



October 11, 2019

Kristy Martinez  
City of Fountain  
Planning Department  
116 South Main Street  
Fountain, CO 80817

**RE: Comment Response Letter  
Widefield Water and Sanitation District Wastewater Treatment Facility (WWTF)  
Carports (Carport 1 – City of Fountain Jurisdiction)**

Dear Ms. Martinez:

The purpose of this letter is to respond to the City of Fountain Community Services Planning Department comments provided on August 2, 2019 (dated August 5, 2019). Please note initial Planning and Engineering comments are being submitted together, per discussions on August 6, 2019 with Gaby Serrano.

Ms. Serrano agreed that waiting for City Engineering comments prior to addressing initial comments was acceptable, as comments were to be received by end of week (week of August 5<sup>th</sup>). JDS therefore postponed resubmittal pending Engineering comments. JDS followed-up and eventually requested a meeting with City Engineering (August 9<sup>th</sup>). Comments were then received on August 14<sup>th</sup>. Subsequently (August 19<sup>th</sup>), City of Fountain Planning directed JDS to hold-off, as it was brought to their attention by the Engineering Department that they might have revisions to their comments. After additional follow-up by JDS, JDS was informed on September 9<sup>th</sup> the comments were not going to be revised, however the meeting should occur and JDS would be contacted. Planning contacted JDS and the meeting to review Engineering comments occurred on September 12<sup>th</sup>.

Please find the enclosed documents and revised drawing sheets accompanying this letter. Revised drawing sheets include: Cover Sheet, C1-C8, and A1. These drawing sheets have been updated to reflect preliminary addressing assigned to Carport 1 per PPRBD Enumerations.

The following outstanding items have been addressed and responses are listed below. It is noted that several agencies have not yet provided comments.

General Comments

1. The property owner's acknowledgement statement must be signed and notarized prior to final approval. It may remain unsigned until the documents are in the complete and final form.

*Item has been noted and will be adhered to upon finalization.*

Letter of Intent

1. The letter of intent states that carport 1 is on parcel 6525000004, yet the site plan shows carport 1 on parcel 5530003009. Clarify which parcel contains carport 1.

*Carport 1 in City of Fountain jurisdiction is located on Parcel 5530003009 (please disregard incorrect adjacent parcel listed in the original Letter of Intent). Original Site Plan parcel number is listed correctly.*

Cover Sheet

1. Please include the following note:  
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specification and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Fountain does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws.

*Item has been included on the drawing Cover Sheet (please see enclosed).*

Site Development Plan 3 of 11

1. On the proposed coverage table, please include the square footage of existing garage.

*Item has been clarified via email and phone call discussion. The existing Operations Building coverage is to be included as an item on the proposed coverage table. Please see revised Sheet C2 (SDP 3 of 11).*

AGENCY COMMENTS

PIKES PEAK REGIONAL BUILDING DEPARTMENT – ENUMERATIONS AND FLOODPLAIN

Regarding a request for approval of a development plan for a carport for Widefield Water and Sanitation District, Enumerations has the following comments:

1. The letter of intent states that carport 1 is on parcel 6525000004, yet the site plan shows carport 1 on parcel 5530003009. Clarify which parcel contains carport 1.

*Item has been addressed. See above previously addressed response.*

2. The new carport will require its' own address. The applicant should contact Enumerations to establish this address prior to submitting building plans for review/permit.

*Brendan with Pikes Peak Regional Building Department Enumerations indicated on August 12, 2019 that he will likely assign Carport 1 the address of 484 Willow Springs Road, Fountain, Colorado 80817. Please note the drawing plans have been modified to reflect the newly assigned address for Carport 1.*

## EL PASO COUNTY – PLANNING DIVISION AND ENGINEERING DIVISION

### Planning Division

1. Approval from the El Paso County Planning and Community Development shall be required for proposed carports on the side of the parcel that is located within County Jurisdiction. Please contact planning for details.

*Approval from El Paso County Planning and Community Development was obtained on August 13, 2019.*

### 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 (Jeff Rice 719-520-7877):

#### Regarding stormwater quality:

1. Identify on the site plan which structures/impervious areas were built prior to February 2008 and which were built after February 2008. This identification is for water quality accounting. The cumulative land disturbance/impervious acreage post-February 2008 must be accounted for water quality capture volume treatment.

