



May 22, 2024

Mr. Ryan Howser and the El Paso County Planning and Engineering Team
Via e-mail and EDARP upload

Subject: Eagle Rising SF2225 Plat Filing 1

Our responses to the EPC review December 2023 Plat and related document comments have uploaded EDARP. The upload includes: this Applicant Comment Response Letter, Construction Drawings, Detention maintenance agreement, Financial Assurance Estimate, Final Drainage Report, Final Plat, GECP, LOI, ESQCP, WSIS, SWMP, Grading & Erosion Control Check List, PDB/BMP Operations & Maintenance Manual, SWMP Check List, PDWD Commitment Letter, Water Resources Report/Support Document.

We appreciated meeting on May 15th to review our response to the EPC review December 2023 comments prior to uploading them to EDARP. Our responses and updated documents constitute a complete applicant response and include the three approved deviations and satisfy the requirements for Plat approval. We are including our EDARP Review Comment Tracker attached to this letter to ensure that you see that we have responded to all County review comments.

We request that you expedite the review of these documents and formally request that the Eagle Rising SF2225 project be scheduled for the June 20th Planning Commission and the July 11th BoCC hearings. After the documents are reviewed by EPC, we request to meet on June 4th to review EPC comments if any, prior to the comments being uploaded to EDARP.

Respectfully submitted,

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 N	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	El Paso County Response	
1	Financial Assurance Forms Eagle Rising Filing No 1	PCD Engineering Division	Yes	Glenn Reese	12/6/2023 18:55	(FAE redlines)	1	Verify that this includes the full RPA area that is currently unvegetated.	E - Answer provided	5/21/2024	Financial Assurance Forms Eagle Rising Filing No 1	-	RPA areas shown on the Final Drainage Report are shown on FAE		
2	Financial Assurance Forms Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:55	(FAE redlines)	1	add private street name sign for Eagle Wing View	A - Approve	5/21/2024	Financial Assurance Forms Eagle Rising Filing No 1	1	Private sign added		
3	Financial Assurance Forms Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:55	(FAE redlines)	3	Include pond spillway modifications as applicable	E - Answer provided	5/21/2024	Financial Assurance Forms Eagle Rising Filing No 1	-	No pond spillway modifications required for Filing 1		
4	Financial Assurance Forms Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:55	(FAE redlines)	3	Include all private road and channel access improvements	E - Answer provided	5/21/2024	Financial Assurance Forms Eagle Rising Filing No 1	3	Added		
5	Financial Assurance Forms Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:55	(FAE redlines)	3	Include missing culverts along private road shown on CDs. A 30in new RCP is also shown on plans/FDR	E - Answer provided	5/21/2024	Financial Assurance Forms Eagle Rising Filing No 1	-	Not required until private driveway is constructed.		
6	Financial Assurance Forms Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:55	(FAE redlines)	3	Provide quantities or acceptance letter from the water district.	E - Answer provided	5/21/2024	Financial Assurance Forms Eagle Rising Filing No 1	-	See Appendix H in Water Resource Report for Park Forest Water District Central Water System Acceptance letter		
7	Financial Assurance Forms Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:55	(FAE redlines)	4	Signatures needed	E - Answer provided	5/21/2024	Financial Assurance Forms Eagle Rising Filing No 1	4	Signatures added		
8	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	PCD Engineering Division	Yes	Glenn Reese	12/6/2023 18:54	(GEC redlines)	1	add text: "Volumes 1 and 2"	A - Approve	5/21/2024	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	1	added "Volumes 1 and 2"		
9	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	PCD Engineering Division	Yes	Glenn Reese	12/6/2023 18:54	(GEC redlines)	1	delete "interim"	A - Approve	5/21/2024	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	1	deleted "interim"		
