



**T-Bone Construction, Inc.**  
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August 20, 2021

**Letter of Intent**

Owner: Colorado Centre Metropolitan District  
Al Testa  
4770 Horizonview Dr.  
Colorado Springs, CO 80925

Applicant: Darin Weiss  
T-Bone Construction, Inc.  
1310 Ford St.  
Colorado Springs, CO 80915

- Please address letter to El Paso Cnty Planning and Community Development Dept.  
- Add PCD File # to header  
- "List all seven criteria for "No TIS required" in the Engineering Criteria Manual Appendix B Section B.1.2.D and describe how each criteria is satisfied.  
- No driveway access permit is on file. The applicant shall apply for an access permit.

Site Location, Size and Zoning:

- a. Location: 9696 Flagstone St., Colorado Springs, CO
- b. Legal Description: TRACT OF LAND IN SEC 03-15-6. COM AT SE COR OF SD SEC TH N 00<10'17" E 1322 636.74 FT TO POB, TH CONT 416.33 FT, S 12<40'27" W 655.54 FT, S 77<19'33" E 520.00 FT, N 12<40'27" E 243.91 FT, TH N 00<35'03" W 500.45 FT TO POB
- c. Size: 7.73 acres.
- d. Zone: RS-5000 CAD-O
- e. Parcel Schedule No.: 5503400003

Include a discussion regarding the provision of utilities to the site.

T-Bone Construction is submitting this letter of intent on the behalf of the land owner and our client, Colorado Centre Metropolitan District, located at 4770 Horizonview Dr., Colorado Springs, CO to submit a minor site development plan.

The Colorado Centre Metropolitan District (CCMD) is a local water utility company in Colorado Springs, Colorado. CCMD is requesting approval of a minor site development plan proposing new construction of a single story administration building of approximately 5,300 square feet. The building is intended for district board and office operations, as well as various community meetings and events.

The proposed building will be accessed from the existing driveway stub that was constructed specifically for the future administration building when the current water treatment facility was constructed in 2015. The proposed site layout of the new administration building is consistent with the concept illustrated in the site development plan for the existing water treatment facility.

See the following attached pages for intent items regarding drainage and landscape from JDS Hydro Consultants, Inc.

Thank You,

Darin C. Weiss AIA  
Design Development Services  
T-Bone Construction, Inc

- Please annotate LOI main page with enclosures/exhibits or total # of pages attached or add LOI header on subsequent pages

### **Drainage**

The land on which this project is proposed is currently undeveloped. The site consists of native grass/weed ground cover. The existing water treatment plant was constructed on the site (directly south of the proposed administrative building) in 2015. The major drainage characteristics include the conveyance of water (via sheet-flow) to the south and east into the existing Flagstone Channel along Flagstone Street, as well as directly into Jimmy Camp Creek. During construction of the water treatment plant, a drainage channel was installed west of the site carries flow to the Flagstone Channel which discharges into Jimmy Camp Creek. The drainage channel west of the site has an area inlet and reinforced concrete pipe (RCP) which conveys flows directly to the Flagstone Channel. The southernmost curb opening and drainage chase, area inlet, and RCP were installed during the Water Treatment Plant Construction project. Any necessary grading as well as additional rock check dams will be installed in the western channel as part of this project. The site is not impacted from off-site flows due to the existing drainage ditch system on the west and south of the site as well as Jimmy Camp Creek to the east. The site is entirely outside the 100-year floodplain.

Proposed drainage of this site has not changed since the approval of the site development plan for the existing water treatment plant. Stormwater will continue to flow (via sheet flow) from the site directly into the existing Flagstone Channel or Jimmy Camp Creek, while other flows will be conveyed into the channel west of the site into an existing area inlet and RCP and into Flagstone Channel. Curb and gutter will be used to convey stormwater to the channel west of the site. Rock check dams will be installed in the channel to help prevent erosion and provide small amounts of detention. The addition of paved driveways, parking, sidewalk and administrative building will add 36,376 square-feet of new impervious area to the site.

The Flagstone Channel was built due to a previous drainage study for the area called Horizonview Drive, submitted by JR Engineering, LTD. That report documented calculations for development improvements in CCMD, specifically developed flows for areas north and upstream of the existing Flagstone Channel. The developed flow calculations for the subject site are less than those calculated in the original report. This is due to a decrease in impervious areas when comparing the currently proposed improvements versus those in the original report. The proposed impervious area and therefore developed flow is less than that included in the 2015 drainage report, therefore, no anticipated negative impact is anticipated downstream and on-site detention is not necessary.

