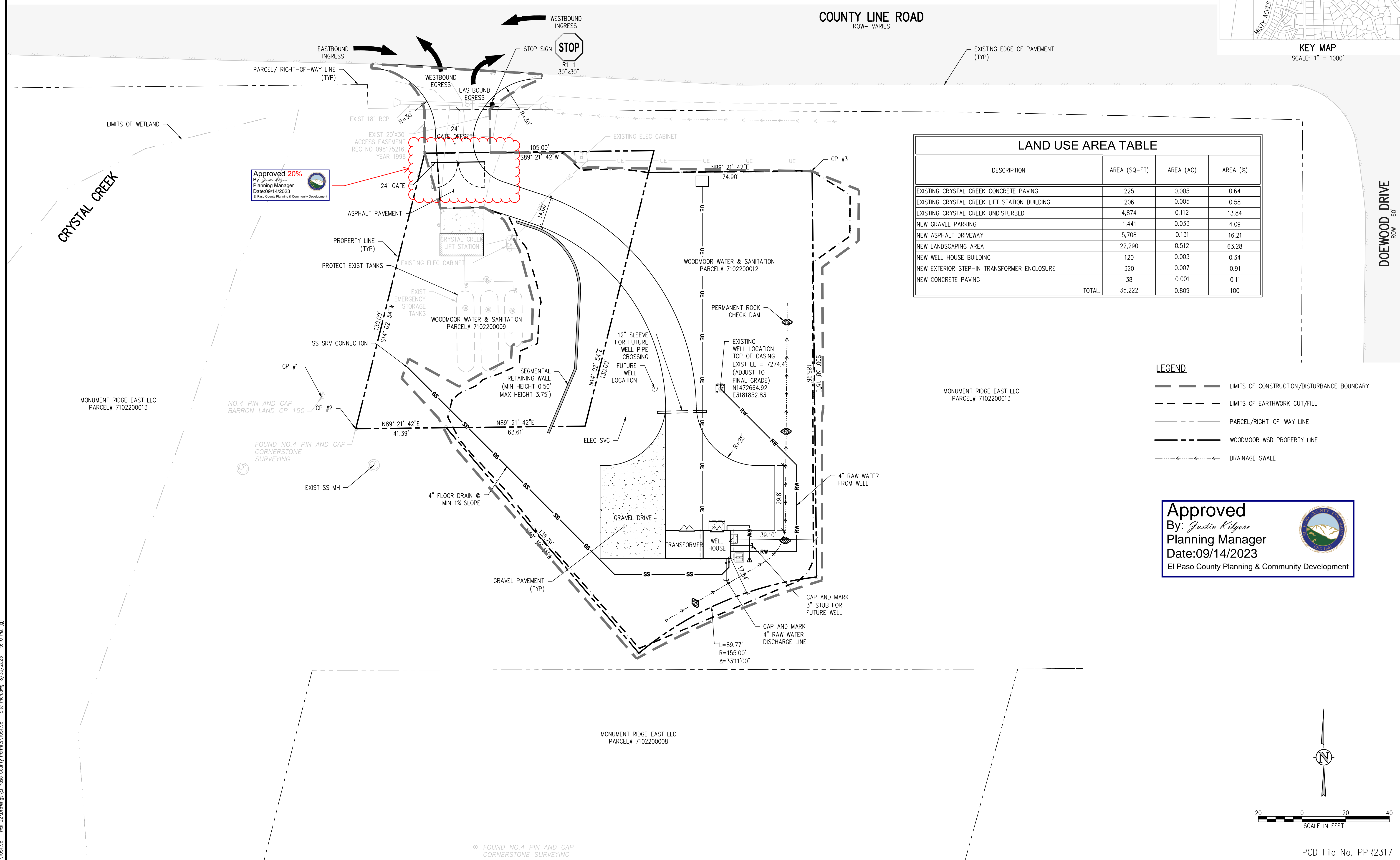
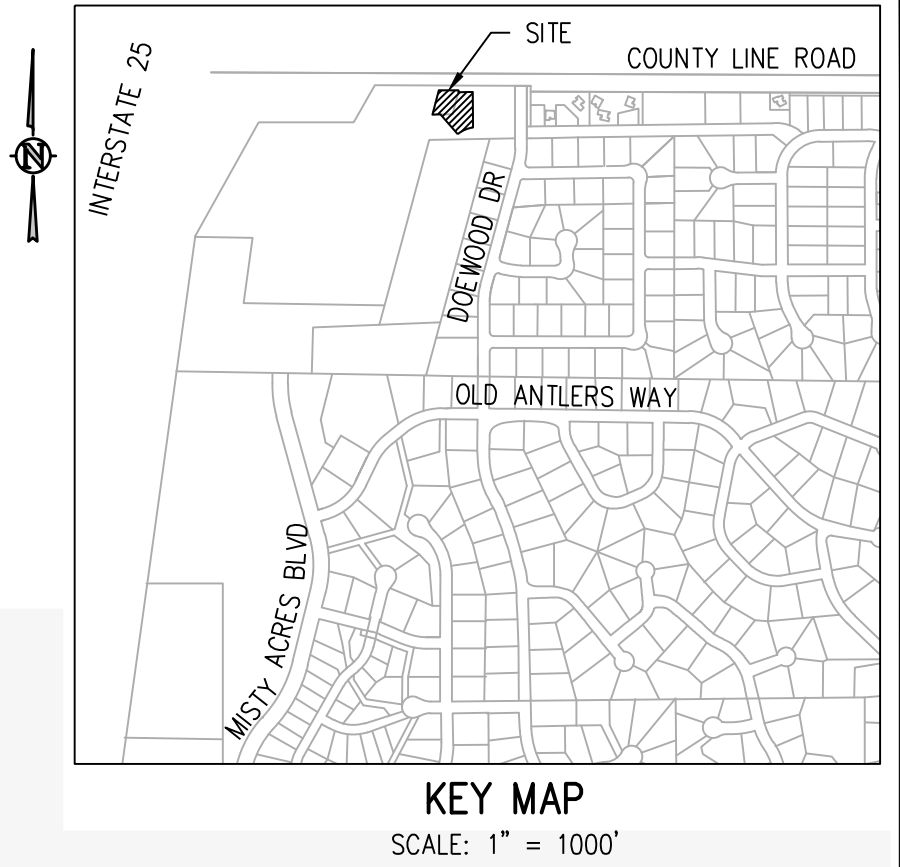
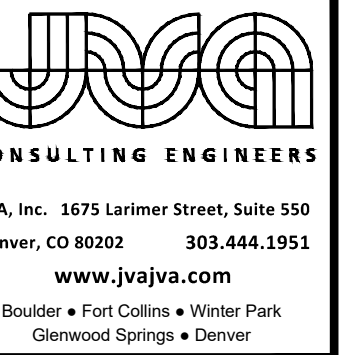