10	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	PCD Engineering Division	Yes	Glenn Reese	12/6/2023 18:54	(GEC redlines)	2	Please show RPA limits on here or attach the Runoff Reduction map that is in the FDR. Show PS/MU in the RPA areas that are not currently vegetated.	E - Answer provided	5/21/2024	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	2	added RPA limited to GEC plan		
11	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	PCD Engineering Division	Yes	-	12/6/2023 18:54	(GEC redlines)	2	Show complete grading for entire length of private road along all lots to include cul-de-sac . GEC plans are missing for the remainder of the private road. Unable to review against the FDR and CDs.	E - Answer provided	5/21/2024	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	-	Road existing and no disturbance. Not required on GEC plan		
12	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	PCD Engineering Division	Yes	-	12/6/2023 18:54	(GEC redlines)	2	Missing 30inch RCP shown on FDR_V3	E - Answer provided	5/21/2024	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	-	Required when driveway constructed therefore not required on drawing		
13	Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1	PCD Engineering Division	Yes	-	12/6/2023 18:53	(CD redlines)	1	crossed out "As Built Plan" Private road section design is also being reviewed for approval. Existing road condition does not denote an approved as-built.	A - Approve	5/21/2024	Eagle Wing Drive Construction Drawings for Eagle Rising Filing #1	1	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 approved.		
14	Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1	PCD Engineering Division	Yes	-	12/6/2023 18:53	(CD redlines)	1	Remove interim	A - Approve	5/21/2024	Eagle Wing Drive Construction Drawings for Eagle Rising Filing #1	1	removed "interim"		
15	Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1	PCD Engineering Division	Yes	-	12/6/2023 18:53	(CD redlines)	2	Note no Fire District waivers or deviation are supported that impact road design safety	F - No Answer required	5/21/2024	Eagle Wing Drive Construction Drawings for Eagle Rising Filing #1	-			
16	Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1	PCD Engineering Division	Yes	-	12/6/2023 18:53	(CD redlines)	2	Show road grading, slope as proposed. See comment memo.	E - Answer provided	5/21/2024	Eagle Wing Drive Construction Drawings for Eagle Rising Filing #1	-	Eagle Wing View private road constructed. Two road deviations approved 4/16/2024. See applicant's responses to EPC comment memo.		
17	Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1	PCD Engineering Division	Yes	-	12/6/2023 18:53	(CD redlines)	2	Show culverts	E - Answer provided	5/21/2024	Eagle Wing Drive Construction Drawings for Eagle Rising Filing #1	2	Note added 30" RCP TO BE INSTALLED BY LOT OWNER DURING CONSTRUCTION OF DRIVEWAY		
18	Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1	PCD Engineering Division	Yes	-	12/6/2023 18:53	(CD redlines)	2	Show all drainage easements.	E - Answer provided	5/21/2024	Eagle Wing Drive Construction Drawings for Eagle Rising Filing #1	-	See Final Plat for drainage easements		
19	Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1	PCD Engineering Division	Yes	-	12/6/2023 18:53	(CD redlines)	2	Maximum cul-de-sac centerline grade is 3%	E - Answer provided	5/21/2024	Eagle Wing Drive Construction Drawings for Eagle Rising Filing #1	-	See road deviations approved 4/16/2024		
20	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:48	(Plat redlines)	1	Subject to corrections based on review of the preliminary plan	E - Answer provided	5/21/2024	Final Plat Eagle Rising Filing No 1	-	Preliminary Plan approved and reinstated		
21	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:48	(Plat redlines)	1	This property is subject to a Stormwater Facility Maintenance Agreement and easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA is responsible for maintenance of the subject drainage facilities.	E - Answer provided	5/21/2024	Final Plat Eagle Rising Filing No 1	-	The Owner's attorney is addressing the agreement for the creek drainage with the County Attorney. Any agreement will be recorded.		
22	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:48	(Plat redlines)	1	Correct note per V2 comment and will be constructed in accordance with per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.	E - Answer provided	5/21/2024	Final Plat Eagle Rising Filing No 1	-	Land Development Code not required to be quoted on plat.		

