

May 4, 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 has no comments at this time.

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.** **RESPONSE: NOTED, ALL CITY OF FOUNTAIN AND EPC ARE IN CURRENT DISCUSSIONS REGARDING OWNERSHIP AND MAINTENANCE OF ADJACENT ROADWAYS. ALL DESIGN WILL MEET CITY OF FOUNTAIN STANDARDS.**
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.** **RESPONSE: NOTED, ANY NECESSARY OFF-SITE EASEMENTS WILL BE OBTAINED WITH FINAL PLAT/ CONSTRUCTION DOCUMENTS.**

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. **RESPONSE: NOTED, ALL CITY OF FOUNTAIN AND EPC ARE IN CURRENT DISCUSSIONS REGARDING OWNERSHIP AND MAINTENANCE OF ADJACENT ROADWAYS. ALL DESIGN WILL MEET CITY OF FOUNTAIN STANDARDS. REA ROAD IS NOT AFFECTED WITH THIS PROJECT AND THEREFORE NOT INCLUDED IN THE DESIGN.**

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. **RESPONSE: NOTED, ALL CITY OF FOUNTAIN AND EPC ARE IN CURRENT DISCUSSIONS REGARDING OWNERSHIP AND MAINTENANCE OF ADJACENT ROADWAYS. ALL DESIGN WILL MEET CITY OF FOUNTAIN STANDARDS. REA ROAD IS NOT AFFECTED WITH THIS PROJECT AND THEREFORE NOT INCLUDED IN THE DESIGN.**
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.** **RESPONSE: NOTED, ALL CITY OF FOUNTAIN AND EPC ARE IN CURRENT DISCUSSIONS REGARDING OWNERSHIP AND MAINTENANCE OF ADJACENT ROADWAYS. ALL DESIGN WILL MEET CITY OF FOUNTAIN STANDARDS. REA ROAD AND OHIO ROAD ARE NOT AFFECTED WITH THIS PROJECT AND THEREFORE NOT INCLUDED IN THE DESIGN.**

Comments provided by Jeff Rice, PE, jeffrice@elpasoco.com in consultation with the County Engineer.

Rad Dickson, Planner I
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