



August 21, 2020

**LETTER OF INTENT  
GLENARM SITE DEVELOPMENT PLAN  
(Stratmoor Hills Water District Treatment Plant)**

**Owner:**

Stratmoor Hills Water District  
1811 B Street  
Colorado Springs, CO 80906  
(719) 576-0311  
Attn: Kevin Niles, District Manager

**Applicant/Consultant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO  
(719) 635-5736  
Attn: Dave Gorman

**Site Location Size and Zoning:**

The proposed subdivision to be known as Glenarm Subdivision Filing No. 2 is located in the Southwest Quarter of Section 3, Township 15 South, Range 66 West of the 6th P.M., El Paso County, Colorado. The site of the proposed Stratmoor Hills Water District Treatment Plant is Lot 2 Glenarm Subdivision Filing No. 2. The property has El Paso County Tax Schedule No. 65033-22-007. The address of the site is 3118 Glenarm Road. The site is currently a vacant parcel. The site is located on the westerly cul-de-sac of Glenarm Road on the north side of the road. The area of the site (Lot 2) is 0.759± acres and the property is zoned PUD (Planned Unit Development).

**Request and Justification:**

The request is for Site Development Plan Approval of the Stratmoor Hills Water District Treatment Plant in Lot 2 Glenarm Subdivision Filing No. 2. The project will consist of one (1) water treatment plant building, two (2) water tanks, paved driveway and parking area, recreational open space and storm water treatment BMP. The site will remain 64.8% recreational open space. The new water treatment plant will enable Stratmoor Hills Water District to develop their water resources and provide adequate and domestic water supply to the residents of the district. The treatment plant site is replacing one of the mobile home residence sites that was part of Glenarm Mobile Home Park prior the proposed replat that created the new Lot 2.

The purpose of this Site Development Plan is to provide an additional water treatment plant and water source for the Stratmoor Hills Water and Sanitation Districts which provides water to the Stratmoor Hills area. The District already cooperates with area entities in the provision of water to the district members.

*Engineers • Surveyors*  
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The district receives up to 600 acre-feet of water from the Fountain Valley Authority's (FVA) Water Treatment Plant annually. This water is delivered from the mountains through a series of tunnels and aqueducts leading through the Arkansas River Basin and is eventually stored in Pueblo Reservoir. It is then pumped to the FVA treatment plant located just south of The City of Fountain near the Ray Nixon Power Plant. The Water District also has ground water rights that can be used to supplement the FVA surface water during high demand periods. The proposed treatment plant on this replat site will provide additional water resource reliability to the district. The District's water quality meets all Colorado and EPA Drinking Water Regulations.

### **Access**

Access to this project is from existing public Glenarm Road, an asphalt road which connects to US Highway 85/87 to the east. The new water treatment facility is expected to be staffed with 1 to 2 employees and parking is provided off-street, in the paved facility parking lot. No improvements are required in the public right-of-way.

### **Parking**

Two parking spaces are provided for the proposed facility. It is anticipated that only one District employee will visit the facility on a daily basis. On occasion, two people in separate vehicles may need to visit at the same time. Two parking spaces will be sufficient for the proposed facility.

### **ADA Requirements**

The Department of Justice 2010 ADA Standards for Accessible Design have been reviewed and the proposed water treatment facility is exempt from ADA requirements.

### **Landscaping/Screening**

Currently, the site is covered in native grasses, trees, and shrubs. Landscaping shall include native trees along the roadway and clustered in the northern portion of the site, as shown on the Landscape Plan. These trees will provide partial screening of the treatment facility from the road. A large portion of the parcel will remain undeveloped so it will be designated as the interior landscaped area.

The project site is located within a mobile home park that has a dairy-farm theme. To blend in with the surroundings, the water treatment plant building exterior will be constructed in the style of a barn, and the water storage tanks will be constructed in the style of a dairy silo.

### **Grading/Erosion Control/Storm Drainage**

The site shall be graded and runoff shall flow to the existing detention basin. All runoff from the site shall be collected in this facility prior to discharge downstream. Erosion control measures will be utilized on the site, per El Paso County standards.

The area of the proposed site is 0.759± acres. The flows generated by the site are minor in flow rate and volume. The existing and developed site drains east and south towards the existing storm water quality BMP and to Glenarm Road. Storm flows under proposed developed conditions are essentially the same

as those which existed for the existing PUD Plan. The site and drainage are substantially in accordance with the previously approved Drainage Report prepared at the time of the PUD Plan in 2006. The proposed development of Lot 2 will have no adverse impacts to downstream and surrounding developments or downstream drainage ways or storm drain facilities.

### **Water, Sanitary Sewer, Electric and Gas Utilities**

The site is contained within the service area of Stratmoor Hills Sanitation District, Stratmoor Hills Water District, and Colorado Springs Utilities. These districts already serve the subject property and the new water treatment plant will be served as well. Public Utility Mains exist in the adjacent streets. Sanitary Sewer is provided by Stratmoor Hills Sanitation District, Water service will be provided by Stratmoor Hills Water District. Electric and Gas will be provided by Colorado Springs Utilities. Construction Documents for the proposed buildings will be reviewed by utility organizations.

### **Fire Protection**

Fire Protection is provided by Stratmoor Hills Fire Protection District. Water mains and fire hydrants exist near the site. Construction Documents for the proposed building will be reviewed by the Fire District.

### **Traffic Impact**

The proposed project at Lot 2 Glenarm Subdivision No. 2, will access public Glenarm Road, an asphalt road which connects to US Highway 85/87 to the east. The Lot 1 Glenarm Subdivision No. 2 with one less residential unit than previously planned, is expected to generate 9.52 trips per day less. The new water treatment facility on Lot 2 with 1 to 2 employees would add the same number of trips per day or less. The total number of trips has previously been accounted for during initial PUD planning in 2006. Therefore, a Transportation Impact Study (TIS) is not required for the Site Development Plan. The Development of Lot 2 with the water treatment plant will not generate additional traffic to Glenarm Road.

### **Existing and Proposed Facilities**

The site on existing Glenarm Road requires no new facilities or public improvements. Construction Drawings for the buildings will be reviewed and approved by Pike Peak Regional Building Department.

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