*The structures/impervious surfaces on the site that were developed post February 2008 are identified on the revised Sheet C1 – Overall Site Plan. A table listing the individual and total impervious area for the existing structures and proposed carport has been included on Sheet C1 as well. The cumulative impervious area including the disturbance associated with the proposed carport is 16,027 square feet (0.368 acres), therefore water quality capture volume treatment is not required at this time.*

2. Note: Once the cumulative land disturbance/impervious acreage post-February 2008 is equal to or exceeds 1 acre, then water quality capture volume treatment shall be required. Any runoff contained within the site is not of concern, only runoff from developed areas exiting the site.

*Noted.*

CITY OF ELECTRIC DEPARTMENT

This memorandum is in response to the Request for Approval of a Site Development Plan for carports for property generally located at 480 Willow Springs Rd.

Upon reviewing the materials submitted for this project the City of Fountain Electric Department has determined that we have no objections to this request.

Please ensure there is adequate space for maintenance operations of electric infrastructure in your area for reliability purposes. In addition, the owner/contractor will be responsible for calling in line locates during installation operations and for any costs associated with relocating any existing electric infrastructure should it interfere with your project. Any costs associated with electric service upgrades or relocations of existing infrastructure for this project will be the responsibility of the owner / contractor. If upgrades or relocations are necessary, the costs must be paid in full prior to the City ordering them.

When planning the utility easement please do not include it as part of the drainage easement so that restoration maintenance on lines can be accomplished during adverse weather conditions. As we utilize Autocad and ArcMap, the electronic copy *must be projected in NAD 1983 State Plane Colorado Central FIPS (feet) and all external references and layers removed*. Keep in mind if any modifications are made to the drawings for this project, a new electronic copy is required. For any further questions or concerns please contact Tracy Tillman at 322-2061.

*Noted. No utility easements are being proposed.*

If you have any questions, please do not hesitate to contact us.

Sincerely,

**JDS-HYDRO CONSULTANTS, INC.** on behalf of the Widefield Water and Sanitation District

Enclosures



October 11, 2019

Kristy Martinez  
City of Fountain Planning Department  
116 South Main Street  
Fountain, CO 80817

**RE: Comment Response Letter – Submittal #1 (Engineering Department Comments)  
Widefield Water and Sanitation District Wastewater Treatment Facility (WWTF)  
Carports (Carport 1, City of Fountain)**

Dear Ms. Martinez:

Below is response to comments provided on 08/14/19 from the City of Fountain Engineering Department from the review of the plans and reports for the above-referenced project. We have inserted our response and actions taken in *blue* below each comment.

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**CITY OF FOUNTAIN PLANNING DEPARTMENT**

**AGENCY: Engineering Division**

The City of Fountain Engineering Department reviews plans and reports to ensure general conformance with the adopted standards and criteria. The engineering consultant 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 criteria the City of Colorado Springs Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

The following are Engineering Department comments regarding the submitted documents for the subject application. A written response to all comments is required for review of the re-submittal. Additional comments may be generated on items added or altered after the original comments.

Drainage Report

1. Detention and water quality treatment (Full Spectrum) must be provided for the planned improvements since this project is part of a larger common development and historically does not flow to the street.

*The proposed grading has been revised to route all flow west/southwest to the existing abandoned wastewater lagoon eliminating all proposed flow to Willow Springs Rd. from the carport development. The abandoned wastewater lagoon does not discharge off-site and has ample capacity to handle the stormwater flow from the proposed carport area and the existing stormwater flow from the WWTF. The existing abandoned wastewater lagoon on the WWTF is located in El Paso County's jurisdiction. At this time, El Paso*

*County does not require treatment of the water quality control volume (WQCV). The cumulative impervious area since the implementation of the MS4 Permit (February 2008) and the disturbance associated with the proposed carports is less than 1 acre, therefore WQCV treatment is not required at this time. Once the cumulative land disturbance/impervious acreage post-February 2008 is equal to or exceeds 1 acre, then WQCV treatment will be addressed for the Site. Therefore, full spectrum water quality treatment is not necessary at this time. Further details are included in the revised Drainage Letter dated October 9, 2019.*

2. Provide a drainage map with all of the elements as listed in the criteria manual (e.g. – basin boundaries, basin summary table, design point summary, etc.).

*The Overall Site Drainage Map with the listed elements is included in the revised Drainage Letter dated October 9, 2019.*

3. In the report you state the lagoon is empty most of the time. When it is not, does it have capacity for the stormwater runoff volume? Provide support calculations and narrative addressing these concerns.

*The existing abandoned wastewater lagoon has a capacity of 12,000,000 gallons and has the capacity to handle stormwater runoff as well as any periodic diversions from the WWTF. The abandoned wastewater lagoon collects stormwater from a portion of the WWTF and periodically if the chlorine contact chamber needs maintenance then WWTF staff may divert flow to the lagoon temporarily until the necessary repairs are completed. Further details and calculations are included in the revised Drainage Letter dated October 9, 2019.*

4. The grading shown is not clear on the plan. On the drainage map please clearly show the existing and proposed contours.

