

Architecture  
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Materials Testing  
Forensic  
Civil/Planning

**ROCKY MOUNTAIN GROUP  
EMPLOYEE OWNED**

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

December 4, 2020

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

Attn: Engineering Division (Steve Kuehster, Nina Ruiz, PCD-Engineering)

Re: Frontier Sportsman - Second Submittal  
PPR-19-054  
3385 Pheasant Lane  
Peyton, CO 80831

This letter serves as a detailed letter accompanying the revisions to the Development Plan second 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 Second Submittal dated November 24, 2020. Owner/developer 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. **Resolved.**
2. **Resolved, Dam/berm removed.**
3. **Resolved, JCC basin.**
4. **Resolved, site changes will comply w/ECM I.7.1.B.7.**
5. **Resolved.**
6. See cursory electronic redline comments, **comments addressed.**

#### Grading and Erosion Control Plan

1. **Comments provided by El Paso County Stormwater Department. RMG: Comments addressed in revised plan set.**

**Regarding checklist item g. "All existing utilities" – there are none to show from the survey and any locates to be done on site via call-ins (811) will not be in the vicinity of any disturbance areas.**

**Regarding checklist item q. comment stating "Need a soils report to know if soils are stable at 2:1 slopes per note on Sheet 1". We have had discussions with County staff regarding the allowance of 2:1 slopes at the backdrop of these**

**shooting range berms. The decision was that permanent erosion control blanket be installed and maintained as a part of the shooting range's operations. As a part of these discussions, we conveyed that it is the industry standard to be closer to 1:1 or 1.5:1 slopes for shooting range backdrops to ensure that ammunition does is effectively caught by the range. It is a safety hazard otherwise. We were under the impression that this item had been settled. Please reach out if this needs to be discussed further.**

Storm Water Management Plan (SWMP)

2. Please provide this submittal, **Comments provided by El Paso County Stormwater Department. RMG: Comments addressed in revised plan set and report.**

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 has been submitted as a part of this submittal round.**
2. There was not an updated ESQCP in the review documents. **RMG: N/A.**

Storm Water Management Plan and Checklist.:

1. **Comments provided by El Paso County Stormwater Department. RMG: The revised plan set and report satisfy the missing items and comments.**

PBMP Applicability form.

1. **Resolved.**
2. See cursory electronic redline comments. **Comments provided by El Paso County Stormwater Department. RMG: No comments on form. Redlines addressed on applicable plan set sheets.**

Financial Assurance Estimate (FAE)

1. See **Comments provided by El Paso County Stormwater Department. RMG: The earthwork quantity has changed since a major design iteration. All other quantities adjusted to reflect GEC changes.**

Attachments/Electronic Files

1. **Version 2 Site development Plan comments RMG: Addressed.**
2. **Version 2 FAE comments RMG: Addressed.**

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 'R. Lyon', is positioned below the company name.

Richard Lyon, P.E.  
Civil Project Engineer