



February 23, 2022

El Paso County  
Planning & Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

Dear Ryan Howser:

**RE: Meridian Service Metropolitan District  
Water Treatment Plant Expansion  
Site Development Plan – Letter of Intent**

Add PCD File #  
PPR-22-012



As a representative of the Owner, Meridian Service Metropolitan District (MSMD, the District), we are preparing the submittal requirements for an administrative Site Development Plan to expand the existing water treatment plant on a parcel of land located in the northwest quarter of Section 20, Township 12 South, Range 64 West 6th P.M. in El Paso County (Parcel No. 4220203001).

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

**Consultant/Applicant**

JDS-Hydro Consultants, a Division of RESPEC  
5540 Tech Center Drive, Suite 100  
Colorado Springs, CO 80919  
Contact: Ryan Mangino, P.E.  
Telephone: (719) 227-0072, Ext. 103  
Email: [rmangino@jdsdhydro.com](mailto:rmangino@jdsdhydro.com)

**Owner**

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

**GENERAL INFORMATION**

The land containing and adjacent to the existing parcel (as described above) is currently in the final platting process under The Estates at Rolling Hills Ranch Filing No. 2. As such, the existing parcel will be vacated, and the future parcel will become Tract B of The Estates at Rolling Hills Ranch Filing No. 2.

Zoning of the existing tract is PUD, and a new PUD for this filing was approved and recorded in 2021. An exhibit depicting the existing and proposed parcels is included herein:

Please provide details on the original site plan for the existing building.