Proposed erosion and sediment control measures include silt fence, curb sock, rock check dams, vehicle tracking pad, concrete washout area, and permanent stabilization of all disturbed areas. Disturbed areas shall be re-seeded with a proposed seed mix with historical success in the area.

### **Landscaping**

Presently, the proposed immediate Administration Building site is undeveloped with vegetation consisting of native grasses and weeds. The site is immediately bounded by an existing recreation field to the north, vacant/undeveloped space to the east, and an existing water

treatment plant and associated street improvements to the south, and a drainageway to the west – all CCMD-owned (see Overall Alternate Landscape Plan).

An Alternate Landscape Plan is being proposed due to the nature of site-specific conditions and per suggestions from El Paso County Planning. Determination of the decreased building site area calculation for internal square footage is as per *El Paso County's Land Development Code (LDC) Chapter 6 (E)(3)(c)*. Please note all disturbed areas shall be re-seeded with native grasses/live ground cover (see Erosion Control Plans).

It is our belief that the proposed landscaping, based upon the overall site's utility-corelated 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 any 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))*. The overall utility, a municipal site, can be defined as governmental service infrastructure.

Consideration for partial landscape requirement exemption should also take into account the following justifications:

- It has been proven that excess landscaping deters access and maintenance for utility infrastructure.
- Security is always at the forefront of design consideration for a municipal infrastructure. As of June 2002, the municipal entities must comply with the Federal Government's Vulnerability Assessment Act, also known as the Bioterrorism Act. The Homeland Security recommends that no object should obstruct a utility facility's view, in order to facilitate security. Additionally, the Federal requirement does not allow the Homeland Security's constraints to be made public. To reiterate, no object should significantly impinge upon a utility facility's view, and thus the planting of landscaping surrounding the site per portions of the *LDC Chapter 6*, which could obstruct security's view of the site from the main access, is not recommended.

The intent of the owner and applicant is to install compliant, xeric/low-water landscaping for the new structure to satisfy the requirements as listed in *El Paso County's Land Development Code Chapter 6.2.2*, as well as per the aforementioned *Landscape and Water Conversation Manual*, serving the Parking Lot, Internal, Live Ground Cover, and Miscellaneous sections of the *LDC* (see drawing sheet LS3 for Coverage Table).

A xeriscape design was selected, as it presents consistency with upholding the concept for the CCMD Utility, which reinforces the importance of water conservation. The design can also be viewed as an example to utility customers in order to promote, encourage, and showcase not only reduced water waste, but reduced maintenance/costs/fertilizer usage/pollution; and for overall demonstration considerations which is conducive to Colorado's primarily arid climate. A variety of hardscape material is incorporated surrounding internal plantings for both water retention and aesthetic xeric guideline purposes.

Appropriate screening and buffering measures have been considered per the *LDC General Development Standards*, however, as stated above, the reduced boundary was utilized for

coverage ratios in accordance with the suggestion of EPC Planning. We believe exceeding the Internal requirement quantities can also suffice as an alternative to screening and buffering requirements. Landscaping as shown also reduces vehicular lighting impacts/projections into the residential area specifically located to southwest (which could be considered an impacted area as per the parking lot design). Trees are included to the east side of the parking lot in order to satisfy the Internal plantings area requirement.

As stated previously, the overall intent of the owner and applicant is to install landscaping within the reduced boundary perimeter with utmost consideration to adjacent residential development.

The Alternate Landscape Plan specifically satisfies the requirements as listed in *El Paso County's LDC* as follows: *Chapter 6.2.2 – (C) Parking Lot Landscape Requirements, (E) Internal Landscaping, (F)(2) Required Live Material Ground Cover, as well as (G)(2) Miscellaneous Requirements.*

The following section requirements as outlined in the *LDC Chapter 6* are requested for exemption consideration, as they do not apply to the reduced boundary area:

- *Roadway Frontage*
- *Buffer and Screen Areas (along property lines)*
- *Other (request for internal landscaping intent to serve as equivalence to buffer/screen areas intent)*