input type="checkbox"/> Rockfall Runout Zone:(name lots or location of area) <input type="checkbox"/> Potentially Seasonally High Groundwater:(name lots or location of area) <input type="checkbox"/> Other Hazard: In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. Depict these areas of geologic hazard and designate them as no-build on the plat. Some of these areas are depicted; however, other areas are not. | E - Answer provided | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | 1 | All geologic hazards listed can be mitigated with proper engineering design if needed. Licensed Professional Engineering stamp required on all structural foundations. There are no additional No-Build areas on Final Plat. See Entech Report pg 9 See Plate Note 18. |
| 22 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Ryan Howser | 10/5/2023 13:20 | (Plat redlines) | 1 | Add a signature line for the PCD Director | E - Answer provided | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | 1 | Provide El Paso County citation for requirement Signature line for PCD Director added. |
| 23 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Ryan Howser | 10/5/2023 13:20 | (Plat redlines) | 2 | Not consistent with preliminary plan configuration | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | An additional Kurie Road Cul-de-Sac Right of Way is not required on Final Plat Eagle Rising Filing No. 1 Not required per Palmer and Kilgore from Meeting Minutes on 10/25/23 with EPC staff. |
| 24 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Ryan Howser | 10/5/2023 13:20 | (Plat redlines) | 2 | I would recommend sticking with the sequential numbering scheme, per Sec. 7.2.5.C. | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Subjective. No change required as current Final Plat Eagle Rising Filing No. 1 is compliant to 7.2.5.C |
| 25 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 1 | Note 12: Fire Protection Report: provide | E - Answer provided | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Please refer to Fire Protection Report submitted in the 2018 EDARP file. Black Forest Fire District Fire Commitment letter was provided in 2022. Uploaded again to EDARP as part of Fire Protection Report. BFFD already serves the existing structures on Lots 6 and 7 from the existing Eagle Wing Drive Cul-de-Sac and the Eagle Wing View private road Cul-de-Sac. |
| 26 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 1 | Note 15: Parks and (Note is duplicative of #25) | A - Approve | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | 1 | Removed Note #15 and added "Parks and" in Note #13 |
| 27 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 1 | Note: 24 Unresolved: Lots that require special studies for development or that present significant constraints and/or hazards to development shall bear notation. List ALL lots that have hazards or restrictions in notes | E - Answer provided | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | 1 | All geologic hazards listed can be mitigated with proper engineering design if needed. Licensed Professional Engineering stamp required on all structural foundations. See Plate Note 18. Refer to Entech Report |
| 28 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 1 | Note 25: Parks and | A - Approve | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | 1 | Removed Note #15 and added "Parks and" in Note #13 |
| 29 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 1 | Note 26: Not needed now | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | 1 | Enumerations are required on Final Plat for El Paso County acceptance |

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| 30 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 1 | Unresolved: Add missing Notes No driveway shall be established unless an access permit has been granted by El Paso County. | B - Approved as modified | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | No Engineering Criteria citation provided for requirement for Final Plat note Note Added No new driveway onto a El Paso County road shall be established unless an access permit has been granted by El Paso County. |
| 31 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 1 | Unresolved: Add missing Notes Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts along Eagle Wing Drive per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length or grade some of the driveways will need to be specifically approved by the Black Forest Fire Protection District. | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | No criteria citation provided for requirement for Final Plat note No Engineering Criteria citation provided due to length or grade of the driveway. No driveway grade is 10% or greater per 6.3.3.C.3.h No change to Existing driveways for all existing structures and improvements. BFFD already serves the existing structures on Lots 6 and 7 from the existing private road Cul-de-Sac. |
| 32 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 1 | Unresolved: Add missing Notes An engineered site plan prepared by a Colorado Professional Engineer and conforming to EPC Land Development Code and Engineering Criteria Manual standards, and consistent with the plans and recommendations in the Final Drainage Report and the Soil, Geology, Geologic Hazard Study on file, shall be provided to EPC PCD and approved prior to the issuance of a building permit for each lot. If an additional drainage easement is necessary it shall be submitted for review with the engineered site plan and shall be recorded with the Clerk and Recorder prior to the issuance of a building permit. | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Red Herring No criteria citation provided for requirement for Final Plat note. No Criteria citation provided for engineering site plan to obtain building permit. |
| 33 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 1 | Unresolved: Add missing Notes No basements or inhabitable below-grade areas are allowed unless groundwater monitoring (through the annual seasonal fluctuations) before construction demonstrates that below-grade areas can maintain 3-5 feet between the bottom of the foundation and the groundwater, or site grading indicates that it will mitigate the depth to groundwater." | E - Answer provided | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Red Herring Professional Engineer designed foundation is required Ground water mitigation where pertinent is described by Entech See also the additional Entech November 1, 2023 letter response uploaded to EDARP |
| 34 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 1 | Unresolved: Add missing Notes Lot imperviousness shall be limited to 10 percent to meet water quality requirements. | B - Approved as modified | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Provide citation for requirement as a Plat Note. No note required. |
| 35 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 1 | See comment letter also. | F - No Answer required | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Noted. See responses to comments. |
| 36 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 2 | Unresolved: Show the Kurie Road ROW | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | An additional Kurie Road Cul-de-Sac Right of Way is not required on Final Plat Eagle Rising Filing No. 1 Not required per Palmer and Kilgore from Meeting Minutes on 10/25/23 with EPC staff. |
| 37 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 2 | Unresolved: Include tract of the remainder of the property if the proposed lots extend into the floodplain. | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | The Eagle Rising Filing No. 1 lots are not part of any Tract. No engineering criteria cited. Adjacent property is not on Final Plat Eagle Rising Filing No. 1. |
| 38 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 2 | Unresolved: Provide drainage easement (provide in other areas also where needed per FDR comments) | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Off site drainage easements not part of Final Plat Eagle Rising Filing No. 1. Drainage easements are provided as shown for Final Plat Eagle Rising Filing No. 1. |