*The existing and proposed contours are shown on revised Sheet C3 – Grading and Erosion Control Plan. The proposed improvements (i.e. carports, driveway, and fencing) and existing utilities are not shown on Sheet C3 for clarity purposes. To further illustrate the proposed grading, the drainage path has been more clearly defined by differentiating between surface and structure flow arrows.*

5. The proposed grading seems to indicate runoff will flow westerly, not to the south and to Willow Springs, please clarify.

*The proposed grading routes all drainage to the west/southwest and is shown on revised Sheet C3 – Grading and Erosion Control Plan. Additionally, the drainage path has been more clearly defined by differentiating between surface and structure flow arrows.*

6. “Hydrogeologic impact” is not the correct term used in stormwater management, please revise accordingly.

*“Hydrogeologic impact” has been changed to “hydrologic impact” in the revised Drainage Letter dated October 9, 2019.*

7. There is a fatal flaw in the time of concentration calculations for overland flow. The time of concentration should be much shorter, which will yield higher flow values. Please adjust/correct accordingly.

*The drainage calculations have been revised to reflect the new drainage path corresponding to the revised grading. Updated language and revised calculations have been included in the revised Drainage Letter dated October 9, 2019.*

8. The rational method time of concentration formula C5 value is not a composite value. It needs to represent the runoff coefficient for the overland flow surface type (e.g. – gravel, lawn, etc.).

*Runoff coefficient calculations are included in the revised Drainage Letter dated October 9, 2019. The revised runoff coefficients are based on calculated percent imperviousness and the hydrologic soil group.*

9. Address the 4-step process in the report. Refer to drainage criteria manual for guidance.

*Reference to the 4-step process has been included in the drainage report.*

10. Provide a Low Impact Development (LID) Imperviousness Reduction Factor (IRF) spreadsheet calculation. Refer to UDFCD criteria for guidance.

*Low Impact Development (LID) Imperviousness Reduction Factor (IRF) calculations are not included in this submittal. LID practices such as limiting connected impervious areas and routing stormwater flow through grass swales versus curb and gutter systems were utilized for this project to promote infiltration. Stormwater discharge from the proposed carport site is conveyed to the existing abandoned wastewater lagoon on the WWTF located in El Paso County's jurisdiction. At this time, El Paso County does not require treatment of the WQCV. The cumulative impervious area from the implementation of the MS4 Permit (February 2008) including the disturbance associated with the proposed carports is less than 1 acre, therefore WQCV treatment is not required at this time. Once the cumulative land disturbance/impervious acreage post-February 2008 is equal to or exceeds 1 acre, then WQCV treatment will be addressed for the Site. LID IRF calculations will be prepared when the WQCV treatment is addressed.*

11. Add the signature blocks in the letter. See attached for City of Fountain standard blocks.

*Signature blocks are included in the revised Drainage Letter dated October 9, 2019.*

#### Development Plan

1. Show and label the existing utilities to include, size, type, material and ownership.

*Existing utilities information is shown on revised Sheet C4 – Existing Utility Plan.*

2. Please add the following note to the plans: “Notice and warning: Compliance with the Americans for Disabilities Act (“ADA”) and other Federal and State accessibility laws is the sole responsibility of the property owner. Therefore, compliance with City Codes does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. The City of Fountain is not responsible for enforcement of the ADA or any other Federal or State accessibility laws.

*The ADA note has been added to revised Sheet C2 – Site Development Plan.*

3. Show and label all proposed drainage elements (i.e. – swales, pipes, culverts, inlets, manholes) to include size, type, and material. E.g. - There appears to be a shallow swale along the east side of the proposed carport structure location.

*Existing and proposed drainage elements are shown on revised Sheet C2 – Site Development Plan and the Overall Site Drainage Map in the revised Drainage Letter dated October 9, 2019.*

#### Grading and Erosion Control Plans

1. The City of Fountain follows the City of Colorado Springs Subdivision Policy Manual (see GEC check list in Section I, Chapter 5) and DCM Volume 2 standards for temporary and permanent BMP’s. These criteria must be used for the preparation of the GEC plan. The comments herein pertain to those elements that are common to these criteria. Due to the nature and extent of these comments, additional comments can be expected with subsequent submittals.

