June 2, 2023

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

Dear Kari Parsons:

RE: Triview Metropolitan District
Northern Delivery System – Booster Pump Station
Site Development Plan – Letter of Intent – Updates (Version 3)

As a representative of the Owner, Triview Metropolitan District (TMD, the District), we are preparing submittal requirements for a Site Development Plan for construction of a new booster pump station located east of the intersection of Highway 83 and Old North Gate Road in Colorado Springs, Colorado, in central El Paso County; more specifically in the southwest one-quarter of the northwest one-quarter of Section 3, Township 12 South, Range 66 West 6th P.M. (Parcel Number. 6203000002).

As part of the Northern Delivery System project, the booster pump station will be constructed on a 7.23-acre parcel owned by the City of Colorado Springs. Three (3) lease areas (totaling approximately 0.75-acres) have been defined within the parcel and a lease has been executed with Colorado Springs Utilities (see Site Development Plan enclosures for full legal descriptions and executed lease agreement).

The Consultant/Applicant and 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: Mario DiPasquale, P.E.
Telephone: (719) 227-0072
Email: mdiapasquale@jdshydro.com

Owner
Triview Metropolitan District
16055 Old Forest Point, Ste 302
Monument, CO 80132
Contact: Jim McGrady
Telephone: 719-488-6868
Email: jmcgrady@triviewmetro.com

GENERAL INFORMATION

Zoning of the existing parcel is RR-5 (Residential Rural) and the parcel is unplatted. As stated above, a lease area serving as the boundary for the booster pump station and associated improvements has been granted by the City of Colorado Springs. An exhibit depicting the lease area is included herein:

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

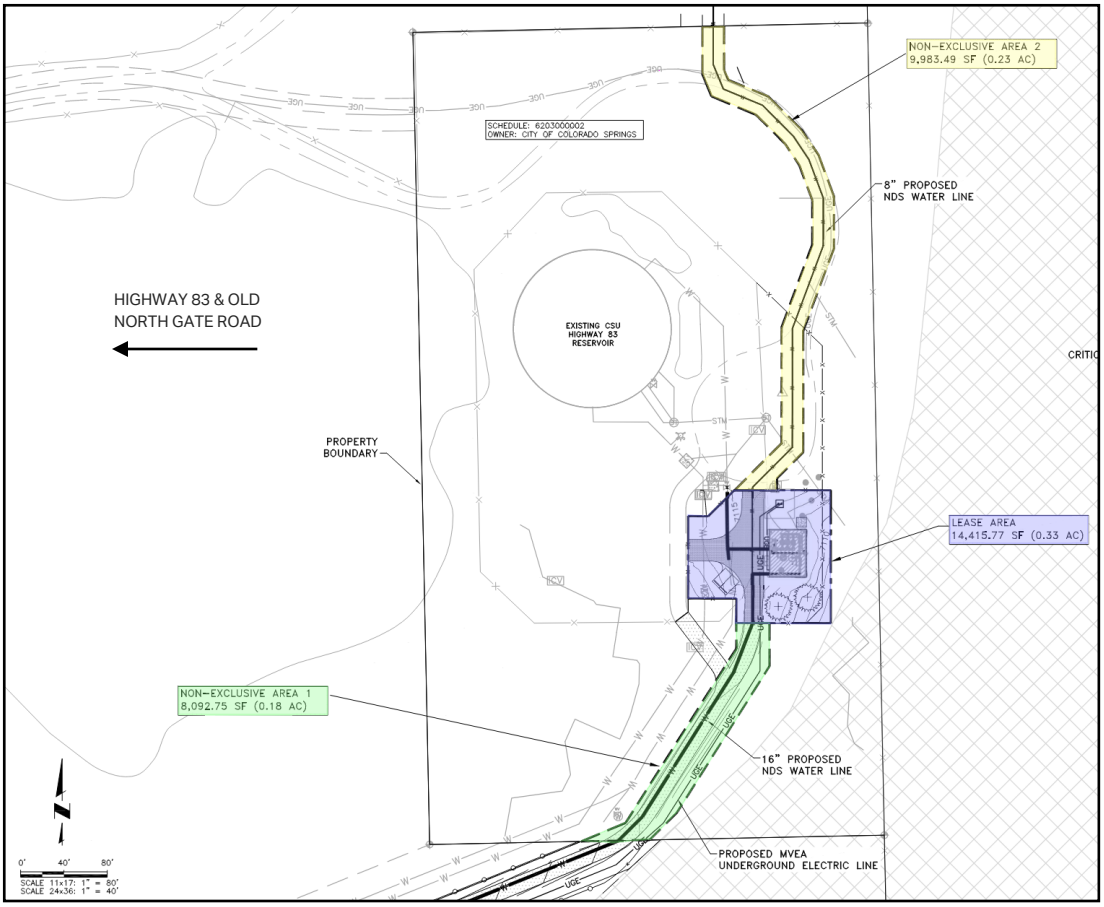

Figure 1. Lease Area Exhibit

The proposed lease area will contain the booster pump station and associated appurtenances. The existing parcel is bounded by:

- RR-5 54.9-acres to the north, west, and south
- RR-5 263.9-acres to the east

The 1,496 square-foot (34 feet x44 feet) booster pump station will lie approximately 1,300 feet southeast of the intersection of Highway 83 and Old North Gate Road and new addressing shall be assigned. Access to site facilities will be located near Highway 83 along a private road to the southwest (see below section *Transportation and Access* for details). Operations will remain the same, and the site will only be accessible to operations staff while remaining closed to the public.

