

March 7, 2022
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
ATTN: Ryan Howser and Kari Parsons

**RE: Widefield Water and Sanitation District (WWSD, District)
Rolling Hills Booster Pump Station
Site Development Plan - Letter of Intent, PCD File # PPR-21-075**

To Whom It May Concern:

In preparation for Site Development Plan review, the applicant, JDS-Hydro Consultants, a Division of RESPEC, on behalf of the owner Widefield Water and Sanitation District (WWSD), is requesting review and approval for the proposed Rolling Hills Booster Pump Station project.

Consultant/Applicant:

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

Applicant:

Widefield Water and Sanitation District
8495 Fontaine Boulevard
Colorado Springs, CO 80925
Contact: Rob Bannister, P.E.
Telephone: (719) 390-7111
Email: rob@wwsdonline.com

General Information

The proposed project site is located within a parcel of land in the south half (S ½) of Section 13, Township 15 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. Specifically, the site's location lies approximately 0.2 miles east of the existing intersection of Lamprey Drive and Mumford Drive. The proposed pump station will be located northeast of the intersection of the future Yellowthroat Terrace and Grayling Drive that will be installed as part the Hills at Lorson Ranch and Skyline Ranch developments currently being reviewed by El Paso County. A permanent 0.707 acre-easement is located within an 11.96-acre parcel (#5500000440; zoned PUD) which has been granted for the above use to the District by Lorson LLC, Nominee for Murray Foundation, LLC. herein referred to as "Future Tract D." The proposed site is bounded to the east and southeast by Lorson vacant properties and to the southwest by vacant property currently owned by Saint Aubyn Homes (all part of future residential PUD).

Purpose

The project scope consists of the installation and construction of a pump station and appurtenances located at the existing buried Rolling Hills Booster Pump Station due to required increased capacity and chlorine boosting requirements. The existing and proposed facilities are located entirely within the WWSD water service area and all areas to be served from the system are also within the existing WWSD service area. Site improvements such as landscaping, fencing, and parking are carefully designed with the intent to be sensitive to the surrounding future residential neighborhood. Additionally, security issues have been addressed.

Transportation and Access

Site access (both ingress and egress) will utilize existing concrete curb-cut access and include a security gate which is offset from the right-of-way for ease of access and avoidance of any traffic impacts. The gate will be secured by locked chain and a “Knox Box” for the fire department will be installed at the gate in the event a fire emergency occurs, and the gate is locked. Proposed treatment of the improvements’ perimeter will consist of chain link fencing (excluding an existing 15’ wide frontage utility easement (see drawing plans).

A flat gravel area marked as parking spaces on the drawing plans will be available to accommodate the private, operations-staff only vehicles that will visit the site periodically and reduce the potential for a land use impact to the adjacent land. Because the parking spaces will only serve private, operations-staff only vehicles, they will be placed within the fence boundaries. It should be noted that parking is not required to be ADA compliant in accordance with *Chapter 11, Section 1103.2.9 Equipment Spaces* of the 2015 IBC, which states that spaces frequented only by service personnel for maintenance, repair, or occasional monitoring of equipment are not required to comply with this Chapter. Again, the facility will not be public-oriented and will not include public traffic.

This property is not a commercial or industrial property since it will not be accessible to the public therefore the site is not required to install a driveway with a slope of 4% grade or less. The slope of the driveway is proposed at 6% and a 30 ft concrete drive is included.

Operations only vehicles are expected to access the site to verify proper operation and perform maintenance one to two times per day.

The potential for environmental impact has also been contemplated, and adverse effects onsite nor to the surrounding areas are anticipated.

Drainage

Overall existing site topography is flat and generally slopes and drains to the southwest into natural drainageways. The drainage for this site was considered in the final drainage report for the Hills at Lorson Ranch (SF21-010) and the preliminary drainage plan for the Skyline at Lorson Ranch (PUDSP 21-002). The proposed grading plan for the site directs flow from site to the gutter along Grayling drive where it enters the stormwater system for the Hills at Lorson Ranch development. It should also be noted that the proposed grading for the Skyline development to the north of the site was also considered in the grading and drainage design for the site. Drainage fees will be paid by the developer at the final plat for the Skyline at Lorson Ranch Filing #1.

Superstructure

The proposed facility will include a superstructure approximately 1,696 SF in size and will house a pumping system, a chlorine boosting system, piping, electrical controls equipment, and a restroom. Improvements to the site immediately surrounding the pump station upgrade will consist of approximately 250 LF of 16” and 18” service yard piping to connect the existing inlet and outlet water lines for the existing buried booster pump station. Grading and drainage improvements will be completed as required.

The proposed pump station is comprised of a bi-level CMU block structure with a gable-style roof comprising of minimal pitch. The facility is closed to the public and will be unmanned, however, will be periodically accessed by operational staff for maintenance purposes. The specific pump

station location was selected based upon its convenient location to the overall current infrastructure and any future expansion of the site area, for operational efficiency and effectiveness, as well as for optimal circulation space.

Overall architectural aspects of the facility include design elements which reflect consistency and unity with that of homes in the surrounding neighborhood. The structure's exterior will be comprised of 4-inch and 12-inch split faced CMU featuring various finish colors for aesthetic accent. All material and finish color selections shall consist of neutral-colored tones. As previously stated, security issues have been addressed, and suitable, non-invasive site lighting will be incorporated, along with shielded exterior-mounted building lighting. The building's conventional size will be approximately the same as a typical bi-level residence, and no outside storage of heavy equipment will exist. Any exterior mechanical equipment will be screened, utilizing roadway and buffer landscaping. Structural design aspects are projected to contain clear span interior framing and roof cross bracing. The concrete foundation will be tiered to allow for the placement of the pumping system and pipe gallery below grade.

