



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

July 31, 2024

**Subject:** Eagle Rising SF2225 Plat Filing 1 Response Letter and EDARP Upload

Our responses to the EPC June 6, 2024 Plat and related documents review comments and the Applicant Team/EPC June 24<sup>th</sup> and July 11<sup>th</sup> review meetings have uploaded EDARP.

The upload includes:

1. EDARP Review Comment Tracker for SF2225 attached to this letter,
2. Responses to Jeff Rice's June 6, 2024 Engineering Fourth Submittal Review Memo,
3. Final Plat Drawings,
4. Construction Drawings, (Street Plans/Profiles),
5. Detention Maintenance Agreement,
6. Final Drainage Report,
7. Grading and Erosion Control Plan,
8. Subdivision Improvement Agreement,
9. Access Easement Exhibit,
10. Kurie Road Bremer to Herrington letters and responses, and
11. Mineral Rights Certification.

We appreciated meeting on June 24<sup>th</sup> and July 11<sup>th</sup> to review our response to the EPC review comments prior to uploading them to EDARP. The attached EDARP Review Comment Tracker demonstrates that we have responded to all County review comments.

Please note that with lot line adjustments between property owners CASAS LP #4 and IQ Investors LLC, all the Filing No. 1 Lots are outside the 100-year water surface elevation as requested by EPC Engineering while maintaining 2½ acre minimum lots.

Lot 10 driveway access to Kurie Road is addressed with Plat Note #28 indicating that "When four or more lots access Kurie Road, a turnaround is required to be constructed as shown on the approved Preliminary Plan." Plat Note #16 No additional driveways can be constructed without Owner's Association approval.

Our responses and updated documents constitute a complete applicant response to satisfy the requirements for Plat approval. We request that you expedite the review of these documents, and we formally request that the Eagle Rising SF2225 Plat Filing No. 1 be administratively approved by Meggan Herrington.

