

January 18, 2022

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

**RE: Trails at Aspen Ridge Booster Pump Station
Letter of Intent**

Dear Mr. Green:

As a representative of the applicant, Widefield Water and Sanitation District (the District), we are requesting review and approval to proceed with construction of the Trails at Aspen Ridge Booster Pump Station project. The booster pump station has been included in the Trails at Aspen Ridge Filing #3 Plans submitted by Matrix Design Group on behalf of the developer, COLA LLC. Parties involved in this project and their roles are outlined below for your reference.

Consultant to WWSD:

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

Applicant:

Widefield Water and Sanitation District
8495 Fontaine Blvd.
Colorado Springs, CO 80925
Contact: Robert Bannister, P.E.
Telephone: (719)955-6118
Email: rob@wwsonline.com

Developer:

COLA, LLC.
555 Middle Creek Pkwy, Suite 380
Colorado Springs, CO 80921
Contact: Tim Buschar
Telephone: (719)382-9433
Email: tbuschar@aspenviewhomes.net

Consultant to Developer:

Matrix Design Group
2435 Research Parkway, Suite 300,
Colorado Springs, CO 80920
Contact: Jason Alwine
Telephone: (719)457-5609
Email: Jason_alwine@matrixdesigngroup.com

Purpose

The project scope consists of the construction of a booster pump station and appurtenances to provide water flow and pressure for Filing 3 and upcoming phases of the Trails at Aspen Ridge Development. The station will be sized to serve all planned development within WWSD's existing service area in the far northern portion that cannot be supported by their existing water system. The approval for this location and use was included in PCD Filing #SF-21-022 submitted by Matrix Design Engineers. A 1041 exemption request is being submitted to El Paso County concurrently with this letter of intent with justification. The justification notes several reasons that a 1041 exemption should be granted and specifically points out that no additional water sources or water storage will be added as a result of this project and is therefore exempt under Chapter 3, Article 3.104 (2) which states the following:

A municipal or industrial water project is exempt from this Chapter if it falls within one of the following categories:

(d) A proposed municipal water project with a new or increased diversion per year or a new or increased storage capacity, of less than 500 acre-feet.

The site development plan depicts what was included in the submittal for Filing 3 of the Trails at Aspen Ridge submitted under PCD Filing #SF-21-022.

Location

The proposed project site is located approximately one-half mile south of the intersection of the existing Bradley Road and Powers Boulevard (State Highway 21) in Colorado Springs, Colorado in Section 9, Township 15 South, Range 65 West of the 6th Principal Meridian. The proposed pump station and appurtenances will be located on Tract B once the final plat is approved which is within the existing 59-acre **Parcel #5509302005** currently zoned as PUD. Tract B is bounded to the west by a drainage pond located in Tract A, residential lots to the east and south and Tract H to the north which is master planned for residential lots. The booster pump station location was carefully chosen as next to the drainage pond and Powers Boulevard with the intent to be sensitive to the views of future surrounding residential neighborhood.

Access

Site access (both ingress and egress) will utilize access from the public right-of-way on Natural Bridge Trail as noted on the plat for Filing 3. No public access to the booster station site will be allowed. Security has been addressed and includes an 8' high vinyl coated chain link fence around the station with two gates to allow operations access to the site. The gate shall be secured by locked chain and a "Knox Box" for the fire department will be installed at the gate in the event a fire emergency occurs and the gate is locked.

A flat gravel area marked as parking spaces on the drawing plans will be available to accommodate the private, operations-staff only vehicles that will visit the site periodically and reduce the potential for a land use impact to the adjacent land. Because the parking spaces will only serve private, operations-staff only vehicles, they will be placed within the fence boundaries. It should be noted that parking is not required to be ADA compliant in accordance with *Chapter 11, Section 1103.2.9 Equipment Spaces* of the 2015 IBC, which states that spaces frequented only by service personnel for maintenance, repair, or occasional monitoring of equipment are not required to comply with this Chapter. Again, the facility will not be public-oriented and will not include public traffic.

The potential for environmental impact has also been contemplated, and adverse effects onsite nor to the surrounding areas are not anticipated.

Drainage

Overall, the existing site topography generally slopes to the west into the detention pond. The booster station site has been graded such that it will drain to the west of the property. Considerations for site drainage were included in the drainage report submitted for Filing 3 under PCD Filing #SF-21-022. A geotechnical engineering study for the building site was conducted by Entech Engineering, dated September 15, 2021.

Landscaping

Landscape buffering will be installed by the developer between the facility and residential lots as depicted in the landscape plans for Filing 3 under PC Filing #SF-21-022. Landscaping buffers are expected to be maintained by the Waterview II Metropolitan District pending final approval by El Paso County. All disturbed area within the fence boundaries will be reseeded with native grasses per the Filing 3 Grading and Erosion Control Plans submitted with PC Filing #SF-21-022.

Building Construction Elements

The proposed Trails at Aspen Ridge Booster Pump Station is comprised of a single level concrete masonry unit (CMU) structure with wood trusses supporting a metal roof and a concrete foundation. The facility is closed to the public and will be unmanned. Operations staff will periodically access the facility for maintenance purposes.

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.

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 addressed by limiting construction access hours to 7 am to 7 pm.

Utility Information

The Trails at Aspen Ridge Booster Pump Station will have electric service provided from Mountain View Electric Company. Water and sewer will be provided by itself as the District.

Financial Assurance

The financial assurance required for the facility has been counted in the quantity reported in the submittal for the Trails Filing 3 under PC Filing #SF-21-022.

Schedule

Construction of the booster station is projected to begin in the Spring of 2022 with an estimated 12-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, a Division of RESPEC on behalf of Widefield Water and Sanitation District



Gwen Dall, P.E.