

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

April 28, 2020

**RE: Woodmen Hills Metropolitan District (WHMD)
West Concrete Water Storage Tanks
Site Development Plan – Letter of Intent**

Include a section in this letter addressing lighting. No lighting plan noted

Dear Ms. Parsons:

As a representative of the Applicant, Woodmen Hills Metropolitan District (WHMD, the District), we are preparing the submittal requirements for the West Water Tank Site Development Plan to construct a concrete water storage tank (with a future concrete tank) near Arroya Lane (East of Vollmer Rd.) in El Paso County (Parcel No. 5200000361). The Consultant and Applicant contact information is as follows:

Consultant:

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

Applicant:

Woodmen Hills Metropolitan District
8046 Eastonville Road
Peyton, CO 80831
Contact: Jerry Jacobson
Telephone: (719) 495-2500
Email: Jerry@WHMD.org

General Information

The site for concrete tanks is located on Arroya Lane, approximately 0.6 miles east of Vollmer Road in Colorado Springs, Colorado, in the Northwest 1/4 of Section 27, Township 12 South, Range 65 West of the 6th Principle Meridian, El Paso County, Colorado. An address is yet to be determined for the site on which the tanks will be constructed.

The site for the concrete tanks currently takes up a small portion of an overall parcel that is 278-acres, zoned RR-5, and owned by Morley-Bentley Investments LLC. It contains an existing potable water concrete storage tank that currently serves development to the south. The proposed site for the concrete tanks is currently being submitted under the Subdivision Exemption process, and is a 1.47-acre easement on the overall parcel.

Presently, no existing infrastructure is located on the proposed parcel (existing utility easement). The proposed tanks will be roughly 3 million gallons and under 2 million gallons, constructed of concrete in accordance with American Water Works Association (AWWA) standards. Only one tank (the 3 million gallon tank) is currently proposed.

District operations staff will perform weekly 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 mainly covered with native grasses.

The intent of the District is to install xeric/low-water landscaping for the new facility. It is also the intent of the District to propose an alternative landscaping plan – compared to EPC site requirements – related to trees along Arroya Lane.

The proposed access road and a gravel access road for the future tank will be located within the 15-foot frontage width. This decreases the available frontage distance, and subsequently decreases the number of trees from the required 14 to 7.

The District is proposing that the landscaping shown on the “Alternative Landscaping Plan” be sufficient to satisfy requirements for road frontage landscaping. The request is to waive the required amount of frontage trees due to the restrictions listed above. All other landscaping requirements are met as depicted below:

- Net Site Area (less frontage easement): 58,107 SF
- Internal Landscape Area Required/Provided: 5% (2,905 SF) / 5.5% (3,217 SF)
- % Ground Cover Required/Provided: 50 / 50
- Internal Trees Required/Provided (1/500SF): 6 / 8
- Roadway Frontage Width Required/Provided: 15 feet / 15 feet
- Roadway Trees Required/Provided (1/15 LF Frontage): 14 / 7

Transportation & Access

As mentioned above, the facility is not a manned facility, and only weekly checks will be performed by operations staff.

No new roads are being proposed, and the existing Arroya Lane is adequate for access. The tanks will not involve any pumps, motors, or any other noise-making equipment.

Drainage

Runoff from the basin flows via sheet flow to the southwest of the property and eventually discharges into a drainage swale that continues to the southwest and into a stock pond located on the future Retreat at TimberRidge development. This facility serves as a temporary sediment pond. Discharges from the stock pond flow directly towards Sand Creek

This site is not impacted from off-site flows due to the existing drainage ditch system on Arroya Lane and the previous grading of the SRMD water tank site directly east of the site.

Runoff on the site will be conveyed from southern half of the site to the northeast and from the northeast of the site to the southwest to an extended detention basin (EDB) located on the west side of the property before discharging off-site. Overland sheet flow and inverted crown gravel driveways will be used to convey groundwater to the EDB. An EDB providing full spectrum detention will be used to treat the Water Quality Capture Volume (WQCV), Excess Urban Runoff Volume (EURV), and 100-yr flood event before leaving the site.

The proposed EDB provides water quality for runoff produced on the West Water Tank Site. This water quality basin is designed to treat approximately 1.47 acres and provide 5,740 cubic feet of water quality storage (not including 1-ft freeboard). The EDB will be private and maintained by the property owner.

Access to be granted to the owner and El Paso County for access and maintenance of the private WQCV facility. A private maintenance agreement accompanies the submittal. The WCQV facility sizing calculations are included as an attachment of this report.

Proposed erosion and sediment control measures include silt fence at the toe of grading operations, concrete washout area, and permanent stabilization of all disturbed areas. Disturbed areas shall be re-seeded with native grasses.

The West Water Tank site is proposing to construct a detention pond that will detain developed flows and release at historic rates. The extended detention basin with rip rap rundown and plunge pool will sufficiently mitigate the developed flows. The development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently exists due to historic conditions.

Schedule

Construction is scheduled to start in the Summer of 2020, and will be complete by December 2020.

Utility Information

A water transmission line owned by WHMD will provide water to the tank as well as draw water from the tank to during demand. There are no water taps or sewer infrastructure related to this project.

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

Sincerely,
JDS-Hydro Consultants, Inc.



Ryan Mangino, P.E.
Enclosures