

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 1, 2020

County File: OAR-20-035

Re: Woodmen Valley Chapel

To: Dan Sexton (planning@tomgov.org)

Planning Division

1. No landscaping or buffering has been provided, please provide screening for the development along I-25. Refer to the Tri-Lakes Comprehensive Plan (2000) for information regarding development standards along the I-25 Corridor. The plan can be found at <https://planningdevelopment.elpasoco.com/resources-and-references/#1516982531779-52cc0e87-01af>.

Engineering Division (includes comment from County Engineer)

Review 1 Comments:

1. Drainage flows into a planned extended detention basin located in the Town of Monument. The drainage report noted an addendum to the Conexus Business Park Drainage Report will be prepared by a different engineer under a different project. County requests the Town provide a copy of the addendum drainage report for review.

2. Traffic Memo Comments:

- Provide trip generation table showing how the 175 to 200 was derived and trip distribution exhibit. Clarify if the values noted is for the Peak Hour or for the Daily Trips. See the Engineering Criteria Manual section 2.3.7.D for warrants for an exclusive turn lane and provide recommendations if the warrant is met at the Wagon Bow Way and Old Denver Road intersection.
- Include Level-of-Service analysis at the Wagon Bow Way and Old Denver Road intersection. Discuss steps to bring the intersection to a satisfactory level if LOS D or better is not met.

Reviewed by:
Gilbert LaForce, PE
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County Engineer (Public Works)

County Engineer comments may be forthcoming.

Rad Dickson, Planner

El Paso County Development Services

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