

TELLER COUNTY PLANNING COMMISSION

Regular Meeting: May 10, 2016

Agenda Item IV

Consideration of a request by the Tranquil Acres Water Supply Inc. (TAWS) for approval of a Location and Extent application proposing to construct a new 28-foot-tall, 100,000-gallon water storage tank adjacent to the existing water tank, on a 0.33-acre lot, zoned R-1M, located in the Tranquil Acres Subdivision, Lot 915, Tranquil Acres Addition No.2, Teller County, CO. (923 Blossom Road, Woodland Park, Colorado, 80863)

STAFF REPORT

File No. L&E-Z16-0010

APPLICANT: TRANQUIL ACRES WATER SUPPLY, INC..(TAWS)

AUTHORIZED AGENT JPS ENGINEERING, JOHN SCHWAB

REQUEST: Approval of a Location and Extent application proposing to construct a new water tower adjacent to an existing water tank in Tranquil Acres

STAFF: Dan Williams, Teller County Planner

PROPERTY DESCRIPTION: Tranquil Acres Subdivision, Lot 915, Tranquil Acres Addition No.2, County of Teller, State of Colorado (925 Blossom Road, Woodland Park, Colorado, 80863)

PID 3929.204210140/ Acct R0018506
(See *Appendix A: Location Map*)

ZONE DISTRICT: R-1 (See *Appendix B: Zoning Map*)

Publication Date: April 20, 2016 (Pikes Peak Courier View)
Posted Notice: April 10, 2016
Staff Report Date: April 22, 2016

STAFF RECOMMENDATION: Approval with conditions

1. SUMMARY OF REQUEST

This Location and Extent application is a request by the Tranquil Acres Water Supply, Inc. (TAWS), to construct a new 28- foot tall water storage tank adjacent to the existing water tank site at 935 Blossom Road [Lot 915] in the Tranquil Acres Subdivision.

History The Tranquil Acres Water System has had a history of water system problems including leaking and freezing pipelines, extended water service outages, pressure challenges, and costly hauling of water due to inadequate water supply and storage capacity. The proposed water tank project will provide critical water storage capacity to meet water system demands and provide capacity for the blending of raw water from Tranquil Acres wells. The proposed new tank site is located adjacent to the existing tank site and control building for optimal water system operations and in order to minimize impact to the surrounding community.

Project Description

The existing Tranquil Acres tank site on is on Lot 814 and is located on a key junction on Blossom Road near the center of the Tranquil Acres Subdivision. The tank site is located along the existing ridge at the highest elevation in the community, providing the best location for Gravity water service. The new tank is proposed to go on the adjacent lot [Lot 915] and will benefit from the same considerations as the existing system to include proximity to it.

The proposed water tank project consists of a new 100,000 gallon ground-level cylindrical steel tank with a diameter of 25 feet and a height of 28 feet. Construction of the new tank will include earthwork and site piping with related water system improvements within the control building at the existing tank site.

The project will also include a new 15-inch storm drain extending 370 feet off-site to the west along Honeysuckle road to provide a piped drainage outfall from the tank site and improve current drainage conditions.

The proposed Water Storage Tank will receive water pumped from the four existing Tranquil Acres Well sites through buried water transmission lines. The new tank will provide 100,000 gallons of water storage and water from the tank will flow through the existing distribution pipeline system.

The proposed Water Storage Tank and current facilities are not manned on a full-time basis. TAWS operators regularly visit the site to perform operational checks and maintenance activities on an estimated frequency of once per day, typically occurring during normal daylight business hours.

The tank has been designed to have a minimal impact on the surrounding residential area. The tank will be painted forest green and a buffer of existing trees will be maintained around the tank to further minimize any impact. The project, if approved, is expected to begin August of 2016 and end in December of 2016.

Current Land Use & Existing Structures The .33-acre lot is zoned R-1M. The site is currently vacant with the exception of an abandoned storage shed which will be demolished and removed. The existing shed is in the NW corner of the proposed site at due to its size approximately 27'x12' (324 sf), a demolition permit will be required. A modular home that was historically on this site has already been removed.

Community Plan The site is located on an R-1M Lot and does not lie within an established Planning Region. Proposed improvements are within the guidelines and policies of the Teller County Master Growth Plan and the Divide Planning Region guidelines.

Zoning Current zoning is R-1M. The planned upgrade will not require a change in zoning or use of the parcels. The lot is surrounded by other R-1M zoned residential properties on all sides with the exception of the existing Tranquil Acres Water Tank Site adjoining the south boundary of the proposed new site Lot 915.

Access There is no record of any driveway or access permit for Lot # 915 in Teller County Records. The Applicant has agreed to apply for a driveway or access permit as part of this process.

Water Tranquil Acres Water Supply, Inc. has historically provided a water service tap to the Lot. No domestic water service is proposed for this lot as part of the water tank project.

Sewer The lot was historically served by an OWTS septic system which has been abandoned. No sewer service is required as part of the water tank project.

Drainage The Applicant provided staff a drainage report produced by JPS Engineering. For a site drainage standpoint, the proposed water tank construction will not increase impervious areas in comparison to the historic modular home site and accessory structures on the property so the project will not create any significant developed drainage impacts.

Recognizing however, that there is not a well defined drainage outfall from the tank site, TAWS intends to construct a new 15-inch storm drain within the Honeysuckle road easement, to provide an adequate outfall for draining and potential overflows from the water tank. The proposed storm drain will include new grated storm inlets at the low point in the road, which will significantly improve on existing drainage conditions within Honeysuckle Road. That said, in his April 13, 2016 letter [attached], the Teller County Rights-of-Way (ROW) Supervisor expressed concern over this proposed Storm Water Sewer Installation JPS Engineering responded to these concerns in a letter dated April 27, 2016 (Appendix D), which satisfied the ROW Supervisor as state din his updated memo dated April 27, 2016 at Appendix C.

