

June 18, 2020

County File: OAR-20-019 / OAR-18-016

Re: Aspen Ranch Preliminary Plat

To: City of Fountain – Kristy Martinez (Kristy@fountaincolorado.org)

### Planning Division

Comments provided by Rad Dickson, 719-250-6447  
PCD-Planning - This location lays within the I-25 overlay and is subject to the policies outlined in the [2040 Major Transportation Corridor Plan](#).

### Engineering Division

#### Drainage

1. Any necessary offsite drainage improvements within County rights-of-way related to this project need to be identified. **If the proposed 48-inch culvert replacing the 42-inch culvert is in County right-of-way, County plans and permits will be required.**
2. Regarding the detention pond outfall across Link Road into a private property within the County, **the construction drawings will need to address detailed channel design and construction as proposed through that property. Any necessary easements need to be acquired from that property owner.**

### Transportation

1. Construction plans for any improvements to Kane and R E A Roads under County ownership need to be submitted to the County for review. Alternatively, if the City annexes these roads completely, **which is the County's preference**, construction plans would be submitted to the City.
2. The traffic study submitted with the application anticipates 30% of the site traffic (775 daily trips) utilizing Kane and R E A Roads. Address the project's contribution toward the proposed roundabout and any other necessary offsite improvements.
3. Ensure that any negative impacts caused by the project to other County-owned and maintained roadways are appropriately mitigated. **The latest TIS provided (November 4, 2019) does not address any interim improvements to offsite roads necessary for this development; verify if any improvements are**

**needed to Kane or R E A roads or existing Ohio Ave. for the proposed amount of traffic to be added.**

Comments provided by Jeff Rice, PE, [jeffrice@elpasoco.com](mailto:jeffrice@elpasoco.com) in consultation with the County Engineer.

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