



To Whom it May Concern,

This letter serves as notification of a proposed pedestrian trail that is being designed and constructed that may run near or through your property. The trail is being designed and built with funds from a Safe Routes To School grant award and through a partnership and matching component with The Woodmoor Improvement Association. This letter will include trail specifications and a detailed map.

The RFP for the trail project will be posted on May 2<sup>nd</sup>. A walk through with potential contractors will be held on May 12<sup>th</sup>. Approximate construction start will be June/July 2022.

The trail will be approximately 2.5 miles long. Trail will be a 4-foot wide constructed of rolled packed asphalt millings and portions of concrete. Asphalt millings will make up 9,700 feet of the trail while the remaining 3,100 feet will be existing sidewalk or gravel access roads. Small portions of concrete will be used for curb cuts etc. This project is designated as a trail and not a sidewalk therefore, ADA compliance is not required.

The trail will begin at Lewis Palmer Elementary School located at 1315 Lake Woodmoor Drive and will continue as a loop through Woodmoor Improvement Association common areas, and properties of Woodmoor Water & Sanitation District, The Dunes at Woodmoor, Lewis Palmer Middle School, The Tri-Lakes Chapel (Ascent Church) and Lake Woodmoor Holdings and back to Woodmoor Improvement Association Common Space. Included with this letter are the Right of Way Plans, and Land Survey Diagram.

The project manager is Ricky Vestal with Lewis Palmer School District 38. The Engineer is Glenn Ellis with JR Engineering.

Sincerely,

Cathy Wilcox Grant Writer Lewis Palmer School District 38

Project Manager: Ricky Vestal

[Rvestal@lewispalmer.org](mailto:Rvestal@lewispalmer.org)

(719) 492-7171

Product Engineer: Glenn Ellis JR Engineering

[Gellis@jrengineering.com](mailto:Gellis@jrengineering.com)

(720) 383-3045

Colorado Department of Transportation  
 Region 2  
 5615 WILL BLVD.  
 Pueblo, CO 81008  
 Phone: 719-546-5750  
 JR

**J-R ENGINEERING**  
 A Westbay Company  
 General 303-740-6888 • Colorado Springs 703-583-5583  
 Fax 303-740-6888 • www.jrengineering.com

DATE	INITIALS	DESCRIPTION
08/15/07	JR	REVISION
08/15/07	JR	REVISION
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Project No.	Project Name	Project Location
004-000000	LEWIS PALMER TRAIL	LEWIS PALMER SCHOOL DISTRICT 38

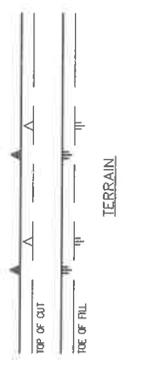
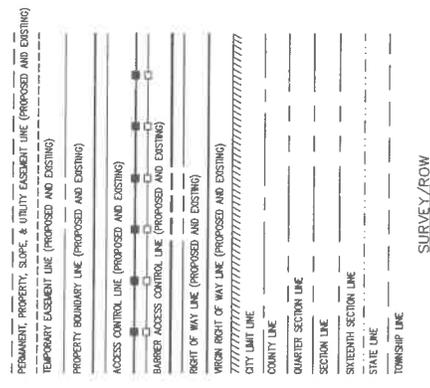
# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED  
 FEDERAL AID PROJECT NO. SAR M915-009  
 LEWIS PALMER TRAIL  
 EL PASO COUNTY

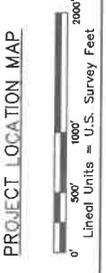
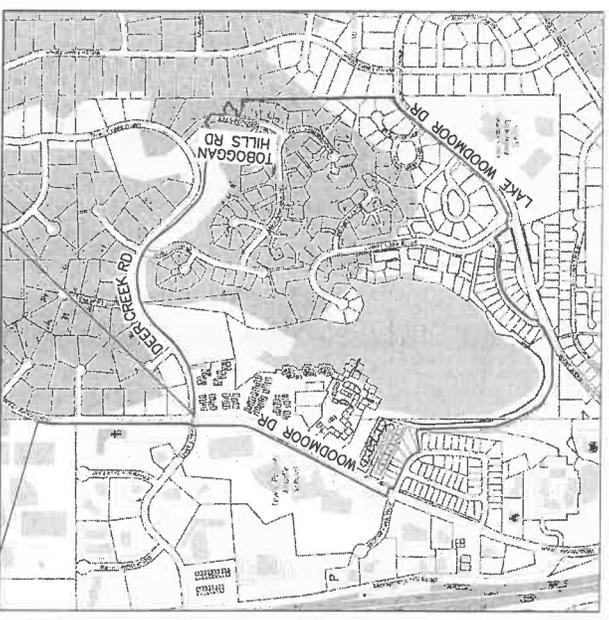
SECTIONS 11 & 14 TOWNSHIP 11 SOUTH, RANGE 67 WEST  
 OF THE 6TH PRINCIPAL MERIDIAN  
 R.O.W. Length of Project = X.XX Miles  
 Const. Length of Project = 2.42 Miles

Begin Const Project  
 Station: 00+00

End Const Project  
 Station: 127+82



Note: Existing topo features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).