5540 TECH CENTER DRIVE  
SUITE 100  
COLORADO SPRINGS, CO 80919  
719.227.0072

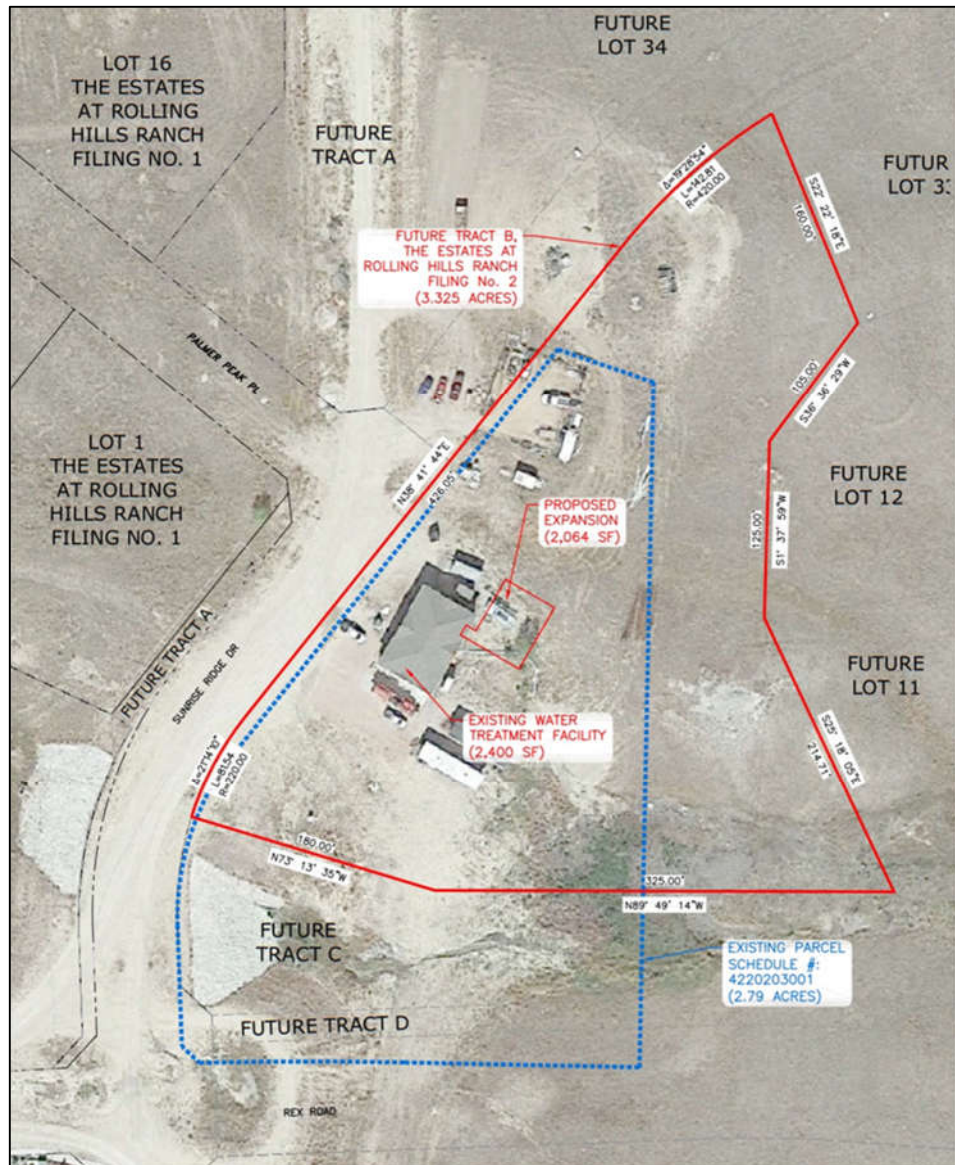


Figure 1. Existing and Proposed Parcels Exhibit

The new 3.325-acre tract will contain the existing treatment facility (30' x 40' building) as well as the proposed 40' x 55' expansion. The parcel will be bounded by:

- / Existing and future right-of-way for Sunrise Ridge Drive to the north and west,
- / Future residential lots to the east, and
- / Future *Tract C* of *The Estates at Rolling Hills Ranch Filing No. 2* to the south

The existing water treatment facility has been in operation since 2001 and needs to expand to serve future (approved) development.

Additional existing infrastructure on the parcel includes two (2) wells, two (2) mobile office trailers (to be removed), and various underground utility appurtenances.

Operations of the existing facility and future expansion will remain the same, and the plant will only be accessible to operations staff while remaining closed to the public.



## PURPOSE

The purpose of the project is to provide better, more reliable, and additional water service for the District and its constituents by expanding the existing water treatment plant. Improvements will consist of:

- / 2,064 square-foot water treatment facility expansion
- / Two (2) underground water processing tanks (approximately 20,000 gallons each)
- / Interior process piping and equipment
- / Underground piping

The new expansion shall be constructed of “residential-style” materials and finishes that will match the existing building and complement nearby homes. The treatment plant’s roof eave height shall be 16 feet, with a roof ridge not exceeding 24 feet (+/-) at a 4:12 roof pitch.

## LANDSCAPING

The immediate site area is currently semi-developed with vegetation consisting of native grasses and weeds. The intent of the District is to install xeric/low-water landscaping for the new facility to satisfy the requirements as listed in *El Paso County’s Land Development Code (LDC) Chapter 6.2.2*, specifically, primary portions of Sections (B), (E), (F), and (G), based on the adjacent road classification. An Alternate Landscape Plan is being requested for consideration (see accompanying drawing sheets LS1-LS3 for details). Please note all disturbed areas shall be re-seeded with native grasses/live ground cover (refer to Landscape and Erosion Control sheets).

It is our belief that the proposed and existing landscaping, based upon the site’s 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. Plantings were selected to match and/or blend with the planned development’s landscape design. As noted on the Alternate Landscape Plan, landscaping is designed to correspond with future surrounding development (see *The Estates at Rolling Hills Ranch Filing 2 Landscape Construction Drawings* by N.E.S. Inc.). It should be additionally noted that landscaping compliance is included 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 future treatment-related facility improvements, therefore, obstructions should not severely impede access to critical equipment (i.e. any future storage structures, building access, water treatment appurtenances, etc.).
- Security is always at the forefront of design consideration for 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. 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 Homeland Security’s constraints to be made public.



To reiterate, requirement reductions and site use limitations must be considered; therefore, landscaping is designed accordingly. Sections (or portions thereof) as outlined in the *LDC's Chapter 6: Parking Lot, Buffer Screen Areas, Live Material Ground Cover (within Roadway Frontage), and Other (Zoning District Boundary Trees)* are proposed for exemption consideration, as they do not apply to the utility Tract and its intended use. Compliance with remaining Sections is met as closely as possible.

