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**ROCKY MOUNTAIN GROUP
EMPLOYEE OWNED**

EPC PPR-19-054 (RMG Job No. 170915)

April 21, 2020

El Paso County Engineering Division
2880 International Circle
Colorado Springs, CO 80910
Tel: 719-327-2880

Attn: Engineering Division (Steve Kuehster, Nina Ruiz)

Re: Frontier Sptorsman - First Submittal
PPR-19-054
3385 Pheasant Lane
Peyton, CO 80831

This letter serves as a detailed letter accompanying the revisions to the Development Plan first submittal set for Frontier Sportsman's Club at the address 3385 Pheasant Lane in the town of Peyton, county of El Paso, state of Colorado. The County review comments are listed as presented in the Memorandum for the First Submittal dated February 11, 2020. Owner/develop and/or design team responses to said comments are provided below each item. Responses following "MT2" represent comment responses from the general contractor MT2, LLC., responses following "RMG" represent comment responses from the design engineer RMG-Rocky Mountain Group (Richard Lyon, PE). All resubmittal documents and supplemental information requested per the County review comment letter are acknowledged.

Drainage Report

1. Cursory comments only. Please provide a report that meets El Paso County Criteria. We recommend the use of a checklist that can be found on the Planning and Community Development website.

RMG: Checklist has been consulted and comments on Drainage Report have been addressed.

It would be helpful if this checklist was available on the Standards and Checklist portion of the County website:<https://planningdevelopment.elpasoco.com/planning-community-development/engineering/#1519834362627-c268a2b9-61ec>. **Are the current links directed to the most up to date revisions for the Standard Signature Blocks and GEC-SWMP Checklists?**

2. The proposed berm/dam on the unnamed tributary needs to be evaluated and discussed, this appears to be a Jurisdictional Dam that will need to be permitted through the State Engineers office. Additionally the water rights for the impounded water needs to be discussed and permitted.

RMG: The grading design has been revised to eliminate the berm that would be considered a jurisdictional dam.

3. Indicate the Drainage Basin and the study associated with this area and address any need for detention if necessary.

RMG: No detention or WQCV is required as there is no proposed impervious area. Language to the effect of "land disturbance to undeveloped land that will remain undeveloped per section I.7.1.B.7 of the El Paso County ECM" is used throughout the report.

4. Address SWQCV, the proposed development requires a facility that meets El Paso County criteria .

Southern Office:
Colorado Springs, CO 80918
719.548.0600

Central Office:
Englewood, CO 80112
303.688.9475

Northern Office:
Evans, CO 80620
970.330.1071

Fort Collins: 970.616.4364
Monument: 719.488.2145
Woodland Park: 719.687.6077

RMG: See previous comment response.

5. Provide a complete list of reference material that addresses the drainage for this site, and include portions of these documents to support the drainage design proposed.

RMG: A References section has been added to the report.

6. See cursory electronic redline comments.

RMG: Cursory electronic redline comments have been addressed.

Grading and Erosion Control Plan

1. The Grading and Erosion Control submittal was incomplete please provide a plan set that meets criteria (note the checklist that was submitted).

RMG: Missing checklist items have been addressed in the revised plan set.

2. See cursory electronic redline comments.

RMG: Cursory electronic redline comments have been addressed.

Stormwater Management Plan (SWMP)

1. Please provide this submittal.

RMG: A SWMP was developed and never submitted. It has been submitted for this review.

ESQCP

1. An updated ESQCP form is required as part of ECM updates; provide with the next submittal. The form can be found at

<https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Erosion-and-Stormwater-Quality-Control-Permitrev.2019.docx>

RMG: An updated ESQCP form is uploaded for this review.

Stormwater Management Plan and Checklist

1. The Stormwater Management Checklist was not reviewed because the SWMP was not submitted please provide a SWMP that meets criteria.

RMG: A SWMP was developed and never submitted. It has been submitted for this review.

2. See cursory electronic redline comment.

RMG: Cursory electronic redline comments have been addressed.

PBMP Applicability Form

1. Please clarify plans and revise the form to address what is being proposed, (The large area of rifle range is proposed as “Compacted gravel”, which will require SWQCV.

3. **RMG: No detention for WQCV is required as there is no proposed impervious area. Language to the effect of “land disturbance to undeveloped land that will remain undeveloped per section I.7.1.B.7 of the El Paso County ECM” is used throughout the drainage report and is included in the PCD BMP form.**

1. See cursory electronic redline comments.

RMG: Cursory electronic redline comments have been addressed.

Financial Assurance Estimate (FAE)

See cursory electronic redline comments

RMG: Cursory electronic redline comments have been addressed.

Attachments/Electronic Files

1. Final Drainage Report redlines
2. Grading and erosion control plan redlines
3. GEC Checklist redlines
4. SWMP Checklist redlines
5. Financial Assurance Estimate (FAE) redlines.
6. PBMP Applicability form redlines.
7. ESQCP redlines.
8. Engineering final submittals checklist.

The design team and owner/developer sincerely appreciate the consideration and review comments by County staff. We aim to revise the required plan sets, reports, and documents to the satisfaction of the County for the development. Please feel free to reach out to us should you have any questions about our comment responses and plan revisions. We thank the staff in advance for a second round review.

Cordially,

RMG – Rocky Mountain Group

A handwritten signature in blue ink, appearing to read 'Richard Lyon', is positioned above the typed name.

Richard Lyon, P.E.
Civil Project Engineer