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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EDARP Review Comments															
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	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	PCD Engineering Division	Yes	Edward Schoenheit	6/6/2024 10:44	(GEC redlines)	2	Please depict where the proposed culvert is for lots 3,4,5,6 as detailed in the FDR on page 12 for the FDR_v5	E - Answer provided	7/30/2024	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	-	Plan is to not fill pond - to remain as shown. Access is to be via the access easement through Lot 6 as shown on the plat. No driveway culverts required. However, alternate access provisions with culverts has been added to the drainage report to be placed by future lot owner if future driveway construction. Pond outlet culvert shown.		
2	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:44	(GEC redlines)	2	Verify whether this area needs to be seeded and mulched or gravel road	E - Answer provided	7/30/2024	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	-	Area seeded for water quality treatment as shown		
3	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	PCD Engineering Division	Yes	Elizabeth Nijkamp	6/6/2024 10:44	(GEC redlines)	2	add note to state that no grading on 'others property with out appropriate permissions.	A - Approve	7/30/2024	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	2	See added note		
4	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:44	(GEC redlines)	2	If the driveways go through the lot flags the pond needs to be filled in. The developer can do this or the lots can require engineered site plans.	E - Answer provided	7/30/2024	Grading and Erosion Control Plans for Eagle Rising Filing No. 1	-	Plan is to not fill pond - to remain as shown. Access is to be via the access easement through Lot 6 as shown on the plat. No driveway culverts required. However, alternate access provisions with culverts has been added to the drainage report to be placed by future lot owner if future driveway construction. Engineering consultation advised. Pond outlet culvert shown.		
5	Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1	PCD Engineering Division	Yes	Edward Schoenheit	6/6/2024 10:43	(CD redlines)	2	Please depict where the proposed culvert is for lots 3,4,5,6 as detailed in the FDR on page 12 and note when this would be installed.	E - Answer provided	7/30/2024	Eagle Wing Drive Construction Drawings for Eagle Rising Filing #1	-	Plan is to not fill pond - to remain as shown. Access is to be via the access easement through Lot 6 as shown on the plat. No driveway culverts required. However, alternate access provisions with culverts has been added to the drainage report to be placed by future lot owner if future driveway construction. Pond outlet culvert shown.		
6	Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1	PCD Engineering Division	Yes	Elizabeth Nijkamp	6/6/2024 10:43	(CD redlines)	2	please add: width of private drive shall be widened to 26' gravel at all locations. Depth of surface treatment shall be uniform and be a minimum of ._. " thick (please insert the normal thickness of material out there. We can aid you in that if you like).	A - Approve	7/30/2024	Eagle Wing Drive Construction Drawings for Eagle Rising Filing #1	2	See updated note		
7	Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1	PCD Engineering Division	Yes	Elizabeth Nijkamp	6/6/2024 10:43	(CD redlines)	2	call out thickness	A - Approve	7/30/2024	Eagle Wing Drive Construction Drawings for Eagle Rising Filing #1	2	See updated thickness		
8	Eagle Wing Drive Construction Drawings and As-Built Plan for Eagle Rising Filing #1	PCD Engineering Division	Yes	Elizabeth Nijkamp	6/6/2024 10:43	(CD redlines)	2	add note: no grading on 'others' property without appropriate permissions. I recommend you also write this when adding other culverts.	A - Approve	7/30/2024	Eagle Wing Drive Construction Drawings for Eagle Rising Filing #1	2	See updated note		
