

March 31, 2021

**El Paso County
Planning & Community Development**
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
ATTN: Kari Parsons

-please provide documentation showing that you notified adjacent property owners

**RE: Saddlehorn Ranch Subdivision
Water Treatment Plant
Site Development Plan – Letter of Intent**

Dear Ms. Parsons:

As a representative of the Owner, Gorilla Capital CO Saddlehorn Ranch LLC (Saddlehorn, the Owner), we are preparing the submittal requirements for El Paso County's Site Development Plan to construct a water storage tank and water treatment facility on the southwest corner of an existing parcel of land located south, southeast of the intersection of Judge Orr Road and Curtis Road, in El Paso County (Parcel No. 4300000601).

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

Consultant/Applicant

JDS-Hydro Consultants, Inc.
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919
Contact: Ryan Mangino, P.E.
Telephone: (719) 227-0072, Ext. 103
Email: rmangino@jdshydro.com

Developer/Owner

Gorilla Capital CO Saddlehorn Ranch, LLC.
1342 High Street
Eugene, OR 97401
Contact: John Helmick
Telephone: 541-393-9043
Email: john@gorillacapital.com

General Information

The proposed site for the storage tank and treatment facility is situated on the southwest corner of an existing parcel. Said parcel is in Section 3, Township 13 South, and Section 10, Township 13 South, Range 64 West of the 6th Principal Meridian, El Paso County, Colorado.

The subject site will occupy a very small portion of the overall planned development. The tank and treatment facility will be located on Tract G of the overall subdivision, which is proposed as being 1.90 acres of the 306.24-acre subdivision.

Past land use has consisted of agricultural grazing.

Zoning is currently RR-2.5 and will remain as such.

Tract G is bounded by Curtis Road to the west and by agricultural grazing property to the south, which is zoned A-35 and contains 358.90 acres. The adjacent agricultural grazing property located west of Curtis Road is zoned PUD and lies on 54.51 acres.

No expansion of service beyond the proposed rural residential lots is anticipated.

Update PCD File No.
to "PPR-21-020"

Purpose

The purpose of the project is to provide water service to all of Saddlehorn Ranch (the Development).

Improvements to the site will consist of:

- 1,350 square-foot water treatment facility
- 286,500-gallon potable water storage tank
- Two (2) existing, deep-aquifer wells
- Exterior backup power generator
- Underground water processing tank (~8,000 gallons)
- Interior pumping equipment
- Underground piping

Noise is reduced via a proposed sound enclosure integrated with the generator. The 42.5-foot diameter by 28-foot-tall water tank shall be finished with a neutral, earth-tone exterior color. The 30-foot-wide by 45-foot-long treatment plant will be constructed of “residential” style materials and finishes, in order to blend with the surrounding landscape and future development. The treatment plant’s eave height shall be 14 feet with a roof ridge not exceeding 20 feet (+/-) at a 4:12 roof pitch.

Transportation and Access

Operations staff will perform daily checks at the plant, but it will not be a “manned” facility. It will only be accessible by operations staff and not open to the public. Private access will be through future residential streets within the subdivision, accessed via Judge Orr Road. The expected number of average daily trips will be less than two (2).

A gravel road located on Tract G is being proposed for access to the facility. The property will contain a security gate on site which shall be secured by locked chain. A “Knox Box” for the fire department will be installed at the gate in the event a fire emergency occurs and the gate is locked.

A barbed-wire, chain-link fence will surround the immediate tank and treatment plant area along the tract’s property lines.

Two (2) parking spaces are proposed for the facility, located east of the water treatment building. Parking spaces will only serve operations-staff vehicles and will be within fenced boundaries. 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.

Drainage

Existing drainage sheet flows to the east into natural drainage ways. There are no existing drainage facilities (storm pipes, inlets, culverts, etc.) on the site.

Drainage for the proposed site shall include conveyance of water to the east/northeast of the subject property, into the main roadways of the subdivision, and thence into the regional detention facilities for Filing 1 of the overall development.

Please update drainage narrative to provide a statement addressing whether any changes to the approved drainage report will be made, or whether no changes are being proposed.

Lighting & Site Security

Lighting will consist of downward-projecting wall pack lighting on the treatment facility. As mentioned previously, fencing along the Tract's property lines shall include a chain-link security fence and access gate located southwest of the main access from the future residential street, Zaragoza Trail.

Landscaping

Presently, the site is undeveloped with vegetation consisting only of native grasses and weeds.

An alternate Landscape Plan is being proposed due to the nature of site-specific conditions. Please note all disturbed areas shall be re-seeded with native grasses/live ground cover.

It is our belief that the proposed 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. It should be additionally noted that 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 justifications:

- It has been proven that excess landscaping deters access and maintenance for utility infrastructure. As stated above, the Tract site is planned for a 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 infrastructure. As of June 2002, the municipal entities 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 significantly 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 access, is not recommended. Sections outlined in the *LDC's Chapter 6: Parking Lot, Buffer Screen Areas, Internal Landscaping, Live Material Ground Cover (within Roadway Frontage), and Landscape between Lot and Curb* are proposed for exemption consideration, as they do not apply to the utility Tract and its use.

The intent of the applicant is to install xeric/low-water landscaping for the new structures to satisfy the requirements as listed in *El Paso County's Land Development Code Chapter 6.2.2 (B) Roadway Landscaping* section, based on the adjacent road classification.

Other landscaping requirements are specifically met as listed below:

- Roadway Frontage Width Required/Provided: 25 feet / 25 feet
- Roadway Trees Required/Provided (1/20 LF Frontage): 1 per 20 feet / 1 per 20 feet

Schedule

Construction is scheduled to start in July 2021 and should be complete by June of the following year, if not sooner.

Utility Information

Water will be provided by Saddlehorn, as this facility is the only source, storage, and boosting facility proposed for the development. Sewer will be via an on-site wastewater treatment system (OWTS).

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,

JDS-Hydro Consultants, Inc.



Ryan Mangino, P.E.

Enclosures