2. SUBMITTAL REQUIREMENTS

Requirement	Comment
<i>Section 3.2 Minimum Contents of Applications</i>	
Application Form	Submitted
Title Commitment	
Adjacent Property Owners (APO) List & Labels	
Written statement or narrative describing request, reasons for request, and how the Location & Extent standards are met	
Application Fee	
<i>Section 8.4.B.</i>	

Requirement	Comment
1. Legal Description and Survey. A complete and accurate legal description and boundary survey of the site, prepared by a State of Colorado Licensed Professional Land Surveyor.	Submitted
2. Site Plan. A site plan prepared in accordance with <i>Section 7.4 Site Plans for Applications Other than Building Permit.</i>	
3. Other. Depending on the complexity of the project, its location and extent, and its impact to the site and surrounding area, Applicant may be required to submit such other information as is required pursuant to <i>Chapter 4 Infrastructure, Chapter 5 Site Development, and Chapter 6 Critical Areas.</i>	Submitted
4. Improvements Agreement. Depending on the complexity of the project, its location and extent, and its impact to the site and surrounding area, an Improvements Agreement pursuant to <i>Section 3.5.B Improvement Agreement (IA) or Subdivision Improvement Agreement (SIA)</i> may be required.	Not Applicable

3. REVIEW AGENCY RESPONSES (See *Appendix C: Referral Responses*)

Review Agency	Comments
Teller County Attorney	Comments reflected throughout report
Teller County Building Department	See letter dated April 19, 2016 from Terry Brunette, Teller County Building Official. Building permits will be required for the proposed Water Tank due to the size of the tank. A demolition permit will be required for the 27x12 foot shed currently at the site.
Teller County Transportation	See memo dated April 13, 2016 from Bryan Kincaid, ROW Supervisor. No evidence of any driveway/access permit(s) for this address. Applicant will need to obtain one. There are concerns with the proposed storm drain, need Applicant to coordinate and discuss with TDOT. See memo dated April 27, 2016 from Bryan Kincaid. TAWS and JPS per the letter from JPS Engineering have alleviated the previous concerns that were expressed with regards to the storm sewer [appendix D].
Teller County Environmental Health	See letter dated April 15, 2016 from W. Kent Smith, Teller County Environmental Health Officer. No comments or concerns at this time.
IREA	See letter dated April 15, 2016 from Brooks Kaufman, Lands Rights-of-Way Director. The Association will require utility easements along the designed electrical line route prior to installing electrical facilities.

4. DISCUSSION OF MAJOR CONCERNS AND ISSUES

General Location & Extent Considerations

The applicable statutes and Land Use Regulations for Location & Extent are as follows:

C.R.S. §30-28-110(1)(a):

“... no road, park, or other public way, ground, or space, no public building or structure, or no public utility, whether publically or privately owned, shall be constructed or authorized in the unincorporated territory of the county until and unless the proposed location and extent thereof has been submitted to and approved by ... [the] county ... planning commission.”

C.R.S. §30-28-110(d):

“The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, or sale or lease of or acquisition of land for any road, park, or other public way, ground, place, property, or structure shall be subject to similar submission and approval ...”

C.R.S. §30-28-110(1)(e):

“The failure of the Planning Commission to act within thirty days after the date of official submission to it shall be deemed approval, unless a longer period is granted by the submitting board, body, or official.”

Teller County Land Use Regulations §8.4. A:

“...Routine extensions of previously permitted public utility lines and minor modifications to legally existing uses or facilities are not subject to the Location and Extent procedure.”

Teller County Land Use Regulations §8.4. D:

Action by the Planning Commission. Approval, approval with conditions, or disapproval of the Location and Extent shall be pursuant to *Section 3.4.F.1.a Planning Commission Decision* and the Standards of *Section 8.4.D Location and Extent Standards*.

a. Approval. The Planning Commission’s determination is final.

b. Disapproval. In the case of Planning Department disapproval, appeal of the decision shall be to the body having authority pursuant to C.R.S. § 110(1)(b) or (c) as the case may be.

This Location and Extent

The Location and Extent application was accepted as complete by the Planning Department on March 23, 2016 and the applicant agreed to a May 10, 2016 hearing date in writing.

Tranquil Acres Water Supply, Inc. (TAWS) is proposing to construct a new 100,000-gallon, 28-foot high water storage tank adjacent to its existing water tank site. The new tank will address shortfalls in the current system and will address leaking and freezing pipelines, extended water service outages, and the resultant costly hauling of water due to inadequate water supply. The current tank's capacity is 25,000 gallons so this is a large increase in capacity. Well #1 in the TAWS currently exceeds CDPHE standards for radium and cannot be operated alone. However, with the addition of the new larger capacity storage tank the blending of water from several wells can be accomplished and therefore enable the use of Well #1 by blending with other well water sources in the TAWS.

Further, the proposed water tank project will provide critical water storage capacity to meet water system demands and provide the capacity for the blending of raw water from the Tranquil Acres existing wells. Efficiency will be enhanced due to the location of the new tank adjacent to both the existing tank and the control building.

The Colorado Department (CDPHE) Small Communities Assistance Grant has been awarded to Tranquil Acres to fund this project, clearly demonstrating the need for this project.

The proposed tank site on lot 915 is located on an existing ridge which is the highest elevation in the subdivision which provides the best location for gravity water service.

The proposed Tranquil Acres Water project will provide a significant long-term regional benefit by upgrading the Tranquil Acres Water system while providing 100,000 gallons of water storage accessible to the local fire district for firefighting purposes should it be required.

