

El Paso County Development Services  
2880 International Circle  
Colorado Springs, CO 80910  
ATTN: Kari Parsons

April 12, 2021

**RE: Widefield Water and Sanitation District  
Rolling Hills Tank 2 MG Potable Water Tank - Letter of Intent**

Dear Ms. Parsons:

As a representative of the applicant, Widefield Water and Sanitation District (the District), we are preparing submittal requirements for the Rolling Hills 2 MG Potable Water Tank Site Development Plan to construct a concrete water storage tank southwest of the intersection of Drennan Road and South Meridian Road in El Paso County on an easement within parcel number 5500000385. The Consultant and Applicant contact information is as follows:

**Consultant:**

JDS Hydro Consultants, Inc.  
5540 Tech Center Drive, Suite 100  
Colorado Springs, CO 80919  
Contact: Gwen Dall, P.E.  
Telephone: (719) 227-0072  
Email: gdall@jdshydro.com

**Applicant:**

Widefield Water and Sanitation District  
8495 Fontaine Blvd.  
Colorado Springs, CO 80925  
Contact: Robert Bannister, P.E.  
Telephone: (719)955-6118  
Email: rob@wwsonline.com

**General Information**

This project scope includes the installation of one new, 2 MG, concrete tank and appurtenances to provide fire flow and pressure for future development. A 1041 application for the project was submitted (ASI-20-003) and was approved on February 24, 2021. The inlet pipeline connecting the tank to the existing distribution system will be completed in a separate project. Two future tanks and a booster pump station are planned for the site but they are not considered in the this site development plan. An additional site development plan will be submitted when future tanks and/or the booster pump station construction is proposed since it is anticipated that development adjacent to the tank site will occur simultaneously and provide a stormwater system to handle increased site drainage.

The new tank site will be located on a 3.472-acre easement located within the parcel referenced by schedule 5500000385 zoned PUD and currently owned by Murray Fountain, LLC. The parcel is located in Section 1, Township 15 South, Range 65 West. The parcel is bounded on the east by a parcel owned by the VA Pikes Peak National Cemetery, to the south by land zoned PUD and owned by Murray Fountain, LLC. and Bull Hill LLC. and to the east by single family residential lots over 35 acres all zoned as RR-5. Land to the north of the parcel is within the City of Colorado Springs boundaries and includes parcels owned by BLH No 1 LLC and two single family residential properties.

The 2.0 MG tank proposed to be constructed in early 2021 and will be constructed of concrete with a stucco finish that is a neutral color to match the surrounding landscape. Security has been

addressed and includes a 7 ft high fence around the tank and barrier gate on the access road to limit vehicle access. The tank site area will be unmanned, and access will be prohibited to the public. Site access (both ingress and egress) will be from the City of Colorado Springs right of way along Drennan Road and will accommodate private, operations-staff only vehicles that will visit the site to visually inspect the tank or perform required maintenance.

### **Landscaping**

Currently, no landscaping exists at the site. It is mainly covered with native grasses. The intent of the District is to install xeric/low-water landscaping for the new facility. It is also the intent of the District to propose an alternative and site-specific landscaping plan – compared to EPC site requirements – related to interior landscaping and the private access road. Roadway landscaping requirements are non-applicable in that the tank site easement’s location does not border a roadway. The proposed private access road for the tank will be a 15 ft wide gravel road. When development occurs adjacent to the tank site, the gravel access road will be abandoned and the site accessed by future public right of way therefore landscaping is not planned along the private gravel access road. Due to the site’s utility use classification, interior landscaping is not proposed. The District is proposing to install landscaping on the outer 20 ft of the site along the borders that will not be covered when future portions of the tank site are developed to provide a buffer between the facility and future residential areas (see Landscape drawings). The District’s intent is that the landscaping shown on the “Alternative” Landscaping Plan be sufficient to satisfy major portions of the *El Paso County Land Development Code, Chapter 6(D)(2)* requirements for *Buffer Between Non-Residential and (Future) Single-Family Uses*. The request is to waive the *El Paso County Land Development Code, Chapter 6(E)* for *Internal Landscaping, Chapter 6(F)(2)* for *Live Material Ground Cover* percentage, and any access road landscaping due to the restrictions listed above. Please note all disturbed areas shall be re-seeded with native grasses/live ground cover, however, the percent coverage possible is just under the 75% requirement (approximately 70%). It is our belief that the proposed landscaping meets the 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. Other landscaping requirements are met as depicted below:

- Buffer Between Non-Residential and Future Residential:
  - Depth Required / Provided = 15’ / 15’
  - Trees Required (@ 1 /25 LF) / Provided = 25’ / 25’

It should be noted 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 justification:

- It has been proven that excess landscaping deters access and maintenance for utility infrastructure. As stated above, the easement site is planned for future tank and treatment facility improvements, therefore, no obstructions should impede access to critical equipment (i.e. any future storage tanks, building access, bypass pumping locations, etc.).

