



**JVA, Incorporated**

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December 17, 2024

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

[www.jvajva.com](http://www.jvajva.com)

RE: Project No. CDR [2412](#)  
Letter of Intent  
WWSD Highway 105 Phase B  
JVA Job No. 1051.14e

Dear Ms. Parsons:

Woodmoor Water & Sanitation District No. 1 (WWSD, District) will be replacing the existing water and sanitary sewer infrastructure to accompany El Paso County's (County) upcoming expansion of Highway 105. The project area is not continuous but spans from the intersection of Lake Woodmoor Drive and Highway 105 to Highway 105 north of the Smugglers Way cul-de-sac and south of the Wild Duck Lane cul-de-sac. Utility improvements will also be completed between New London Road and Highway 105 as well as the intersection of New London Road and Bowstring Road. A Vicinity Map is enclosed. The goal of the project is to relocate the water, sanitary sewer, and electrical utility lines prior to the expansion of Highway 105. When the highway is expanded the surface elevation and width will change and require the District's water and sewer utilities to be relocated outside of the highway to maintain service to the surrounding area. The above ground electric owned by Mountain View Electric Association (MVEA) must be relocated below ground and outside of the widening area. The District is working with MVEA to relocate their utility as part of this project.

## PROJECT DESCRIPTION

Project improvements will include replacing the existing sanitary sewer collection system, areas of water distribution system, and installing underground electric lines to provide water, sewer, and electricity to the homes and residents along south Highway 105 between Lake Woodmoor Drive and Wild Duck Lane. This project also includes demolition of existing pressure reducing valve (PRV) vaults 9, 10, 11, and 12; and new PRV vaults 9r and 12r. The project will also require the installation and reconnection of new and existing water and sanitary sewer services to the homes in the project area where the water and sanitary sewer mains are being relocated or abandoned.

The intent is for construction to begin in 2025 once the County has secured necessary right-of-way (ROW) and easements. This project will be completed prior to the County's Highway 105 expansion. No impact to current drainage patterns is anticipated with this project and no permanent BMPs will be installed. Utility design is in accordance with WWSD standards as well as County standards.

## TRAFFIC IMPACTS

There will be temporary impacts to current traffic patterns during project construction, due to work within the ROW in Highway 105, Briarhaven Court, Winding Meadow Way, New London Road, Fairplay Drive and Smugglers Road that will require traffic control and temporary closures of lanes. There are no paved pedestrian facilities or paved bicycle lanes or paths on or adjacent to the work, and the proposed work will not generate any new pedestrian or bicycle traffic. There is existing street parking in Fairplay Drive and Smugglers Rd that will be temporarily unavailable and no new parking is being proposed as part of this project.

## 1041 APPLICABILITY

JVA and the District have reviewed El Paso County 1041 regulations with consideration to the proposed project. Projects of this nature are defined in the regulations as a “municipal and industrial water project.” Based on our review, the District and JVA believe the proposed project is exempt pursuant to the County’s 1041 regulations for the following reasons:

1. Chapter 3, paragraph 3.104.2a states that municipal water project is exempt from the regulations provided that a project which is “the maintenance, repair, replacement of an existing component or facility of a project if it does not constitute a material change, does not cause negative impacts different from the existing project, and does not otherwise exacerbate existing impacts.” The proposed project will be a replacement of municipal water systems and will not create any negative impacts on the existing project area.

## LANDSCAPE PLAN

The landscaping plan for this project is to replace all impacted landscaping to pre-construction conditions. The landscaping of each individual property will be agreed upon with each individual property owner whose landscaping is affected.

## LIGHTING

No new exterior lighting is being proposed as part of this project.

## COMMUNITY ENGAGEMENT

The District and JVA have contacted local homeowners who will be impacted by the project regarding the project, however the County is spearheading the community outreach efforts as a part of the Highway 105 widening project. An overview of the project and timeline, site improvements, improvement locations, and general alignments will be communicated.