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23	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:48	(Plat redlines)	1	<p>Unresolved: Add missing Notes</p> <p>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 affecting an area of concern. 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.</p> <p>If lot imperviousness exceeds 10 percent individual lot site plan must be engineered to meet water quality requirements.</p>	C - Disapproved	5/21/2024	Final Plat Eagle Rising Filing No 1	-	<p>From the previous response on 11.20.23 (Eagle Rising SF2225 11.20.2023 Letter to EPC Planning w_ PLAT Tracker via EDARP)</p> <p>Red Herring No criteria citation provided for requirement for Final Plat note. No Criteria citation provided for engineering site plan to obtain building permit.</p> <p>Provide citation for requirement as a Plat Note. No note required.</p> <p><u>Additional response to EPC 12/6/23 comment</u> A blanket requirement for engineered site plans on these 2.5+ acre lots is not needed. A more acceptable note was added and approved on the Preliminary Plan: "Downslope Creep – Portions of lots 16 & 17 with DSC areas require an Engineered Site Plan of the DSC areas are disturbed". However, there are no Downslope Creep (DSC) areas that apply to lots contained with Eagle Rising Filing No. 1 and the note is not needed on the plat.</p> <p>See Plat Note 26</p>	
24	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Ryan Howser	12/6/2023 18:48	(Plat redlines)	1	Enumerations will stamp the physical mylar when the plat is ready for recording. This note is not needed.	A - Approve	5/21/2024	Final Plat Eagle Rising Filing No 1	1	Note removed.	
25	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Glenn Reese	12/6/2023 18:48	(Plat redlines)	2	All Receiving Pervious Areas (RPAs) for Runoff Reduction will need to be within a no build/drainage easement (or tract)	C - Disapproved	5/21/2024	Final Plat Eagle Rising Filing No 1	-	Drainage Easements are shown on the Final Plat. See Exhibit B of PDB- BMP agreement for Tract A.	
26	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:48	(Plat redlines)	2	Unresolved: Provide drainage easement (provide in other areas also where needed per FDR comments)	C - Disapproved	5/21/2024	Final Plat Eagle Rising Filing No 1	-	<p>From the previous response on 11.20.23 (Eagle Rising SF2225 11.20.2023 Letter to EPC Planning w_ PLAT Tracker via EDARP)</p> <p>Eagle Rising Filing No. 1 does not require public drainage easements and maintenance access on adjacent unplatted property.</p> <p><u>Additional response to EPC 12/6/23 comment</u> Drainage Easements are shown and labeled on the Final Plat and Preliminary Plan for any area affected by the creek. Easements will not be granted on adjacent parcels that are not a part of the Eagle Rising Filing No. 1 plat.</p> <p>See letter from IQI to Meggan Harington.</p>	
27	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:48	(Plat redlines)	2	Half of ROW to be platted not just a easement	C - Disapproved	5/21/2024	Final Plat Eagle Rising Filing No 1	-	<p>From the previous response on 11.20.23 (Eagle Rising SF2225 11.20.2023 Letter to EPC Planning w_ PLAT Tracker via EDARP)</p> <p>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 .</p> <p><u>Additional response to EPC 12/6/23 comment</u> The Preliminary Plan shows the complete development of two parcels, 5229000034 and 5229000035. Eagle Rising Filing No. 1 is the final plat for only the western parcel (5229000034). The final plat for Filing No. 1 contains the necessary elements to serve the single-family residential lots as depicted on the Filing No. 1 plat. The approved Preliminary Plan indicates a turnaround will be required for more than two parcels/lots to access Kurie Rd.</p> <p>El Paso County accepted the current Kurie Road Cul-de-sac in 1960. The current parcel 5229000034 has legal access easement to the established and existing Kurie Road cul-de-sac. This is not changed by the approval of the Preliminary Plan.</p> <p>An additional Kurie Road Cul-de-Sac Right of Way is not required on Final Plat Eagle Rising Filing No. 1. Minimum frontage access meets LC 8.4.3.B.e as shown on the plat. See Detail Sheet 3 showing the established and existing approved driveway 30' access for the current parcel access to Kurie Road that is platted as a permanent existing turnaround. No new road is created by the Eagle Rising Filing No 1 Plat. No additional ROW needed.</p> <p>This may become a RIPRA Colorado Statues violation.</p>	
28	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:48	(Plat redlines)	2	<p>Correct Plat</p> <p>Add half of the ROW for the Cul de sac per ECM Std 2.-76 for Rural and add clarifying plat note/condition when the Cul-de-sac will be installed. If revision of the cul-de-sac design are proposed then the Prelim Plan needs to be amended</p>	C - Disapproved	5/21/2024	Final Plat Eagle Rising Filing No 1	-	<p>From the previous response on 11.20.23 (Eagle Rising SF2225 11.20.2023 Letter to EPC Planning w_ PLAT Tracker via EDARP)</p> <p>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 .</p> <p><u>Additional response to EPC 12/6/23 comment</u> The Preliminary Plan shows the complete development of two parcels, 5229000034 and 5229000035. Eagle Rising Filing No. 1 is the final plat for only the western parcel (5229000034). The final plat for Filing No. 1 contains the necessary elements to serve the single-family residential lots as depicted on the Filing No. 1 plat. The approved Preliminary Plan indicates a turnaround will be required for more than two parcels/lots to access Kurie Rd.</p> <p>El Paso County accepted the current Kurie Road Cul-de-sac in 1960. The current parcel 5229000034 has legal access easement to the established and existing Kurie Road cul-de-sac. This is not changed by the approval of the Preliminary Plan.</p> <p>An additional Kurie Road Cul-de-Sac Right of Way is not required on Final Plat Eagle Rising Filing No. 1. Minimum frontage access meets LC 8.4.3.B.e as shown on the plat. See Detail Sheet 3 showing the established and existing approved driveway 30' access for the current parcel access to Kurie Road that is platted as a permanent existing turnaround. No new road is created by the Eagle Rising Filing No 1 Plat. No additional ROW needed.</p> <p>This may become a RIPRA Colorado Statues violation.</p>	

