

July 14, 2020

El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
ATTN: Rad Dickson, Planning Department

**RE: Forest Lakes Phase II Water Tank, PPR-20-001
Site Development Plan - Letter of Intent - Revised**

Dear Mr. Dickson:

In preparation for Site Development Plan review, the applicant (JDS-Hydro Consultants, Inc), on behalf of the owner (FLRD #2 LLC), is requesting review and approval for the proposed Forest Lakes Phase II Water Tank project.

Consultant:

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

Applicant:

FLRD #2, LLC.
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919
Contact: Jim Boulton
Telephone: (719) 785-3259
Email: jboulton@classichomes.com

The project scope consists of the installation of a 260,000 gallon tank and appurtenances to provide fire flow and pressure for upcoming phases of the Forest Lakes Regional Development Project. The approval for this location and use was included in the PUDSP-18-001 and PUDSP 19-006. No 1041 is required. The tank location was carefully chosen with the intent to be sensitive to the views of future surrounding residential neighborhood. Security has been addressed and includes a fence around the tank and barrier gate on the access road to limit vehicle access.

The proposed project site is located approximately 1-mile west of the intersection of Lindbergh Road and Mesa Top Drive in Colorado Springs, Colorado in Section 29, Township 11 South, Range 67 West of the 6th Principle Meridian. The proposed tank and appurtenances will be within the 287-acre **Parcel #7100000433** currently zoned as PUD. The proposed site parcel is bounded to the west by the US Forest Service, to the north by two 40-acre parcels, one of which is vacant and zoned FOREST and the other which has one single family home built on it and is zoned RR-5. The south side of the property is bounded by multiple parcels zoned as RR-5 and the east side of the property is bounded by multiple parcels zoned as PUD. Ultimately the tank site will be reduced to sit on a 6.574 acres tract when additional filings are platted as noted in PUDSP 19-006.

Overall the existing site topography generally slopes to the west but the tank was sited approximately 8 feet below the surrounding area to reduce visibility. The tank site has been graded such that it will drain to the north of the property. Supplied with this submittal is a geotechnical engineering study conducted by Entech Engineering, dated April 13, 2018.

The site development plan depicts what was approved on PUD SP-19-006. Consistent with the approved PUDSP, trails loop through the tract that the tank is located on and will be constructed with Forest Lakes Filing No. 6. Substantial vegetation exists at the tank site and includes scrub oak and evergreen trees. The tank site's exterior boundary contains native evergreen and deciduous trees, grass and brush on all sides. The tank site area will be unmanned and access will be prohibited to the public.

Screening and buffering requirements have been reviewed per the *El Paso County Land Development Code, General Development Standards, Chapter 6, Section 6.2.2. Landscape Requirements*, as well as the supplemental *Landscape and Water Conservation Manual*. Due to the Tract site's utility classification, it will not be accessible to the public therefore a request is being made to reduce the landscaping requirements at the tank site and along the access road. Impeding vegetation will be demolished prior to construction but non-conflicting vegetation will be preserved. Per preliminary discussions between El Paso County Planning and N.E.S., evergreen trees will be planted around the perimeter of the tank. Water from the tank through the onsite yard hydrant will be used to water the trees until they are well established and no longer require supplemental water.

Lighting will not be included on the site in order to preserve the natural forest environment surrounding the tank for the adjacent ownership. LED lighting will be located within the control panel and will be activated by a door switch when opened for use by operations staff for during maintenance procedures. The control panel will be located in the controls/solar power area on the east side of the tank.

Financial surety is provided for permanent grading and erosion control that will be installed after the tank has been constructed. Earthwork and temporary grading and erosion control measures for the tank site will be completed as part of the Pre-Development Grading and Erosion Control Plan for Forest Lakes Filing No. 5, 6, and 7 and is therefore not included in the financial assurance estimate for this project. The 260,000 gallon tank and associated appurtenances will be fully bonded and funded by the developer, FLRD #2, LLC and are therefore not included in the financial assurance estimate.

Overall architectural aspects of the tank include a color coated roof which will limit tank visibility for future homes in the surrounding neighborhood. The tank will be a bolted steel tank with an aluminum dome roof both painted tan (RAL 1001) to fit in with the surrounding natural vegetation. Construction noise considerations have been addressed by limiting construction access hours to 7 am to 7 pm.

Site access (both ingress and egress) will utilize future concrete curb-cut access to allow vehicle access to the road to the tank. An asphalt road and parking per PUD SP-18-001 will be available to accommodate private, operations-staff only vehicles that will visit the site periodically and reduce the potential for a land use impact to the adjacent land. Parking spaces will only serve private, operations-staff only vehicles and will be placed within the fence boundaries. Note that parking is not required to be ADA compliant in accordance with Chapter 11, Section 1103.2.9 Equipment spaces of the 2015 IBC, Spaces frequented only by service personnel for maintenance, repair, or occasional monitoring of equipment are not required to comply with this chapter. The facility will NOT be customer-oriented and will not have customer traffic. Access will only be open to operations staff for maintenance and monitoring equipment at the tank site.

Proposed treatment of the improvements' perimeter will consist of chain link fencing and an access gate. As Filing No. 6 requires the tank for providing water, both the tank and Filing No. 6 will be completed simultaneously. Therefore, the tank access (once operational) will be from Filing No. 6 platted roadways (or in the interim unplatted roads till the plat is recorded). See attached letter from FLRD #2 Granting the Forest Lakes Metro District permission to access the tank site on graded roadways prior to the plat being recorded.

Environmental impacts were considered as part of the overall development and therefore were not investigated specifically for the tank site.

Grading of the tank site is projected to be completed in October of 2020. Tank construction is projected to begin in November of 2020 with an estimated 2-month duration.

Please find the enclosed documents to accompany the Site Development Plan application submittal.

If you have any questions, please do not hesitate to call.

Sincerely,

JDS-HYDRO CONSULTANTS, INC. on behalf of the FLRD #2, LLC.



Gwen Dall, P.E.

Enclosures: Site Development Plan Associated Drawings and Documents

GD: gm