| 39 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 2 | Include Briargate Parkway ROW and preservation and easements if tract is provided | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Red Herring Provide engineering citation or state statute No tract is provided. Not required on Final Plat Eagle Rising Filing No. 1 Adjacent property is not on Final Plat Eagle Rising Filing No. 1. |
| 40 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 2 | Sheet 3 | A - Approve | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | 2 | updated to Sheet 3 |
| 41 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 3 | State the source of the elevations | A - Approve | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | 2 | Studied Water Surface Elevation (SWE) from Final Plat Eagle Rising Filing No. 1 Drainage Report Not in FEMA flood plain |
| 42 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 3 | Provide additional elevations to correspond to the upstream end of these lots | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Not required. Upstream area is not part of Filing 1 Plat. |
| 43 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 3 | the property isn't platted?? Is this a floodplain elevation plan? | A - Approve | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | 2 | "AS PLATTED" removed. |
| 44 | Final Plat Eagle Rising Filing No 1 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:20 | (Plat redlines) | 6 | See preliminary plan comments | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Red Herring. This is the Final Plat |
| 45 | LETTER OF INTENT EAGLE RISING FILING NO. 1, FINAL PLAT APPLICATION | PCD Engineering Division | Yes | Ryan Howser | 10/5/2023 13:19 | (LOI redlines) | 3 | Can't have the corral straddle lot lines. Per Sec. 5.2.32, corral shall be set back 25 feet from all lot lines, and 35 feet from residential structures on adjoining lots. It is recommended to remove the corral or combine these proposed lots. | E - Answer provided | 11/20/2023 | Eagle Rising Filing No. 1 Final Plat | 1 | Note added to Final Plat notes - Corral fence crosses Lots 3 and 4. Resolved on 10/25/23 with Justin Kilgore EPC Planning Manager and Joshua Palmer County Engineer. |
| 46 | LETTER OF INTENT EAGLE RISING FILING NO. 1, FINAL PLAT APPLICATION | PCD Engineering Division | Yes | Ryan Howser | 10/5/2023 13:19 | (LOI redlines) | 4 | Lot 6 Per Sec. 5.2.2.K, Square Footage of Residential Accessory Structure Limited. The building footprint of residential accessory structures shall not exceed the building footprint of the principal use to which they are subordinate, with the following exceptions: • When the lot or parcel is 2.5 acres or greater, the accessory structure may be up to two (2) times the size of the building footprint of the principal use. The barn is approx. 10x the size of the principal structure and will not meet this requirement after the property is subdivided. Was this structure permitted through El Paso County? I am unable to locate permits on PPRBD for the barn. | E - Answer provided | 11/20/2023 | Eagle Rising Filing No. 1 Final Plat | 1 | Note added to Final Plat notes - Existing improvements on Lots 6, 7, & 10 are allowed as pre-existing Resolved on 10/25/23 with Justin Kilgore EPC Planning Manager and Joshua Palmer County Engineer. |
| 47 | LETTER OF INTENT EAGLE RISING FILING NO. 1, FINAL PLAT APPLICATION | PCD Engineering Division | Yes | Ryan Howser | 10/5/2023 13:19 | (LOI redlines) | 4 | Lot 7 Per Sec. 5.2.2.D, accessory structures are required to be located on a lot with principal structures. It would be recommended to add a plat restriction that no building permits can be obtained on this lot before a building permit for a principal residence. | E - Answer provided | 11/20/2023 | Eagle Rising Filing No. 1 Final Plat | 1 | Note added to Final Plat notes - no building permits can be obtained on Lot 7 before a building permit for a principal residence is issued. Resolved on 10/25/23 with Justin Kilgore EPC Planning Manager and Joshua Palmer County Engineer. |

| 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 |
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| 48 | LETTER OF INTENT EAGLE RISING FILING NO. 1, FINAL PLAT APPLICATION | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | (LOI redlines) | 7 | address the no-build line provided | C - Disapproved | 11/20/2023 | Eagle Rising Filing No. 1 Final Plat | all | No build lines are shown on Final Plat for Lots 7, 8, 9. No build line is 2' higher than 100 yr water surface elevation (WSE). Meeting Resolution 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 (WSE) water level. Acceptance to be verified by Joshua Palmer County Engineer. |
| 49 | LETTER OF INTENT EAGLE RISING FILING NO. 1, FINAL PLAT APPLICATION | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | (LOI redlines) | 8 | Provide Fire Protection Report to include details on hydrant placement Per PHONCON with Black Forest FD | E - Answer provided | 11/20/2023 | Fire Mitigation Plan & Commitment 2018 + BFFD 2022 Commitment | all | Fire Protection Report provided. Fire hydrants are located within 500' of proposed structures. See Park Forest Water District acceptance in 2015 of waterline improvements including hydrants as built. Please refer to Fire Protection Report submitted in the 2018 EDARP file. Fire Commitment letter was provided in 2022. Uploaded again to EDARP. |
| 50 | LETTER OF INTENT EAGLE RISING FILING NO. 1, FINAL PLAT APPLICATION | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | (LOI redlines) | 8 | State if any or none are recommended | E - Answer provided | 11/20/2023 | Eagle Rising Filing No. 1 Transportation Memorandum | 6 | Refer to Eagle Rising Filing No. 1 Transportation Memorandum - FILING NO. 1 ROADWAY IMPROVEMENTS |
| 51 | LETTER OF INTENT EAGLE RISING FILING NO. 1, FINAL PLAT APPLICATION | PCD Engineering Division | Yes | Ryan Howser | 10/5/2023 13:19 | (LOI redlines) | 9 | This is not a request we are able to accommodate. You will need to either meet today's fire protection standards, or provide written justification and endorsement from the fire district for your proposed waivers of Section 6.3.3 of the Code. The BoCC is the authority that approves waiver requests. | E - Answer provided | 11/20/2023 | Fire Mitigation Plan & Commitment 2018 + BFFD 2022 Commitment | all | Please refer to Fire Protection Report submitted in the 2018 EDARP file. Black Forest Fire District Fire Commitment letter was provided in 2022. Uploaded again to EDARP as part of Fire Protection Report. BFFD already serves the existing structures on Lots 6 and 7 from the existing Eagle Wing Drive Cul-de-Sac and the Eagle Wing View private road Cul-de-Sac. |
| 52 | LETTER OF INTENT EAGLE RISING FILING NO. 1, FINAL PLAT APPLICATION | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | (LOI redlines) | 10 | The cul-de-sac length deviation request still needs to be provided, along with "an express written endorsement from the Fire District in which the proposed cul-de-sac is located" (ECM 2.3.8). The BoCC does not approve deviations. | E - Answer provided | 11/20/2023 | 61145 Deviation Request-Culdesac Length | all | See 61145 Deviation Request-Culdesac Length. Black Forest Fire District no longer reviews or provides reports. Per October 25, 2023 meeting Josh Palmer will approved and understands that Black Forest Fire District will not review or comment. BFFD already serves the existing structures on Lots 6 and 7 from the existing Eagle Wing Drive Cul-de-Sac and the Eagle Wing View private road Cul-de-Sac. |
| 53 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 1 | No comment response to the comment memo was received with this submittal. | C - Disapproved | 11/20/2023 | n/a | n/a | Responses to comments were addressed on September 7, 2023 All comments are now logged in this comment matrix tracker |
| 54 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 1 | Please arrange a meeting between the developer's team and County staff to review and discuss these comments and prepared revisions/responses prior to the next submittal. | A - Approve | 11/20/2023 | Eagle Rising SP205 SF2225_10.25.2023 Meeting Results Summary w_Comment Trackers | n/a | See Meeting Minutes from 10/25/2023 meeting with EPC staff, managers, and applicant Followup meeting scheduled for 11/28/2023 with EPC staff, managers, and applicant |