TAWS also proposes to improve current drainage conditions in the subdivision with the installation of approximately 370 feet of 15-inch storm drain from the site to an off-site location to the west and along Honeysuckle Road. There was concern voiced from the Teller County ROW Supervisor about the maintenance of the storm drain and as a result a meeting was scheduled on-site with Bryan Kincaid and the Authorized Agent, John Schwab of JPS Engineering and the concerns raised in Mr. Kincaid's April 13, 2016 Formal Agency Referral letter were discussed. A solution was reached involving a redesign/revision to the Honeysuckle Road Storm Drain Plan and TAWS agreed to accept responsibility for the maintenance of the proposed new storm sewer. The details of this agreement are in Appendix D to this Staff Report.

Public Comment As of the writing of this Staff Report, no written responses from the public or adjacent land owners have been received by Planning staff.

5. STAFF FINDINGS

Standard	Staff Finding
Section 8.4.D.1 - 5	
<p>1. <u>Consistent with Master Plans</u> The proposed Location and Extent use is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of all applicable legislatively adopted Teller County master plan(s) or map(s), and is not detrimental to the health, safety, and welfare of the inhabitants of Teller County.</p>	<p>This standard is met. The proposed facility is appropriate for the proposed location and is consistent with the purposes, goals, objectives and policies of the Teller County Growth Management Plan, as adopted and amended. The current facility will benefit Teller County residents living in Tranquil Acres and improve quality of life in terms of water service.</p>
<p>2. <u>Compatibility With Surrounding Land Uses</u> The proposed Location and Extent use is compatible with the character of surrounding land uses in the area and does not adversely affect adjoining and/or adjacent land uses.</p>	<p>This standard is met. The proposed facility is compatible with the character of the surrounding land uses and will not adversely affect adjoining and/or adjacent land uses. The Lot was chosen both for water gravity service feasibility as well being the Lot adjacent to the Lot that contains the existing tank and control building. This will enhance efficiency and minimize infrastructure costs associated with building in terms of piping etc.</p>
<p>3. <u>Is Properly Planned</u> The proposed Location and Extent use has been properly planned, and fulfills the applicable Site Design and Critical Areas Standards of these Regulations, including adequate access, water, and wastewater/sanitary sewage disposal.</p>	<p>As conditioned, this standard is met. The proposed facility is properly planned and fulfills the applicable standards of the applicable <i>Teller County Land Use Regulations</i> upon receipt of all necessary building permits. The proposed Honeysuckle Road storm drain may be subject to conditions involving maintenance. The Teller County Rights-of-Way (ROW) Supervisor initially expressed concern over this proposed Storm Water Sewer Installation. JPS Engineering responded to these concerns in a letter dated April 27, 2016 (Appendix D), which satisfied the ROW Supervisor as state din his updated memo dated April 27, 2016 at Appendix C.</p>

Standard	Staff Finding
<p>4. Advantages Outweigh Disadvantages The advantages of the proposed Location and Extent use outweigh the disadvantages.</p>	<p>This standard is met. The proposed new tank will enhance water service and reliability to the residents of Tranquil acres and prevent the purchase of more expensive water from outside sources. It will increase storage capacity from 25,000 gallons to 100,000 gallons. Enhanced blending capability will be realized from multiple wells.</p>
<p>5. Demonstrated Need There is a demonstrated community need for the proposal.</p>	<p>This standard is met. The proposed new tank will increase capacity and the quality and reliability of the current water service. The improvements for the community include redundancy, capacity and blending capability. The Colorado Department (CDPHE) Small Communities Assistance Grant has been awarded to Tranquil Acres to fund this project, clearly demonstrating the need for this project.</p>

6. RECOMMENDED MOTION

I move that the Planning Commission **APPROVE** the Location and Extent application by Tranquil Acres Water Supply, Inc. for approval to construct a new 28-foot tall, 100,000-gallon water storage tank, on a 0.33 acre lot, zoned R-1M, located in the Tranquil Acres Subdivision, Lot 915, Teller County, CO. (923 Blossom Road, Woodland Park, Colorado, 80863), pursuant to Colorado Revised Statutes §30-28-110 and LUR Section 8.4, incorporating Staff findings contained in the Staff Report dated April 22, 2016, and further finding that the application complies with such pertinent, individual conditions of use specified in the granting of a Location and Extent, is compatible with the general provisions of the *Teller County Land Use Regulations*, and that satisfactory provisions and arrangements have been made concerning the criteria for approval with adoption of the following **CONDITIONS** of approval:

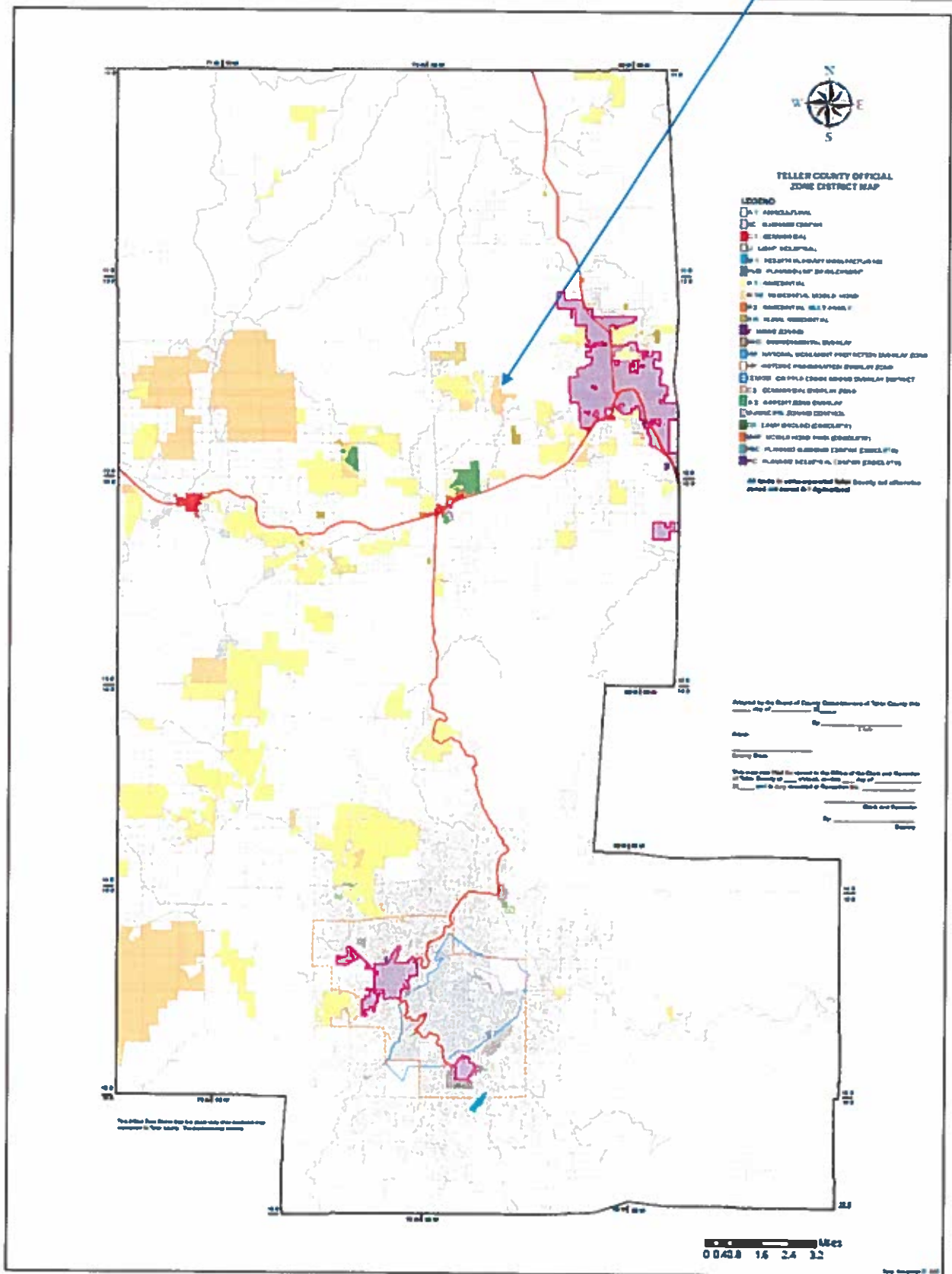
1. All exterior lighting (if any) shall be in compliance with the Teller County Land Use Regulations, including being fully shielded and downcast
2. Submission and approval of all Building Permits as necessary, a demolition permit for the existing shed, and a County Driveway/Access Permit.
3. The development will be limited to the construction of the water tank project as it is described herein, namely, a 100,000 gallon, 28-foot high water storage tank, associated earthwork and site piping, with related water system improvements within

the control building at the currently existing tank site as outlined in the Site plan prepared on March 22, 2016 by JPS Engineering, located in Appendix B.

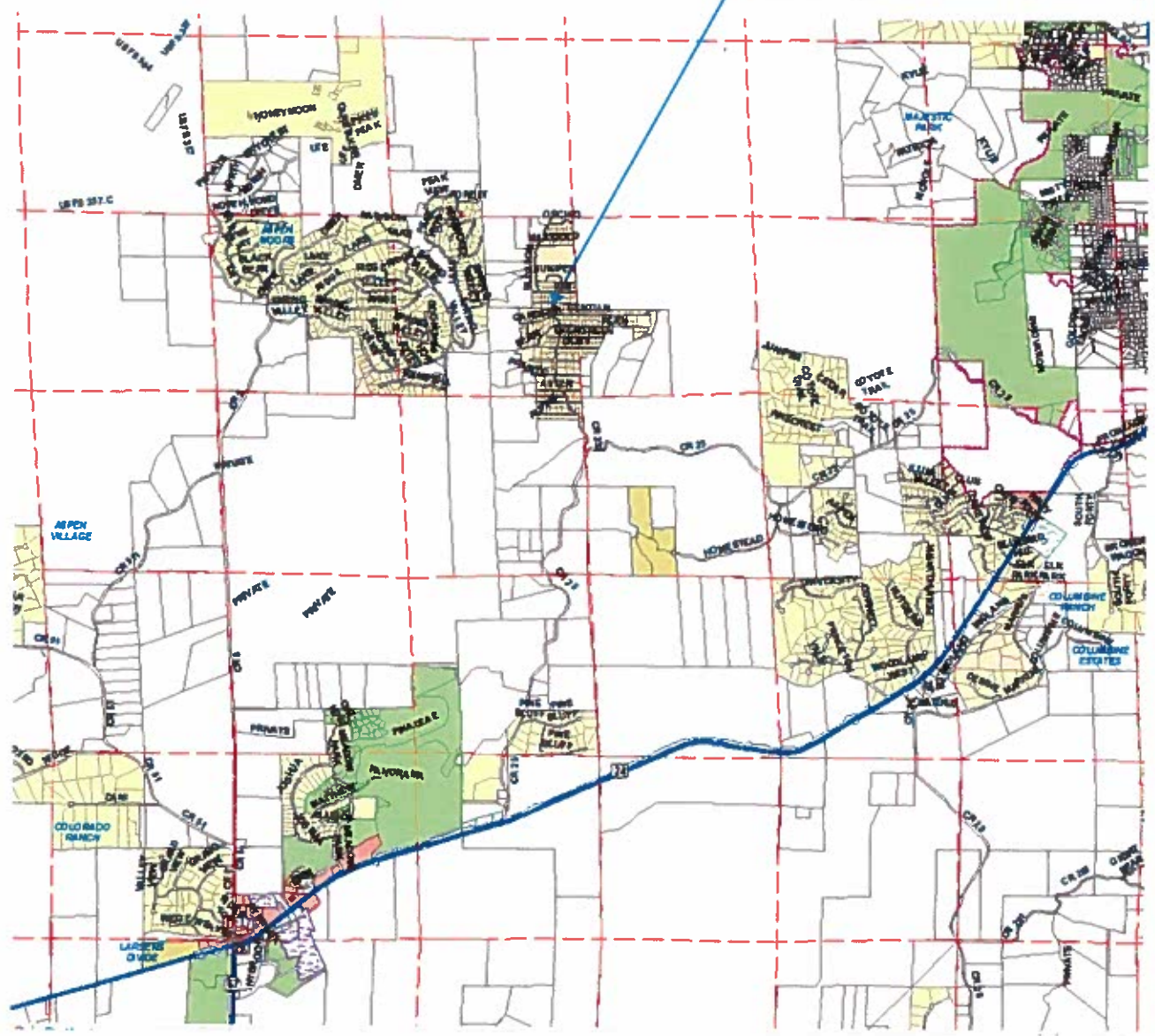
4. The Storm Drain project is subject to the conditions contained herein and as outlined in Appendix D in the April 27, 2016 Honeysuckle Road Storm Drain Improvements letter from JPS Engineering.
5. Teller County will not be responsible for any maintenance, damage and/or repairs to any of the storm sewer components.
6. Unless otherwise modified by these conditions, all material representations of the Applicant in its submittal material and in the public hearing(s) shall be considered binding.