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29	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:48	(Plat redlines)	2	2.Cul-de-sac bulb on the north side cannot be temporary – must be permanent – row shall have public road service these lots on the north side. Potential no Lot 8 platted now and all lots will access from Eagle Wing. a.Solution – plat the ROW for the cul-de-sac bulb now, and add condition for construction at a later date. b.Condition – if Lot 8 or any other property to the east of the Kurie Rd extension subdivides, then the cul-de-sac bulb will need to be built (ie, first lot may take driveway access, any second new lot would require construction)	C - Disapproved	5/21/2024	Final Plat Eagle Rising Filing No 1	-	From the previous response on 11.20.23 (Eagle Rising SF2225 11.20.2023 Letter to EPC Planning w_ PLAT Tracker via EDARP) 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. Additional response to EPC 12/6/23 comment The Preliminary Plan shows the complete development of two parcels, 5229000034 and 5229000035. Eagle Rising Filing No. 1 is the final plat for only the western parcel (5229000034). The final plat for Filing No. 1 contains the necessary elements to serve the single-family residential lots as depicted on the Filing No. 1 plat. The approved Preliminary Plan indicates a turnaround will be required for more than two parcels/lots to access Kurie Rd. El Paso County accepted the current Kurie Road Cul-de-sac in 1960. The current parcel 5229000034 has legal access easement to the established and existing Kurie Road cul-de-sac. This is not changed by the approval of the Preliminary Plan. An additional Kurie Road Cul-de-Sac Right of Way is not required on Final Plat Eagle Rising Filing No. 1. Minimum frontage access meets LC 8.4.3.B.e as shown on the plat. See Detail Sheet 3 showing the established and existing approved driveway 30' access for the current parcel access to Kurie Road that is platted as a permanent existing turnaround. No new road is created by the Eagle Rising Filing No 1 Plat. No additional ROW needed. This may become a RIPRA Colorado Statutes violation.	
30	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	-	12/6/2023 18:48	(Plat redlines)	2	Only platting 8 lots. This is not a sequential number from lot #7. Lot #8 is the next sequential #	C - Disapproved	5/21/2024	Final Plat Eagle Rising Filing No 1	-	From the previous response on 11.20.23 (Eagle Rising SF2225 11.20.2023 Letter to EPC Planning w_ PLAT Tracker via EDARP) Subjective. No change required as current Final Plat Eagle Rising Filing No. 1 is compliant to 7.2.5.C Additional response to EPC 12/6/23 comment Eagle Rising Filing No.1 is 10 lots. Lots are sequential around Eagle Wing View as shown on the Preliminary Plan.	
31	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Ryan Howser	12/6/2023 18:48	(Plat redlines)	2	Unresolved comment from previous review: lot numbering shall be sequential per LDC Sec. 7.2.5.C.1, which states: Sequential Numbering. The numbering of lots shall follow a sequential numbering pattern.	C - Disapproved	5/21/2024	Final Plat Eagle Rising Filing No 1	-	From the previous response on 11.20.23 (Eagle Rising SF2225 11.20.2023 Letter to EPC Planning w_ PLAT Tracker via EDARP) Subjective. No change required as current Final Plat Eagle Rising Filing No. 1 is compliant to 7.2.5.C Additional response to EPC 12/6/23 comment Eagle Rising Filing No.1 is 10 lots. Lots are sequential around Eagle Wing View as shown on the Preliminary Plan.	
32	Final Plat Eagle Rising Filing No 1	PCD Project Manager	No	Ryan Howser	12/6/2023 16:26	EDARP Comment	-	Review 3: PCD Planning Division comments have been provided (in green) on the following uploaded documents: - Final Plat (to be uploaded by PCD Engineering Division)	E - Answer provided	5/21/2024	Final Plat Eagle Rising Filing No 1	-	See responses in this comment matrix	
33	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	1	No comment response to the comment memo was received with this submittal.	C - Disapproved	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	A comment matrix with all comments and responses was supplied with the 11/21/23 Final Plat Submittal. The matrix was not utilized by EPC to respond.	
34	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	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	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	Agreed. A meeting on May 15, 2024 with Jeff Rice, Elizabeth Nijkamp, Mikayla Hartford and the Development Team is scheduled and confirmed for May 15th.	
35	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	1	Due to the complexity of the remaining issues and inconsistencies as proposed, these comments remain cursory pending Preliminary Plan document revisions and completion prior to final plat review and scheduling for hearings. Staff may provide additional, more detailed comments on updated submittals to include the additional information and details required in the plans and reports, as discussed.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	Responses to each comment are shown in purple bold type throughout the memo. Since the time the last Final Plat submittal, the Eagle Rising Preliminary Plan SP 205 was reinstated 4/16/24 including approval of three deviations.	
36	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	2	General: 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; The cul-de-sac length deviation request requires "an express written endorsement from the Fire District in which the proposed cul-de-sac is located" (ECM 2.3.8). Staff have no objection to the deviations as submitted, conditioned on approval of the CDs and completion of road construction per approved CDs. The approval of plans and completion of construction per the approved plans are issues that need to be resolved specifically since the fire district has stated that "full compliance and conformance" with the LDC and ECM shall be demonstrated and deviations affecting safety with access/egress are not supported.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	There are no safety issues with access/egress. See Private Road Waiver Request pending Board of County Commissioners approval. Also, two Deviation Requests regarding the Cul-De-Sac Length, & Road Section were accepted and approved by the ECM Administrator on 4/16/2024.	
37	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	2	5. The final plat needs to match the preliminary plan; revise one or the other, or both, as appropriate. (revise as applicable based on redline comments)	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	The Preliminary Plan shows the complete development of two parcels, 5229000034 and 5229000035. Eagle Rising Filing No. 1 is the Final Plat for only the western parcel, 5229000034. The final plat for Filing No. 1 contains the necessary elements to serve the single-family residential lots as depicted on the Filing No. 1 plat.	