| 55 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 1 | Due to the volume and complexity of these comments due to incomplete information, plan inconsistencies and issues meeting criteria as proposed, these comments remain cursory in nature. The Preliminary Plan needs to be revised and finalized prior to final plat reviews and scheduling for hearings. Staff will provide additional, more detailed comments on the complete Preliminary Plan and Final Plat submittals to include the additional information and details required in the plans and reports. A 21-day review period will be necessary with the next review to complete the review of all revised documents including any deviations and waivers. | C - Disapproved | 11/20/2023 | n/a | n/a | This is a typical statement without citations by EPC Engineer Jeff Rice as to why he does not complete his work. It is recommended to have EPC management review internal EPC comments for completeness and accuracy as a measure of quality control before they are provided to the Applicant. |
| 56 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 2 | General Note. 3 The Preliminary Drainage Report (PDR) previously submitted with SP-12-006 needs to be updated to current County criteria as noted in the PDR/FDR comments issued with PCD project SP-20-005, copied below. Drainage criteria have been updated since the time of original preliminary plan approval, and regulatory oversight of projects to ensure compliance with all criteria associated with the County's MS4 permit has become a priority. (Under review with the preliminary plan – see those comments.) | C - Disapproved | 11/20/2023 | n/a | n/a | Awaiting responses from EPC staff for 11/3/2023 SP205 Eagle Rising Preliminary Plan Reconsideration review |
| 57 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 2 | General Note. 4 4.The proposed private road requires a waiver in accordance with LDC Section 8.4.4.E. Certain design standards may be relaxed for private roads, subject to approval by the County. Standards subject to deviation under the waiver request may only include the following: a.reduction of right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities; b.reduction of design speed where it is unlikely the road will be needed for use by the general public; c.reduction in standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made; d.variation in maximum and minimum block lengths. e.Maximum grade. Identify all deviations proposed (also see TIS redlines). Any deviations from criteria not allowed under the waiver require a deviation request. The maintenance entity and funding mechanism needs to be addressed in the private road waiver request. Partially resolved; comments were provided with the preliminary plan. The cul-de-sac length deviation request still needs to be provided, along with "an express written endorsement from the Fire District in which the proposed cul-de-sac is located" (ECM 2.3.8). | E - Answer provided | 11/20/2023 | n/a | n/a | Responses to comments on SP205 Eagle Rising Preliminary Plan provide 11/3/2023. Cul-de-sac length deviation request provided Black Forest Fire District no longer reviews subdivisions or provides endorsements or reports. |
| 58 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 2 | General Note. 5 The final plat needs to match the preliminary plan; revise one or the other, or both, as appropriate. (revise as applicable based on comments) | C - Disapproved | 11/20/2023 | n/a | n/a | Red Herring No engineering criteria cited nor statute cited The Final Plat not required to match Preliminary Plan. |
| 59 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 2 | Final Plat Note 1 The areas/parcel to the east of the proposed subdivision need to be included in the plat as tracts and rights-of-way to allow for adequate channel maintenance provisions. (This is because the channel crosses between the lots and the area to the east.) Also address all other drainage and maintenance access easements as appropriate in that tract or tracts. Ensure that all drainage and access easements proposed in the drainage plan are shown on the plat. Unresolved. | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | No, the unplatted parcel to the east is not part of Eagle Rising Final Plat Filing No. 1. Lot 7 has limited exposure to 100 year flood level Lot 8 has limited channel exposure and two segments of limited exposure to the 100 year flood level. Property owners can access and maintain the channel on their respective lots. No other drainage and maintenance access easements are required. Refer to Eagle Rising Filing No. 1 Plat for all drainage and access easements. |

| 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 |
|-------------------|--|--------------------------|-------------|---------------|-----------------|-------------------------------|------|--|------------------------|-------------------------|------------------------------------|------|---|
| 60 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 2 | Final Plat Note 3a Add the following plat notes: a. "An engineered site plan prepared by a Colorado Professional Engineer and conforming to EPC Land Development Code and Engineering Criteria Manual standards, and consistent with the plans and recommendations in the Final Drainage Report and the Soil, Geology, Geologic Hazard Study on file, shall be provided to EPC PCD and approved prior to the issuance of a building permit for each lot. If an additional drainage easement is necessary it shall be submitted for review with the engineered site plan and shall be recorded with the Clerk and Recorder prior to the issuance of a building permit." Unresolved. | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Red Herring No Criteria citation provided for requirement for Final Plat note. No Criteria citation provided for engineering site plan to obtain building permit. Not required on a plat |
| 61 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 3 | Final Plat Note 3b "Tract [provide] including the area of the Cottonwood Creek drainage channel shall be public drainage easements in their entirety with maintenance access granted to El Paso County. Maintenance of these areas will be the responsibility of the Homeowners Association, Park Forest Water District, or other entity acceptable to the Board of County Commissioners." Unresolved (this applies if the proposed lots are not removed from the calculated floodplain per preliminary plan comments). | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Eagle Rising Filing No. 1 does not require public drainage easements and maintenance access on adjacent unplatted property. |
| 62 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 3 | Final Plat Note 3c "Lot imperviousness shall be limited to 10 percent to meet water quality requirements." Unresolved | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Provide citation for requirement as a Plat Note. No note required. |
| 63 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 3 | Final Plat Note 4 4. The plat must dedicate right of way for a cul-de-sac at the south end of Kurie Road. Cul-de-sac dimensions need to match dimensions shown in the standard drawing for cul-de-sac details in the Engineering Criteria Manual so that County vehicles attempting to maintain the roadway and emergency service vehicles may turn around in the public cul-de-sac. Revise Lot 8 as appropriate. | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | An additional Kurie Road Cul-de-Sac Right of Way is not required on Final Plat Eagle Rising Filing No. 1. Not required per Palmer and Kilgore from Meeting Minutes on 10/25/23 with EPC staff. El Paso County required to maintain current Kurie Road Cul-de-Sac road according to El Paso County standards. |
