

November 9, 2021  
(Revised February 9, 2022 as per County comments)

El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910  
ATTN: Planning Department

**RE: Widefield Water and Sanitation District (WWSD, District)  
Booster 2 Pump Station Replacement  
Site Development Plan - Letter of Intent**

To Whom It May Concern:

In preparation for Site Development Plan review, the applicant (JDS-Hydro Consultants), on behalf of the owner, Widefield Water and Sanitation District, is requesting review and approval for the proposed Booster 2 Pump Station Replacement project.

The project scope consists of replacement of a 50-year-old existing Booster 2 Pump Station and appurtenances due to age, resulting in prolonged issues. The existing and proposed facilities are located entirely within the WWSD water service area and areas to remain served from the system are also within the existing WWSD service area. Landscaping, fencing, and parking are carefully designed with the intent to be sensitive to the surrounding residential neighborhood. Additionally, security issues have been extensively addressed.

The Consultant/Applicant and Owner contact information is as follows:

**Consultant/Applicant**

JDS-Hydro Consultants, a Division of RESPEC  
5540 Tech Center Drive, Suite 100  
Colorado Springs, CO 80919  
Contact: Mario DiPasquale, P.E.  
Telephone: (719) 227-0072, Ext. 110  
Email: [mdipasquale@jdshydro.com](mailto:mdipasquale@jdshydro.com)

**Developer/Owner**

Widefield Water and Sanitation District  
8495 Fontaine Boulevard  
Colorado Springs, CO 80925  
Contact: Robert Bannister, P.E.  
Telephone: 719-390-1409  
Email: [rob@wwsdonline.com](mailto:rob@wwsdonline.com)

**Purpose**

The purpose of this application is for a Site Development Plan necessary to approve the construction of a replacement pump station. Site development includes a pump station (2490+/- SF, 20'+/- Tall) to replace an existing pump station which will service the utilities of the Widefield Water and Sanitation District. The structure will not be customer-oriented and will not have customer traffic. Access will only be open to operations staff.

## **General Information**

The proposed project site is located approximately 300 feet northwest of the intersection of Metropolitan Street and Kipling Street in Colorado Springs, Colorado in Section 19, Township 15 South, Range 65 West of the 6<sup>th</sup> Principal Meridian, specifically adjacent to 7010 Metropolitan Street. The existing pump station facility is located on **Parcel #5519412028**, with the proposed facility and appurtenances lying primarily within adjacent **Parcel #5519109008**. The proposed site parcel is noted as Tract D from Plat No. 3446 – Widefield Country Club Heights East and is bounded (offsite) to the west by the Fountain Mutual Irrigation Company (FMIC) canal. Metropolitan Street, a non-arterial, two-lane asphalt-paved road, bounds the east side of the property. Zoning for both parcels is listed as RS-5000, CAD-O.

The proposed facility will fully replace the existing pump station, however, the existing structure will remain. A portion of the interior equipment will be reutilized in the proposed facility. The proposed facility will include a superstructure approximately 2,387 SF in size and will house a pumping system, piping, electrical and controls equipment. Improvements to the site surrounding the replacement pump station will consist of approximately 900 LF of 10” to 30” service yard piping along with necessary grading and drainage improvements.

## **Drainage**

Overall existing site topography generally slopes to the west, containing a maximum slope of approximately 3%. A moderate to steep gradient is located near and toward the FMIC canal. Proposed onsite detention has been calculated per criteria outlined by the *El Paso County Drainage Criteria Manual*, with thorough efforts prepared to satisfy the FMIC. All drainage systems, including the proposed driveway, are designed to safely route the 5-year and 100-year storm flows. Supplied with this submittal is a geotechnical engineering study conducted by Vivid Engineering Group, dated October 22, 2019. Proposed water utility service locations have also been designed accordingly, while coordination with all other utility facilities are being arranged.

## **Landscaping**

Substantial vegetation is non-existent, however, the site’s exterior boundary contains native deciduous trees and brush to the west which will be trimmed to accommodate new property line fencing. 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. Please note all disturbed areas shall be re-seeded with native grasses/live ground cover.

The intent of the District is to install compliant, xeric/low-water vegetation as per the *Landscape and Water Conservation Manual*, serving as road frontage and side lot buffer and visual impact areas. A decrease in internal landscaping quantity is being requested, as available site area is not only limited, but requirement portions, as listed in *El Paso County’s Land Development Code*,

conflict with the District's security guidelines per the Federal Government's Vulnerability Assessment Act (enforced by the Colorado Department of Health and Environment; see below).