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38	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	3	Final Plat: 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. As discussed at the meeting on November 28th, a channel maintenance easement agreement will be required based on the current proposal, regardless of platting the parcel to the east. A plat note referencing the agreement is needed; see plat redlines.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	The Owner's attorney is addressing the agreement for the creek drainage with the County Attorney. A plat note referencing the agreement can be added to the plat when agreement is reached.	
39	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	3	3.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; see modified version of the note (as discussed at the 11/28 meeting) on plat redlines.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	A blanket requirement for engineered site plans on these 2.5+ acre lots is not needed. A more acceptable note was added and approved on the Preliminary Plan: "Downslope Creep – Portions of lots 16 & 17 with DSC areas require an Engineered Site Plan if the DSC areas are disturbed". However, there are no Downslope Creep (DSC) areas that apply to lots contained with Eagle Rising Filing No. 1. The note is not needed on the plat.	
40	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	3	b. "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). (This will be resolved with the channel maintenance agreement.)	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	Drainage Easements are shown and labeled on the Final Plat for any area affected by the creek. Easements will not be granted on adjacent parcels that are not a part of the Eagle Rising Filing No. 1 plat. Additional easements will be provided when the adjacent parcel is platted.	
41	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	3	c. "Lot imperviousness shall be limited to 10 percent to meet water quality requirements." Unresolved; see modified version of the note on plat redlines.	C - Disapproved	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	See Final Plat Note 26	
42	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	3	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. Unresolved; the portion of the necessary ROW within the final plat area shall be provided in conformance with the preliminary plan.	C - Disapproved	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	The Preliminary Plan shows the complete development of two parcels, 5229000034 and 5229000035. Eagle Rising Filing No. 1 is the final plat for only the western parcel (5229000034). The final plat for Filing No. 1 contains the necessary elements to serve the single-family residential lots as depicted on the Filing No. 1 plat.. The approved Preliminary Plan indicates a turnaround will be required for more than two parcels/lots to access Kurrie Rd. An additional Kurie Road Cul-de-Sac Right of Way is not required on Final Plat Eagle Rising Filing No. 1. Minimum frontage access meets LC 8.4.3.B.e as shown on the plat. See Access Easement Detail Sheet 3 showing the existing approved driveway 30' access easement to Kurie Road that is platted as a permanent existing turnaround. No additional ROW needed.	
43	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	3	6. See cursory final plat redlines. Partially resolved; see updated/remaining redlines.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	Comments on the Final Plat Redlines are addressed on the resubmitted items and the response to county comments.	
44	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	3	Final Drainage Report / Drainage Plans 1. See cursory PDR and FDR redlines. See comments in the preliminary plan file on the MDDP/PDR and comments on the FDR.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	All MDDP/PDR comments have been addressed with the approval of the Deviation Requests and the MDDP/PDR. Final Drainage Report redlines have been addressed with the resubmitted items and the response to county comments and by referencing the MDDP/PDR in the Final Drainage Report. The approved Creek Drainage Deviation has been included in the appendix of the Final Drainage Report.	
45	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	3	2.Regarding the 4-step process including channel stabilization (Step 2 – "drainageways are required to be stabilized"), for the main channel and all tributary drainageways: Provide a complete hydraulic analysis of the channel and complete information on the proposed and ultimate channel stabilization improvements, including grade control and bank stabilization. Address all drainageways and pond spillways throughout the preliminary plan area. In accordance with DCM Section 1.4.2, some level of channel stabilization improvements will be required in areas of concern and a clearly defined maintenance agreement is necessary.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	This comment is addressed in the MDDP/PDR along with the associated Creek Drainage Deviation Request which have been approved. The hydraulic analysis is included in the MDDP/PDR and referenced in the resubmitted Final Drainage Report.	
46	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	3	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 I.7. See Stormwater redlines.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	The residential lot areas are exempt from water quality treatment requirements in accordance with the DCM/ECM. There are to be no modifications or disturbance to the existing private road. Water Quality treatment requirements are being met using Runoff Reduction of adjacent grass buffer as shown and discussed in the updated Final Drainage Report and also indicated on the updated GEC Plan.	
47	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	3	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. Partially resolved; see redlines.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	Resolved with the approval of the Creek Drainage Deviation of 4/16/2024 and the MDDP/PDR. Access is provided along the lot line Drainage Easements as indicated in the Deviation, Final Drainage Report, and Final Plat Filing #1.	
48	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	4	7. Show all improvements including ditch erosion protection, culvert inlet and outlet protection details on the developed drainage plan and GEC Plan. Unresolved.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	All necessary improvements are shown on the GEC plan.	
49	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	4	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. See redlines.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	Resolved with the approval of the Creek Drainage Deviation of 4/16/2024.	
50	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	4	9.Address all structures that have been added to the site on the drainage plan, and which will be removed or remain. Unresolved. See FDR redlines regarding culverts and ponds.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	The existing buildings to remain are noted on the Drainage Map. Any other items shown are not structures, but fencing which can be removed or relocated at the time of future residential construction.	