| 64 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 3 | Final Plat Note 5 5. Half of Briargate Parkway is to be platted, 60 feet as shown on the preliminary plan. ROW reservation and easements are also shown on the preliminary plan and need to be included. | C - Disapproved | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | n/a | Red Herring Provide engineering citation or state statute No tract is provided. Not required on Final Plat Eagle Rising Filing No. 1 Property is not on Final Plat Eagle Rising Filing No. 1. |
| 65 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 3 | Final Plat Note 6 See cursory final plat redlines. Partially resolved; see updated/remaining redlines. | E - Answer provided | 11/20/2023 | 43043 Eagle Rising No 1 Final Plat | all | See Eagle Rising Filing No. 1 Final Plat and responses to all EPC comments |
| 66 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 3 | Transportation / Traffic Impact Study Note 2 Provide deviation requests as needed. (See General comment #4 above.) | F - No Answer required | 11/20/2023 | n/a | n/a | See Response to General Comment #4 (Tracker Comment #57) |
| 67 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 3 | Preliminary Drainage Report / Drainage Plans Note 1 See cursory PDR and FDR redlines. See comments in the preliminary plan file on the MDDP/PDR. | C - Disapproved | 11/20/2023 | - | - | Red Herring. This is the Final Plat 1 submittal. Please see Preliminary Plan submittal SP205 Preliminary Drainage Report comments are addressed in the separate Preliminary Plan (SP205) response. Preliminary Plan Reinstatement responses including MDDP/Preliminary Drainage Report, deviation request and Plan Comment Tracker uploaded to EDARP and passed Triage November 7, 2023. The FDR is updated with this response to address comments. |
| 68 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 3 | Preliminary Drainage Report / Drainage Plans Note 5 Provide water quality provisions for the proposed Eagle Wing View in accordance with ECM Appendix I requirements. Provide water quality analysis and design in accordance with ECM Appendix I, Section 1.7. | C - Disapproved | 11/20/2023 | - | - | Red Herring. This is the Final Plat 1 submittal. Please see Preliminary Plan submittal SP205 Water quality is provided according to the Runoff Reduction Standard and included in the Preliminary Drainage Report in the Preliminary Plan Reinstatement responses (SP205) with MDDP/Preliminary Drainage Report, deviation request and Plan Comment Tracker uploaded to EDARP and passed Triage November 7, 2023. This is also included in the updated FDR. |
| 69 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 3 | Preliminary Drainage Report / Drainage Plans Note 6 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. | C - Disapproved | 11/20/2023 | - | - | Red Herring. This is the Final Plat 1 submittal. Please see Preliminary Plan submittal SP205 Preliminary Plan Reinstatement responses including MDDP/Preliminary Drainage Report, deviation request and Plan Comment Tracker uploaded to EDARP and passed Triage November 7, 2023. The Eagle Rising OA for the entire development not just Filing No. 1 has access and will provide for channel maintenance when appropriate. |
| 70 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 3 | Preliminary Drainage Report / Drainage Plans Note 7 Show all improvements including ditch erosion protection, culvert inlet and outlet protection details on the developed drainage plan and GEC Plan. Unresolved. | C - Disapproved | 11/20/2023 | - | - | Red Herring. This is the Final Plat 1 submittal. Please see Preliminary Plan submittal SP205 Preliminary Plan Reinstatement responses including MDDP/Preliminary Drainage Report, deviation request and Plan Comment Tracker uploaded to EDARP and passed Triage November 7, 2023. All improvements shown on GEC plan |
| 71 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 3 | Preliminary Drainage Report / Drainage Plans Note 8 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. Unresolved. | C - Disapproved | 11/20/2023 | - | - | Red Herring. This is the Final Plat 1 submittal. Please see Preliminary Plan submittal SP205 Preliminary Plan Reinstatement responses including MDDP/Preliminary Drainage Report, deviation request and Plan Comment Tracker uploaded to EDARP and passed Triage November 7, 2023. |
| 72 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 4 | Preliminary Drainage Report / Drainage Plans Note 9 Address all structures that have been added to the site on the drainage plan, and which will be removed or remain. Unresolved. | C - Disapproved | 11/20/2023 | - | - | Red Herring. This is the Final Plat 1 submittal. Please see Preliminary Plan submittal SP205 Preliminary Plan Reinstatement responses including MDDP/Preliminary Drainage Report, deviation request and Plan Comment Tracker uploaded to EDARP and passed Triage November 7, 2023. |

| 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 |
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| 73 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 4 | Final Drainage Report (cursory comments) Note 1 See cursory FDR redlines. Partially resolved; see updated/remaining redlines. The private road needs to be shown as "proposed" for design and review purposes as it is part of the common plan of development. | C - Disapproved | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | | No Final Drainage Report redlines uploaded. Private road is not propose it is existing and will not be modified. Final Draiage Report Uploaded to EDARP |
| 74 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 4 | Final Drainage Report (cursory comments) Note 2 Address permitting requirements for all applicable agencies. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | | No Final Drainage Report redlines uploaded. Final Drainage Report Uploaded to EDARP |
| 75 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 4 | Construction Plans / Geotechnical Issues Note 1 Address specifically the CGS comments regarding groundwater depths and monitoring. (No comments on the soils and geology report itself.) | E - Answer provided | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | | Monitoring is impractacle and economically infeasible. It serves academic purposes only. See November 1, 2023 Entech letter uploaded to EDARP. |
| 76 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 4 | Construction Plans / Geotechnical Issues Note 2 Note: These plans were not reviewed in detail due to the number of other issues including drainage/water quality and private road waiver/deviation clarifications. There is a proposed public cul-de-sac on Kurie Road that is proposed to be constructed but not shown in these plans. Part of this construction is shown on property not owned by this applicant. Provide all information required for CD review. See previous and current CD redlines. At a minimum, the Kurie Road cul-de-sac ROW within this plat needs to be provided and plans provided to show that it is constructable or if additional easements will be needed in Lot 10. | E - Answer provided | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | | Corrections as appropriate made and uploaded to EDARP. No improvements are being made at the driveway at the end of Kurie Road. Kurie Road Cul-de-Sac is not required per Palmer and Kilgore for Eagle Rising Filing No. 1. |
| 77 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 4 | Construction Plans / Geotechnical Issues Note 3 Include channel and spillway improvements. If the developer desires reimbursement/fee offsets for the DBPS channel construction costs (grade control) and for the County to maintain the improvements, the process in the DCM needs to be followed (reference DCM Sections 1.7 and 3.3). Unresolved. | E - Answer provided | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | | Spillway improvements for the northern pond are shown. See Final Drainage Report. |
| 78 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 4 | Construction Plans / Geotechnical Issues Note 4 It is anticipated that high groundwater levels may require an underdrain system(s). If there is to be a single or combined system please address construction and maintenance in all applicable documents. | E - Answer provided | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | | There will not be a combined underdrain system for the subdivision which will affect the roadway. The need for groundwater mitigation at individual lots will be determined at residential building permit. Eagle Winq View Private Road is existing and no improvements will be made. |