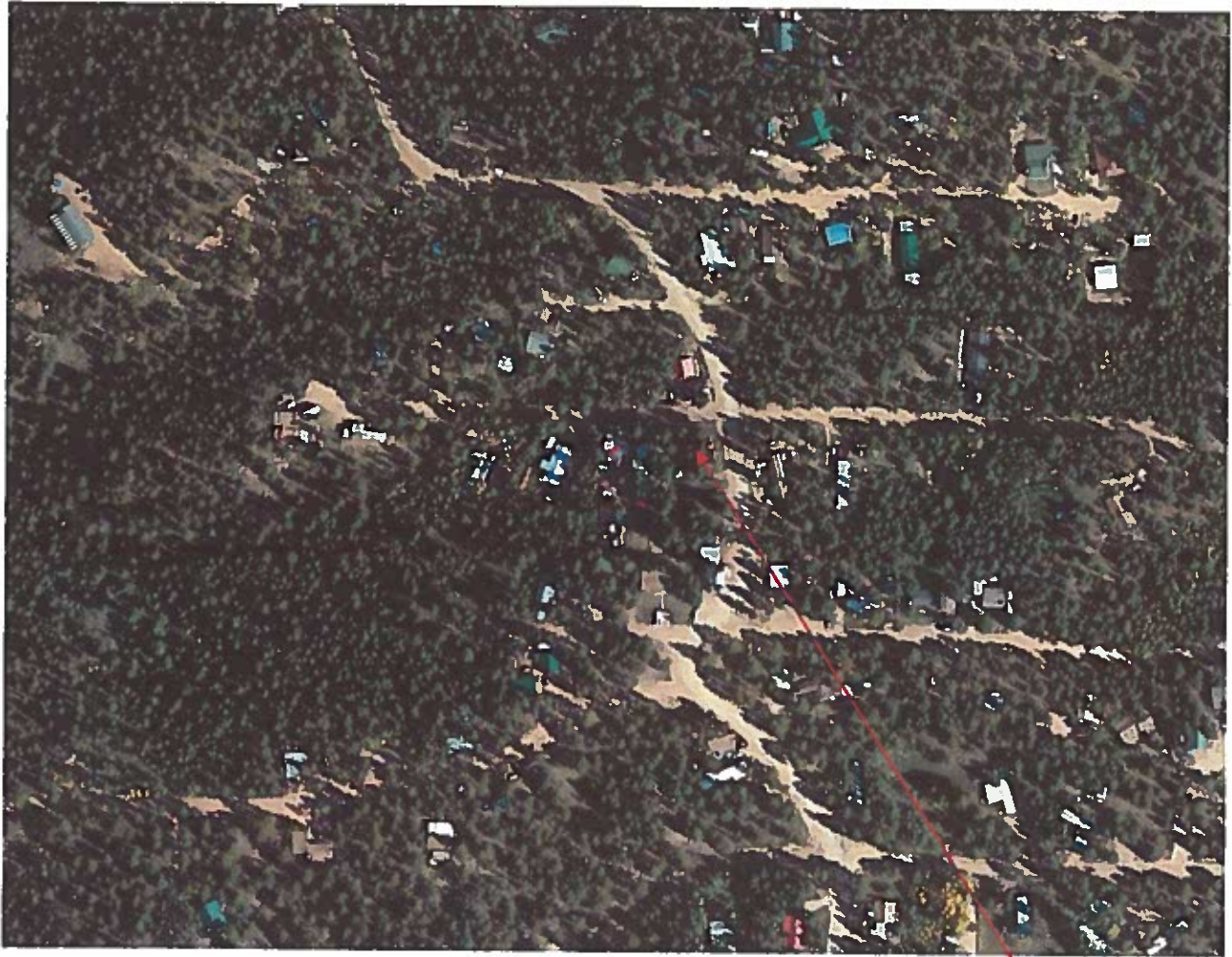
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- **STAFF REPORT**
 - **APPLICANT PRESENTATION**
 - **PUBLIC COMMENT**
 - **APPLICANT RESPONSE**
 - **PLANNING COMMISSION DELIBERATION & MOTION**

