



September 20, 2017

Mr. Raimere Fitzpatrick
El Paso County
Planning and Community Development
2810 International Parkway
Colorado Springs, Colorado 80910

RE: Cherry Creek Crossing Lot 111 Grading and Erosion Control Plan, El Paso County, Colorado (Kiowa Project No. 14028)

CDR-17-003 Cherry Creek Crossing Grading and Erosion Control Plan Review 1

Dear Mr. Fitzpatrick:

Enclosed with this letter are the revised design plans and reports for the above referenced project. Contained within this letter are our responses to the comments on the design plans and reports received August 18, 2017.

Grading and Erosion Control Plans

Sheet 1: PCD project number and engineering statement revised per county comment.

Sheet 2: All comments on the plans have been incorporated into the revised drawings with the following exceptions:

1. Reviewer requested that culverts be placed under the future access drives that were shown on this sheet. Applicant would request that the installation of culvert and roadside swales associated with future access drives be delayed until such time a specific site plan is developed.
2. Reviewer requested that an easement be provided around the area bounded by the future access drives, Creek Crossing Drive and Double Tree Court. Applicant would request that the creation and recordation of this easement be delayed until such time a specific site plan is developed.
3. Reviewer requested that the striping associated with the right-in/right-out off Hodgen Road not finished when the access was built in 2016 be completed as part of this project. Reviewer asked that we contact Mr. Ed Braun at EPC. Contact with Ed was made. As a result of our contact with Ed, the applicant would request that the striping be completed when the site moves into final site development. The entrance is now barricaded and will remain barricaded.

Sheets 3-5: All comments on these sheets have been addressed. These sheets have been renumbered as 4 through 7 on the revised drawings.

Sheet 6: All comments have been addressed with the following exception. The reviewer asked that the material's design life of the proposed storm sewer extension be stated on the plans. We are presently waiting for confirmation of the design life from the pipe manufacturer. This will be forwarded to the County when it is received. This drawing has been renumbered as sheet 3 on the revised drawings.

Stormwater Management Plan (SWMP)

County Planning PCD number has been added to the cover page. No other comments were received regarding the SWMP.

Financial Assurances

An updated estimate of financial assurances form has been provided per the review's request that it include the storm sewer extension per the plans.

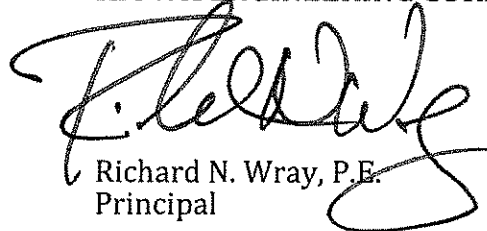
Final Drainage Report

All comments made regarding the final drainage report have been addressed with the following exception:

Reviewer requested that contact be made with Alissa Werre at EPC Department of Public Works to obtain the drainage report prepared by the County for the Hodgen Road widening. Contact was made but as of the above date no response has been provided to Kiowa. Kiowa did have the design drawings for Hodgen Road that showed the culvert that is proposed for extension. Field verification through survey also confirmed the size and location of the existing culvert. Kiowa will be happy to review the final drainage report as requested once it is received.

If you have any questions, please do not hesitate to contact us.

Sincerely,
KIOWA ENGINEERING CORPORATION



Richard N. Wray, P.E.
Principal

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