| 79 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 4 | Construction Plans / Geotechnical Issues Note 5 Ensure that all proposed road signage is MUTCD-compliant, including the Private Road sign (if a deviation is approved). Unresolved. | E - Answer provided | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | | Speed limit and Road Name sign (private) are shown on the Construction Plan. |
| 80 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 4 | Construction Plans / Geotechnical Issues Note 6 Include plans for water lines and services, proposed or as-built. Unresolved. | E - Answer provided | 11/20/2023 | 61145 Eagle Rising Fil 1-Street Plans 20231114 | | Existing water lines are shown on the Construction Plan. No new water lines are proposed. |
| 81 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 4 | Grading and Erosion Control (GEC) Plan / SWMP Note 1 Note: These plans were not reviewed in detail due to the number of issues noted above and additional information required for the drainage report and plans and final plat. | E - Answer provided | 11/20/2023 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 November 14, 2023 | | Disturbed area is 0.82 acres. GEC Plan revised is complete and uploaded to EDARP. No comments by Jeff Rice provided. Please insure EPC review of all documents submitted. |
| 82 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 4 | Grading and Erosion Control (GEC) Plan / SWMP Note 2 Ensure that all items on the GEC checklist are provided or addressed. Unresolved. | E - Answer provided | 11/20/2023 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 November 14, 2023 | | Addressed. GEC Plan revised is complete and uploaded to EDARP. |
| 83 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 4 | Grading and Erosion Control (GEC) Plan / SWMP Note 3 See cursory GEC Plan electronic redlines (previous and current). Note that construction that has been completed is still part of the overall plan of development and needs to be reviewed and approved. | E - Answer provided | 11/20/2023 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 November 14, 2023 | | Disturbed area is 0.82 acres. GEC Plan revised is complete and uploaded to EDARP. |
| 84 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 4 | Forms / SIA / Financial Assurances Estimate (FAE) Form Note 1 1.Note: The FAE will be reviewed upon resolution of the issues identified above. (Unresolved) a.Provide the project number. Resolved. b.Provide line items for building and road removal and reclamation. Unresolved. c.Provide line item for channel access road construction. Unresolved. d.Provide ditch and drainageway permanent stabilization items. Unresolved. | E - Answer provided | 11/20/2023 | 61145 Eagle Rising Fil 1-FAE 20231115 | | FAE Form is accurate and complete as uploaded to EDARP |
| 85 | El Paso County Engineering Memo Eagle Rising Final Plat 10052023 | PCD Engineering Division | Yes | Jeff Rice | 10/5/2023 13:19 | EPC Engineer Review Comments: | 5 | Forms / SIA / Financial Assurances Estimate (FAE) Form Note 2 2.Provide all items required by the Engineering Final Submittal Checklist, attached. | C - Disapproved | 11/20/2023 | 61145 Eagle Rising Fil 1-FAE 20231115 | all | The Drainage Report, PBMP Applicability Form, Grading and Erosion Control Plan and Checklist, Street Plans, Deviation Request, Traffic Impact Study, FAE Form and SIA have been submitted or updated in EDARP. An ESQCP is not required due to disturbance being less than 1.0 acres, There are not BMP's that require O&M manual and AutoCAD files will be provided at project close-out. |
| 86 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 1 | PCD File # SF2225 | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 1 | File number SF2225 added |
| 87 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 1 | See comment memo also | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | all comments addressed. See all comment responses in comment response matrix |
| 88 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 5 | 03 (highlighted in green) | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 5 | Schedule Number is correct |
| 89 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:08 | Drainage Report - Final | 5 | Will any proposed work from this site drain to these ponds for WQ or detention? If WQ treatment or detention will be achieved through either of these ponds, they will need to be modified to meet current criteria for PBMPs. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 5 | No. Water quality treatment for the existing roadway is provided by grass buffers and swales adjacent to the roadway in accordance with the Runuff Reduction criteria as indicated in the FDR. Clarificaton is added to this paragraph on page 3. |
| 90 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:08 | Drainage Report - Final | 8 | Count all improvements associated with this development as "proposed" (in report and on drainage maps). This will push the total "proposed" disturbance to >1ac so WQ treatment will need to be addressed. Include detention if needed. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 5 | Water quality treatment for the existing roadway is provided by grass buffers and swales adjacent to the roadway in accordance with the Runuff Reduction criteria as indicated in the FDR. Clarificaton is added to this paragraph on page 3. |
| 91 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:08 | Drainage Report - Final | 8 | Per direction from the State, subdivision developments that include impervious pavement roads do not qualify for Exclusion E (Large Lot Single-Family Site) on the PBMP form for soil disturbances associated with the construction of those roadway areas. Therefore, a permanent WQ facility should be designed to treat runoff from the impervious roadway area and the subsequent grading like roadside ditches (but only if the total area of soil disturbance is >1ac). | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | The comment statement is incorrect. The residential lots do qualify for Exclusion E. as stated in the PBMP Applicability Form. However, the roadway Tract A does not. Water quality treatment for the roadway is accomplished with the Runoff Reduction standard as shown in the FDR. No ponds are required. |
| 92 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 8 | Add the proposed culverts and erosion protection needed per calculations. If lots are in the channel they need to be addressed as well. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | All culverts and culvert erosion protection are existing. Lot 7 and 8 have limited 100 year flood level exposure and heavy vegetation protects the channel from erosion in these areas. |
| 93 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 9 | Wet land (extra space between words) | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 9 | Space removed |

| 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 |
|-------------------|---|-----------------------|-------------|---------------|-----------------|-------------------------|------|--|-------------------------|-------------------------|---------------------------------------|---------|---|
| 94 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 10 | (This section will be reviewed in detail with the next submittal) | C - Disapproved | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Drainage basin and design point hydrology sections of the report are suitable for review. No comments by Jeff Rice provided. Please insure EPC review of all Final Plat documents submitted. |
| 95 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 11 | (This section will be reviewed in detail with the next submittal) | C - Disapproved | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Drainage basin and design point hydrology sections of the report are suitable for review. No comments by Jeff Rice provided. Please insure EPC review of all Final Plat documents submitted. |