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	El Paso County Response
51	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	4	10. 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.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	The existing road has been in place for many years and is not to be disturbed as part of the development. The waiver permitting the existing private road is pending BOCC approval. Water Quality treatment is being provided by Runoff Reduction using adjacent grass buffer as indicated in the updated report.	
52	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	4	11. Address permitting requirements for all applicable agencies. Resolved (if no construction in the drainageway).	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	Resolved with the approval of the Creek Drainage Deviation of 4/16/2024. No construction in the drainageway will occur with Eagle Rising Filing No. 1.	
53	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	4	Construction Plans / Geotechnical Issues 1. Address specifically the CGS comments regarding groundwater depths and monitoring. (No comments on the soils and geology report itself.)	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	Monitoring is impractical and economically infeasible. It serves academic purposes only. See November 1, 2023 Entech letter uploaded to EDARP.	
54	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	4	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	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	The final plat for Filing No. 1 contains the necessary elements to serve the single-family residential lots as depicted on the Filing No. 1 plat, without the additional Kurie Road requested R.O.W.	
55	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	4	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	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	Spillway improvements will occur in a future plat filing and are not shown on Filing No. 1 plans.	
56	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	4	4. Ensure that all proposed road signage is MUTCD-compliant, including the Private Road sign (if a deviation is approved). Unresolved.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	The appropriate road signage is shown on the plan with MUTCD designations and reference to El Paso County standards.	
57	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	4	Include plans for water lines and services, proposed or as-built. Unresolved.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	All existing water lines are shown on the plans and are accepted by the water district. The acceptance letter from the water district is uploaded to EDARP as Appendix H in the Water Resource report for reference	
58	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	4	Grading and Erosion Control (GEC) Plan / SWMP 2. Ensure that all items on the GEC checklist are provided or addressed. Unresolved.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	All items on GEC checklist are provided.	
59	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	4	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	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	The existing private road has been in place for several years and is not to be being modified or disturbed and will be used by the subdivision as-is. Water quality requirements do not apply to this roadway. Brad Walters, El Paso County Inspection Supervisor Department of Public Works, inspected Eagle Wing View as constructed on April 2, 2024. See report.	
60	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	5	Forms / SIA / Financial Assurances Estimate (FAE) Form 1. Note: The FAE will be reviewed upon resolution of the issues identified above. (Unresolved) a. 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. Partially resolved; see FDR redlines.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	An updated FAE is submitted b. No building or road removal is required or will occur as part of the subdivision development. c. Resolved with the approval of the Creek Drainage Deviation Request and MDDP/PDR allowing access along lot line easements. d. No additional ditch or roadway stabilization is required for this project except as shown on the GEC Plan.	
61	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	5	2. Provide all items required by the Engineering Final Submittal Checklist, attached.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	See EDARP for all files for Eagle Rising Filing No. 1	
62	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	5	3. Verify PBMP applicability form with Stormwater with revised FDR.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	Stormwater has accepted the most recently submitted PBMP Applicability Form. Runoff Reduction water quality treatment will be provided.	
63	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	5	4. Note: approval of roadway deviation requests depends on revisions to and approval of construction drawings to meet minimum requirements, and guarantee of construction of the private road.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	The three Deviation Requests regarding the Creek Drainage, Cul-De-Sac Length, & Road Section were accepted and approved by the ECM Administrator on 4/16/2024.	
64	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:46	EPC Engineer Review Comments:	5	5. Note: A draft channel maintenance agreement will be provided when available.	E - Answer provided	5/21/2024	Response to El Paso County Engineering Memo Eagle Rising Final Plat 112023	-	The Owner's attorney is working on an agreement for the creek drainage with the County Attorney's Office.	
65	SWMP Checklist Eagle Rising Final Plat	EPC Stormwater Review	Yes	Glenn Reese	12/5/2023 16:52	SWMP Checklist	1	add SF2225	A - Approve	5/21/2024	SWMP Checklist Eagle Rising Final Plat	1	added SF2225	
66	SWMP Checklist Eagle Rising Final Plat	EPC Stormwater Review	Yes	Glenn Reese	12/5/2023 16:52	SWMP Checklist	1	#16	E - Answer provided	5/21/2024	SWMP Checklist Eagle Rising Final Plat	-	Completed	
67	SWMP Checklist Eagle Rising Final Plat	EPC Stormwater Review	Yes	Glenn Reese	12/5/2023 16:52	SWMP Checklist	2	#22	E - Answer provided	5/21/2024	SWMP Checklist Eagle Rising Final Plat	-	Completed	
68	SWMP Checklist Eagle Rising Final Plat	EPC Stormwater Review	Yes	Glenn Reese	12/5/2023 16:52	SWMP Checklist	2	#26	E - Answer provided	5/21/2024	SWMP Checklist Eagle Rising Final Plat	-	Completed	
69	SWMP Eagle Rising	EPC Stormwater Review	Yes	Glenn Reese	12/5/2023 16:52	SWMP	1	add SF2225	A - Approve	5/21/2024	SWMP Eagle Rising	1	Added file number	