9	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Edward Schoenheit	6/6/2024 10:39	(Plat redlines)	1	and will be constructed in accordance with per Land Development Code Sections 6.3.3.C.2 and 6.3.3.C.3.	C - Disapproved	7/30/2024	Final Plat Eagle Rising Filing No 1	-	This is not a required plat note. 6.3.3.C.2 "Roads" does not apply to driveways. Land Development Code changes and is not required to be quoted on plat No EPC response to applicants reponse on 5.21.2024 as previously stated "Land Development Code not required to be quoted on plat."		
10	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Edward Schoenheit	6/6/2024 10:39	(Plat redlines)	1	Correct note per V2/V3 comment	E - Answer provided	7/30/2024	Final Plat Eagle Rising Filing No 1	-	No EPC response to applicants reponse on 5.21.2024 as previously stated "Land Development Code not required to be quoted on plat." No EPC response to applicants reponse on 11.20.2023 as previously stated "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."		
11	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Edward Schoenheit	6/6/2024 10:39	(Plat redlines)	1	Add missing note per V3 comment: 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 Eagle Rising Owners Association is responsible for maintenance of the subject drainage facilities.	A - Approve	7/30/2024	Final Plat Eagle Rising Filing No 1	1	See Plat Note #27		
12	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Edward Schoenheit	6/6/2024 10:39	(Plat redlines)	1	There is no record of driveway permits. Eagle Wing is the now designated private road 10195 Kurie Drive has no permit on file. Provide permit #s or delete the highlighted portion.	E - Answer provided	7/30/2024	Final Plat Eagle Rising Filing No 1	-	Driveways currently exist for 10195 Kurie Drive and 7495 Eagle Wing Drive.		
13	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Edward Schoenheit	6/6/2024 10:39	(Plat redlines)	1	Add note if individual lot owners will be responsible for culvert construction and driveway grading: Lots 3, 4, 5, 6, and 7 require engineered site plans for installation of culverts, grading, and easements as applicable.	E - Answer provided	7/30/2024	Final Plat Eagle Rising Filing No 1	-	New EPC comment not stated in any previous review Modified Note 16: "Individual lot owners are responsible for any necessary driveway culvert construction and driveway grading." "If all owners of lots 3,4,5,6 agree to fill pond for driveways, engineering consultation recommended. Access to lots 4,5,7 provided by access easement over lot 6."		
14	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Edward Schoenheit	6/6/2024 10:39	(Plat redlines)	1	Provide the fee values	A - Approve	7/30/2024	Final Plat Eagle Rising Filing No 1	1	See Fees block		
15	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Elizabeth Nijkamp	6/6/2024 10:39	(Plat redlines)	1	See comment letter for additional comments.	E - Answer provided	7/30/2024	Final Plat Eagle Rising Filing No 1	-	Comments on the Final Plat Redlines are addressed on the redline items and all responses to county comments.		
16	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Ryan Howser	6/6/2024 10:39	(Plat redlines)	2	This note is not adequate per LDC Sec. 8.4.4.B which states that either public ROW is dedicated, or land for public ROW is preserved. You must depict the land for dedication or preservation for future ROW, per the discussion staff had with the applicant.	E - Answer provided	7/30/2024	Final Plat Eagle Rising Filing No 1	1	See Plat Note #28 "WHEN FOUR OR MORE LOTS ACCESS KURIE ROAD, A TURNAROUND IS REQUIRED TO BE CONSTRUCTED AS SHOWN ON THE PRELIMINARY PLAN." See May 21, 2024 Letter and July 26, 2024 Letter "RE: Eagle Rising Final Plat Filing No. 1 (Minor) SF2225: Existing Driveway Access to Existing Kurie Road via existing platted permanent turnaround"		

