Planning and Community Development Department

Craig Dossey, Executive Director

February 7, 2020

County File: OAR-20-009

Re: Redemption Hill Church PUD Development Plan (AR PUD 20-00062)

To: Tasha Brackin ([tasha.brackin@coloradosprings.gov](mailto:tasha.brackin@coloradosprings.gov))

**Planning Division**

Planning Division has no comments.

**Engineering Division**

PCD-Engineering has the following comments:

Transportation/Traffic:

1. This development appears to add a significant amount of traffic (~9% ADT increase on Sundays) to Bradley Road east of Powers Blvd./SH 21 to the City limit. The City should consider annexing that portion of Bradley Road to provide adequate maintenance for the increasing level of city traffic.

Drainage:

1. Please ensure that the proposed drainage outfalls to the Marksheffel tributary of Jimmy Camp Creek are designed to not cause erosion.
2. Are any improvements to the existing detention basin along the west side of Marksheffel Road proposed with this development?

Additional comments may be provided by EPC Department of Public Works (DPW).

Jeff Rice – 719-520-7877

**County Engineer**

1. Comments forthcoming.

Ryan Howser, AICP, Planner I

El Paso County Development Services

2880 International Circle, Colorado Springs, CO. 80910

(719) 520-6049