



October 10, 2023

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

Dear Mr. Haas:

**RE: Falcon Area Water and Wastewater Authority
Water Treatment Plant
Site Development Plan – Letter of Intent**

As a representative of the Owner, Falcon Area Water and Wastewater Authority (FAWWA), we are preparing submittal requirements for a Site Development Plan for construction of a new water treatment plant located at 9275 Arroya Lane, northeast of the intersection of East Woodmen Road and Vollmer Road in Colorado Springs, Colorado, in central El Paso County; more specifically in the northeast one-quarter of the northwest one-quarter of Section 27, Township 12 South, Range 65 West 6th P.M. (Parcel Number. 5227000007).

The proposed facility will be constructed on the aforementioned parcel owned by the Classic SRJ Land, LLC. Its purpose is to treat water from existing and future on-site wells, in addition to treating water from future wells which are part of the "Bar-X" pipeline corridor.

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

Consultant/Applicant

RESPEC
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919
Contact: Gina Mangino
Telephone: 404-793-5017
Email: jerry.duncan@respec.com

Owner

Falcon Area Water and Wastewater Authority
2138 Flying Horse Club Drive
Colorado Springs, CO 80921
Contact: Loren Moreland
Telephone: 719-785-3270
Email: lmoreland@classichomes.com

GENERAL INFORMATION

Zoning of the existing 3.15-acre parcel is RR-5 (Residential Rural) and the parcel is unplatted. In addition to the enclosed existing legal description, refer to the special Warranty Deed No. 221232399 which serves as vesting deed. Please note the description involves a larger parcel which encompasses the subject parcel.

Land containing the water treatment facility and associated improvements will ultimately exclude the area consisting of existing Arroya Lane and its southern right-of-way, totaling a decreased area of $\pm 78,500$ square-feet (± 1.80 acres). This area is therefore being requested as the internal building site boundary for land development coverage calculations as per *E/*

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

Paso County's Land Development Code (LDC) Chapter 6(E)(3)(c). An exhibit depicting the existing parcel along with the proposed/amended parcel is included herein:



Figure 1. Existing and Proposed Parcel Exhibit

The proposed ±1.80-acre parcel will contain an existing water storage tank, along with the new water treatment plant owned and operated by FAWWA. The proposed parcel will be bounded by:

- / Existing Arroya Lane right-of-way to the north
- / RR-5 99.78-acres to the east and south
- / RR-5 1.33-acres to the west

The 5,120 square-foot (64 feet x 80 feet) facility will lie approximately $\frac{3}{4}$ of a mile southeast of the Vollmer Road and Arroya Lane intersection, and new addressing shall be assigned. Access to site facilities remains along Arroya Lane (see below section *Transportation and Access* for details). In addition to the water storage tank, existing infrastructure on the parcel includes (2) wells and utility equipment, along with various underground utility appurtenances, all of which are to remain. Operations will function in the same manner, and the site will only be accessible to operations staff while remaining closed to the public.

PURPOSE

The purpose of the project is to provide additional treatment more reliable water service for FAWWA and its constituents with the addition of the new treatment plant. As stated previously, water will be treated from existing and future wells on what is known as Sterling Ranch and Timber Ridge. The new plant shall also treat water from future wells which consist of a portion of the "Bar-X" pipeline corridor, including water rights located north of the site.

Infrastructure improvements shall specifically consist of:

- / Water treatment plant
- / Underground backwash tank (40,000 gallons)
- / Interior process piping and equipment



/ Underground piping

The proposed building material and finish was selected with considerations to conform to the area as well as to be aesthetically-pleasing. Materials and finishes will be similar to existing area building materials as well as compliment residential zoning surrounding the site. The water treatment plant's roof eave height shall be 16 feet, with a roof ridge not exceeding 25 feet, at a 3:12 roof pitch. The building's exterior shall consist of an earth-tone color scheme.

LANDSCAPING

The immediate site area is currently semi-developed (tank and dirt/gravel driveway) with vegetation consisting of native grasses and weeds. The intent of FAWWA is to install xeric/low-water landscaping in order to satisfy the requirements as listed in *El Paso County's Land Development Code (LDC) Chapter 6.2.2*, specifically, primary portions of applicable Sections (A), (B), (E), (F) and (G), based on the reduced area calculation request as *per LDC Chapter 6.2.2. (E)(3)(c)* (see Landscape Plan for decreased area boundary). It should be noted the decreased area is equivalent to the future/proposed parcel area.

