

**WIDEFIELD WATER AND  
SANITATION DISTRICT**

**ROLLING HILLS TANK**

**1041 PERMIT APPLICATION**



**Prepared By:**



**CONSULTANTS, INC.**

**WIDEFIELD WATER AND SANITATION DISTRICT**  
**ROLLING HILLS TANK**  
**1041 PERMIT APPLICATION**

January 2021

JDS-Hydro Project Number 102.121

Prepared For:

Widefield Water and Sanitation District  
8495 Fontaine Blvd.  
Colorado Springs, CO 80925

Prepared By:

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Colorado Springs, Colorado 80903  
(719) 227-0072

## TABLE OF CONTENTS

| <b>Description</b>                                                                                                                                      | <b>Pages</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Exhibit B – Application for a Permit to Conduct a Designated Activity of State Interest to Engage in Development in a Designated Area of State Interest |              |
| 1041 Application Report                                                                                                                                 |              |
| 2.102 Purpose and Intent.....                                                                                                                           | 1            |
| 2.303 Submission Requirements for All Permit Applications; Waivers....                                                                                  | 1-23         |
| 3.201 Application Submission Requirements.....                                                                                                          | 24           |
| 4.201 Application Submission Requirements.....                                                                                                          | 25-32        |
| Appendix A Vicinity Map                                                                                                                                 |              |
| Appendix B Preliminary Construction Plans                                                                                                               |              |
| Appendix C Current Easement Information                                                                                                                 |              |
| Appendix D Letter from the Office of Archaeology and Historic Preservation                                                                              |              |
| Appendix E Land Use Map                                                                                                                                 |              |
| Appendix F Geotechnical Report                                                                                                                          |              |
| Appendix G 100-year Floodplain Map                                                                                                                      |              |
| Appendix H Surface and Subsurface Drainage Analysis                                                                                                     |              |
| Appendix I Basis of Design Report submitted & CDPHE Approval                                                                                            |              |
| Appendix J Maps Depicting Tank Site Service Area<br>J1 - Tank Site Service Area<br>J2 - Tank Site Service Area and Surrounding Water Providers Map      |              |
| Appendix K Severed Mineral Rights report and Certified Mail Receipt                                                                                     |              |
| Appendix L Financial Impact Analysis<br>L1 - Printouts Showing Assessed Value of Property within Tank Site Area<br>L2 – Preliminary Cost Estimate       |              |
| Appendix M Widefield Water and Sanitation District’s 2020 Annual Budget Report                                                                          |              |
| Appendix N Executed Agreement of District Built Facilities Funded by Developer                                                                          |              |
| Appendix O Letter to El Paso County                                                                                                                     |              |
| Appendix P Widefield Water and Sanitation District 2019 Water and Wastewater Report                                                                     |              |

**Exhibit B**

**APPLICATION FOR A PERMIT TO CONDUCT A  
DESIGNATED ACTIVITY OF STATE INTEREST  
OR TO ENGAGE IN DEVELOPMENT IN A  
DESIGNATED AREA OF STATE INTEREST**

To: Permit Authority, El Paso County  
Re: El Paso County Approval of the Proposed Widefield Water and Sanitation District Rolling Hills  
Potable Water Storage Tank and Inlet Pipeline

From:

Applicant:

Widefield Water and Sanitation District  
8495 Fontaine Blvd.  
Colorado Springs, CO 80925  
Contact: Rob Bannister, District Engineer  
Phone: 719-955-6118  
Email: [rob@wwsdonline.com](mailto:rob@wwsdonline.com)

Consulting Engineer and Authorized Agent of Widefield Water and Sanitation District:

JDS Hydro Consultants, Inc.  
5540 Tech Center Drive, Suite 100  
Colorado Springs, CO 80919  
Contact: Gwen Dall, P.E.  
Phone: 719-227-0072  
Email: [gdall@jdshydro.com](mailto:gdall@jdshydro.com)

Date Submitted: January 29, 2021

Date Received and Accepted as Complete: \_\_\_\_\_

**1. Matter of State Interest.**

The applicant requests that a permit be issued for each of the items checked below:

A permit to conduct one or more of the following matters of state interest:

- a. Efficient utilization of municipal and industrial water projects
- b. **Site selection and construction of major new domestic water and sewage treatment systems and/or major extension of existing domestic water and sewage treatment systems**
- c. Site selection and construction of major facilities of a public utility
- d. Development in areas containing or having a significant impact upon floodplain natural hazard areas
- e. Site selection and expansion of airports
- f. Site selection of arterial highways and interchanges and collector highways
- g. Site selection of rapid or mass transit facilities

2. Proposed Activity or Development.

Widefield Water and Sanitation District proposes to construct and operate a new water storage tank site and associated water line to provide potable water service to new development within their existing service area boundaries. The proposed project includes the construction of one 2MG ground storage tank and approximately 1 mile of water main to connect the tank to the existing potable water system. Construction of the 2 MG ground storage tank and associated water main is planned for 2021. The tank site will be sized to accommodate additional water storage tanks and a booster pump station that will be built in the future if and when they are required to allow the District to serve the entirety of the lands within the current service area boundaries. The tank site is designed to ultimately accommodate two ground storage tanks (the 2MG to be built in 2021 and an additional tank with a volume of 2 MG to 5 MG), one elevated tank (0.75 MG to 1.5 MG) and a booster pump station. The new tank site will be located on a 3.472 acre easement located within a parcel of land owned by Murray Fountain, LLC.

3. Location of Development:

The entirety of the pipeline and tank site will be constructed on property located southwest of the intersection of Drennan Road and South Meridian Road, on the parcel of land just east of the newly constructed VA Pikes Peak National Cemetery.

4. Legal Description.

A parcel of land located within Section 1 of Township 15 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado, and being more particularly described as follows:

**Tank Site:**

A portion of the Northwest Quarter of Section 1, Township 15 South, Range 65 West of the Sixth P.M., being located in the City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

**COMMENCING** at the Northwest Corner of said Section 1; thence S00°23'53"E, (Bearings are relative to the West line of the Southwest Quarter of said Section 1, being monumented at Southwest Corner by a No. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19109" "2004" flush with grade, and at the West Quarter Corner of said Section 1, by a 3 1/4" aluminum cap, illegible, 0.3' below grade, having a measured bearing and distance of N00°23'37"W, 2632.05 feet), along the west line of said Northwest Quarter, a distance of 1499.31 feet; thence N89°36'23"E, leaving said west line, a distance of 1029.49 feet, to the **POINT OF BEGINNING**; thence along the following six (6) courses:

1. N31°58'03"E, a distance of 332.51 feet;
2. S88°47'47"E, a distance of 283.81 feet;
3. S00°13'02"E, a distance of 254.45 feet;
4. S56°50'23"W, a distance of 317.09 feet;
5. S89°25'23"W, a distance of 195.03 feet;
6. N00°06'20"W, a distance of 153.74 feet, to the **POINT OF BEGINNING**.

Containing 151,246 Sq. Ft. or 3.472 acres, more or less.

**Together with:**

A 50 foot temporary construction easement being offset 50 feet outward from the above described easement.

**Pipeline:**

A portion of the West Half of Section 1, Township 15 South, Range 65 West of the Sixth P.M., being located in the City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

**COMMENCING** at the Northwest Corner of said Section 1; thence S00°23'53"E, (Bearings are relative to the west line of the Southwest Quarter of said Section 1, being monumented at Southwest Corner by a No. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19109" "2004" flush with grade, and at the West Quarter Corner of said Section 1, by a 3 1/4" aluminum cap, illegible, 0.3' below grade, having a measured bearing and distance of N00°23'37"W, 2632.05 feet), along the west line of said Northwest Quarter, a distance of 1499.31 feet; thence N89°36'23"E, leaving said west line, a distance of 1029.49 feet; thence S00°06'20"E, a distance of 27.17 feet, to the **POINT OF BEGINNING**; thence along the following seven (7) courses:

1. S00°06'20"E, a distance of 30.00 feet;
2. S89°59'41"W, a distance of 921.33 feet;
3. S00°24'40"E, a distance of 1173.11 feet;
4. S46°03'38"E, a distance of 464.98 feet;
5. S46°18'06"E, a distance of 822.60 feet;
6. S46°03'32"E, a distance of 184.51 feet;
7. S45°00'00"W, a distance of 30.01 feet, to a point on the northeast line of the land described in that Order and Decree recorded January 4, 2007 under Reception No. 207001688 in the Official Records of El Paso County, Colorado;

thence leaving said northeast line, S45°00'00"W, a distance of 355.06 feet, to a point on the southwest line of said Order and Decree; thence leaving said southwest line, S45°00'00"W, a distance of 13.28 feet; thence S89°38'11"W, a distance of 789.85 feet, to a point on the east line of that Water Easement recorded under Reception No. 218046272 in the Official Records of El Paso County; thence along said east line, N00°23'54"W, a distance of 30.00 feet, to a point on the south line of the land described in that Warranty Deed recorded January 21, 2014 under Reception No. 214004738 in the Official Records of El Paso County, Colorado; thence N89°38'11"E, along said south line, a distance of 777.55 feet; thence leaving said south line, N45°00'00"E, a distance of 0.41 feet, to a point on the southwest line of said Order and Decree; thence leaving said southwest line, N45°00'00"E, a distance of 355.06 feet, to a point on the northeast line of said Order and Decree; thence along said northeast line, N46°03'32"W, a distance of 153.88 feet; thence leaving said northeast line, N46°18'06"W, a distance of 822.60 feet, to a point on the northeast line of said land described in Warranty Deed recorded under Reception No. 214004738; thence along said northeast line, N46°03'38"W, a distance of 477.67 feet; thence leaving said northeast line, N00°24'40"W, a distance of 67.79 feet, to a point on the east line of that Permanent Easement for Southern Delivery System recorded January 2, 2014, under Reception No. 214000554, thence continuing along said east line, N00°24'40"W, for a distance of 1148.16 feet; thence leaving said east line, N89°59'41"E, a distance of 951.49 feet, to the **POINT OF BEGINNING**.

Containing 142,640 Sq. Ft. or 3.275 acres, more or less.

**Together with:**

A 35 foot temporary construction easement being offset 35 feet easterly from the above described easement.

**Access Road:**

A portion of the Northwest Quarter of Section 1, Township 15 South, Range 65 West of the Sixth P.M., being located in the City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

**COMMENCING** at the Northwest Corner of said Section 1; thence N89°21'47"E, (Bearings are relative to the West line of the Southwest Quarter of said Section 1, being monumented at the Southwest Corner of said Section 1 by a no. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19109" "2004" flush with grade, and at the West Quarter Corner of said Section 1, by a 3 1/4" aluminum cap, illegible, 0.3' below grade, having a measured bearing of N00°23'37"W, a distance of 2,632.05 feet), along the north line of said Northwest Quarter, a distance of 1,358.99 feet; thence leaving said north line, S00°38'13"E, a distance of 30.00 feet, to a point on the

South Right-of-Way line of Drennan Road, as reserved in Book A, Page 78, and the **POINT OF BEGINNING**; thence along said South Right-of-Way line, N89°21'47"E, a distance of 30.00 feet; thence leaving said South Right-of-Way line, the following Twenty One (21) courses:

1. S00°38'13"E, a distance of 15.84 feet;
2. a curve to the left, with an arc length of 29.00 feet, a radius of 35.00 feet, a delta angle of 47°28'34";
3. S48°06'47"E, a distance of 63.57 feet;
4. a curve to the right, with an arc length of 383.09 feet, a radius of 523.35 feet, a delta angle of 41°56'26";
5. S08°08'04"W, a distance of 448.35 feet;
6. N90°00'00"E, a distance of 56.11 feet;
7. S00°00'00"E, a distance of 100.55 feet;
8. N90°00'00"W, a distance of 52.99 feet;
9. S12°55'10"E, a distance of 190.10 feet;
10. a curve to the right, with an arc length of 121.27 feet, a radius of 92.00 feet, a delta angle of 75°31'24";
11. S62°36'14"W, a distance of 61.41 feet;
12. N00°13'02"W, a distance of 33.72 feet;
13. N62°36'14"E, a distance of 46.01 feet;
14. a curve to the left, with an arc length of 81.72 feet, a radius of 62.00 feet, a delta angle of 75°31'24";
15. N12°55'10"W, a distance of 227.76 feet;
16. N00°04'18"W, a distance of 40.55 feet;
17. N08°08'04"E, a distance of 479.12 feet;
18. a non-tangent curve to the left, with an arc length of 357.42 feet, a radius of 493.35 feet, a delta angle of 41°30'34", a radial of S83°23'47"W;
19. N48°06'47"W, a distance of 63.57 feet;
20. a curve to the right, with an arc length of 53.86 feet, a radius of 65.00 feet, a delta angle of 47°28'34";
21. N00°38'13"W, a distance of 15.84 feet, to a point on said South Right-of-Way line, and the **POINT OF BEGINNING**.

Containing 47,603 Sq. Ft. or 1.093 acres, more or less.

**Together with:**

A 15 foot temporary construction easement being offset 15 feet easterly from the above described easement

5. Owners and Interests

Below are the names of those persons holding recorded legal, equitable, contractual and option interests and any other person known to the applicant having any interest in the property described in paragraph 4, above, as well as the nature and extent of those interests for each person, provided that such recorded interests shall be limited to those which are recorded in the El Paso County Clerk and Recorder's Office, the land office of the Bureau of Land Management for this State, the Office of the State Board of Land Commissioners of the Department of Natural Resources, or the Secretary of State's Office of this State:

Property Owner:

Murray Fountain, LLC.  
212 N. Wahsatch Ave., Suite 301  
Colorado Springs, CO 80903

Severed Mineral Rights Owner:

Robert K Weir  
2390 Forest St  
Denver, CO 80207-3261

Easement Owner:

Widfield Water and Sanitation District  
8495 Fontaine Blvd.  
Colorado Springs, CO 80925

Acres included in the project: approximately 7.854 acres  
Portion of parcel number: 55000-00-385



6. Submission Requirements

Submission requirements described in the Guidelines and Regulations for Areas and Activities of State Interest of El Paso County in Chapters 2 and 4 are attached to this application. Those attachments are identified, by letter or number, and described by title below:

1041 Application Report

- Appendix A Vicinity Map
- Appendix B Preliminary Construction Plans
- Appendix C Easements and Crossing Agreements
- Appendix D Letter from the Office of Archaeology and Historic Preservation
- Appendix E Land Use Map
- Appendix F Geotechnical Report
- Appendix G 100-year Floodplain Map
- Appendix H Surface and Subsurface Drainage Analysis
- Appendix I Basis of Design Report submitted & CDPHE Approval
- Appendix J Maps Depicting Tank Site Service Area
  - J1 - Tank Site Service Area
  - J2 - Tank Site Service Area and Surrounding Water Providers Map
- Appendix K Severed Mineral Rights report and Certified Mail Receipt
- Appendix L Financial Impact Analysis
  - L1 - Assessed Value of Property within Tank Site Area
  - L2 – Preliminary Cost Estimate
- Appendix M Widefield Water and Sanitation District's 2020 Annual Budget Report
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- Appendix O Letter to El Paso County
- Appendix P Widefield Water and Sanitation District 2019 Water and Wastewater Report

7. Additional Information Required:

All information required by the El Paso County Planning and Community Development Department have been submitted with this application.

8. Duration of Permit.

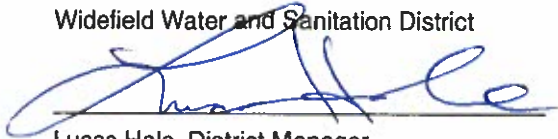
The Applicant requests a permit for an indefinite term.

9. Application Fee

Application fee has been paid.

APPLICANT:

Widefield Water and Sanitation District



Lucas Hale, District Manager

LAND OWNER:

Murray Fountain, LLC.

