



June 19, 2019

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

**RE: Letter of Intent – Application for Site Development Plan
Widefield Water and Sanitation District Wastewater Treatment Facility (WWTF)
Carports**

Dear Ms. Martinez:

In preparation for Site Development Plan review, the applicant, Widefield Water and Sanitation District (District) is requesting approval for a proposed carport. The covered structure will serve as additional parking primarily for Operations Center staff vehicles as well as potential WWTF fleet parking during storm events. Please note that while two carports are depicted herein, we are seeking **City of Fountain approval for one carport only (Carport 1)**, which is located within City of Fountain jurisdiction (Carport #2 is located within El Paso County limits). The single-story structure will be comprised of steel featuring a mansard style roof for added weather protection. The design does not include walls, utilities, concrete slab, nor paving. The footprint consists of approximately 3800 square feet and houses 19 code-compliant parking spaces; please refer to the enclosed design drawings and documentation.

The District's Operations Center is located in the NE ¼ of Section 25, Township 15 South, Range 66 West of the 6th Principal Meridian in El Paso County, Colorado, specifically 480 Willow Springs Road, Fountain, Colorado 80817. Proposed **Carport 1** parcel (**Schedule 6525000004**) is zoned Small Office/Warehouse District and consists of 2.28 acres, 0.14 of which will be disturbed for erection of the carport. Included in this submittal for your reference is a land survey conducted in April 2019 and the existing final subdivision plat of record.

Carport site access (both ingress and egress) will be shared with the WWTF main access (see enclosed drawings). The specific carport location was selected based upon its convenient location to both the overall current and any future expansion of the Operations and WWTF area, as well as for its zoning classification acceptable uses, and optimal circulation space.

Proposed treatment of the improvements' perimeter, which consists of chain link fencing, has been addressed per the *City's Zoning Ordinance and Subdivision Regulations*, including the *Fountain Comprehensive Development Plan*. The potential for environmental impact has also been contemplated, and adverse effects onsite nor to the surrounding areas are anticipated.

Site conditions include proposed **Carport 1** being bound the District's existing Wastewater Treatment Facility to the south, west, and north, and a trucking storage yard to the east. Willow Springs Road, a two-lane asphalt-paved road, leads into the site from the southeast. Existing overall site topography is nearly level, with a highpoint located center of the proposed carport which slopes no more than 1% to the west and 0.5% maximum to the east, north and south. Substantial vegetation is non-existent. All

drainageways, including the associated circulation path, are designed to safely route the 10-year and 100-year storm flows. Supplied with this submittal for reference is a pre-existing geotechnical engineering study and updated letter conducted by Kumar & Associates, Inc., which is associated with previous building construction. There will be no utility services or utility realignments proposed, nor will there will be interference with or impact to existing site utilities. In regard to preliminary electric requirements, City of Fountain Planning has informally waived *Item #6, Additional Information to be Submitted, City of Fountain Site Development Plan Checklist*.

As previously stated, the structure is architecturally comprised of a single-story steel framed structure with a mansard-style metal roof containing a minimal pitch (see drawing plans). Supports and miscellaneous steel shall be painted to closely match existing neutral-colored steel structures located onsite. Security issues have been addressed and additional lighting measures can be further reviewed if deemed necessary (see aforementioned waive of *Item #6, Additional Information to be Submitted, City of Fountain Site Development Plan Checklist*). Aggregate base course parking will consist of Class 6 road base. Parking space curb stops are not planned at this time after receiving preliminary informal consent.

Structural design aspects are projected to contain clear span interior framing and roof cross bracing, while the structure is anticipated to be ground-mounted with foundational concrete caissons extending to the respective frost line depth.

Construction is anticipated for Fall 2019, with an estimated three-month duration.

Please find the enclosed materials to accompany the application submittal requirements.

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



Douglas E. Schwenke, P.E.

Enclosures

DS: gm