## SCHEDULE

Construction is anticipated to start in 2025, dependent on easement and ROW acquisition and will take approximately 9 to 12 months. For questions specific to this project, please contact:

Owner

Jessie Shaffer, District Manager  
Woodmoor Water and Sanitation District  
P.O. Box 1407, Monument, CO 80132  
719-488-2525 ext. 14  
JessieS@WoodmoorWater.com

Engineer

Richard Hood, Project Manager  
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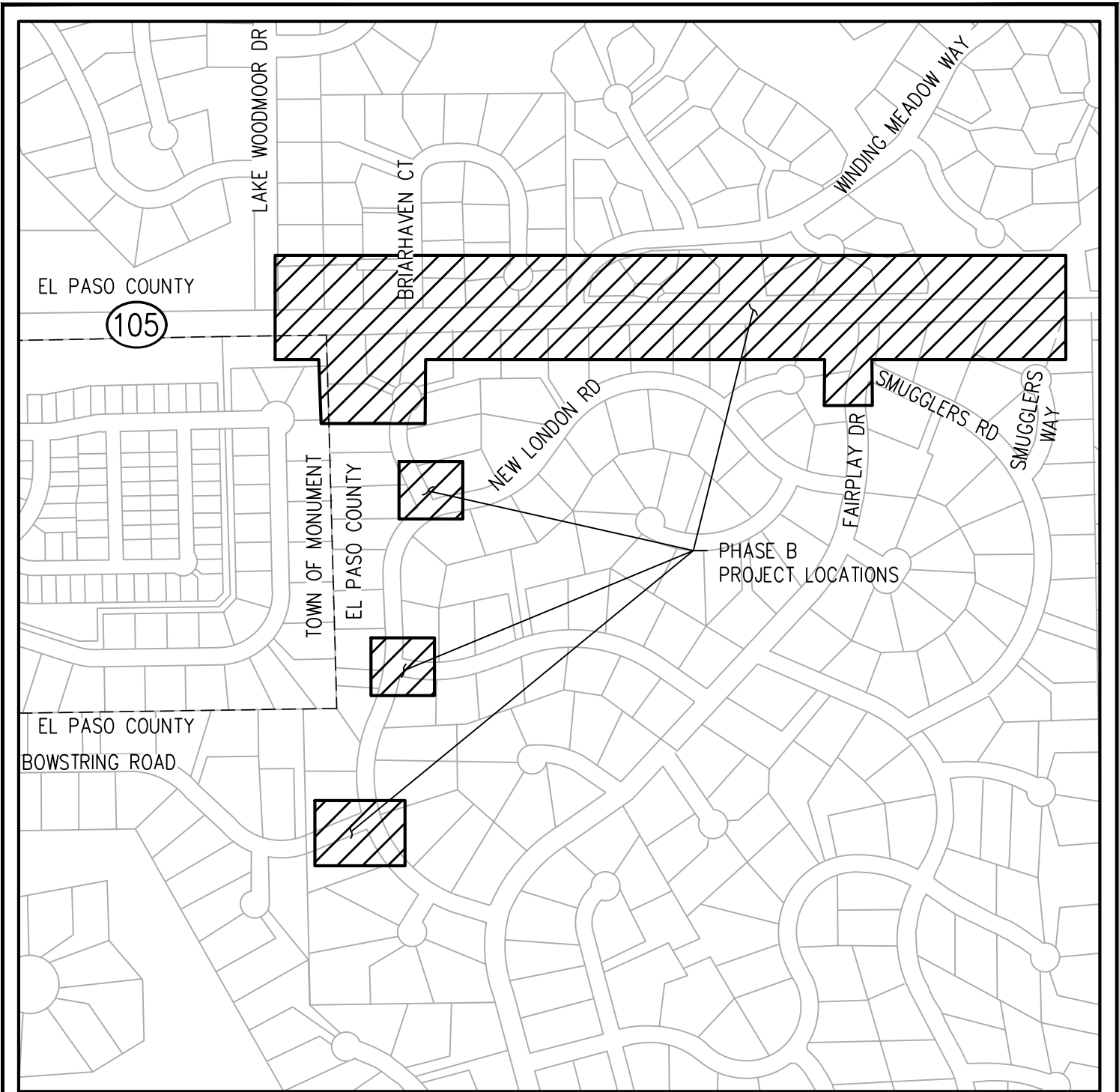
Sincerely,  
JVA, INCORPORATED

By:

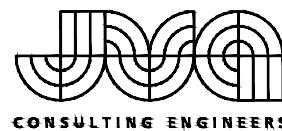


Richard Hood, P.E.  
Project Manager

Enclosures:  
Vicinity Map



**FIGURE 1 - VICINITY MAP**  
**WWSD CO105 PHASE B**  
**SEPTEMBER 2024**



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# Letter of Intent.pdf Markup Summary

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Engineer (1)

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