Basis of Bearings: A line between the Southwesterly corner of Lot 90, WOODMOOR HILLS, monumented by a 1-1/4" yellow plastic cap stamped "LS 28875" and the Northeasterly corner of Common Area A, LAKE WOODMOOR, monumented by a no. 3 colored iron cap, bearing S00.20.09 E as referenced to a Colorado State Plane Central Zone.

1. This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation. The Colorado Department of Transportation is not responsible for the accuracy of the information contained in this plan. The Colorado Department of Transportation (Title Policy), (Title Commitments), (Memorandums of Ownership), prepared by (Title Co. or individual) for (Title Insurance Co. or consultant) is subject to change and may not be the most current set of this information. The Colorado Department of Transportation is not responsible for the accuracy of the information contained in this plan. The Colorado Department of Transportation is not responsible for the accuracy of the information contained in this plan. The Colorado Department of Transportation is not responsible for the accuracy of the information contained in this plan.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. This notice is intended to advise you of the date of the certification shown hereon.

COLORADO DEPARTMENT OF TRANSPORTATION  
 FEDERAL-AID HIGHWAY PROJECT  
 ROW PLANS AUTHORIZED: \_\_\_\_\_ DATE \_\_\_\_\_  
 COOT CHIEF ENGINEER

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01	(1) Tabulation of Properties
3.01-3.03	(3) Project Control Diagram
4.01-4.03	(NA) Land Survey Control Diagram
5.01-5.04	(4) Monumentation Sheets
6.01-6.03	(NA) Tabulation of Road Approach Sheets
7.01-7.18	(18) Plan Sheets
8.01	(1) Ownership Map
	(28) Total Sheets

Scales of Original 11"x17" Drawings  
 Plan Sheets 1"=XXX'  
 Ownership Map 1"=XXX'

Colorado Department of Transportation

5615 WILL BLVD.  
Pueblo, CO 81008  
Phone: 719-546-5730



JR



**JR ENGINEERING**  
A Weidman Company  
Central 303-461-5333 • Colorado Springs 719-546-5336  
Fax 719-546-5333 • [www.jrengineering.com](http://www.jrengineering.com)

Sheet Revisions

Sheet Revisions

Right of Way Plans

Tabulation of Properties  
Project Number: SAR 1915-009  
Project Location: LEWIS PALMER TRAIL  
Project Code: SAR 1915-009  
Sheet No.: 2-01 of 2-01

Parcel No.	Ownership Name Mailing Address City, State ZIP PO BOX #	County Record ID Site Address	T11S, R67W T11S, R67W	Area of Parcel Acres	Whole Property Acres % of Parcel	Existing Improvements Value	Net Area (Acres)	Project Alignment	Right of Way Alignment	Easement No.	Title Commitment No.	Purpose of Parcel
1	LEWIS-PALMER SCHOOL DISTRICT 38 16205 MONUMENT HILL RD MONUMENT CO, 80132	1779 MONUMENT HILL RD 7111000028 MONUMENT CO, 80132	11 T11S, R67W	0.000	0.000	0.000	0.000					PARTNERS
PE-2	TRILANES CHAPEL INC 1750 DEER CREEK RD MONUMENT CO, 80132	7111000028 1750 DEER CREEK RD MONUMENT CO, 80132	11 T11S, R67W	0.000	0.000	0.000	0.000					PARTNERS
3	LEWIS-PALMER SCHOOL DISTRICT 38 148 JEFFERSON ST MONUMENT CO, 80132	7111000014 1779 WOODMOOR DR MONUMENT CO, 80132	11 T11S, R67W	0.000	0.000	0.000	0.000					CONSTRUCTION, USE & MAINTENANCE OF TRAIL IMPROVEMENTS & ALL RELATED ACTIVITIES
4	DUNES AT WOODMOOR HOMEOWNERS ASSOCIATION 1102 BENTON ST BROOMFIELD CO, 80020	7114000009 WOODMOOR DR BROOMFIELD CO, 80020	11, 14 T11S, R67W	0.000	0.000	0.000	0.000					PARTNERS
5	DUNES AT WOODMOOR HOMEOWNERS ASSOCIATION 1102 BENTON ST BROOMFIELD CO, 80020	7114000030 1754 WILLOW PARK WAY MONUMENT CO, 80132	14 T11S, R67W	0.000	0.000	0.000	0.000					EXISTING PUBLIC IMPROVEMENTS & TRAIL EASEMENT
8	WOODMOOR WATER & SANITATION DISTRICT NO. 1 PO BOX 1407 MONUMENT CO, 80132	7114000001 N/A	11, 14 T11S, R67W	0.000	0.000	0.000	0.000				06817A0021	PARTNERS
7	WOODMOOR WATER & SANITATION DISTRICT NO. 1 PO BOX 1407 MONUMENT CO, 80132	7114000008 N/A	11, 14 T11S, R67W	0.000	0.000	0.000	0.000				06817A0021	PARTNERS
6	WOODMOOR IMPROVEMENT ASSOCIATION 1991 WOODMOOR DR MONUMENT CO, 80132	7114000002 1240 MEADOWLAKE WAY MONUMENT CO, 80132	11, 14 T11S, R67W	0.000	0.000	0.000	0.000					PARTNERS
9	WOODMOOR IMPROVEMENT ASSOCIATION 1991 WOODMOOR DR MONUMENT CO, 80132	7114000001 DEER CREEK RD MONUMENT CO, 80132	11 T11S, R67W	0.000	0.000	0.000	0.000					CONSTRUCTION, USE & MAINTENANCE OF TRAIL IMPROVEMENTS & ALL RELATED ACTIVITIES
PR-110	LANE WOODMOOR HOLDINGS LLC 8640 FEDERAL DR STE 200 COLORADO SPRINGS CO, 80921	7114000007 DEER CREEK RD MONUMENT CO, 80132	11 T11S, R67W	0.000	0.000	0.000	0.000				06817A0021	CONSTRUCTION, USE & MAINTENANCE OF TRAIL IMPROVEMENTS & ALL RELATED ACTIVITIES

