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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 1, 2019

From: Lindsay Darden, Planner II

County File: OAR-19-043
Re: Sanctuary Pointe Phase 3 Site Plan

TO: Jennifer Jones

Planning Division

1. Planning 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 (Gilbert LaForce gilbertlaforce@elpasoco.com):

1. No traffic comments. The current plan eliminated the connection to Kingswood Drive (County maintained) as a secondary access. Secondary access is now proposed via Gleneagle Drive which is within the Town of Monument.
2. Per ECM I.7.1.A all applicable development sites must have operational permanent stormwater quality control measures. Provide WQCV for Jackson Creek sub-basins C, D, P and U, and Black Forest sub-basin EE prior to release into County properties. Review the ECM update and if there are any applicable exclusion then update the narrative to identify the specific exclusion.

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