

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 25, 2019

From: Lindsay Darden, Planner II

County File: OAR-19-031

Re: Cordera Commercial South Parcel C, D, and Concept Plan

TO: Kellie Billingsley

**Planning Division**

1. The PCD Planning Department has no comments on this project.

**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 plan 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. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

**El Paso County Planning and Community Development Engineering staff has the following comments:**

1. The proposed development's traffic impacts and necessary improvements to Old Ranch Road, currently a County road, need to be addressed. A traffic impact study identifying the improvements necessary to Old Ranch Road and the intersections at Milam Road and Howells Road is required.
2. Please verify that the City plans to take over maintenance of Old Ranch Road between Howells and Milam sometime in the future.

Sincerely,



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