



MEMO

To: El Paso County

From: Ken Huhn, P.E.

Subject: PDB/BMP Operations & Maintenance Manual - The Cottage at Mesa Ridge

Project Number: 200541

Date: April 1, 2022

CC: Dave Morrison, Goodwin Knight

On behalf of the Developer (Goodwin Knight) this memo is intended to provide documentation to El Paso County stating that it is our understanding that the subject project currently does not require the submittal of an PDB/BMP Operations & Maintenance Manual. This is required by the County for projects requiring a new detention and/or a water quality facility. This project proposes to utilize an existing detention/water quality basin that is located within the City of Fountain. This pond is currently owned and maintained by the Mesa Ridge Metropolitan District No. 1. It is our understanding that the pond already has an Operations & Maintenance Manual in place. The modifications to the outlet structure proposed by this development will not require any changes to the maintenance requirements.