| 96 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 12 | Unresolved: See comment memo | D - Resolution required | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | PDR with additional information regarding creek vegetation along with a deviation request is submitted with the 11/3/2023 SP205 Eagle Rising Preliminary Plan Reconsideration. |
| 97 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 13 | (This section will be reviewed in detail with the next submittal) | C - Disapproved | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Drainage basin and design point hydrology sections of the report are suitable for review. No comments by Jeff Rice provided. Please insure EPC review of all Final Plat documents submitted. |
| 98 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 13 | (See my comments on the calculation sheet) | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Addressed. |
| 99 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:08 | Drainage Report - Final | 13 | This | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 13 | The was this |
| 100 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 16 | and Kurie cul-de-sac? Address. | C - Disapproved | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | An additional Kurie Road Cul-de-Sac Right of Way is not required on Final Plat Eagle Rising Filing No. 1 Not required per Palmer and Kilgore from Meeting Minutes on 10/25/23 with EPC staff. |
| 101 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:08 | Drainage Report - Final | 16 | See my comments on PDF page 8 above and revise this accordingly. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Prior disturbed areas consist of stabilized road section and no further erosion control is needed in these areas. Water quality treatment for the roadway is accomplished with the Runoff Reduction standard as shown in the FDR. No ponds are required. See updated FDR. |
| 102 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:08 | Drainage Report - Final | 17 | See my comments on PDF page 8 above and revise this accordingly. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Prior disturbed areas consist of stabilized road section and no further erosion control is needed in these areas. Water quality treatment for the roadway is accomplished with the Runoff Reduction standard as shown in the FDR. No ponds are required. See updated FDR. |
| 103 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:08 | Drainage Report - Final | 17 | Is this at the outlet to the proposed culverts? Because that is the only riprap that I'm seeing on the plans. Please clarify. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 17 | Paragraph on pg 14 is revised. See updated FDR |
| 104 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:08 | Drainage Report - Final | 17 | The next page conflicts with this (11%). Revise to remove discrepancy. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 18 | Explanation added. Discussion of 10% is for the residential lot area only. Drainage fee calculations include imperviousness for the roadway in Tract A also. See updated FDR. |
| 105 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:08 | Drainage Report - Final | 17 | Revise Step 3 based on my previous comments in this report. As is, this paragraph is contradictory to itself. the first sentence states that the site is exempt from WQ and then the rest of the paragraph talks about the WQ that was provided. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 17 | Addressed. See updated FDR. |
| 106 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 18 | Add the proposed culverts and erosion protection needed per calculations. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 18 | Addressed. See updated FDR. |
| 107 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 18 | Add brief discussion on 30inch RCP for between lot 4 & 5 for future emplacement. This is part of the drainage plan | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 18 | Addressed. See updated FDR. |
| 108 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 18 | Replace the 2022 fee values (applicable at time of submittal) | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 20 | Addressed. See updated FDR. |
| 109 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 18 | Unresolved: this only applies to the drainage fee, not bridge | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 20 | Addressed. See updated FDR. |
| 110 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 19 | Unresolved: Add reference EPC Engineering Criteria Manual | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 21 | Addressed Revised Final Drainage Plan uploaded to EDARP. |
| 111 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 57 | not found? | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | various | Added runoff reduction calculations and map. See updated FDR. |
| 112 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 61 | these should not be reduced from pre-development conditions | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | various | Addressed. See updated FDR. |
| 113 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 127 | plan calls out 15" CSP? | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 132 | Addressed Revised Final Drainage Plan uploaded to EDARP. |
| 114 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 128 | Plan calls out 2 23x14 HERCP culverts | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 132 | Addressed. See updated FDR. |
| 115 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 131 | If flow is supercritical then erosion protection needs to be addressed. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Permissible velocity information provided for existing vegation at the site is provided. See updated FDR and Deviation Request. |
| 116 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 134 | If flow is supercritical then erosion protection needs to be addressed. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Permissible velocity information provided for existing vegation at the site is provided. See updated FDR and Deviation Request. |
| 117 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 135 | If flow is supercritical then erosion protection needs to be addressed. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Permissible velocity information provided for existing vegation at the site is provided. See updated FDR and Deviation Request. |
| 118 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 136 | If flow is supercritical then erosion protection needs to be addressed. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Permissible velocity information provided for existing vegation at the site is provided. See updated FDR and Deviation Request. |
| 119 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 137 | If flow is supercritical then erosion protection needs to be addressed. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Permissible velocity information provided for existing vegation at the site is provided. See updated FDR and Deviation Request. |

| 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 |
|-------------------|---|-----------------------|-------------|---------------|-----------------|-------------------------|------|--|--------------------------|-------------------------|---|------|---|
| 120 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 138 | If flow is supercritical then erosion protection needs to be addressed. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Permissible velocity information provided for existing vegetation at the site is provided. See updated FDR and Deviation Request. |
| 121 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 139 | If flow is supercritical then erosion protection needs to be addressed. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Permissible velocity information provided for existing vegetation at the site is provided. See updated FDR and Deviation Request. |
