



**JVA, Incorporated**  
1512 Larimer Street  
Suite 710  
Denver, CO 80202  
303.444.1951  
info@jvajva.com

July 7, 2023

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

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

RE: Letter of Intent  
WWSD Well No. 22  
JVA Job No. 1051.9e

Dear Mr. Howser:

Woodmoor Water & Sanitation District No. 1 (WWSD) proposes to build a new well house building to serve the recently constructed groundwater well located on their property at 1755 County Line Road in Monument, Colorado. The groundwater well was drilled adjacent to WWSD's Crystal Creek Lift Station with access from County Line Road.

WWSD operates groundwater wells in the Denver Basin and pumps water from Dirty Woman Creek Alluvium. The Denver Basin includes wells from Dawson Aquifer, Denver Aquifer, and Arapahoe Aquifer. WWSD relies on surface water from Lake Woodmoor to meet summer peak demands while typically relying on well water exclusively for the rest of the year. In the summer of 2022, WWSD drilled an approximately 2,200-foot-deep groundwater well, named Well 22, to supply water from the Arapahoe Aquifer. The new groundwater well is necessary to meet future demands and to supplement the decreasing yields of the existing wells.

WWSD owns the 0.3-acre Crystal Creek Lift Station property (parcel 7102200009) and the adjacent 0.5-acre undeveloped property (parcel 7102200012) southwest of the intersection of County Line Road (E Palmer Divide Ave) and Doewood Drive. Both parcels are located in the northwest quarter of Section 2, Township 11 South, Range 67 West of the 6<sup>th</sup> P.M., County of El Paso, State of Colorado. The lift station property is zoned at C-1, Political Subdivision. The Well 22 site is on the 0.5-acre undeveloped parcel, which is currently zoned as RS-20000, Residential Suburban. A vicinity map showing the location of Well 22 and information regarding the adjacent properties is attached to this letter.

The design of the Well 22 site is split into three phases. During the first phase, completed in Fall 2022, the new groundwater well was constructed with minor site improvements completed to accommodate the drill rig. The second phase will focus on the process piping and equipment design within the well house and design of the well house building itself. The third and final phase will be the design of a transmission main to convey water from Well 22 to WWSD's Central Water Treatment Plant (CWTP). JVA is responsible for the first two phases of the project, and the transmission main design will be completed by WWSD. The requested site development plan review is only for design and construction of the well house building and enclosed equipment and piping. The future well, transmission main, and any associated site developments will be permitted separately at a later date.

WWSD will construct an approximately 120 square-foot well house building east of the existing Crystal Creek Lift Station. The new building will contain process valves and piping, and electrical and control panels, with an exterior step up transformer located adjacent to the building in an approximately 200 square-foot uncovered enclosure. The new building will be accessed from an

existing driveway to the Crystal Creek Lift Station from County Line Road. Because the new building will have a U-occupancy rating, is unstaffed, and will not have a restroom, potable water is not available at the site, but a connection for future potable water service if the adjacent properties are built out is included in the design. Floor drains will be routed to a nearby sanitary sewer main. In accordance with Section 6.2.2.A.4 of the El Paso County Land Development Code, WWSD requests approval of the alternative landscape plan included in the application. WWSD proposes the alternative landscape plan to reduce landscape irrigation and maintain open access for a drill rig to equip and maintain the new well and facilitate drilling the future well.

No impact to current drainage patterns is anticipated with this project. All drainage at the site will be diverted into the existing culvert on the north side of the lift station property. No permanent BMPs will be installed. According to the National Wetlands inventory, a freshwater emergent wetland habitat (classification PEM1C) exists to the west of the lift station property. While no wetlands exist within either of the WWSD-owned properties in the project area, all work and earth disturbance shall be done in a manner that minimizes pollution of the adjacent wetlands. Storm drainage design will consider the presence of the adjacent wetlands and limit impacts that can result from flow volumes, flow rates, and water quality entering the wetland habitat. Temporary BMPs will be installed to protect the wetlands during construction.

No impact to current traffic patterns is anticipated with this project. The facility is only visited by District Staff and is not attended regularly, so daily vehicle trips are anticipated to be one or less. A traffic impact study is not required since daily vehicle trip-end generation is less than 100; the peak hour trip generation is less than 10; there are no additional proposed minor or major roadway intersections; the increase in the number of vehicular trips does not exceed the existing trip generation by more than 1 peak hour trip; there is no change in the type of traffic to be generated; LOS on the adjacent public roadways, accesses, and intersections will be maintained; no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and there is no change of land use. Furthermore, there are no paved pedestrian facilities or paved bicycle lanes or paths on or adjacent to the site, and the proposed use will not generate any new pedestrian or bicycle traffic.

Since the proposed structure will generate new trips for the parcel, a road impact fee applies to WWSD for the project. Based on the proposed use by a governmental entity, the most appropriate road impact fee classification is “public/institutional”, which is set at \$3,372 per 1,000 sf of building area. Based on the approximately 120 square-foot well house building, WWSD expects to pay a road impact fee of approximately \$404.64 upon issuance of a building permit.