It should be noted that multiple internal areas within the future Tract are being reserved for future site development. Dedication for formal open space is not anticipated.

Specific to roadway frontage landscaping, spacing standards are met with the request to replace trees with lower-lying shrubs. This is due to both security (avoiding substantial view obstruction), as well as compliance with the standards for plantings near underground utilities (see Alternate Landscape Plan for utilities and proposed shrub items in lieu of trees). Obstructions within the site access sight triangles were also avoided and therefore, no conflict exists. The roadway frontage width is met with full compliance.

State the daily traffic and that a traffic impact study is not required per ECM Appdx B.1.2.D if all criteria are met

## TRANSPORTATION & ACCESS

As mentioned above, operations will remain the same as will the average number of trips per day. Again, the site will only be accessible by operations staff and will not be open to the public. Private access will be through the existing site access (previously approved) via Sunrise Ridge Drive. In order to improve traffic flow and access to the expansion, a second entry point on Sunrise Ridge Drive is being proposed, along with improvements to the existing access point south of the existing facility.

Note the access points do not access a Collector or Arterial. Sunrise Ridge Drive is classified as an urban local, non-arterial, as is its nearest intersection (Palmer Peak Place) opposite/across from future Tract B. Both contain a design speed of twenty-five (25) miles per hour. As stated above, the site will include two access points, which will be crucial for the public utility traffic flow maintenance. *Engineering Criteria Manual* standards have been upheld, allowing the District to maintain a line of sight and ECM corner clearances. Evaluations of access point distances and volumes were conducted and the avoidance of traffic conflict was accounted for.

Currently, no fencing or gates exist around the site. However, this project proposes to fence the entire site and provide automatic gates at each access location. This will deter theft/vandalism and help keep the site more secure. A "Knox Box" for the fire department will be located at each access gate in the event a fire emergency occurs and the gate is locked. Fencing will coincide with the surrounding development's decorative aesthetic fencing features while maintaining a consistent level of security around the Tract's perimeter.

Factoring an Industrial Use Type as per the *LDC Chapter 6.2.5(D)*, three (3) parking spaces shall be designated for the existing treatment facility on the south end of the building, while an additional four (4) parking spaces are being proposed on the north side of the expansion. Parking spaces will only service operations-staff vehicles and will be located within the fenced boundary. 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.

No permit is on file for the existing driveway. State in the LOI that the applicant will be required to obtain an access permit for both driveways shown on the application



RESPEC



## LIGHTING & SITE SECURITY

Lighting will consist of wall packs on the south and north sides of the expansion, away from adjacent residences (existing and future). In addition to the locked gates mentioned previously, security cameras will be installed at certain locations on the expansion, with the ability to monitor footage locally and remotely.

## DRAINAGE

Existing drainage sheet flows to the south and east into an adjacent drainage way. There are no existing drainage facilities (storm pipes, inlets, culverts, etc.) on the site. However, future underground storm pipe related to the overall development will cut across this site.

Proposed drainage will generally remain the same as the existing drainage, and the impervious area of this parcel has been accounted for in the Final Drainage Report for *Estates at Rolling Hills Ranch Filing No. 2 at Meridian Ranch*. As such, no detention is proposed for this facility, nor was a drainage letter/report required for this submittal.

A drainage letter per DCM Vol 1 Section 4.5 will be required. In addition a grading and erosion control plan is required.

## UTILITY INFORMATION

The overall project consists of an expansion to an existing water treatment facility, as well as the underground water, sewer, gas, electric, and communication infrastructure necessary to fully integrate into the District's existing infrastructure.

All infrastructure is and will be owned/operated by the Meridian Service Metropolitan District. Water for the facility is, and will continue to be, provided by service lines tapped into District-owned water mains, and a sewer tap will be made into existing MSMD sewer collection lines.

## SCHEDULE

Construction is scheduled to start in the fall of 2022, with an anticipated completion date in the late spring of 2023.

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

Sincerely,

Ryan Mangino, P.E.

Provide the following documents  
-Grading Erosion Control Plan  
-GEC Checklist  
-ESQCP  
-FAE  
-SWMP  
-SWMP Checklist