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	El Paso County Response
70	SWMP Eagle Rising	EPC Stormwater Review	Yes	Glenn Reese	12/5/2023 16:52	SWMP	7	GEC Plan states 0.82ac. Revise to remove discrepancy.	E - Answer provided	5/21/2024	SWMP Eagle Rising	7	updated to 0.82 acres	
71	SWMP Eagle Rising	EPC Stormwater Review	Yes	Glenn Reese	12/5/2023 16:52	SWMP	12	SWMP Checklist Item 16 - state whether or not there are any stream crossing with the project area.	E - Answer provided	5/21/2024	SWMP Eagle Rising	-	There are no stream crossing in Filing No 1	
72	SWMP Eagle Rising	EPC Stormwater Review	Yes	Glenn Reese	12/5/2023 16:52	SWMP	12	Discuss the Runoff Reduction PBMP	E - Answer provided	5/21/2024	SWMP Eagle Rising	12	Added description	
73	SWMP Eagle Rising	EPC Stormwater Review	Yes	Glenn Reese	12/5/2023 16:52	SWMP	14	SWMP Checklist Item 26 - state that there are not any control measures owned or operated by another entity.	E - Answer provided	5/21/2024	SWMP Eagle Rising	14	Added statement	
74	GEC Checklist Eagle Rising	EPC Stormwater Review	Yes	Glenn Reese	12/5/2023 16:51	GEC Checklist	1	add SF2225	A - Approve	5/21/2024	GEC Checklist Eagle Rising	1	SF2225 added	
75	GEC Checklist Eagle Rising	EPC Stormwater Review	Yes	Glenn Reese	12/5/2023 16:51	GEC Checklist	2	bb Show Runoff Reduction RPAs	E - Answer provided	5/21/2024	GEC Checklist Eagle Rising	-	Added to GEC	
76	Eagle Rising: Water Commitment Letter Water Information Summary Water Resouce Report	County Attorney - Water	No	County Attorney - Water	11/22/2023 9:50	EDARP Comment	-	The County Attorney's Office will review after the following has been updated: 1. Please upload an updated Commitment Letter specific to this project, that commits the amount of water being requested; 2.The Water Supply Information Summary, State Engineer's Office Letter and Water Resource Report all vary on water demand amounts and the amount of lots being supplied. Please make sure all documentation is consistent on water demand.	E - Answer provided	5/21/2024	Water Commitment Letter Water Supply Information Summary Water Resources Report	-	Please see the updated Water Commitment Letter, Water Supply Information Summary, and Water Resources Report as submitted for the Eagle Rising Preliminary Plan. These documents address and are consistent with all water supply and demand uses for the Eagle Rising property.	
77	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:52	(FDR redlines)	1	See SP205 MDDP/PDR comments; carry through any revisions and requirements to this report.	F - No Answer required	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-		
78	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Glenn Reese	12/6/2023 18:52	(FDR redlines)	8	Please revise. This contradicts later discussions of the runoff reduction PBMP/PCM. Update to discuss need for a PBMP for roadways, since they are not excluded from WQ treatment. Or just reference Step 3 of the 4-Step Process below.	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	No private roadways are being constructed, therefor no WQ Treatment is proposed.	
79	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:52	(FDR redlines)	8	and proposed	A - Approve	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	8	Added	
80	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:52	(FDR redlines)	10	and channel stability analysis?	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	10	Added reference to analysis performed for the MDDP/PDR	
81	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:52	(FDR redlines)	12	Clarify for proposed road improvements, even if "existing," which still need to be reviewed and approved in this report.	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	A deviation was received for the existing drive, therefor no discussion of the drive is necessary	
82	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:52	(FDR redlines)	13	Address water rights required if pond is to remain.	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	This is a historic condition that remains unchanged. No action is necessary.	
83	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:52	(FDR redlines)	14	See plan redlines. Is grading of a new swale proposed?	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	No new swale proposed.	
84	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:52	(FDR redlines)	14	6	A - Approve	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	14	Revised	
85	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:52	(FDR redlines)	14	Address stability of outfall to the creek.	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	14	Since the drainage-way outfall is immediately adjacent to the creek, short in nature, well vegetated, no required improvements are recommended these Reaches.	
86	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:52	(FDR redlines)	15	Address the riprap rundowns	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	15	The existing riprap rundown is stable and shows no signs of erosion. Calculations for this riprap and rundown are included in the Appendix.	
87	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:52	(FDR redlines)	15	off-site	A - Approve	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	15	off-site	
88	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:52	(FDR redlines)	15	and onsite DP 7 and DP 8	A - Approve	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	15	on-site DP 7 & 8	
89	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:52	(FDR redlines)	15	Address headwater ponding easement	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	15-16	The ponding area upstream was determined by the headwater of the culverts and a drainage easement is proposed along an elevation 2' higher than said ponding elevation.	
90	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/6/2023 18:52	(FDR redlines)	16	add common development improvement - private road and cul-de-sac	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	There is a deviation for the existing drive. No mention of it is necessary in this report.	
91	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/7/2023 18:52	(FDR redlines)	16	verify and add private road and any swale construction, mention ESQCP	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Private road and swales are not necessary.	
92	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/8/2023 18:52	(FDR redlines)	17	State that Engineered site plans will be required for some lots	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	No lots in Eagle Rising Final Plat No 1 required engineered site plan	
93	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/9/2023 18:52	(FDR redlines)	17	clarify	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	primarily offsite	
94	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/10/2023 18:52	(FDR redlines)	17	this	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Statement remains. work specified in the Preliminary Drainage Report that is outside of Filing No 1 will be completed when the area is platted.	
95	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/11/2023 18:52	(FDR redlines)	17	Address stabilization per PDR	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Statement remains. work specified in the Preliminary Drainage Report that is outside of Filing No 1 will be completed when the area is platted.	
96	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	17	please clarify - all minor drainage paths have not been stabilized per the plans	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Revised report to show that all existing drainage parts are stabilized.	
97	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	17	(needs to be in maintenance agreement)	F - No Answer required	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-		
98	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	18	by developer if needed by drainage plan	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Culvert is not needed till the house/driveway is built. Future lot owner will construct culvert during driveway construction.	
99	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	18	mostly?	F - No Answer required	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-		
100	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	18	provide exhibit, including where fencing is prohibited	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Exhibit provided	