APPENDIX A: Maps



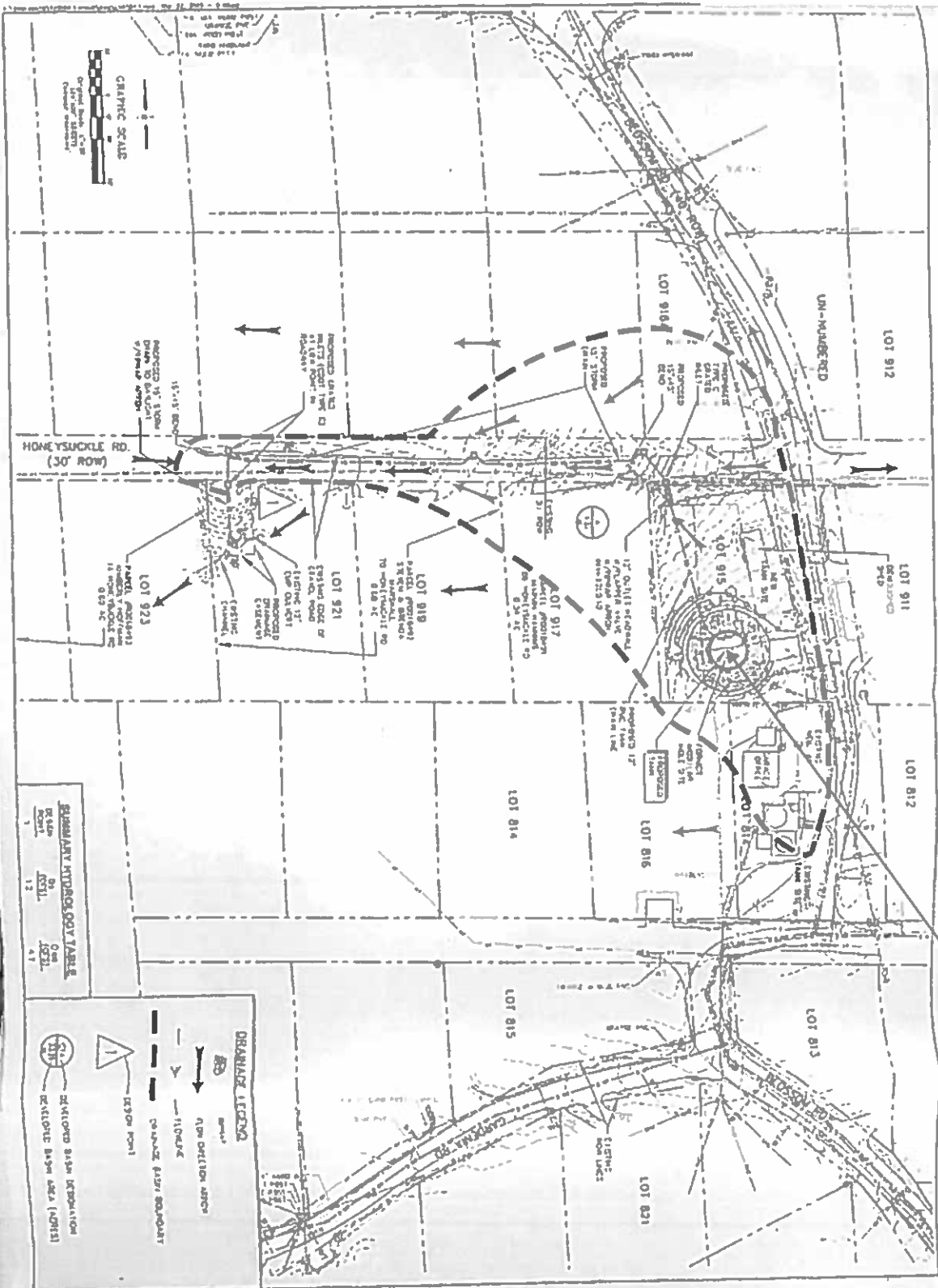
Lot 915, just south of Honeysuckle Road in Tranquil Acres





