



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 2nd. A walk through with potential contractors will be held on May 12th. 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

(719) 492-7171

Product Engineer: Glenn Ellis JR Engineering

Gellis@jrengineering.com

(720) 383-3045

Colorado Department of Transportation

5615 WILL BLVD.
Pueblo, CO 81008
Phone: 719-546-5750

Region 2 JR



JR ENGINEERING
A Westcon Company
General 303-740-5555 • Colorado Springs 719-592-5553
Fax 303-740-5555 • www.jr-engineering.com

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

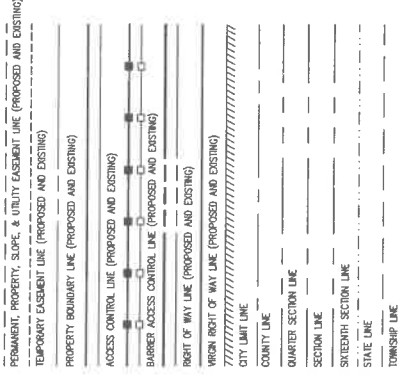
DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

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

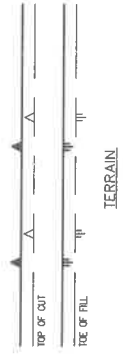
SECTIONS 11 & 14 TOWNSHIP 11 SOUTH, RANGE 67 WEST
OF THE 6TH PRINCIPAL MERIDIAN
R.O.W. Length of Project = XXX Miles
Const. Length of Project = 2.42 Miles

Begin Const Project
Station: 00+00

End Const Project
Station: 127+82



SURVEY/ROW



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).



PROJECT LOCATION MAP

0' 500' 1000' 2000'
Linear Units = U.S. Survey Feet

Right of Way Plans

Title Sheet
Project Number: SAR M915-009
Project Location: LEWIS PALMER TRAIL
Project Date: 7/25/2002
Sheet No. 1 of 1

SURVEYOR STATEMENT (ROW PLAN)
I, Derek Lee Vargas, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my examination of the survey records and field notes, and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice and the Colorado Department of Transportation publications.
This statement is not a warranty or warranty, either expressed or implied.

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 colorado state 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 for use in the project.
2. For title information, The Colorado Department of Transportation relied on (Title Policy), (Title Commitments), (Memorandums of Ownership), prepared by (Title Co. or individual) for (Title Insurance Co. or consultant).
3. This plan set is subject to change and may not be the most recent set. It is the user's responsibility to verify with COOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

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. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

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	(3) Land Survey Control Diagram
5.01-5.04	(4) Method of Survey
6.01-6.03	(3) 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'

Glenn Ellis

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.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Official Use

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$1.53

Sent to Lake Woodmoor Holdings LLC

Street and Apt. No., or PO Box

4540 Federal Drive #200

City, State, ZIP+4®

LA SPRINGS, CO 80921

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee)

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☐ Return Receipt (electronic) \$0.00

☐ 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

Sent to WOOD MOOR Sanitation Water

Street and Apt. No., or PO Box

20130x 1407

City, State, ZIP+4®

Monument, CO 80132

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.53

Total Postage and Fees \$4.28

Sent to Woodmoor Improvement Assoc.

Street and Apt. No., or PO Box

1100 Woodmoor Drive

City, State, ZIP+4®

Monument, CO 80132

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.53

Total Postage and Fees \$4.28

Sent to DUNES at WOODMOOR HOA

Street and Apt. No., or PO Box

11002 BENTON STREET

City, State, ZIP+4®

Bloomfield, CO 80020

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) \$0.00

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.53

Total Postage and Fees \$4.28

Sent 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 7530-02-000-9047 See Reverse for Instructions