August 21, 2024

El Paso County
Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Woodmen Hills Metropolitan District
Theriot Tank Replacement
Site Development Plan – Letter of Intent

As a representative of the Owner, Woodmen Hills Metropolitan District (WHMD, the District), we are preparing the submittal requirements for an administrative Site Development Plan to replace their existing 250,000-gallon steel water storage tank with a new 1-million-gallon, AWWA D110 circular concrete water storage tank in order to replace deteriorating infrastructure and provide additional water storage capacity in the District's drinking water system.

The parcel of land for the proposed project is currently platted as *Lot A of Woodmen Hills Filing No. 2*. Zoning of the existing lot is RR-0.5.

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

Consultant/Applicant
RESPEC, LLC
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919
Contact: Ryan Mangino, P.E.
Telephone: (719) 402-0021
Email: ryan.mangino@respec.com

Owner
Woodmen Hills Metropolitan District
8046 Eastonville Road
Falcon, CO 80831
Contact: JD Shivvers
Telephone: 719-495-2500
Email: jd.shivvers@whmd.org

GENERAL INFORMATION

The existing water storage tank has been in operation since the late 1990s and needs to be repaired or replaced. Due to the cost of recoating a welded steel tank, the District has opted to remove the existing tank (and surrounding supporting buildings) and replace it with a concrete storage tank. Concrete tanks do not require interior coating, whereas a steel tank requires a recoat of the interior paint about every 15 years at considerable cost.

PURPOSE

The purpose of the project is to provide better, more reliable, and additional water storage for the District and its constituents.

As mentioned above, the new tank shall be constructed of concrete with a finish that looks similar to stucco. The exterior of the tank will be painted the same as the existing tank (light tan) to match surrounding architecture in the neighborhood.

5540 TECH CENTER DRIVE
SUITE 100
COLORADO SPRINGS, CO 80919
719.227.0072

LANDSCAPING

The site is currently semi-developed with vegetation consisting of native grasses, weeds, and established trees. There are several mature deciduous and evergreen trees along the southern property line which serve as a landscape buffer between the site and existing residential area. Two (2) evergreen trees located on the southern half of the west side of the site exist as well.

The intent of the District is to install xeric/low-water landscaping for the new facility to satisfy the requirements as listed in El Paso County's Land Development Code Chapter 6.2.2 (B) Roadway Landscaping section, based on the adjacent road classification. Therefore, an Alternate Landscape Plan will be requested for consideration. Please note all disturbed areas shall be re-seeded with native grasses/live ground cover (refer to Erosion Control sheets).

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 storage structures, building access, bypass 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. 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 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 Screen Areas, Internal Landscaping, Live Material Ground Cover (within Roadway Frontage), and Landscape between Lot and Curb* are proposed for exemption consideration, as they do not apply to the utility Tract and its intended use.

TRANSPORTATION & ACCESS

As mentioned above, the facility is not a manned facility, and daily checks will be performed by operations staff. The site will only be accessible by operations staff and will not be open to the public. Private access will be through the existing site access, previously approved, via residential streets and Theriot Road. At this access point, being the only access to the site, is an existing chain-link private access security gate with barbed wire, which is and will be secured by locked chain. A "Knox Box" for the fire department is located near the gate in the event a fire emergency occurs and the gate is locked.

An existing, on-site, ingress/egress recycled asphalt road will be used for access to the facility. Permeable pavement will be proposed around the new tank which will provide additional driveway area.

The existing perimeter fence consists of chain-link fence with barbed wire, surrounding the entire site perimeter.

No parking spaces shall be designated for the tank since it is an unmanned utility.

LIGHTING & SITE SECURITY

No lighting will be proposed on the new tank. Site lighting is already available via wall packs in the recently constructed treatment building, roughly 90 feet west of the proposed tank. Also, an existing light pole exists adjacent to the parcel, northeast of Theriot Road.

DRAINAGE

Existing drainage sheet flows to the south and west into an adjacent drainage way. There are no existing drainage facilities (storm pipes, inlets, culverts, etc.) on the site.

Proposed drainage will generally remain the same as the existing drainage. The proposed tank and the removal of the existing pump station and flatwork will reduce the overall additional impervious area.

In order to offset the additional impervious area and avoid detention facilities, the owner is proposing to install permeable material around the tank in lieu of a typical gravel driveway.

The permeable material will consist of 5-inch-thick gravel and a 1-inch "permeable paver" with 3/8-inch gravel at finished grade. This system will allow stormwater to be detained instead of flowing immediately offsite.

Since the proposed drainage characteristics will generally remain the same as existing, (with additional impervious area offset by permeable material placed on site) no detention is proposed as impacts to stormwater runoff will be almost negligible.

UTILITY INFORMATION

Overall facility consists of a new water storage tank to replace an existing water storage tank. All infrastructure is owned and operated by the Woodmen Hills Metropolitan District.

SCHEDULE

Construction is scheduled to start in the fall of 2024 and will be complete by late spring of 2025.

Sincerely,

Ryan Mangino, P.E.
Project Manager

cc: Project Central File 112.126