

August 14, 2019

From: Lindsay Darden, Planner II

County File: OAR-19-036 (AR DP 19-00435)  
Re: Christian Brothers at Sand Hill Development Plan

TO: Daniel Sexton

**Planning Division**

1. The Planning Division has no comments for 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 (Elizabeth Nijkamp 719-287-2659):**

1. At this time it appears that the discharge for Pond A is not in conformance with the drainage report for the King Sooper, reference EPC project # SF1511, Final Drainage Report, Galloway 2015. Additional comments may be given on the report provided. The FDR provided in this report and the amendment to the MDDP do not appear to have a design point associated with this location, where they each show pond A discharging. The Drainage report for the site to the south (reference EPC project number above) has no anticipated drainage at this location.

2. Please provide the County with the MDDP referenced for this site written by M&S, 2018. It was not found in the MDDP file on the City' web site.

A handwritten signature in cursive script that reads "Lindsay Darden".

Lindsay Darden, Planner II  
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