## Glenn Ellis

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**From:** Cathy Wilcox <cwilcox@lewispalmer.org>  
**Sent:** Monday, May 23, 2022 11:24 AM  
**To:** Glenn Ellis  
**Cc:** ricky  
**Subject:** Property owner  
**Attachments:** Property owners JR ENfineering.pdf; cert letter receipt .pdf

Glenn, Here is the list of property owners.

The packet to Ascent Church on Woodmoor Drive was hand delivered on April 28th, 2022.  
The packet to Lake Woodmoor Holdings was hand delivered on April 28th, 2022.

A certified letter was sent to The Dunes on April 28th.

A certified letter was sent to Woodmoor Water and Sanitation District on April 28th.

No letter was sent to Woodmoor Improvement Association as they are partners and contributors of the matching component of the grant.

Attached is the cert. letter receipt. for Woodmoor Water and Sanitation as well as for The Dunes.

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**NON-OFFICIAL USE**

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$1.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.53

Total Postage and Fees \$4.28

Send To: TRI LAKES CHAPEL  
 Street and Apt. No., or PO Box: 1750 DEER CREEK RD  
 City, State, ZIP+4®: MONUMENT, CO 80132

PS Form 3800, April 2013 (PSN 7530-01-000-9047) See Reverse for Instructions

7021 2720 0000 7812 2138

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Extra Services & Fees (check box, add fee)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$1.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.53

Total Postage and Fees \$4.28

Send To: Woodmoor Improvement Assoc.  
 Street and Apt. No., or PO Box: 150 WOODMOOR DRIVE  
 City, State, ZIP+4®: MONUMENT, CO 80132

PS Form 3800, April 2013 (PSN 7530-01-000-9047) See Reverse for Instructions

7021 2720 0000 7812 2145

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 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$1.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$4.53

Send To: Lake Woodmoor Holdings LLC  
 Street and Apt. No., or PO Box: 4540 FEDERAL DRIVE #200  
 City, State, ZIP+4®: LAKE SPRINGS, CO 80921

PS Form 3800, April 2013 (PSN 7530-01-000-9047) See Reverse for Instructions

7021 2720 0000 7812 2114

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Extra Services & Fees (check box, add fee)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$1.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.53

Total Postage and Fees \$4.28

Send To: DUNES AT WOODMOOR HOA  
 Street and Apt. No., or PO Box: 11002 BENTON STREET  
 City, State, ZIP+4®: BROOMFIELD, CO 80020

PS Form 3800, April 2013 (PSN 7530-01-000-9047) See Reverse for Instructions

7021 2720 0000 7812 2121

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**NON-OFFICIAL USE**

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$1.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.53

Total Postage and Fees \$4.28

Send To: WOOD MOOR SANITATION WATER  
 Street and Apt. No., or PO Box: PO BOX 1407  
 City, State, ZIP+4®: MONUMENT, CO 80132

PS Form 3800, April 2013 (PSN 7530-01-000-9047) See Reverse for Instructions

7021 2720 0000 7812 2152