An Alternate Landscape Plan is being requested for utility facility considerations. 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 improvements. Landscape plantings are designed to correspond with the area's existing natural landscape. It should be additionally noted that landscaping compliance is included as it pertains to *Site-Specific Landscaping Required (EPC Chapter 6(G)(1)(e)(i))*. As aforementioned, 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 Lot 2 site is planned for future utility-related facility improvements, therefore, obstructions should not severely impede access to critical equipment (i.e. any future storage structures, building access, pump station appurtenances, etc.).
- Security is always at the forefront of design consideration for municipal infrastructure. As of June 2002, 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. The site must remain free of utility impairment. Sections (or portions thereof) as outlined in the *LDC's Chapter 6: Parking Lot, Buffer and 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 and its intended use. Compliance with remaining Sections is met as closely as possible.

Specific to roadway frontage landscaping, a portion of spacing standards are met with the request to include alternate spacing so as to avoid underground utilities. Obstruction within the site access sight triangle was also avoided and therefore, no conflict exists. The roadway frontage width is met with full compliance.

Multiple internal areas within the parcel boundary are reserved for utility maintenance and drainage, and consequently, cannot accept any additional landscaping. A reduction in internal landscape quantity is designed specifically for non-utility interference. Dedication for formal open space is not anticipated. An irrigation drip system is being provided and FAWWA shall maintain all landscaping.

TRANSPORTATION & ACCESS

As mentioned above, operations will remain the same and the average number of trips per day shall be minimal. 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 Arroya Lane. A second access point along the southerly property line is being proposed as part the project.

Currently, the site area contains a combination of perimeter barbed wire and chain link fencing. Chain link security fencing along the westerly property line shall remain, while the remaining intermittent fence will be replaced with chain link security fencing, matching the west side. Also included will be two (2) double-swing security access gates. A "Knox Box" for fire department access will be located at each access gate in the event a fire emergency occurs and the gate is locked. Fencing will coincide with typical commercial use while maintaining a consistent level of security around the parcel perimeter. Specific to driveway design, *Engineering Criteria Manual*, as well as *Fire Department Access* standards have been upheld.

Parking spaces will only service operations-staff vehicles and will be located within the fenced boundary. Factoring an Industrial Use Type as per the *LDC Chapter 6.2.5(D)*, six (6) of seven (7) required parking spaces are provided which are designated to the south and east of the facility. A variance request for the seventh space is being proposed due to space and drainage area constraints, as well as factoring the facility's utility use which will intermittently occupy no more than three (3) to four (4) staff at one time. 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.

LIGHTING & SITE SECURITY

Exterior lighting will consist of downward-pointing wall packs on north and south sides of the building. In addition to the security fencing and locked gates mentioned earlier, security cameras may later be installed at certain locations onsite, with the ability to monitor footage locally and remotely.

DRAINAGE

The existing site predominantly drains in a southerly direction as sheet flow. Following construction of the water treatment plant, flows will be routed around the building by a proposed swale to the west and along the proposed gravel drive aisle to the east. The swale will be equipped with erosion control blankets and check dams to prevent erosion. Until such time as this site (and the overall disturbed area



beyond this site) are vegetated and stabilized, two proposed temporary sediment basins will remain in use. As less than one (1) acre of disturbance is proposed for this site, no permanent detention or stormwater quality is proposed.

Development will not have any negative drainage impacts to adjoining properties and historical site runoff flow patterns have not been appreciably altered.

UTILITY INFORMATION

Project utilities consist of above-mentioned wells, along with underground water, sanitary sewer, electric, and communication infrastructure necessary to fully integrate into FAWWA's infrastructure.

All infrastructure is and will be owned/operated by the Falcon Area Water and Wastewater Authority. Water for the facility is, will be provided internally through the water treatment plant. A sewer tap will be made into existing FAWWA sewer collection lines.

SCHEDULE

Construction is scheduled to start in the summer of 2023, with an anticipated completion of September 2024.

Refer to the drawings and forms enclosed with this submittal as requested to satisfy the Site Development Plan requirements. Please note that sheet numbers on drawings (i.e., "Sheet 4 of 12") are for the overall design drawings, and therefore do not correlate for 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 sheets) for this submittal, drawing page numbers included herein are not linear.

Sincerely,

John P. McGinn, P.E.

JPM: JD
Enclosures
cc: Project Central File W0242.2202- Category A