

July 13, 2021

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

This letter should also reference the easements the sites are located within. Indicate the purpose of Tract F.

**RE: Meridian Service Metropolitan District  
Well Sites 5, 7 & 8  
Site Development Plan – Letter of Intent**

This appears to be incorrect. Per the assessor website and your site development plan the schedule number is 4229204081

Dear Ms. Parsons:

As a representative of the Owner, Meridian Service Metropolitan District (the District), we are preparing submittal requirements for Well Sites 5, 7 & 8 to construct a well house at each site (various locations northeast of Falcon, Colorado in El Paso County). This shall include proposed access and perimeter security fencing at each site.

**Well Site 5** is located on Tract F, Meridian Ranch Filing No. 11A, southwest of the intersection of Drennan Road and South Meridian Road within a 3.75-acre parcel (**Schedule Number 5500000385**), more specifically, 10511 Rainbow Bridge Drive in Peyton, Colorado 80831. The parcel is bounded by single family residential subdivisions to the south and west, and to the north by vacant land owned by GTL Inc. Directly to the east is Tract G of the aforementioned Meridian Ranch Filing No. 11A.

**Well Sites 7 and 8** are located within 223-acre Falcon Regional Park (the Park) on recorded easements, (**Schedule Number 4200000400**) which are bordered by Eastoville Road to the east. **Well Site 7** is located in the southeastern portion of the Park, more specifically, 10810 Eastonville Road, Peyton, Colorado 80831. **Well Site 8** is located in the northeastern-most corner of the Park, specifically, 11496 Eastonville Road in Peyton, Colorado 80831.

All well site locations are zoned PUD.

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

**Consultant/Applicant:**

JDS Hydro Consultants, Inc.  
5540 Tech Center Drive, Suite 100  
Colorado Springs, CO 80919  
Contact: Mario DiPasquale, P.E.  
Telephone: (719) 227-0072, Ext. 110  
Email: [mdipasquale@jdshydro.com](mailto:mdipasquale@jdshydro.com)

**Owner:**

Meridian Service Metropolitan District  
11886 Stapleton Drive  
Falcon, CO 80831  
Contact: Jim Nikkel  
Telephone: (719) 495-6567  
Email: [j.nikkel@meridanservice.org](mailto:j.nikkel@meridanservice.org)

## **General Information**

Meridian Service Metropolitan District is planning the development of Well Sites 5, 7 & 8 to connect the proposed wells to the water system. A major portion of the well site facilities are located underground, however, electrical equipment is proposed to be enclosed in an above-grade structure (well house) with dimensions consisting of 11'-4" x 14'-0" (159 SF).

The Well House 5 structure is proposed to be constructed of concrete masonry units (CMU) with an asphalt shingle roof and stucco finish consisting of a neutral paint colors for the purpose of blending with the surrounding residential area to the south and west. The foundation shall be a below grade footer and stem wall.

Well House 7 and 8 are being proposed to be constructed of split-faced CMU with a metal roof in order to conform with Falcon Regional Park's building standards. Neutral earth-tone finish colors will also be employed. The foundations shall be below grade footer and stem walls.

Security has been addressed and includes a seven (7)-ft high barbed wire chain link fence with an eight (8)-ft wide security access gate surrounding each well site. Access will remain private/prohibited to the public and the well house unmanned. Site access (both ingress and egress) will be from Rainbow Bridge Drive (Well Site 5) and from Eastonville Road (Well Sites 7 & 8) and shall accommodate private operations-staff only vehicles which will visit the site periodically to visually inspect the site and/or perform any required maintenance.

## **Purpose**

The well houses are intended to shelter the electrical gear and therefore increase its lifespan by protecting it from the elements. Additionally, some electrical components produce moderate amounts of noise which will be attenuated by the well houses.

## **Landscaping**

Presently, the well sites are primarily undeveloped with vegetation consisting of native grasses and weeds.

Alternate Landscape Plans for Well Sites 5, 7 & 8 are being proposed due to the nature of site-specific conditions. Please note all disturbed areas shall be re-seeded with native grasses/live ground cover.