PURPOSE

The Northern Delivery System is proposed to bring renewable water to Northern El Paso County municipal customers. Existing infrastructure will be utilized to capture, convey, treat, and deliver water to the north end of Colorado Springs Utilities (CSU) at a location known as the CSU Highway 83 Storage Tank. The proposed NDS project will convey water from the CSU Highway 83 Storage Tank through the proposed booster pump station (and transmission main) at which point it will be delivered to existing District storage for distribution to customers. The proposed facilities are located within the jurisdictional boundaries of both El Paso County (EPC) and the Town of Monument.

The booster pump station will be constructed on land owned by the City of Colorado Springs and is located east of the intersection of Old Northgate Road and Highway 83.

The project is proposed for construction by Triview Metropolitan District, but the infrastructure will be sized to serve additional water suppliers in Northern El Paso County that may choose to partner with the project in the future. The design flowrate for the booster pump station and associated 16" transmission pipeline is 4 MGD.

As stated previously, infrastructure improvements shall consist of:

- Booster pump station
- Underground piping
- Interior process piping and equipment

The proposed booster pump station building material and finish was selected with considerations to conform to the area as well as be aesthetically-pleasing. Materials and finishes will be similar to existing area building materials as well as complement residential zoning located west of the site. The booster pump station's roof eave height shall be 10 feet, 6 inches, with a roof ridge not exceeding 20 feet, at a 6:12 roof pitch. The booster pump station's exterior shall consist of an earth-tone color scheme.

LANDSCAPING

The immediate site area is currently semi-developed (tank and gravel driveway) with vegetation consisting of native and introduced grasses, weeds, scrub oak, willow and evergreen trees. The intent of the District 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 *(B), (E),* and *(F),* based on the reduced area calculation request as *per LDC Chapter 6.2.2. (E)(3)(c)* (see Landscape Plan for decreased area boundary).

An Alternate Landscape Plan is being requested for consideration. 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. While existing trees are not tabulated in Internal Landscape ratios, it should be noted that the intent is to keep those which may not interfere with development of the site. 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 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 shared site must remain free of impairment, as areas outside of the license and lease area are owned and operated by the City of Colorado Springs. Sections (or portions thereof) as outlined in the *LDC's Chapter 6: Roadway, 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 license and lease area, its intended utility use, and confined space. Compliance with remaining Sections is met as closely as possible.

It should be noted that internal areas within the license and lease are reserved for utility maintenance and therefore, cannot accept any additional landscaping. Dedication for formal open space is not anticipated. An irrigation drip system is being provided and the District shall maintain all landscaping.

TRANSPORTATION & ACCESS

As mentioned above, operations will remain the same and the average number of trips per day is minimal. Again, the site will only be accessible by operations staff and will not be open to the public. Existing direct site access to the north shall not be utilized for District purposes, instead, proposed shared private access shall be via existing access from Highway 83 with an access road extension to the south end of the site (refer to GEC Plans for details). The access road areas outside the existing parcel will also be contained within the lease area.

Currently, the site contains perimeter chain link fencing which will remain while an extension around the booster pump station and two new private access gates, one for the District and one for the City of Colorado Springs to access their tank site will be installed. It should be noted that an existing automated gate exists along the private access road to the southwest. In addition to the onsite security access gate, two (2) barrier gates are proposed (outside the existing parcel) as the new access road extends along adjacent property ownership as well as at the location of the City of Colorado Springs south end parcel line (see Overall Site Plan). A "Knox Box" for the fire department will be located at the onsite security access gate in the event of a fire emergency, and the gate is locked. Fencing will coincide with typical commercial use while maintaining a consistent level of security around the facility perimeter. Specific to driveway design, *Engineering Criteria Manual*, as well as *Fire Department Access* standards have been upheld.

Factoring an Industrial Use Type as per the *LDC Chapter 6.2.5(D)*, two (2) parking spaces shall be designated for the existing treatment facility on the south end of the building. 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.

LIGHTING & SITE SECURITY

Exterior building lighting will consist of a downward-pointing wall pack on the west side. In addition to the locked gates mentioned previously, security cameras may later be installed at certain locations onsite, with the ability to monitor footage locally and remotely.

DRAINAGE

The overall site consists of 9.75 acres, of which 0.98 acres will be disturbed as part of this project. A 1,496 square-foot booster pump station building and an 850 linear foot – 15-foot-wide asphalt access road is proposed on the east side of the site. A secondary gate access road is also proposed on the south end of the site along that connects the site to the existing private asphalt driveway. Proposed site imperviousness is 5.4%, versus 3.5% in the existing conditions. The proposed flows are tributary to the Black Squirrel Creek – FOMO3600 drainage basin.

As stated above, the total disturbance for this development will be 0.98 acres. According to the *El Paso County Engineering Criteria Manual* or ECM, "The following types of sites and associated land disturbances are excluded from the requirements of this Section 1.7." The proposed project is located adjacent to an environmentally sensitive area, and an Erosion and Stormwater Quality Control Permit is required.

UTILITY INFORMATION

Project utilities shall consist of two (2) fire hydrants within the property's adjacent areas, along with underground water, electric, and communication infrastructure necessary to fully integrate into the District's infrastructure.

All booster pump station infrastructure will be owned/operated by the Triview Metropolitan District. Water for the facility is, and will continue to be, provided by service lines tapped into District-owned water mains.

SCHEDULE

Phase 1 construction is scheduled to start in early 2023, with an anticipated completion date of September 2024.

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 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 pages) for this submittal, drawing page numbers are not linear.

Sincerely,

Mario DiPasquale, P.E.

MLD: GGM
Enclosures
cc: Project Central File W0224.21029.001- Category A