| 122 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 140 | If flow is supercritical then erosion protection needs to be addressed. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Permissible velocity information provided for existing vegetation at the site is provided. See updated FDR and Deviation Request. |
| 123 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 141 | If flow is supercritical then erosion protection needs to be addressed. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | n/a | Permissible velocity information provided for existing vegetation at the site is provided. See updated FDR and Deviation Request. |
| 124 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 141 | Unresolved: provide roadside ditch calculations | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 150 | Addressed. See updated FDR. |
| 125 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 143 | show existing road, etc. | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 177 | All existing conditions are shown. See updated FDR. |
| 126 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 143 | Clarify where flowpath is, adjust basins if necessary | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 177 | Addressed. See updated FDR. |
| 127 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 143 | Remove proposed ROW, tracts, lot lines, numbers, and easements or make them very light | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 177 | Addressed. See updated FDR. |
| 128 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 143 | Label all existing features | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 177 | Addressed. See updated FDR. |
| 129 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 143 | Show pre-development conditions without culverts and grading | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 177 | All culverts are existing. Only grading is associated with the Eagle Wing Drive Cul-de-sac. |
| 130 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 143 | Remove proposed grading | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 177 | Addressed. See updated FDR. |
| 131 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 143 | Show flow path | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 177 | Addressed. See updated FDR. |
| 132 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 144 | Unresolved: Show cul-de-sac construction and ROW, etc. Label as future construction if that is the case. | C - Disapproved | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 178 | An extension to Kurie Road cul-de-sac is not proposed for Filing No. 1 No additional Right of Way required |
| 133 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 144 | Unresolved: Label | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 178 | Fence labeled and approved |
| 134 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 144 | Show road contours as proposed (part of the overall development work that needs to be analyzed) | C - Disapproved | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 178 | Private road is existing. |
| 135 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 144 | Unresolved: Provide flow arrows (throughout the site) | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 178 | Addressed. See updated FDR. |
| 136 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 144 | Unresolved: label buldings to be removed and to remain | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 178 | Addressed. All existing structures to remain. See updated FDR |
| 137 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 144 | Unresolved: Label permanent erosion control | C - Disapproved | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 178 | Permanent erosion control not required. Revised Final Drainage Plan uploaded to EDARP. |
| 138 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 144 | Label all culvert outlet protection | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 178 | Addressed. See updated FDR. |
| 139 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 144 | proposed 24" RCP? | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 178 | Existing culvert is 15"CSP and will remain. |
| 140 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 144 | Unresolved: Highlight headwater inundation areas and necessary easements | E - Answer provided | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 178 | Addressed. See updated FDR, except for the driveway culverts which do not apply and will be intalled by lot future owners. |
| 141 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 144 | Label proposed culverts | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 178 | Addressed. See updated FDR. |
| 142 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 144 | Unresolved: Provide drainageway analysis | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 178 | Addressed. See updated FDR. |
| 143 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 144 | Provide cross-sections where calculations were done. | A - Approve | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 178 | Addressed. See updated FDR. |
| 144 | Eagle Rising Filing No. 1 Final Drainage Report | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | Drainage Report - Final | 144 | Provide drainage easements- and show on plat | C - Disapproved | 11/20/2023 | 61145-EagleRising Final DR Filing No1 | 178 | Addressed. See updated FDR and Final Plat. |
| 145 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:08 | GEC Plan | 2 | For such a small area of disturbance is it necessary (or worth it) to concentrate flows in a temporary ditch? Consider alternatives to leave runoff as sheetflow and provide appropriate temp BMPs accordingly (like Silt Fence, for example). Just something to consider. | B - Approved as modified | 11/20/2023 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 November 14, 2023 | 1 | Alternatives considered, see updated GEC Plan |
| 146 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:08 | GEC Plan | 2 | Show location of Final BMPs on GEC Plan | A - Approve | 11/20/2023 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 November 14, 2023 | all | Addressed, see updated GEC Plan |

| 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 |
|-------------------|--|-------------------------|-------------|-------------------------|-----------------|-------------------------|------|--|------------------------|-------------------------|---|------|---|
| 147 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | GEC Plan | 2 | Include all construction needed for the subdivision, including stabilization areas in proposed lots, same extent as previous version. See previous redlines. | C - Disapproved | 11/20/2023 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 November 14, 2023 | all | Only construction required is for the Eagle Wing Drive Cul-de-Sac as shown on GEC Plan. The stabilization in the proposed lots is existing as shown on the Drainage Plan. |
| 148 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | GEC Plan | 2 | PCD File SF2225 | A - Approve | 11/20/2023 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 November 14, 2023 | all | File number SF2225 added |
| 149 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:08 | GEC Plan | 3 | Label minimum slope of pipe. - Label schedule/thickness of pipe. - Provide outlet protection | E - Answer provided | 11/20/2023 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 November 14, 2023 | n/a | Removed Check Dam |
| 150 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:08 | GEC Plan | 3 | GEC Checklist Item Z. Include details for the following BMP's that are shown on GEC Plan and/or the GEC Plan Legend. Examples of acceptable details for each are provided: | A - Approve | 11/20/2023 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 November 14, 2023 | all | Details of all shown control measures added. GEC Plan uploaded to EDARP. |
| 151 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | GEC Plan | 3 | Missing | E - Answer provided | 11/20/2023 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 November 14, 2023 | 2 | See CIP labeled on page 2. The permanent riprap outlet protection is existing. |