*Noted. The GEC checklist was followed to prepare the Grading and Erosion Control Plan (GEC) and Storm Water Management Plan (SWMP) for the proposed development. Both are included in this resubmittal package.*

2. Detention and water quality treatment (Full Spectrum) must be provided for the planned improvements since this project is part of a larger common development and historically does not flow to the street.

*The proposed grading has been revised to route all flow west/southwest to the existing abandoned wastewater lagoon eliminating all proposed flow to Willow Springs Rd. from the carport development. The abandoned wastewater lagoon does not discharge off-site and has ample capacity to handle the stormwater flow from the proposed carport area and the existing stormwater flow from the WWTF. The existing abandoned wastewater lagoon on the WWTF is located in El Paso County’s jurisdiction. At this time, El Paso County does not require treatment of the water quality control volume (WQCV). The cumulative impervious area since the implementation of the MS4 Permit (February 2008) and the disturbance associated with the proposed carports is less than 1 acre, therefore WQCV treatment is not required at this time. Once the cumulative land disturbance/impervious acreage post-February 2008 is equal to or exceeds 1 acre, then WQCV treatment will be addressed for the Site. Therefore, full spectrum water quality*

*treatment is not necessary at this time. Further details are included in the revised Drainage Letter dated October 9, 2019.*

3. The grading indicates runoff will be directed away from the roadway, however the flow direction arrows show flows from west to east, please clarify.

*The proposed grading routes all drainage to the west/southwest and is shown on revised Sheet C3 – Grading and Erosion Control Plan. Additionally, the drainage path has been more clearly defined by differentiating between surface and structure flow arrows.*

4. Label the slopes of the driveway, parking lots, swales, etc.

*The slopes for proposed improvements are shown on revised Sheet C3 – Grading and Erosion Control Plan.*

5. Provide a vehicle tracking control pad at the construction ingress/egress location.

*Vehicle tracking control pad shown on revised Sheet C1 – Overall Site Plan.*

6. Include the City of Fountain std. 8 notes, see attached.

*City of Fountain 8 Standard Notes are included on revised Sheet C7 – Erosion Control Notes.*

7. Provide a concrete washout location on the plan.

*Concrete washout location shown on revised Sheet C1 – Overall Site Plan.*

8. Provide a stabilized staging area and soil stockpile location on the plan.

*Staging area and soil stockpile location are shown on revised Sheet C1 – Overall Site Plan.*

9. Use a standard inlet protection BMP for all culverts.

*There are no proposed culverts for this project.*

10. Label all surface types (e.g. – grass, asphalt, gravel, concrete, etc.)

*Surface labels are included on revised Sheet C3 – Grading and Erosion Control Plan and the Overall Site Drainage Map in the revised Drainage Letter dated October 9, 2019.*

11. Provide a financial assurance estimate summary on the plan with a 40% contingency per the City's std. unit prices. This amount will need to be posted prior to the commencement of any work. See attached for unit pricing.

*A financial assurance estimate for construction BMPs is included on revised Sheet C3 – Grading and Erosion Control Plan. The estimated financial assurance with 40% contingency is \$13,810.00.*

12. Show and identify the existing c&g type and height.

*The proposed grading has been revised to route all flow west/southwest to the existing abandoned wastewater lagoon eliminating all proposed flow to Willow Springs Rd. from the carport development. Therefore, curb and gutter details for Willow Springs Rd. are not included on the plan set.*

13. The contour lines shown are extremely difficult to see with all of the hatching. Please adjust the lineweight and/or linetype accordingly.

*The existing and proposed contours are shown on revised Sheet C3 – Grading and Erosion Control Plan. The proposed improvements (i.e. carports, driveway, and fencing) and existing utilities are not shown on Sheet C3 for clarity purposes. To further illustrate the proposed grading, the drainage path has been more clearly defined by differentiating between surface and structure flow arrows.*

14. Show and label all high/low points.

*The existing and proposed contours are shown on revised Sheet C3 – Grading and Erosion Control Plan and the Overall Site Drainage Map in the revised Drainage Letter dated October 9, 2019 to illustrate the high/low points on the Site.*

15. Add a note to the plans stating additional BMP's may be required during construction.

*Note was added to revised Sheet C7 – Erosion Control Notes.*

16. Provide owner, engineer and City approval blocks on the grading and erosion control plans. See attached for approval block requirements.

*Owner, Engineer, and City approval blocks were added to revised Sheet C7 – Erosion Control Notes.*

If you have any questions, please do not hesitate to call.

Sincerely,  
**JDS-HYDRO CONSULTANTS, INC.** on behalf of the Widefield Water and Sanitation District

Enclosures