- Security is always at the forefront of design consideration for a municipal District. As of June 2002, the municipal Districts 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 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 roadways, is not recommended. The north side of the easement site was intentionally non-buffered in order to reduce obstruction. As previously mentioned, the District has however, proposed landscaping where possible without compromising security requirements.

### **Transportation and Access**

The facility is not a manned facility, and only weekly checks will be performed by operations staff. A gravel road is being proposed for access to the tanks. The access road will connect from Drennan Road to the tank site. The access road will have one gate at Drennan Road and another gate at the tank site. A seven-foot chain link fence will surround the tank site.

A flat gravel area marked as parking spaces on the plans will be available to accommodate private, operations staff only vehicles that will visit the site periodically and will reduce the potential for a land use impact to the adjacent land. Parking spaces will only serve private, operations-staff only vehicles and will be within the fence boundaries. Note 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 spaces frequented only by service personnel for maintenance, repair or occasional monitoring of equipment are not required to comply with this chapter. The facility will not be customer-oriented and will not have customer traffic. Access will only be open to operations-staff for maintenance and monitoring equipment at the tank site.

### **Lighting**

Lighting will not be included on the site. LED lighting will be located within the control panel and will be activated by a door switch when opened for use by operations staff for during maintenance procedures. The control panel will be located in the controls/solar power area on the south side of the tank.

### **Drainage**

The developed land for the potable water tank will occur on the 3.472 acre easement, located at the high point of the surrounding area and is not impacted from off-site flows.

Proposed drainage will be conveyed from the tank access road and drainage swale, tank roof, and 15 ft gravel access area to a vegetated drainage swale adjacent to the access road to a sand filter basin (SFB) located at a natural low point before discharging off-site and into the East Fork Tributary drainage basin. The proposed SFB will treat additional drainage produced from impervious areas that will be added to the site as a result of the tank construction including the tank roof and gravel areas. The SFB will be used to treat the Water Quality Capture Volume (WQCV) and detain the 100-yr flood event to pre-development release rates before leaving the site. The SFB is based on a drain time of 12 hours for the WQCV and 100-year release rate based on draining at 90% of predevelopment flows.

Please note there is a minor discrepancy in the Routed Hydrograph Results table between the Sand Filter Basin Sizing Calculations in Appendix D of the Final Drainage Report and the Stormwater Detention and Infiltration (SDI) Design Data Sheet, specifically in regards to the “Time to Drain”. A representative of the Mile High Flood District (MHFD) was contacted to help with determining the cause of the difference between these two spreadsheets. The SDI Design Data Sheet requires the user to enter a stage discharge relationship whereas with the Detention workbook the user enters the geometry and restrictions of the outlet structure. By entering the stage discharge relationship in the SDI worksheet, details can be lost that can cause this difference in results.

The SFB is included in the access road easement and language was included in the easement that the structure may only be abandoned when the future Rolling Hills Ranch Development agrees to accept and treat the developed runoff from the site.

Approximately 500 LF of the access road drains to the northwest and into the Drennan Rd. drainage ditch. The access road location was driven by grade restraints at the intersection of Drennan Rd and to limit excavation in the exposed sandstone. Prior to the proposed development, the Drennan Rd. roadside ditch only captured flow from the road north of the proposed access road. With the addition of the access road, drainage from approximately 500 LF of the access road and a small undeveloped area north of the proposed access road will flow into the proposed drainage swale adjacent to the access road. This additional flow will then be conveyed to the proposed access road culvert.

Proposed erosion and sediment control measures include silt fence at the toe of grading operations, concrete washout area, and permanent stabilization of all disturbed areas. Disturbed areas shall be re-seeded with native grasses.

### **Financial Assurance**

A Financial Assurance Estimate is included as required for an SDP submittal, however note that the District should not be required to provide a bond for this project. The District is a governmental entity. Its projects are fully funded, 100% insured, and 100% bonded in accordance with State statutes. The improvements proposed are not related to land development nor are they open to the public. The District is required to sign maintenance agreements on the infrastructure, taking over all maintenance responsibilities. Requiring the District to provide a bond per the Financial Assurance Estimate included would effectively require ratepayers within the District to pay for “double-bonding” of the project.

### **Schedule**

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

### **Utility Information**

A water transmission line will be installed by WWSD in a separate project to provide water to and from the tank. There are no water taps, sewer infrastructure or water treatment related to this project.

Please refer to drawing and forms included with this submittal to satisfy the requirements of the Site Development Plan.

Sincerely,

**JDS-HYDRO CONSULTANTS, INC.** on behalf of the Widefield Water and Sanitation District.



Gwen Dall, P.E.

Enclosures