

Agency Review Comments

Project

Project Name

Marksheffel & Brushtop CDR

Applicant

NES Inc

File Number

CDR2413

Project Manager

Bret Dilts (bretdilts@elpasoco.com)

Status

Active

Created

4/2/2024 2:44:41 PM

Review Comments (22)

ALL TERRAIN: DISCUSS WITH JIM

Agency	Comment	Date
County Attorney - Development Review	The Detention Maintenance Agreement is proposing maintenance by a metropolitan district that does not yet exist. Who will be responsible for maintenance in the meantime? Please think through maintenance of the pond, select the correct DMA template, and complete all necessary information. Lori Seago Sr. County Attorney loriseago@elpasoco.com	2/7/2025 1:19:01 PM
EPC Stormwater Review	Drainage Report	2/6/2025 10:50:50 AM
EPC Stormwater Review	Utility CDs	2/6/2025 10:48:19 AM
EPC Stormwater Review	SWMP Checklist	2/6/2025 10:47:10 AM

EPC Stormwater Review	SWMP	2/6/2025 10:46:30 AM
EPC Stormwater Review	SDI Form	2/6/2025 10:26:25 AM
EPC Stormwater Review	PBMP Applicability Form	2/6/2025 9:18:11 AM
EPC Stormwater Review	Private Detention Basin / Stormwater Quality BMP Maintenance Agreement	2/6/2025 9:11:36 AM
EPC Stormwater Review	O&M	2/6/2025 9:11:07 AM
EPC Stormwater Review	GEC Checklist	2/6/2025 9:10:47 AM
EPC Stormwater Review	GEC Plan	2/6/2025 9:09:59 AM
EPC Stormwater Review	FAE	2/6/2025 9:07:33 AM
EPC Stormwater Review	CDs	2/6/2025 9:07:05 AM
EPC Stormwater Review	ESQCP	2/4/2025 4:49:05 PM
PCD Project Manager	See DPW Engineering comments.	2/4/2025 4:20:20 PM
PCD Engineering Division	Letter of Intent	2/4/2025 4:12:36 PM

PCD Engineering
Division

DPW Engineering Review 1 has comments on the following documents:
- Construction Drawings (to be uploaded by Stormwater)
- Utility CDs (to be uploaded by Stormwater)
- FAE (to be uploaded by Stormwater)
- Drainage Report (to be uploaded by Stormwater)
- Letter of Intent

2/4/2025
4:13:21 PM

Review by
Bret Dilts, PE
bretdilts@elpasoco.com
719-520-6864

EPC Stormwater
Review

Review 1: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following uploaded document(s):

2/6/2025
10:44:04
AM

- CDs
- Drainage Report
- ESQCP
- FAE
- GEC Plan
- GEC Checklist
- O&M Manual
- Private Detention Basin / Stormwater Quality BMP Maintenance Agreement
- PBMP Applicability Form
- SDI Form or MHFD_Detention Calculations
- SWMP
- SWMP Checklist
- Utility CDs

ALL TERRAIN: ADDRESSED.
PROOF OF SUBMITTAL
UPLOADED AS MISC DOC IN
EDARP

Please provide the following document(s) upon resubmittal (the planner will need to send an upload request):

- Notice of Intent to Construct a Non-Jurisdictional Water Impoundment Structure (proof of submittal only)

Note: The Soils Report and Landscape Plans will be reviewed once submitted.

Reviewed by:
Mikayla Hartford
Stormwater Engineer I
719.339.5053
MikaylaHartford@elpasoco.com

ALL TERRAIN: ADDRESSED.
SOILS REPORT UPLOADED TO
EDARP.

LANDSCAPE PLANS?

ATE: NOTED.

<p>Mountain View Electric Association, Inc.</p>	<p>MVEA has existing facilities near and within this parcel of land. MVEA will work with the developer on the design of the electric service and to acquire any utility easements. MVEA also requests the platting of MVEA's existing facilities with easements on the plat, if applicable. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.</p>	<p>2/3/2025 11:21:25 AM</p>
<p>Colorado Springs Public Works</p>	<p>Construction plans for Marksheffel Rd. must be submitted to the City of Colorado Springs and approved prior to construction. Tract B will ultimately have to be dedicated to the City as right-of-way. Please submit the construction plans in Project Dox. Thank you.</p> <p>Joel Dagnillo, P.E. Engineering Development Review City of Colorado Springs (719)385-5412 Joel.dagnillo@coloradosprings.gov</p>	<p>1/30/2025 4:00:18 PM</p>
<p>Colorado Springs Utilities, Dev, Svc. (includes water resources)</p>	<p>See attached with comment.</p> <p>Best, Matthew Alcuran, MPA Engineering Support Specialist Sr. Colorado Springs Utilities Utilities Development Services 1521 South Hancock Expressway MC 1812 Colorado Springs, CO 80903 O: 719-668-8261 malcuran@csu.org</p>	<p>1/28/2025 1:34:45 PM</p>
<p>Colorado Springs Public Works</p>	<p>The developer is required to remit the amount of \$100,000 for the future anticipated traffic signal at the intersection of Marksheffel Road with Vollmer Road.</p> <p>Zaker Alazzeah, P.E. Traffic Engineering Manager/Deputy City Traffic Engineer City of Colorado Springs (719) 385-5468 Zaker.Alazzeah@coloradosprings.gov</p>	<p>1/15/2025 12:47:58 PM</p>

ALL TERRAIN: ADDRESSED.
STREET PLANS SUBMITTED TO
PROJECTDOX.

ALL TERRAIN: ADDRESSED.