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
17	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Edward Schoenheit	6/6/2024 10:39	(Plat redlines)	2	Cul-de-sac ROW needs to be shown per V3 Plat	E - Answer provided	7/30/2024	Final Plat Eagle Rising Filing No 1	-	<p>Not required.</p> <p>El Paso County's proposed exaction is a violation of Colorado RIPRA statute C.R.S. § 29-20-203.</p> <p>No EPC response to previous applicant responses</p> <p><u>From the previous response on 11.20.23</u>  (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.</p> <p>Not required per Palmer and Kilgore from Meeting Minutes on 10/25/23 with EPC staff.</p> <p>El Paso County required to maintain current Kurie Road Cul-de-Sac road according to El Paso County standards .</p> <p>Additional response to EPC 12/6/23 comment</p> <p>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.</p> <p>The approved Preliminary Plan indicates a turnaround will be required for more than two parcels/lots to access Kurrie Rd.</p> <p>El Paso County accepted the current Kurrie 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>	
18	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Edward Schoenheit	6/6/2024 10:39	(Plat redlines)	2	Right-of-Way Dedication Required. Roads shall be located within a dedicated public right-of-way meeting the requirements of the ECM for the roadway classification proposed. .... In accordance with BoCC policy, the BoCC may allow a disclosure such as "public ROW easement" or "future ROW" to be placed on a plat as an alternative to dedication. If you choose to not provide ROW at this time, and are requesting to instead add a note to call out "public ROW easement" or "future ROW", please add to your LOI to allow the BOCC to make this allowance, also add this call out and the easement area to the plat. A "NEPE" easement document will be required if this option is allowed by the BoCC.	E - Answer provided	7/30/2024	Final Plat Eagle Rising Filing No 1	-	<p>Not required.</p> <p>El Paso County's proposed exaction is a violation of Colorado RIPRA statute C.R.S. § 29-20-203.</p> <p>See May 21, 2024 Letter and July 26, 2024 Letter "RE: Eagle Rising Final Plat Filing No. 1 (Minor) SF2225: Existing Driveway Access to Existing Kurie Road via existing platted permanent turnaround "</p>	
19	Final Plat Eagle Rising Filing No 1	PCD Engineering Division	Yes	Edward Schoenheit	6/6/2024 10:39	(Plat redlines)	2	Please provide copy of a construction easement for future emplacement of pipe and outfall F . Note that Staff is reviewing the drainage "permission" letter sent separately to confirm if that is adequate in place of an actual drainage easement. Reference DCM Section 4.8.1, LDC Sections 6.3.5(B)(2) and 8.4.5(G)(2).	E - Answer provided	7/30/2024	Final Plat Eagle Rising Filing No 1	-	<p>Access is to be via the access easement through Lot 6 as shown on the plat.</p> <p>No driveway culverts required. However, alternate access provisions with culverts has been added to the drainage report to be placed by future lot owner if future driveway construction.</p> <p>See May 21, 2024 Letter "RE: Eagle Rising Final Plat Filing No. 1 (Minor) SF2225: Stormwater flows from adjacent property "</p>	
20	Final Plat Eagle Rising Filing No 1	Colorado Geological Survey	No	Amy Crandall	6/4/2024 11:46	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, May 19, 2024). CGS provided comments on October 4, 2023, some of which are repeated herein.	F - No Answer required	7/30/2024	Final Plat Eagle Rising Filing No 1	-	n/a	
21	Final Plat Eagle Rising Filing No 1	Colorado Geological Survey	No	Amy Crandall	6/4/2024 11:46	EDARP Comment	-	1. Note 28 of the Construction Drawings (MVE, Inc., May 21, 2024) references a soil report dated June 12, 2023. The only report in the referral documents is Entech's January 25, 2023 report.	A - Approve	7/30/2024	Eagle Wing Drive Construction Drawings for Eagle Rising Filing #1	1	Revised report date in note 28 to January 25, 2023	
22	Final Plat Eagle Rising Filing No 1	Colorado Geological Survey	No	Amy Crandall	6/4/2024 11:46	EDARP Comment	-	2. Groundwater was encountered at depths of 7 to 14.5 feet in the test holes during drilling (Soil, Geology, and Geologic Hazard Study (Entech Engineering, Inc., Revised January 25, 2023)). As 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. It's important to note that 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 strongly recommends the county require a groundwater monitoring/observation program to obtain current groundwater data to ensure 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. If a monitoring program is not performed, CGS recommends a plat note stating that no basements or inhabitable below-grade areas are allowed.	E - Answer provided	7/30/2024	Final Plat Eagle Rising Filing No 1	1	See updated Note 18	
23	Final Plat Eagle Rising Filing No 1	Colorado Geological Survey	No	Amy Crandall	6/4/2024 11:46	EDARP Comment	-	3. 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.	E - Answer provided	7/30/2024	Soil, Geology, Geologic Hazard Study Eagle Rising Subdivision	-	See Plat Note 18 referring to ENTECH report.	
24	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	6/5/2024 19:19	EPC Engineer Review Comments:	1	General 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) Unresolved at the Kurie Road cul-de-sac.	E - Answer provided	7/30/2024	-	-	<p>No EPC response to applicants reponse on 5.21.2024 as previously stated</p> <p>"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."</p>	
25	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	6/5/2024 19:19	EPC Engineer Review Comments:	1	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. Unresolved; also include the "Eagle Rising Owners Association" name in the plat note.	E - Answer provided	7/30/2024	-	-	<p>Plat modified for lots 7 and 8 so Cottonwood Creek channel no longer touches Eagle Rising Final Plat Filing No. 1</p> <p>See Plat Note #27 regarding Stormwater Agreement Recording.</p> <p>No EPC response to applicants reponse on 5.21.2024 as previously stated</p> <p>"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."</p>	
26	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	6/5/2024 19:19	EPC Engineer Review Comments:	2	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. Provide and adjust the note as applicable per other comments regarding culverts, pond area filling, and construction easements.	E - Answer provided	7/30/2024	-	-	<p>Modified Note 16: "Individual lot owners are responsible for any necessary driveway culvert construction and driveway grading."</p> <p>If all owners of lots 3,4,5,6 agree to fill pond for driveways, engineering consultation recommended. Access to lots 4,5,7 provided by access easement over lot 6.</p> <p>No EPC response to applicants reponse on 5.21.2024 as previously stated</p> <p>"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 &amp; 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."</p>	

