

MEMORANDUM

JR Responses 3/19/23

DATE: February 6, 2023  
TO: Kari Parsons, PCD-Project Manager  
FROM: Jeff Rice/Charlene Durham, PCD-Engineering  
719-520-7877/719-520-7951  
SUBJECT: CDR-21-010 – Vollmer Road North (Marksheffel-Poco)- Sterling Ranch  
Sixth Submittal

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**Engineering Division**

Planning and Community Development (PCD)-Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2 (DCM2). Any deviations from regulations and standards must be requested, and approved by the ECM Administrator, in writing. Any modifications necessary to meet overlooked criteria after-the-fact will be entirely the developer's responsibility to rectify.

These comments include unresolved previous comments and new comments resulting from the re-submittal in **red bold**. All previous comments that have been resolved have been noted or deleted. A written response to all comments and return of any redlines is required for review of the re-submittal.

This review was for preliminary (90%) construction plans and conceptual interim cross-sections for the "Barbarick" segment. Comments remain cursory on some plans.

For reference, comments regarding the proposed preliminary plan of the Homestead North at Sterling Ranch development area are referenced in file SP-20-008:

<https://epcdevplanreview.com/Public/ProjectDetails/162345>.

Homestead North Filing No. 1 (SF-22-013):

<https://epcdevplanreview.com/Public/ProjectDetails/177272>

Construction drawings for Vollmer at Marksheffel Road are in the CDR-20-005 EDARP file at <https://epcdevplanreview.com/Public/ProjectDetails/152663>.

General / Letter of Intent

1. Note: Final reports and plans will be required per the attached Engineering Final Submittal Checklist. **Provide all required documents (with blue check boxes) for approval of the Vollmer North GEC Plan and CDs. Submitted**
2. Note: The plan set(s) necessary for approval of the Homestead North final plat will be incorporated into that subdivision's financial assurances and subdivision improvements agreement.

Vollmer (Barbarick-Interim)

1. See redlines. **See updated/remaining redlines. Resolved.**
2. *At least 3 properties will need to provide permanent easements; all permanent and construction easements need to be obtained prior to plan approval. Identify these easements on CDs and GEC Plan. There were no redlines, Where are these?*
3. *A separate PBMP Applicability Form should be provided if this will be considered a separate project. Separate PBMP provided*
4. **Note: GEC plan was not included in this submittal.** GEC plan is included in this submittal

Vollmer (Barbarick-Ultimate) We are not requesting Vollmer Barbarick Ultimate approval

1. See redlines. **See updated/remaining redlines on cover sheet. See comment on easements above.**
2. **Note: GEC plan was not included in this submittal.**

Vollmer (North)

1. See redlines. **See updated/remaining redlines.**
2. **Note: the easement recorded at 218054785 will need to be extinguished and re-recorded for only the portion outside of the Vollmer Road right-of-way prior to County acceptance of the public improvements.** The storm easements on against Homestead F1 will be addressed prior to preliminary acceptance of improvements by EPC.

Construction Drawings

1. Coordination with the Briargate Parkway construction plans will be required.
2. Resolved.
3. Horizontal and vertical data for design of the meandering sidewalk should be verified for ADA compliance.

Final Drainage Report:

1. Incorporate revisions from the SP-20-008 Preliminary Drainage Report and MDDP Addendum for Homestead North at Sterling Ranch Preliminary Plan.
2. Note: A separate FDR will be required for portions of road construction not included in a subdivision FDR. The report should be a Final, not a Preliminary Drainage Report, which addresses all drainage aspects of the proposed road construction.
3. **Resolved.**

Grading and Erosion Control Plan / SWMP / Geotechnical Issues

1. Note: GEC Plans will be needed for the Vollmer (Barbarick) and Vollmer (Barbarick to BGP-M&S Plan Revisions) sets corresponding with those road segments. *Resolved for informational review. Discuss with Staff.*
2. Provide all stormwater items necessary for a complete review. **Stormwater review will be provided with the complete submittal, whether in this CDR project or with Homestead North Filing No. 1.** Will be a separate ESQCP, provided documents with this submittal

Traffic Impact Study

1. Note: Incorporate revisions from SP-20-008 Homestead North Phase 1 Updated Traffic Impact Study-dated October 19, 2024.

Addressed Babarick intermin, Babarick Ultimate is 4.4 acres of seeding  
Financial Assurance Estimate (FAE) Form / Other

1. Note: The FAE will be reviewed when completed. See cursory redlines.- Quantities and costs will be verified on the next submittal. **See updated and Barbarick segment FAE redlines.**
2. Provide the required items listed in the Engineering Final Submittal Checklist, attached.

Attachments

1. CDs and Vollmer North GEC redlines
2. FAEs (2)
3. Engineering Final Submittal Checklist

Engineering Final Submittal Checklist for Electronic Submittals	
Check Box	Item: Report/Form
<input checked="" type="checkbox"/>	Drainage Report (signed)
<input type="checkbox"/>	PBMP Applicability Form
<input checked="" type="checkbox"/>	Traffic Impact Study (signed)
<input type="checkbox"/>	Grading & Erosion Control Plan <b>and checklist</b> (signed)
<input type="checkbox"/>	Construction Plans (signed)
<input type="checkbox"/>	Deviation Request (signed)
<input type="checkbox"/>	MS4 Post Construction Form and SDI worksheet
<input type="checkbox"/>	Proof of embankment/pond submittal to State Engineer
<input type="checkbox"/>	ESQCP (signed)
<input checked="" type="checkbox"/>	* Financial Assurance Estimate, SIA (signed)
<input type="checkbox"/>	* Pond /BMP Maint. Agreement and Easement (signed)
<input type="checkbox"/>	* Operation & Maintenance Manual
<input type="checkbox"/>	<b>AutoCAD base drawing (submitted to DPW)</b>
<input type="checkbox"/>	Pre-Development Site Grading Acknowledgement and Right of Access Form (signed)
<input type="checkbox"/>	Other: <b>Offsite Easements</b> , Other Permits (FEMA CLOMR, LOMR, USACE, Floodplain...), Conditions of Approval, etc. _
Pre-Construction Checklist:	
<input type="checkbox"/>	Driveway/Access Permit (Temporary access permits to be obtained from EPC DPW)
<input type="checkbox"/>	Work Within the ROW Permit (DPW or CDOT)
<input type="checkbox"/>	* Stormwater Management Plan (SWMP) <b>and checklist</b> Submit to PCD-Inspections 2 weeks prior to precon.
<input type="checkbox"/>	* Colorado Discharge Permit (COR: _____ )
<input type="checkbox"/>	* County Construction Activity Permit
<input type="checkbox"/>	* CDPHE APEN – (if over 25 ac. or 6 mos.)
<input type="checkbox"/>	* Financial Surety (Letter of Credit/Bond/Collateral/Check)
<input type="checkbox"/>	Construction Permit Fee:  (Verify fees with Inspections Supervisor at time of scheduling) <span style="float: right;">KFA</span>
<input type="checkbox"/>	Other:

\* - required items to obtain an ESQCP

\*\* - after recordation

Permit Fee and Collateral must be separate checks

Post Construction Submittal Checklist: (ECM 5.10.6)	
<input type="checkbox"/>	As-Built Drawings
<input type="checkbox"/>	Pond Certification Letter
<input type="checkbox"/>	Acceptance Letter for wet utilities

-  = Need final / signed version

-  = complete, in file

-  = PCD Staff to provide

-  = Undetermined at this time

-  = Need later