Tank Site in Tranquil Acres, lot 915, zone R-1M

APPENDIX B: Site Plan



Water Tank site
Lot 915

TRANQUIL ACRES WATER SYSTEM

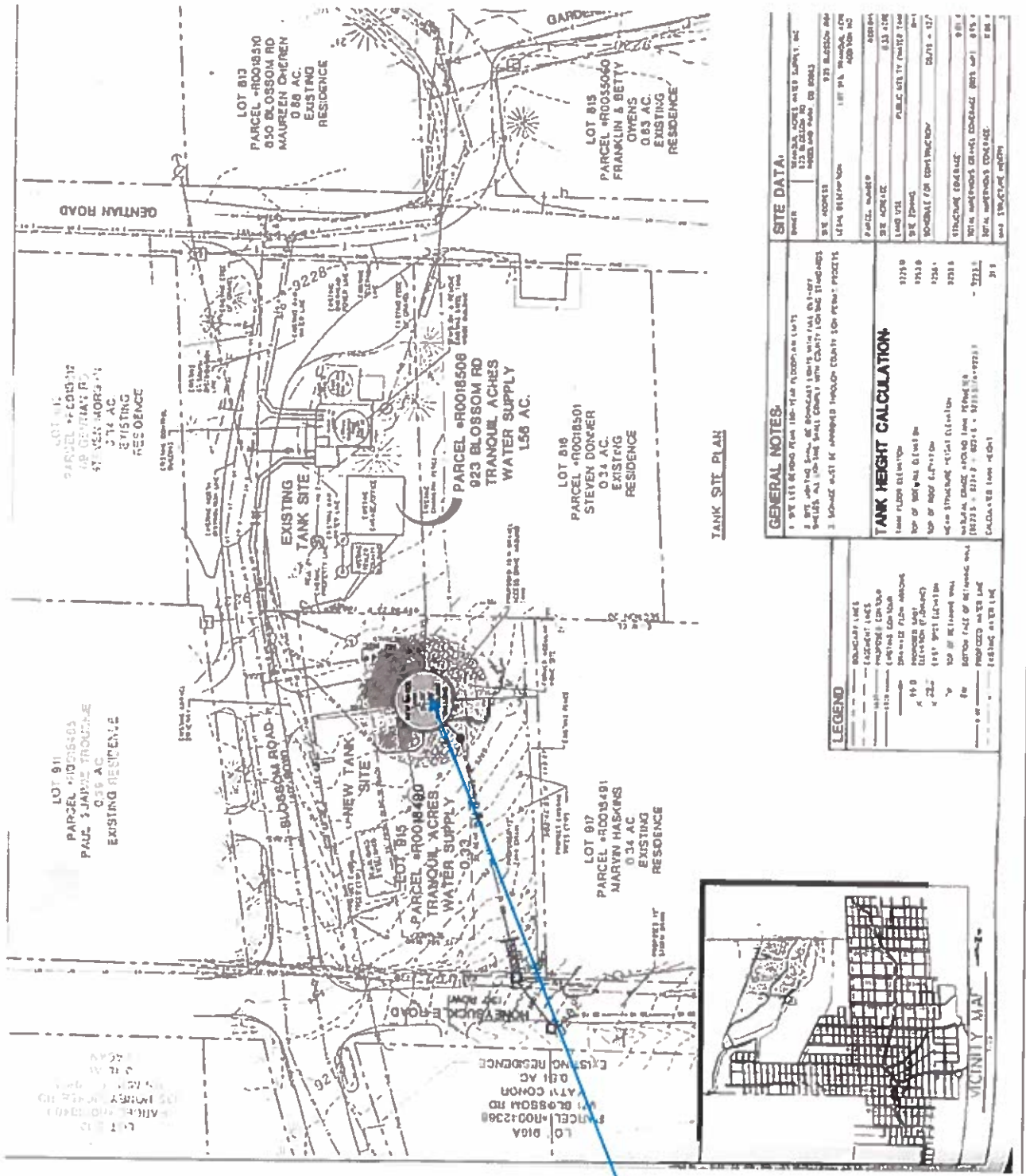
**TANK SITE
DRAINAGE PLAN**

D1.1

CALL BEFORE YOU DIG
800-922-1987
1-800-922-1987



JPS
Engineering



TANK SITE PLAN

GENERAL NOTES:		SITE DATA:	
1	SEE L&E Z16-0010 FOR 100'-11" IN RECONSTRUCTION LOTS	OWNER	TRANQUIL ACRES WATER SUPPLY, INC.
2	SEE L&E Z16-0010 FOR 100'-11" IN RECONSTRUCTION LOTS WITH P&L 01-007	LAND USE	1.58 AC. BLOSSOM RD
3	SEE L&E Z16-0010 FOR 100'-11" IN RECONSTRUCTION LOTS WITH P&L 01-007	SITE ADDRESS	923 BLOSSOM RD
		UTM REFERENCE	11T 81E 6600431
		PARCEL NUMBER	R0018508
		ACREAGE	1.58 AC.
		LAND USE	PUBLIC UTILITY (WATER TANK)
		DATE ISSUED	08/15/16
		DESIGNED FOR CONSTRUCTION	DATE: 08/15/16
		STRUCTURE (SQUARE FEET)	0
		TOTAL SQUARE FEET COVERED	0
		TOTAL SQUARE FEET COVERED	0
		DATE STRUCTURE BUILT	

TANK HEIGHT CALCULATION	
Top of finished ground	112.9
Top of structure	123.0
Top of water table	123.0
MINIMUM TANK HEIGHT	
(123.0 - 112.9) = 10.1	10.1
CALCULATED TANK HEIGHT	
	10.1

LEGEND	
---	BOUNDARY LINES
---	EXISTING LINES
---	PROPOSED LINES
---	PROPOSED FROM RECORD
---	PROPOSED FROM SURVEY
---	PROPOSED FROM ADJACENT
---	PROPOSED FROM ADJACENT
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---	PROPOSED FROM ADJACENT
---	PROPOSED FROM ADJACENT

New Tank Site Plan

APPENDIX C: Review Agency Responses



Teller County

Community Development Services Division Building
Department

719 - 687- 3048 Fax 719- 687- 5256 PO Box 1886 Woodland
Park, CO 80866

04/19/2016

**Teller County Planning Dept.
RE: Z16-0010
Tranquil Acres Water District
RE: Water storage tank**

**Building permits will be required for the proposed
Water Tank due to the size of the tank. In addition,
a demolition permit will be required to remove an
existing 324 square ft. shed on the property**

Regards,

TB

**Terry Brunette
Building Official
719-687-5408
brunettet@co.teller.co.us**



PUBLIC WORKS
308-A Weaverville Road
P.O. Box 805
Divide, CO 80814
(719)687-8812 Fax (719)688-5454

MEMORANDUM

TO: CDS - Planning
FROM: TCPW - TCDOT Bk
DATE: April 13, 2016
RE: Tranquil Acres Water Supply (TAWS), 935 Blossom Road – L&E

After review of the submittal, I offer the following:

1. I can find no evidence of any driveway/access permit(s) existing in our system for this lot (#915) or address, I would ask that applicant please obtain such so that we may get a permit of record entered into our system for such.
2. Since Teller County, as a courtesy only, currently maintains the roads adjacent to this submittal, there are concerns with the proposed Storm Sewer installation on Honeysuckle Road, especially since the road is gravel. While it is agreed that it can and provide a benefit to the existing drainage present, the concerns revolve around maintenance of the inlet structures and the negative effects our maintenance activities may have on them.

