



July 1, 2021

**LETTER OF INTENT
TOWN OF MONUMENT 2 MG WATER TANK AND WATERLINE SITE DEVELOPMENT PLAN**

Owner/Applicant:

Town of Monument
645 Beacon Lite Road
Monument, CO 80132
(719) 884-8039
ttharnish@tomgov.org
Attn: Tom Tharnish, Public Works Director

Plan Preparer:

Forsgren Associates, Inc.
56 Inverness Drive East, Suite 112
Englewood, CO 80112
(720) 214-5884
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Attn: James Adams, PE

Property Information:

The water tank site property address is 744 Forest View Way, Monument, CO 80132. The El Paso County Tax Schedule Number is 7116204006. The property is currently zoned as RR-2.5 (2.5-acre rural residential). The site is currently a vacant parcel.

Request and Justification:

The Town of Monument is requesting El Paso County Planning and Community Development Department approval of the Town of Monument 2 MG Water Tank and Waterline project. The project will consist of a 2 MG potable water storage tank and approximately 5.6 miles of buried waterline (partially within El Paso County right-of-way).

The Town has one existing water storage tank and it is an above ground 1 MG reinforced concrete tank. The tank's roof is in need of repair and must be taken offline to complete the repairs. Several years ago, the Town installed a temporary roof membrane cover, however, the membrane only has a 7-year use expectancy. Each year the roof continues to deteriorate. The existing tank also does not have any baffling or mixing, which causes freezing and water quality issues.

The Town population is growing, with 2035 projected water demands almost doubling the current demand. To account for this growth, the current water system's storage needs to be expanded. It has been calculated that an additional 0.856 MG of storage is needed to accommodate the 2035 projected demand based on the need of equalization storage, fire storage, and emergency storage. A 2 MG storage tank is proposed to meet these important needs of the community, as well as provide additional storage for any growth above the future projections that may occur. Adding the proposed

water storage tank will increase the reliability of the current water system and allow for maintenance to be completed on the existing water tank.

The proposed water storage tank project has been in the planning stages for years. Recently, the Town was issued a bond package with enough funds to design and construct both the Replacement Water Storage Tank and the 2 MG Water Storage Tank and Waterlines project. The Town is moving forward with plans to proceed with construction of the storage tank projects as soon as possible to satisfy the Town's water storage needs.

The construction of the water tank is critical to meeting the Town's future water demands, and is of utmost importance that it is constructed on schedule. The Town is submitting the application for construction approval for the water tank and waterlines together. However, if issues with the waterline arise that need to be resolved that could put the project approval on hold, the Town will request to separate the approvals for the water tank and waterline to keep on schedule for the tank construction start.

Project Phasing:

It is anticipated at this time that the project will be constructed in multiple phases. The water storage tank will be the first phase followed by the pipeline construction which will be constructed in either one or two phases. The precise scope and timing of each phase is not known at this time; however, it is of the utmost importance that these facilities be constructed within the specified program schedule.

- Phase 1 – Water Storage Tank Construction
- Phase 2 – Pipeline Construction
- Phase 3 – Pipeline Construction

Water, Sanitary Sewer, Electric, and Gas Utilities:

Water service to the tank will be provided by the Town of Monument. Electric service will be provided by Mountain View Electric Association (MVEA). Gas service and wastewater service will not be provided because neither are necessary for the water tank facility.

Grading/Erosion Control/Storm Drainage:

Site grading will include excavation to construct the water storage tank. Maximum excavation depth is approximately 30-feet and the tank will be partially buried when complete with maximum finished grade slopes of 2 to 1. A Grading and Erosion Control plan has been developed to prevent offsite sediment discharges during construction.

A drainage letter has been provided outlining the site drainage plan and includes a statement that no adverse impacts to drainage or downstream drainage structures will result from this project.

Landscaping/Screening:

Section G.1.e.i states that "landscaping, screening, and erosion control measures shall be tailored to the nature and character of the area" in rural areas for water storage tanks. It is required that site-specific landscaping shall at a minimum include revegetation of disturbed areas with materials indigenous to the site.

Disturbed area around the tank and access driveway will be reseeded a native seed mix per El Paso County Conservation Department requirements. Trees and shrubs will be planted to partially screen the tank from the road with species native to the area. The tank will be partially buried and painted a neutral color to minimize visual impact.

All existing plants on the site outside of the limits of disturbance will remain intact. The disturbed area on the site is to be less than 1 acre, leaving over 1.55 acres of undisturbed landscaped area.

Lighting:

A site entry light will be provided at the access gate. The light will be dark sky compliant and will be operated by motion sensor. A deviation from the standard requiring less than 0.1 lumens at the property line is being requested for this project. The site entry light is being provided for safety and security of the potable water tank, which is necessary to keep the Monument drinking water supply secure. The light is anticipated to have no significant impact on the surrounding neighborhood because it will only shine when motion is detected at the gate.

Site Access and Traffic Impact:

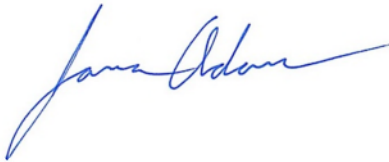
Access to this project site is from the existing public Forest View Way, an asphalt road which connects to Red Rock Ranch Drive on the north and Sunburst Drive on the east. No improvements are required in the public right-of-way beyond the paving repair required for the waterline installation.

The site is currently zoned for residential. The new water storage tank facility is not an occupied space and will not require daily water operator visits. It is anticipated that the water storage tank will generate less traffic than a residential dwelling would, so no traffic impact study is necessary for this project. Parking for the water tank will be provided on the tank access road on the tank site.

Should you require any additional information, please contact me at 720-214-5884.

Respectfully,

FORSGREN ASSOCIATES INC.



James L. Adams, P.E.
Forsgren Associates
Senior Engineer/Project Manager