Lighting, Noise and Site Security

As stated above, security issues have been addressed, and suitable, non-invasive site lighting will be incorporated, along with shielded exterior-mounted building lighting. Construction noise considerations have been thoroughly addressed by limiting construction access hours, and do not pose negative impacts. An onsite backup generator has been strategically placed to comply with noise decibel level requirements and will be screened from the roadway and residences by roadway and buffer landscaping, as previously stated.

As mentioned previously, security fencing along the Tract property lines (excluding frontage easement) shall include a chain-link security fence and an access gate. The gate location shall be placed to the north of the main access from the intersection of future residential streets, Grayling Drive and Yellowthroat Terrace.

Landscaping

Presently, the site is undeveloped with vegetation consisting only of native grasses outside the existing underground pump station's dirt surface area. Appropriate screening and buffering measures have been addressed per the *El Paso County Land Development Code (LDC), General Development Standards*, and are reflected in the overall site development design. An alternate Landscape Plan is being proposed due to the nature of site-specific conditions and use. Please note all disturbed areas shall be re-seeded with native grasses/live ground cover (see Erosion Control and Landscape Plans).

The proposed Landscaping Plan has been developed in cooperation with the future Skyline at Lorson Ranch (PUDSP212). The road frontage of the property will include a future 15 ft wide utility easement. The developer will install the landscaping within the 15 ft wide road frontage area of the existing easement (future Tract D) with the Skyline development. This will allow utilities to be installed prior to planting trees and ensures that the buffer is in place before surrounding residential lots are occupied.

The overall intent for proposed landscaping is to install compliant, xeric/low-water vegetation as per the *Landscape and Water Conservation Manual*, serving as road frontage, side and rear lot buffer/main visual impact areas.

It is our belief that the proposed landscaping, based upon the site's utility use, meets the majority of the overall purpose of *El Paso County's LDC Chapter 6 Landscaping Requirements*, as well as promoting concepts as outlined in the *Landscape and Water Conversation Manual* while providing an equivalent benefit to future development. It should be additionally noted that landscaping compliance is met as it pertains to *Site-Specific Landscaping Required (El Paso County Land Development Code, Chapter 6(G)(e)(i))*. Please note, the utility, a municipal site, can be defined as governmental service infrastructure.

The Alternate Landscape Plan generally satisfies the requirements as listed in *El Paso County's Land Development Code Chapter 6.2.2 (D) Required Buffer and Screen Areas* section (west and north side buffer). *Chapter 6.2.2 (B)(1) Roadway Landscaping Requirements (Depth)* is also met, however, the following section requirements as outlined in *Chapter 6* are proposed for exemption consideration, as they, A.) do not apply to the utility Tract and its use or, B.) conflict with required driveway access/utilities being of primary concern.

- *Roadway Frontage (required tree quantity only to avoid substantial interference with utilities)*
- *Parking Lot (N/A)*
- *Buffer and Screen Area (north side only request for depth reduction; east side N/A)*
- *Internal (see above for primary security consideration along with site space conflict)*
- *Live Ground Cover Within Required Landscape Areas (see Miscellaneous below)*
- *Other (request for boundary trees intent to serve as equivalent to buffer areas intent; request for hardscape in lieu of plantings between lot and curb due to limited space and future maintenance considerations)*

Site Identification Signage

Identification signage as defined by *LDC Chapter 6.2.10 Signs, On-Premise*, is proposed. The District's standard utility/emergency identification sign shall be mounted near the site's access point on the proposed chain-link fence. Please refer to drawing Sheet C9 for details.

Financial Assurance

A Financial Assurance Estimate is included as required for an SDP submittal, however note that the District should not be required to provide a bond for this project. The District is a governmental entity. Its projects are fully funded, 100% insured, and 100% bonded in accordance with State statutes. The improvements proposed are not related to land development nor are they open to the public. Requiring the District to provide a bond per the Financial Assurance Estimate included would effectively require ratepayers within the District to pay for "double-bonding" of the project.

Schedule

Construction is projected to begin in the Spring of 2022, with an estimated 12-month duration.

Utility Information

The existing Rolling Hills Booster Pump Station has electric service from Mountain View Electric. This service will be upgraded to meet the needs of the new station. Water and sewer will be provided by itself as the District. An existing fire hydrant exists but will be considered private.

Additional fire hydrants will be installed with the Hills at Lorson Ranch and the Skyline developments when water service lines are installed.

Please refer to the drawings and forms enclosed with this submittal, as requested, to satisfy the Site Development Plan requirements.

Please note that sheet numbers on drawings (i.e., "Sheet 4 of 12") are for the overall design drawings, and therefore do not correlate for this submittal. It is very difficult (and causes confusion and errors) to separate certain design elements from the overall drawing set. Since the overall drawing set cannot be submitted in its entirety (due to inapplicable pages) for this submittal, drawing page numbers are not linear.

Sincerely,

JDS-HYDRO CONSULTANTS, INC. on behalf of the Widefield Water and Sanitation District

A handwritten signature in blue ink that reads "Gwen Dall". The signature is written in a cursive, flowing style.

Gwen Dall, P.E.

GD: gm