| 152 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 | EPC Stormwater Review | Yes | Jeff Rice | 10/9/2023 16:08 | GEC Plan | 3 | Include details and road cross-section previously shown | A - Approve | 11/20/2023 | Grading and Erosion Control Plans for Eagle Rising Filing No. 1 November 14, 2023 | 2 | See added road cross-section |
| 153 | Eagle Rising Filing No. 1 PBMP Applicability Form | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:09 | PBMP Applicability Form | 1 | Revise these to "N/A." These exclusions are specific to roadway development projects. See my comments on Page 3 below. | A - Approve | 11/20/2023 | 61145-EPC PBMP-Applicability-Form 20231114 | 1 | Rised to N/A |
| 154 | Eagle Rising Filing No. 1 PBMP Applicability Form | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:09 | PBMP Applicability Form | 1 | Note: Per direction from the State, subdivision developments that include impervious pavement roads do not qualify for Exclusion E (Large Lot Single-Family Site) on the PBMP form for soil disturbances associated with the construction of those roadway areas. Therefore, a permanent WQ facility should be designed to treat runoff from the impervious roadway area and the subsequent grading like roadside ditches (but only if the total area of soil disturbance is >1ac). | E - Answer provided | 11/20/2023 | 61145-EPC PBMP-Applicability-Form 20231114 | n/a | The comment statement is incorrect. The large single-family site exclusion applies to the area inside the lot lines as long as percent imperviousness within the lot remains less than 10%. Post construction permanent water quality treatment is provided using the Runoff Reduction Standard as shown in the FDR. The form is updated accordingly. |
| 155 | Eagle Rising Filing No. 1 PBMP Applicability Form | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:09 | PBMP Applicability Form | 3 | Revise answers to this section once it is decided what type of WQ treatment PBMP will be utilized. | E - Answer provided | 11/20/2023 | 61145-EPC PBMP-Applicability-Form 20231114 | 3 | Runoff Reduction Standard applied |
| 156 | Eagle Rising Filing No. 1 PBMP Applicability Form | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:09 | PBMP Applicability Form | 3 | Once the proposed roadway is adding to the area of disturbance, it will exceed 1ac. | E - Answer provided | 11/20/2023 | 61145-EPC PBMP-Applicability-Form 20231114 | n/a | No, Eagle Wing Drive Cul-de-Sac construction is the only construction and disturbs 0.82 acres including roadway. See GEC Plan. |
| 157 | Eagle Rising Filing No. 1 PBMP Applicability Form | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:09 | PBMP Applicability Form | 3 | We are considering the roadway as a new/proposed part of this project, therefore it is not existing so this exclusion does not apply. | E - Answer provided | 11/20/2023 | 61145-EPC PBMP-Applicability-Form 20231114 | 3 | The existing gravel private road Eagle Wing View is not to be disturbed by the proposed construction Therefore, post-construction (Permanent) stormwater management is provided by the Runoff Reduction standard using the adjacent roadside vegetated slopes and ditches. |
| 158 | Eagle Rising Filing No. 1 PBMP Applicability Form | EPC Stormwater Review | Yes | Glenn Reese | 10/9/2023 16:09 | PBMP Applicability Form | 3 | See my comment on Page 1 above. | E - Answer provided | 11/20/2023 | 61145-EPC PBMP-Applicability-Form 20231114 | 3 | Only the roadway requires post-construction (Permanent) stormwater management. |
| 159 | Water Resource Support Documents WATER SUPPLY INFORMATION SUMMARY | County Attorney - Water | No | County Attorney - Water | 9/29/2023 12:43 | EDARP Comment | N/A | Applicant must provide the following the following updated documents to support a finding of water sufficiency for the proposed 10 lots: Water Supply Information Summary, Water Provider Commitment Letter, Water Resources Report meeting the requirements of the Land Development Code, letter from the State Engineer's Office. It appears that the WSIS provided is adequate. No other water documents relate to this current 10-lot proposal. Please remove them from the eDARP file to avoid confusion and provide the updated documents requested. | E - Answer provided | 11/20/2023 | Water Supply Information Summary November 2023 Water Resources Report | all | The Water Resources Support Document Package submitted on the September 7, 2023 are all relevant documents for the Eagle Rising Filing No. 1 Final Plat. Nota bene the M. Cole Emmons, September 9, 2015 El Paso County Office of County Attorney Review Letter. See the November 2023 Water Resource Report for the Eagle Rising Filing No. 1 |
| 160 | Eagle Rising Final Plat Documents | EPC Stormwater Review | No | Glenn Reese | 10/9/2023 16:08 | EDARP Comment | N/A | Review 2: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following uploaded documents: - Drainage Report - Final - FAE...(to be uploaded by others) - GEC Plan - PBMP Applicability Form Since the proposed soil disturbance will be >1ac, all of the usual ESQCP documents will be required (in addition to what you have already submitted): - ESQCP Application Form - GEC Checklist - SWMP - SWMP Checklist And documents related to a PBMP: - O&M Manual - Private Detention Basin / Stormwater Quality BMP Maintenance Agreement - SDI Form (if applicable) | E - Answer provided | 11/20/2023 | various | all | See responses to all EPC Stormwater comments. Eagle Wing Drive Cul-de-Sac construction disturbs 0.82 acres, therefore ESQCP documents are not required. Additional documents related to PMBP are not required. |

| 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 |
|-------------------|-----------------------------------|---|-------------|----------------|----------------|------------------|------|---|------------------------|-------------------------|----------|------|--|
| 161 | Eagle Rising Final Plat Documents | Pikes Peak Regional Building Department | No | Amy Vanderbeek | 9/20/2023 6:11 | EDARP Comment | N/A | <p>1. Enumerations has yet to receive a request to change the address to lot 6, 7495 Eagle Wing Drive needs to change to 7495 Eagle Wing View. Just changing the suffix in the street name requires an address change. Email information from this link to Amy Vanderbeek amy@pprbd.org. Enumerations will not sign off on the Pre-plat until this information is received.</p> <p>https://www.pprbd.org/File/Resources/Downloads/Addressing/REQUEST_TO_CHANGE_ADDRESS.pdf</p> <p>2. Final plat comments:</p> <p>a. Enumerations will review the pre-plat (mylar) prior to plat for address placement, street names, and title block.</p> <p>b. A \$10.00 per lot and tract platting fee will be due at the time of the review of the pre-plat, (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 28th, 2022, an additional over the phone transaction fee of 2.95% of the total transaction will apply for any credit card payment.</p> <p>c. A copy of the final recorded plat is required prior to plan submittal for RESIDENTIAL. Please email the Enumerations staff member that reviewed your project. Amy@pprbd.org</p> <p>d. Pre-plat reviews can be reviewed via "pdf" or in-person. The pre-plat will be stamped by Enumerations for accuracy and returned to the applicant and the planner. All payments to be mailed to RBD via a check or credit card payment over the phone. Plats should not be recorded prior to Enumerations stamping the pre-plat and receiving payment of plat fees. If any pre-plat changes occur, even if changes do not apply to Enumerations, we still need to re-stamp the pre-plat. The Enumerations stamped pre-plat copy should match the recorded document minus a few signatures. If you would like an in-person review, please make an appointment on our website, https://www.pprbd.org/Home/BookAppt</p> | E - Answer provided | 11/20/2023 | n/a | n/a | <p>Comment 1. Address change request for lot 6, 7495 Eagle Wing Drive will be submitted upon approval of Final Plat Eagle Rising No. 1.</p> <p>Comments 2. Understood.</p> |