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27	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	6/5/2024 19:19	EPC Engineer Review Comments:	2	1. 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. <b>Unresolved; the portion of the necessary ROW within the final plat area shall be provided in conformance with the preliminary plan. Unresolved.</b>	E - Answer provided	7/30/2024	-	-	No EPC response to applicants reponse on 5.21.2024 as previously stated  *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.*	
28	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	6/5/2024 19:19	EPC Engineer Review Comments:	2	6. See cursory final plat redlines. <b>Partially resolved; see updated/remaining redlines.</b>	E - Answer provided	7/30/2024	-	-	Comments on the Final Plat Redlines are addressed on the redline items and all responses to county comments.	
29	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	6/5/2024 19:19	EPC Engineer Review Comments:	2	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. Partially resolved; see updated/remaining FDR redlines.	E - Answer provided	7/30/2024	-	-	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.	
30	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	6/5/2024 19:19	EPC Engineer Review Comments:	2	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. <b>Partially resolved; see redlines.</b>	E - Answer provided	7/30/2024	-	-	See updated report	
31	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	6/5/2024 19:19	EPC Engineer Review Comments:	3	7. Show all improvements including ditch erosion protection, culvert inlet and outlet protection details on the developed drainage plan and GEC Plan. <b>Partially resolved; address comments regarding culverts and filling of pond area.</b>	E - Answer provided	7/30/2024	-	-	All necessary improvements are shown on the GEC plan. No plan to fill pond	
32	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	6/5/2024 19:19	EPC Engineer Review Comments:	3	Construction Plans / Geotechnical Issues 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. Partially resolved; see updated/remaining redlines.	E - Answer provided	7/30/2024	-	-	See updated CD document and response to all county comments.  No EPC response to applicants reponse on 5.21.2024 as previously stated  *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.*	
33	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	6/5/2024 19:19	EPC Engineer Review Comments:	3	Grading and Erosion Control (GEC) Plan / SWMP 2.Ensure that all items on the GEC checklist are provided or addressed. Partially resolved; see updated/remaining GEC plan redlines.	E - Answer provided	7/30/2024	-	-	All items on GEC checklist are provided.	
34	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	6/5/2024 19:19	EPC Engineer Review Comments:	3	3. See GEC Plan electronic redlines. Partially resolved; see updated/remaining redlines.	E - Answer provided	7/30/2024	-	-	See updated GEC plan document and reponse to all county comments.	
35	El Paso County Engineering Memo Eagle Rising Final Plat 112023	PCD Engineering Division	Yes	Jeff Rice	6/5/2024 19:19	EPC Engineer Review Comments:	3	Forms / SIA / Financial Assurances Estimate (FAE) Form e. Provide culverts, if these will be installed by the developer.	E - Answer provided	7/30/2024	-	-	No culverts required	
36	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	15	show on the drainage plan	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	12	See updated DP7 paragraph	
37	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	17	State that Engineered site plans will be required for some lots (unless the developer completes the culvert construction and fills in the ponding area).	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	15	See updated paragraph	
38	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	19	Address the other culvert for the other lots	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	17	Paragraph updated	
39	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	19	reword to state that existing stable vegetation is the proposed design for this filing in accordance with MDDP/PDR analyses and the drainage way will be maintained as such by the HOA/POA per the maintenance agreement.	A - Approve	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	17	See updated paragraph	
40	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	19	end of sentence missing?	A - Approve	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	17	Sentence updated	
41	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	20	It is not questionable - delete or reword this	A - Approve	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	18	Sentence updated	
42	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	196	Delete "possible"	A - Approve	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	-	See updated Eagle Rising Filing No. 1 Creek Access Exhibit	
43	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	196	Unresolved: Label proposed widths and maximum grades on all access routes. (one note can be provided)	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	-	See updated Eagle Rising Filing No. 1 Creek Access Exhibit	
44	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	196	Adjust plat and plans to match this ROW	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	-	See updated Eagle Rising Filing No. 1 Creek Access Exhibit to match Final Plat	
45	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	213	Add note on who's installing culvert - developer or future lot owner	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Note added.	
46	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Elizabeth Nijkamp	6/6/2024 10:41	(FDR redlines)	213	move to be within property limits.	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Culvert moved and added note.	
47	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Elizabeth Nijkamp	6/6/2024 10:41	(FDR redlines)	213	add size if in excess of 18"	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Culvert shown and added note.	
48	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	213	Update FDR per comments on Plat and CDs.	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	-	See FDR for update.	
49	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	213	Unresolved: Provide drainage easement.	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Drainage Easements are not required in these locations. Added a note indicating flows of less than 15 cfs.	
50	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	213	Unresolved: Label drainage easements or add specific linetype to legend	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Drainage easements shown and labeled. Legend relabeled.	
51	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	213	Label pond outfall and provide design or show fill in pond; See other comments regarding driveways and culverts	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Pond culvert shown	
52	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	213	Unresolved: Show proposed road contours for approval.	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	-	The contours shown on the map are the as-built road contours. The Road Deviation was approved by EPC allowing the existing road to remain as currently constructed. There is no proposed grading for the road aside from minor widening of 1 foot or less in minor limited locations that will be roadway maintenance. There are no proposed contours to show.	
53	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	213	Unresolved: Show all drainage easements. If individual lots are required to obtain/provide easements with engineered site plans indicate that with note(s).	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Drainage easements shown and labeled	
54	Eagle Rising Filing No 1 Final Drainage Report	PCD Engineering Division	Yes	Jeff Rice	6/6/2024 10:41	(FDR redlines)	213	Show culvert, add note on who's installing	E - Answer provided	7/30/2024	Eagle Rising Filing No 1 Final Drainage Report	-	Plan is to not fill pond - to remain as shown. Access for Lots 4,5, and 7 is to be via the access easement through Lot 6 as shown on the plat. No driveway culverts required. However, alternate access provisions with culverts has been added to the drainage report to be placed by future lot owner if future driveway construction. Engineering consultation advised. The pond outflow path has been updated.	