

**El Paso County  
Planning & Community Development**  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127  
Attn: Mike Hrebenar

**October 25, 2018**

**RE: 4-Way Ranch Metropolitan District  
Lift Station  
Administrative Plot Plan**

Dear Mr. Hrebenar:

As a representative of the Applicant, 4-Way Ranch Metropolitan District (4WRMD, the District), we are preparing the submittal requirements for Administrative Plot Plan approval for a new wastewater pump station (lift station) proposed at a new site. The Consultant and Applicant contact information is as follows:

**Consultant:**

JDS Hydro Consultants, Inc.  
545 E. Pikes Peak Ave., Suite 300  
Colorado Springs, CO 80903  
Contact: Ryan Mangino, P.E.  
Telephone: (719) 227-0072  
Fax: (719) 471-3401

**Applicant:**

4-Way Ranch Metropolitan District  
PO Box 50223  
Colorado Springs, CO 80949  
Contact: Peter Martz  
Telephone: (719) 447-8773

**General Information**

The site for the Lift Station is located approximately 0.28 miles north of the intersection of Stapleton Drive and Highway 24 in Peyton, Colorado, in Sections 28 & 33, Township 12 South, Range 64 West of the 6<sup>th</sup> Principle Meridian, El Paso County, Colorado (El Paso County Parcel #: 4200000366).

The site for the lift station is on an easement that only takes up a small portion of an overall parcel that is 131.5 acres, zoned PUD, and owned by the 4-Way Ranch Joint Venture, LLC. The site for the Lift Station is a 1.05-acre easement on the overall parcel.

The proposed facility will consist of a buried concrete structure that will contain a wastewater holding basin (wet well) and a pump room. Directly above the pump room will be an above-grade structure that will be 24 feet by 25 feet, just over 16 feet tall, and will contain a bathroom and electrical/control equipment. A new backup generator will also be placed on the site.

District operations staff will perform daily checks on the facility, but it will not be a “manned” facility. It will only be accessible to operations staff, and not open to the public.

**Landscaping**

Currently, no landscaping exists at the site. It is entirely covered with native grasses.

The intent of the District is to install xeric/low-water landscaping for the new facility. The area of the site and proposed landscaping is as follows:

- Net Site Area: 45,733 s.f.
- % Minimum Internal Area Required: 5%
- % Internal Area Provided: 5%
- Internal Landscaping Required: 2,287 s.f.
- Internal Landscaping Provided: 2,300 s.f.

The site does not currently border any streets or rights-of-way. Proposed landscaping will face future right-of-way as development makes its way toward the lift station.

Transportation & Access

As mentioned above, the facility is not a manned facility; only daily checks will be performed by operations staff. Expected average daily trips will be less than two, and vehicles will be parked adjacent to the building in dedicated parking spaces (see Site Development Plan drawings).

Access will initially be via an easement off of Stapleton Drive, and eventually off of a roadway yet to be developed.

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 from the site will generally remain the same as the existing drainage. The addition of a 600 square-foot above-grade building will add some impervious area to the site. However, detention facilities are not proposed for this project as a future detention facility will be built (and is planned) for the surrounding subdivision.

Schedule

Construction is scheduled to start in the summer of 2019, and will be complete by the end 2019.

Utility Information

Water and sewer services will be provided by the District.

Please refer to the drawings and forms enclosed with this submittal as requested to satisfy the Administrative Plot Plan requirements.

Sincerely,  
**JDS-Hydro Consultants, Inc.**



Ryan Mangino, P.E.  
*Enclosures*