This project falls under the classification of a minor site development and complies with the standards detailed in Chapter 6 – General Development Standards of the El Paso County Land Development Code (LDC). Utility design is in accordance with WWSD standards as well as County standards. The County determined that a 1041 was not required for this project per County Administrative Determination No. 21-078.

Construction is anticipated to start in Summer 2023 and be completed in Summer 2024. Maintaining the construction schedule is critical to WWSD being capable of supplying customers with water during peak summer demand in 2024 and the following years.

We respectfully request that the County approve this site development plan for said improvements. For questions specific to this project, please contact:

Owner

Ariel Hacker, District Engineer  
Woodmoor Water and Sanitation District  
P.O. Box 1407, Monument, CO 80132  
719-488-2525 ext. 13

Engineer

Richard Hood, Project Manager  
JVA, Incorporated  
1675 Larimer Street, Suite 550  
Denver, CO 80202  
303-444-1951

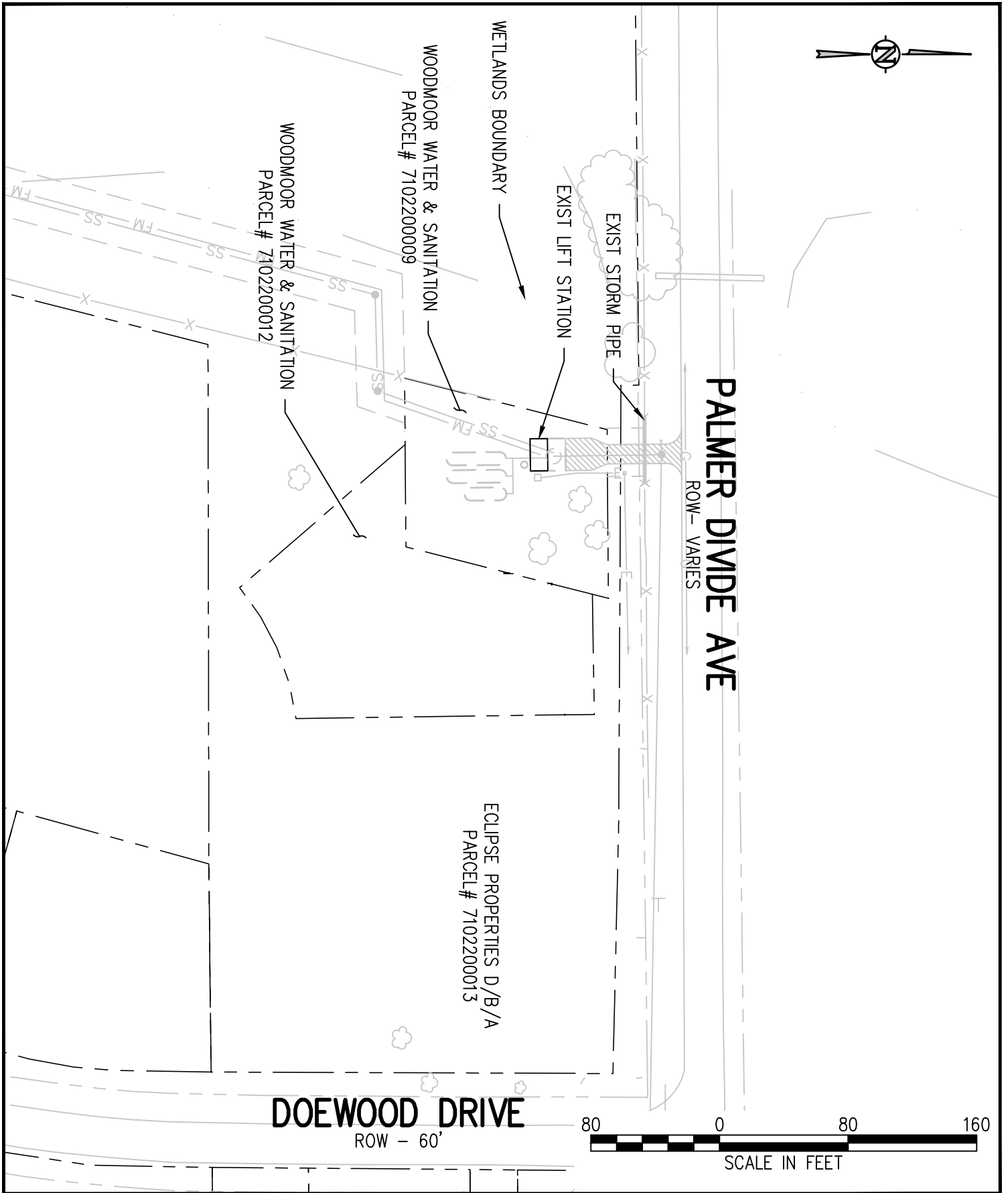
Sincerely,  
JVA, INCORPORATED

By:



Richard Hood, P.E.  
Project Manager

Enclosure: Vicinity Map



**FIGURE 1 - VICINITY MAP**  
**WWSD WELL NO. 22**  
**FEBRUARY 2022**



JVA, Inc.  
 1675 Larimer Street, Suite 550  
 Denver, CO 80202  
 303.444.1951  
[www.jvajva.com](http://www.jvajva.com)  
 Boulder • Fort Collins • Winter Park  
 Glenwood Springs • Denver