Additionally, the TCRD&CS requires Storm Sewer to contain a minimum of forty (40) inches of cover material. Proper location and installation depth of the inlet structures will be critical.

I would request that applicant meet with TDOT personnel prior to advertising the project for construction to try and ensure that all parties' interests are discussed and addressed on site. Teller County will not be responsible for any maintenance, damage and or repairs of any of the Storm Sewer components.

Should issues arise due to installation/maintenance/damage(s) of the Storm Sewer, Teller County will contact the applicant to discuss and look to cure any issues, however, the County may possibly have no choice but to discontinue maintenance of Honeysuckle Road.

If you have any questions or concerns, please feel free to ask.



PUBLIC WORKS
308-A Weaverville Road
P.O. Box 805
Divide, CO 80814
(719)687-8812 Fax (719)686-8454

MEMORANDUM

TO: CDS - Planning
FROM: TCPW - TCDOT *zk*
DATE: April 27, 2016
RE: Revised - Tranquil Acres Water Supply (TAWS), 935 Blossom Road
L&E

After review of the submittal, I offer the following:

1. I can find no evidence of any driveway/access permit(s) existing in our system for this lot (#915) or address, I would ask that applicant please obtain such so that we may get a permit of record entered into our system for such.
2. TAWS and JPS, per the letter from JPS Engineering have alleviated the previous concerns that were expressed with regards to the storm sewer.

If you have any questions or concerns, please feel free to ask.

**Teller County Community Development Services
Environmental Department**



719-687-3048 ☐ Fax 719-687-5256 ☐ PO Box 1886 ☐ Woodland Park, CO
80866

April 15, 2016

To: Teller County Planning Department
From: Teller County Environmental Health
Re: File # Z16 0010 Tranquil Acres Water Supply, Inc.

After review of the Special Use Permit for the Highland Lakes Water District,
Environmental Health has no comment or concerns at this time.

Respectfully,

A handwritten signature in black ink, appearing to read "WKS", is written over the typed name.

W. Kent Smith, RS
Teller County Environmental Health



*Brooks Kaufman
Lands and Rights of Way Director*

April 15, 2016

Dan Williams
Teller County Community
Development Services Division
540 Manor Court/P.O. Box 1886
Woodland Park, Colorado 80866

Re: TRANQUIL ACRES WATER SUPPLY
Case No.: Z16-0010

Dear Mr. Williams:

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association will require utility easements along the designed electrical line route prior to installing electrical facilities.

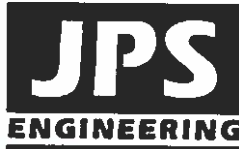
Sincerely,

A handwritten signature in blue ink, appearing to read "Brooks Kaufman", with a long horizontal flourish extending to the right.

Brooks Kaufman
Lands and Rights-of-Way Director

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 N. U.S. Highway 85, P.O. Drawer A / Sedalla, Colorado 80135
Telephone (720)733-5493
bk Kaufman@irea.coop

APPENDIX D: TAWS/JPS Engineering Response Letter to TCDOT Agency Referral Letter



19 E. Wilamette Avenue
Colorado Springs, CO 80903
(719) 477-8425
(719) 471-0766 fax

April 27, 2016

Teller County Department of Transportation
Attn: Bryan Kincaid
308-A Weaverville Road
P.O. Box 805
Divide, CO 80814

**SUBJECT: Tranquil Acres Water Supply (TAWS), 935 Blossom Road – L&E
Response to TCDOT Review Comments (Honeysuckle Road Storm
Drain Improvements)**

Dear Bryan:

Following up on our meeting on site yesterday, this letter is intended to address the comments in your Memorandum dated April 13, 2016. Tranquil Acres Water Supply, Inc. is thankful for the roadway maintenance and snow removal provided by Teller County, and we appreciate County support of this water system improvement project. We have prepared the following responses in the order presented in your memorandum:

1. We understand the County has not found a record of the existing driveway access permit for the tank site (Lot 915). TAWS will apply for the driveway permit as requested.
2. During our meeting on site, we reviewed the County concerns with maintenance of the inlet structures and possible concerns with grader blades impacting the proposed grated storm inlets. To address these concerns, we will make several revisions to the Honeysuckle Road Storm Drain Plan. Specifically, we will delete two of the grated storm inlets we had shown along the north edge of the gravel road. We will also adjust the location of the other 3 grated storm inlets so that the inlets are located beyond the gravel driving width of the road, and the grates will be set as low as possible to allow for possible lowering of the gravel roadway surface over time.

The storm drain profile will be revised to provide a typical depth of 40" as recommended in Figure 12.3 of the TCRD&CS.

J:\130001 tranquil Admin\042716 tranquil-tcdot.doc

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As the owner of the roadway right of way and water system in Tranquil Acres, TAWS accepts responsibility for maintenance of the proposed storm sewer improvements. TAWS has committed to periodic removal of sediment from the storm drain system as required. TAWS understands that Teller County will not be responsible for any maintenance, damage and/or repairs to any of the storm sewer components.

Please contact me if you have any questions or need any additional information.

Sincerely,
JPS Engineering, Inc.

John P. Schwab, P.E.

cc: Dan Williams, Teller County Planner
Wayne Owens, TAWS

**APPENDIX E: Public Comment
None Received to date**