It is our belief that the proposed landscaping, based upon the well site utility use, meets the majority of the overall purpose of *El Paso County's LDC Chapter 6 Landscaping Requirements*, as well as promoting concepts as outlined in the *Landscape and Water Conversation Manual* while providing an equivalent benefit to future development. It should be additionally noted that landscaping compliance is met as it pertains to *Site-Specific Landscaping Required (El Paso County Land Development Code, Chapter 6(G)(e)(i))*. The utility, a municipal site, can be defined as governmental service infrastructure.

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 municipal utility structures, building access, 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*. The 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 the 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 and Screen Areas, Internal Landscaping, Live Material Ground Cover (within Roadway Frontage), Landscape between Lot and Curb, and Other Required Landscape Areas* are proposed for exemption consideration, as they do not apply to the utility tracts/easements and their use.

The intent of the Owner is to install xeric/low-water landscaping for the new structures to satisfy, as much as possible, 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 classifications.

Specific landscaping requirements addressed to the best of our ability are listed below:

- Roadway Frontage Width Required/Provided: 15 feet / 15 feet

### **Transportation and Access**

To reiterate, the facilities are unmanned, and District's operations staff. Concrete access consists of concrete and curb and gutter) with being proposed for access to the structure. V access from (gravel) Eastonville Road. As security perimeter fencing and access gate s "Knox Box" for, and in compliance with, the fire department will be installed at the gate in the event a fire emergency occurs and the gate is locked.

Per criteria access is not permitted on arterial roadways. Please submit a deviation request for consideration by the ECM administrator for the proposed access off Eastonville Rd. Please be aware that submittal of a deviation request does not imply that it will be approved. Also, the applicant will be required to obtain driveway access permits for all proposed access points.

Exemption from delineated parking spaces is being requested at all well sites. As stated above, operations staff will visually inspect the sites via drive-by and if necessary, access the well houses. However, staff vehicles will be either only backing into the fenced area through the gate

to unload materials or driving up to the gate to briefly access the well houses for maintenance purposes.

It should be noted ADA compliant parking space(s) do not apply in this case in accordance with *Chapter 11, Section 1103.2.9 Equipment Spaces* of the 2015 IBC which states “spaces frequented only by service personnel for maintenance, repair or occasional monitoring of equipment are not required to comply with this chapter.” As previously mentioned, the facilities will not be customer-oriented and will not experience public traffic. Access is strictly prohibited to brief visits by operations staff.

### **Lighting**

Well House 5, 7, & 8 lighting will consist of downward-projecting wallpack lighting on the exterior of the well houses.

### **Drainage and Grading**

Well House 5 site’s ground surface generally slopes to the east. As elaborated in the drainage report, the proposed project has minimal impact on the site drainage. No drainage improvements are proposed at this time.

Well Site’s 7 & 8 ground surface is relatively flat and slopes gently toward the southeast. As will Well Site 5, the proposed project has limited impact to drainage. Culverts are included in the project for the gravel access drives off of Eastonville Road.

Proposed erosion and sediment control measures include a vehicle tracking pad, silt fence along the limits of construction, concrete washout area, and permanent stabilization of all disturbed areas. As priorly state, disturbed areas shall be re-seeded with a native grass mix as per the drawing plans.

The proposed project only includes incidental grading. The sites have been rough graded during the well drilling project. The proposed project includes final grading only.

### **Schedule**

Construction is anticipated to start in September 2021 and will be complete by the end of December 2021.

### **Utility Information**

Well Site 5 has electric service from MVEA in place. Additionally, there is a fire hydrant approximately 70 feet from the proposed building.

Well Sites 7 and 8 will have electric service from MVEA once construction of the underground electric lines along Eastonville Road are complete. There are no existing potable water lines or hydrants in the area. The nearest hydrant is near the intersection of Londonderry and Meridian Vista Way which is approximately 4,000 feet from Well Site 7 and 2 miles from Well Site 8. The

existing raw water line which the wells will tie into does not have the capacity to provide fire flow.

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

Please note that sheet numbers listed drawing sheets (i.e., "Sheet 4 of 13") are for the overall design drawings, and therefore do not correlate to this submittal. It is very difficult (and causes confusion and errors) to separate certain design elements from the overall drawing set. Since the overall drawing set cannot be submitted in its entirety (due to inapplicable pages) for this submittal, drawing page numbers are not linear.

Sincerely,

**JDS-HYDRO CONSULTANTS, INC.** on behalf of Meridian Services Metropolitan District

Mario DiPasquale, P.E.

*Enclosures*