It is our belief that the proposed landscaping, based upon 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))*. The 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. As stated above, the Tract site is planned for a future tank and treatment facility improvements, therefore, no obstructions should impede access to critical equipment (i.e. any future municipal utility structures, building access, pumping locations, etc.).
- 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. Sections outlined in the *LDC's Chapter 6: Parking Lot, Buffer and Screen Areas, Internal Landscaping, Live Material Ground Cover (within Roadway Frontage), Landscape between Lot and Curb, and Other Required Landscape Areas* are proposed for exemption consideration, as they do not apply to the utility tracts/easements and their use.

### **Site Identification Signage**

Identification signage as defined by *LDC Chapter 6.2.10 Signs, On-Premise*, are being proposed in two locations. The District's standard utility/emergency identification sign shall be mounted near the site's access point on the proposed chain-link fence. Additional ground-mounted, freestanding monument identification signage is being proposed near the site's access as well, however, a deviation request is being made in regard to specific location. Due to the site's location in a residential zoning district, regulation states the low-profile signage must be located at least 25' from all lot, parcel or tract lines adjacent to public and private rights-of-way or easements. Because the road frontage landscape must be enclosed within the site along the property line, the space directly behind this area will be somewhat concealed, therefore prohibiting visual of the proposed monument signage. The 35 SF monument sign complies fully

with design standards and building code. As stated above, the deviation request specifically pertains to the signage location, which is proposed at 4' behind the new chain-link fence and in front of landscaping as to allow for clear visualization from Metropolitan Street. Please refer to drawing Sheet C4 for details.

### **Building Construction Elements**

Proposed Booster 2 Pump Station is comprised of a bi-level concrete masonry unit (CMU) structure with a combination flat roof and metal shed-style roof comprising of moderate pitch. Standing seam aluminum awnings shall be provided over the building's south side access and overhead doors.

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-split faced CMU featuring various finish colors for aesthetic accent. All material and finish color selections shall consist of neutral-colored tones. 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. Exterior mechanical equipment will be screened with the CMU material as described above. As previously stated, 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.

Structural design aspects are projected to contain clear span double-tee roof supports with portions of the building to include metal and/or wood trusses. The concrete foundation will be tiered to allow for the placement of the pumping system and pipe gallery below grade.

### **Transportation and Access**

Site access (both ingress and egress) will utilize existing concrete curb-cut access. Security gate access to the aggregate driveway area will consist of 20' wide reinforced concrete which will be offset 30' from the right-of-way. Parking spaces will include code-compliant wheel stops.

Proposed treatment of the improvements' perimeter will consist of security chain link barbed wire fencing, a side access gate, along with a site access gate secured by locked chain for security purposes. A portion of existing fencing shall be utilized to complete a secured perimeter. To reiterate, the facility shall be unmanned, and only periodic checks will be performed by the District's operations staff. A "Knox Box" for, and in compliance with, the Fire Department will be installed at the gate in the event a fire emergency occurs and the gate is locked.

The potential for environmental impact has also been contemplated, and adverse effects onsite nor to the surrounding areas are not anticipated. The Fountain Mutual Irrigation Ditch located to the west of the structure operates during irrigation season and access to the canal shall be maintained and not restricted.

An exemption for road impact fees and the associated estimate are being requested, as *Resolution 16-454 Road Impact Fees* do not apply to this request for replacement of an existing facility. The approval/permit requested for a new structure on a parcel of property in unincorporated El Paso County shall not generate new trips for said parcel/tract. As stated above, the new facility will simply replace the existing facility due to age, resulting in prolonged issues. The existing WWSO booster pump station located within roughly 100' directly southwest of the proposed will remain onsite and will not be removed or demolished with this project. Also as previously mentioned, the overall public utility use remains the same, as do current trips (which are only to be made by operations staff). Furthermore, access to the site will also remain closed to the public and will not change to include customer or public-oriented traffic.

### **Utility Information**

The Booster 2 pump station will have electric service provided from the City of Fountain. Water and sewer will be provided by itself as the District. Fire hydrants will be located adjacent along Metropolitan Street.

### **Schedule**

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

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

Please note that sheet numbers listed drawing sheets (i.e., "Sheet 4 of 13") are for the overall design drawings, and therefore do not correlate to 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



Mario DiPasquale, P.E.  
Enclosures:

MD: gm