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101	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	18	add: per the drainage facility maintenance agreement.	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Revised	
102	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	18	are both stabilized now?	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Stabilization of areas outside of Filing 1 will be done in future filings.	
103	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	18	now	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	19	Revised statement added	
104	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	18	see PDR comments	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	18	Removed reference to CWC	
105	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	18	Reinstated	A - Approve	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	18	removed reinstated	
106	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	19	clarify values	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	19	Section removed and MDDP/PDR referenced	
107	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	19	Adjust per revised calculations	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	19	Section removed and MDDP/PDR referenced	
108	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	19	provide details	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	19	Section removed and MDDP/PDR referenced	
109	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	20	requires DBPS amendment	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	20	to an updated or amended DBPS	
110	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	129	Please provide discussion in the text above on how this was selected. If helpful, provide an annotated copy of Figure 3-1 (and any other applicable MHFD figures or equations)	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Removed reference to runoff reduction in report	
111	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	130	Notes: 1) The UIAs and RPAs should be split into different tributary sections (on this map and as separate columns on the calcs spreadsheet on the previous page). The road grade is shown as typically super-elevated to one side or the other. Meaning half of the entire road (longitudinally) isn't treated by each RPA on either side of the road. So if in one section of the road, the entire width of the road is tributary to the southern RPA, the southern RPA will need to have more width (unless limited by Note 2 below). 2) For RPAs within a ditch, only count the area from the edge of road to flowline. The far slope of the ditch cannot be counted. Revise the RPA areas accordingly. 3) RPAs must be fully vegetated. From aerial imagery, alot of the RPAs adjacent to the existing road is not vegetated. Reflect this need for seeding on the GEC Plan. 4) The runoff reduction RPA is considered a WQ Facility and requires a signed Maintenance Agreement 5) All RPA/SPA areas will need to be within a no build/drainage easement (or tract) and discussed in the maintenance agreement and O&M manual. Other guidance for Runoff Reduction from MHFD: - Turf grass vegetation should have a uniform density of at least 80%. - Irrigation (temp or permanent) is necessary to establish sufficient vegetation and not just weeds. - Show suitability of topsoil of RPA and steps for proper preparation of topsoil per recommendations in MHFD detail T-0 Table RR-3 - RPA/SPA limits must be shown on GEC Plans (not just FDR) so our SW inspectors and the QSM know that these areas are to remain pervious and vegetated (80%). Our SW inspectors do not look at drainage reports.	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	removed page	
112	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	144	If supercritical, state what the proposed lining is on this sheet.	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Added existing riprap note EXISTING SWALE LINED WITH TYPE VL RIPRAP	
113	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	146	If supercritical, state what the proposed lining is on this sheet.	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Added existing riprap note EXISTING SWALE LINED WITH TYPE VL RIPRAP	
114	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	148	If supercritical, state what the proposed lining is on this sheet.	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Added existing riprap note EXISTING SWALE LINED WITH TYPE VL RIPRAP	
115	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	150	If supercritical, state what the proposed lining is on this sheet.	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Added existing riprap note EXISTING SWALE LINED WITH TYPE VL RIPRAP	
116	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	151	If supercritical, state what the proposed lining is on this sheet.	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Added existing riprap note EXISTING SWALE LINED WITH TYPE VL RIPRAP	
117	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	152	If supercritical, state what the proposed lining is on this sheet.	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-		
118	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	174	update	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	updated	
119	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	175	Label proposed widths and maximum grades on all access routes, provide deviation requests if needed	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Added reference to deviation	
120	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	175	Label existing culverts	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	137	labeled	
121	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	175	Not reviewed in detail - additional comments may be provided pending approval of PDR and clarifications within report	F - No Answer required	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-		
122	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	177	Not reviewed in detail - additional comments may be provided pending approval of PDR and clarifications within report	F - No Answer required	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-		
123	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	178	Show all drainage easements	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Areas indicated do not have enough flows to warrant an easement or are not located within Filing 1.	
124	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	178	Update FDR per comments on Plat and CDs.	F - No Answer required	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-		
125	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	178	Provide drainage easement.	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Flows have been diverted upstream and do not enter this area as contours would indicate.	
126	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	178	Label drainage easements or add specific linetype to legend	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Linetype included in legend.	

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127	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	178	Drainage easement should include the entire flow area per contours	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	139	Contours revised	
128	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	178	Label pond outfall and provide design	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	This is an unchanged historic condition.	
129	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	178	Show proposed road contours	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Showing existing drive. Deviation approved for existing drive.	
130	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	178	Area flows to Basin G?	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Once driveway for Lot 7 is constructed, flows will divert to the proposed 30" RCP and into basin F2.	
131	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	178	Missing drainage easement	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Area not part of Filing 1	
132	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	12/12/2023 18:52	(FDR redlines)	178	not shown on GEC plan	E - Answer provided	5/21/2024	Eagle Rising Filing No 1 Final Drainage Report	-	To be constructed by lot owner during driveway construction	