

**El Paso County
Development Services Department**
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
Attn: Nina Ruiz

July 19, 2017

**RE: Woodmen Hills Metropolitan District
Regional Water Reclamation Facility
Site Development Plan**

Dear Mrs. Ruiz:

As a representative of the Applicant, Woodmen Hills Metropolitan District (WHMD), we are preparing the submittal requirements for Administrative Plot Plan approval for a new wastewater plant proposed at the current WHMD wastewater treatment site. The Consultant and Applicant contact information is as follows:

Consultant:

JDS Hydro Consultants, Inc.
545 E. Pikes Peak Ave., Suite 300
Colorado Springs, CO 80903
Contact: Ryan Mangino, P.E.
Telephone: (719) 227-0072
Fax: (719) 471-3401

Applicant:

Woodmen Hills Metropolitan District
8046 Eastonville Road
Peyton, CO 80831
Contact: Jerry Jacobson
Telephone: (719) 495-2500
Fax: (719) 495-1344

General Information

The subject site is in Falcon, CO, northeast of the intersection of Stapleton Drive and Meridian Ranch Boulevard. Currently, the site houses multiple treatment buildings with four wastewater treatment lagoons. The parcel has an area of 13.62 acres and is zoned PUD.

The proposed facility is a pre-manufactured steel building that will house process equipment, bathrooms, a laboratory, offices, and a break room. There are also exterior concrete treatment basins that will contain wastewater. Said basins will be below grade with gaurdrailing surrounding the perimeter for safety. The proposed building is roughly 120 feet by 120 feet, and 26 feet tall.

The building will be manned five days per week, with daily checks performed on the weekends. It is only accessible to operations staff, and not open to the public.

Landscaping

Since the facility is not currently landscaped inside the existing fencing, we are proposing that no new landscaping is needed. It is a utility facility, not open to the public, and purposely screened from view. Any landscaping proposed inside the fencing would not easily be seen by surrounding areas.

The existing fencing and landscaping will remain to sustain a level of screening from adjacent areas. Any disturbed fencing or landscaping will be replaced.

Transportation & Access

Expected average daily trips will be less than 100, and will generally remain unchanged from existing daily trips. The only additional trips generated from the site will be from truck hauling of dewatered material once per week or once every two weeks.

Although truck hauling will be a routine activity, it offsets any current trips generated at the existing site when sludge from lagoons has to be hauled off site. When the existing lagoons are cleaned, considerable truck traffic is generated over a two to three week period. With the new facility, hauling off of liquid sludge is eliminated.

The main access to the site will remain unchanged. Current access is off of Meridian Ranch Blvd. However, a right-out access is proposed off of Stapleton Drive to allow large truck traffic to haul away dewatered sludge (“cake”) and prevent trucks from traveling through residential areas.

A deviation request from Section 2-6 of the Engineering Criteria Manual for the right-out access was approved by the Development Services Department on July 11, 2017. Said Deviation Request is filed under DSD File No. “DEV-17-014.”

Drainage

The proposed concrete treatment basins in the treatment facility comprise an area of approximately 39,300 square feet. Any precipitation that falls within the basins will be held and not released downstream. The basins do not act as detention facilities, but they offset most of the proposed impervious areas by capturing precipitation during storm events.

A Drainage Letter submitted with the Site Development Plan application shows slight increases in peak runoff during 5 and 10-year storm events, with a slight decrease in peak runoff during a 100-year event.

Schedule

Construction is scheduled to start in June of this year, and will be complete by the end of October 2018, if not sooner.

Utility Information

Water and sewer services will be switched over from the existing lagoon facility to the new plant. Said services are provided by the owner of the facility, Woodmen Hills Metropolitan District.

Please refer to the drawings and forms enclosed with this submittal as requested to satisfy the Administrative Plot Plan requirements.

Sincerely,
JDS-Hydro Consultants, Inc.



Ryan Mangino, P.E.