

LETTER OF INTENT
SITE DEVELOPMENT PLAN APPROVAL

1. RESPONSIBLE PARTIES

1. Owner: Security Water District

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2. SITE LOCATION, SIZE AND ZONING

1. Location: The parcel of land lies in the northeast quarter of Section 2, Township 15 South, Range 66 West of the 6th Principal Meridian.
2. Location: The project site lies approximately 1,040 feet south of the south right-of-way line of Milton Proby Parkway.
3. Size: The parcel size is 80 feet east/west by 130 feet north/south, containing approximately 0.239 acres of land, more or less.
4. Zoning: The property is presently zoned CR (Commercial Regional).

3. REQUEST AND JUSTIFICATION

1. Request: The Security Water District is requesting Site Development Plan approval for the construction of a new flow control facility building on property presently owned by Block 260 LTD. An exclusive use easement has been granted to the Security Water District for this facility from Block 260 LTD. The property is identified under Assessor's Parcel No. 65020-00-122 and is addressed as 4520 Clear View Drive, Colorado Springs, Colorado 80911. The District desires to construct an approximate 1,420 square foot building at this site to accommodate process water piping, transferring water from Colorado Springs Utilities (CSU) to Security Water District (SWD).

Justification: The SWD desires to construct the new facility at 4520 Clear View Drive as a part of the overall plan to transfer water from CSU to the SWD distribution facilities. This flow control facility is the last planned component to be constructed transferring water from CSU to the SWD. The transfer of Southern Delivery System water, also known as surface water, from Lake Pueblo is a necessary part of the short-term water distribution plan for the SWD. Since the discovery of the perfluorinated compounds in the groundwater (groundwater wells) found in 2016, the approval of this

facility is imperative in the overall plan of moving surface water into the SWD distribution system.

4. EXISTING AND PROPOSED FACILITIES

1. Existing Facilities:

The land where the flow control facility is proposed to be constructed is presently undeveloped ground that lies immediately easterly of and adjacent to the Transit Mix Sand Pit located at the southeast quadrant of Milton Proby Parkway and Academy Boulevard. The existing site consists of native grasses and weeds. To our knowledge, the existing property owner, Block 260 LTD, has not submitted any proposed development plans for the surrounding area and, by granting of the exclusive use easement to the SWD, show their support of this project.

2. Proposed Facilities:

Upon approval by El Paso County, the SWD will begin the process of the construction of the new flow control facility. Construction of the new pipelines to this facility is almost complete. It is the desire of the SWD to move into the building phase immediately to meet looming water demands. The proposed building site will not be accessible to the public. A continuous perimeter security fence will be constructed around the entire facility with access controlled by the operations personnel of both the SWD and CSU. The perimeter fence will consist of a 6 foot high chain link fence with a 3 strand barbed wire around the top to improve security.

The new facility will be an unmanned facility, i.e. there will not be someone there reporting to this facility for work each day. The flow control facilities enclosed within the building can be operated remotely utilizing supervisory control and data acquisition (SCADA) equipment. A detailed layout of the process piping to be constructed within the building accompanies this letter of intent and is shown as sheet 12 of 14.

Construction of the building will consist primarily of excavation for the footing for the building with the finished floor elevation closely matching the existing ground surface elevation. The general proposed grading of the site will closely resemble the existing slopes and drainage pattern of the existing site.

The entire 80 foot wide by 130 foot long site will be surfaced with hot mix asphalt. No additional landscaping is planned at this time; however, native grass seeding will be accomplished around the site. A gravel drive extending from Clear View Drive will provide access to the site until such time the area is developed. Once the entire area is developed, a landscape plan will be developed for that portion of the site lying between future sidewalk and the back of curb.

Policy 10.2.6 of the El Paso County Policy Plan encourages the design and use of central water delivery systems, which meet or exceed industry standards. The proposed facility most certainly meets the design and use of a central water delivery system. In addition, the additional water supply to the SWD will meet a critical demand for the summer irrigation season.

Policy 10.3.3 of the El Paso County Policy Plan states, "Reduce the adverse visual impacts of water storage tanks and other facilities through a combination of careful site

selection, design, screening and use of natural colors.” The new facility will be constructed as a metal building, constructed with an earth-tone type appearance. The facility will be constructed approximately 1,000 feet south of Milton Proby Parkway at an elevation much lower than Milton Proby Parkway; therefore, it will be somewhat screened from passing motorists.

5. WAIVER OR VARIANCE REQUEST AND JUSTIFICATION

REQUEST: There are no waiver or variance requests being made in this Site Development Plan Approval Application. In the near future, a subdivision exemption plat will be submitted on behalf of the SWD for approval by El Paso County. Once the subdivision exemption plat has been approved, the property presently described as an exclusive use easement will be transferred to the SWD. Because there are no developments around this area and the certainty of what future development holds, we are not certain of any setback requirements that must be maintained or met and whether or not zoning of this area will change. Chapter 5 of the Land Development Code, Paragraph 5.4.3., (C), (3) states:

"(3) Public or Quasi-Public Utility Buildings Not Subject to Standards

Utility buildings or facilities owned by a governmental, quasigovernmental or public entity are not subject to the development standards of the respective zoning district, but are instead governed by the standards of the approval of location, site development plan, or site plan submitted with the development application."

Based on the Land Development Code, the Location Approval and Site Development Plan approval will define the setback for this zone on this property.

6. LIGHTING

The exterior of the building will have motion detection lighting. Full-time lighting will not be provided to draw attention to the facility. The motion detection lighting will be installed for building security and provide lighting for maintenance purposes during off daylight hours.

7. LANDSCAPING

The surrounding area of the building facility will be landscaped with native grasses per the Land Development Code. Landscaping in remote and rural areas can be accomplished with native landscaping materials. The proposed site is in a remote area, as there is no development to the north, an industrial mining operation to the west, no development to the south, and no development to the east. This site is not visible from a public roadway at this time. Proposed landscaping will fit within the Land Development Code requirements.