A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

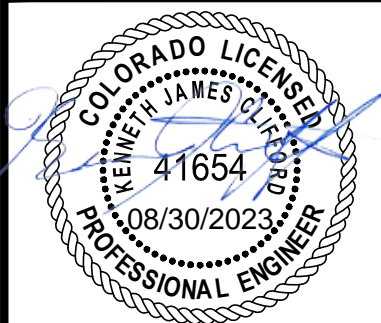


LAND USE AREA TABLE			
DESCRIPTION	AREA (SQ-FT)	AREA (AC)	AREA (%)
EXISTING CRYSTAL CREEK CONCRETE PAVING	225	0.005	0.64
EXISTING CRYSTAL CREEK LIFT STATION BUILDING	206	0.005	0.58
EXISTING CRYSTAL CREEK UNDISTURBED	4,874	0.112	13.84
NEW GRAVEL PARKING	1,441	0.033	4.09
NEW ASPHALT DRIVEWAY	5,708	0.131	16.21
NEW LANDSCAPING AREA	22,290	0.512	63.28
NEW WELL HOUSE BUILDING	120	0.003	0.34
NEW EXTERIOR STEP-IN TRANSFORMER ENCLOSURE	320	0.007	0.91
NEW CONCRETE PAVING	38	0.001	0.11
TOTAL:	35,222	0.809	100

- LEGEND**
- LIMITS OF CONSTRUCTION/DISTURBANCE BOUNDARY
 - - - - - LIMITS OF EARTHWORK CUT/FILL
 - - - - - PARCEL/RIGHT-OF-WAY LINE
 - - - - - WOODMOOR WSD PROPERTY LINE
 - - - - - DRAINAGE SWALE

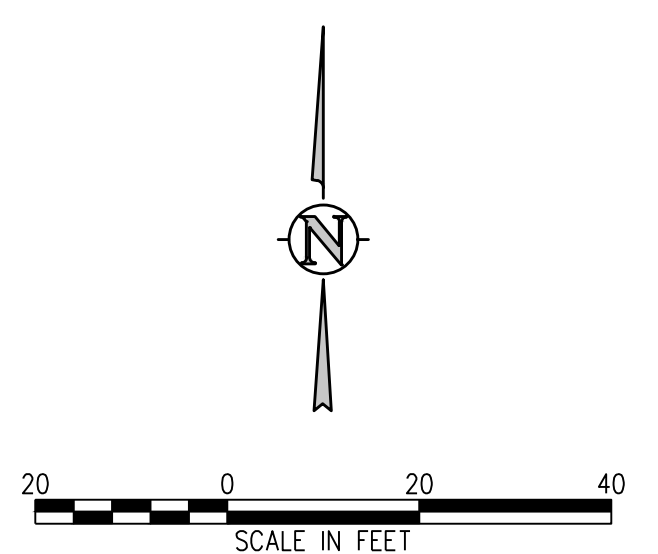
Approved
By: *Justin Kilgore*
Planning Manager
Date: 09/14/2023
El Paso County Planning & Community Development

NO.	DATE	DESIGNED	DRAWN	REVISION DESCRIPTION



DESIGNED BY: JGJ
DRAWN BY: JGJ
CHECKED BY: KJC
JOB #: 1051.9e
DATE: AUGUST 2023
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WOODMOOR WSD NO. 1
WELL NO. 22
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN



PCD File No. PPR2317

SHEET NO.
FIG-1

N:\1051.9e - Well 22\Drawings\El Paso County Permits\1051.9e - Site Plan.dwg, 8/30/2023 - 5:10 PM, [6]

© FOUND NO. 4 PIN AND CAP CORNERSTONE SURVEYING



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

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 6th 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

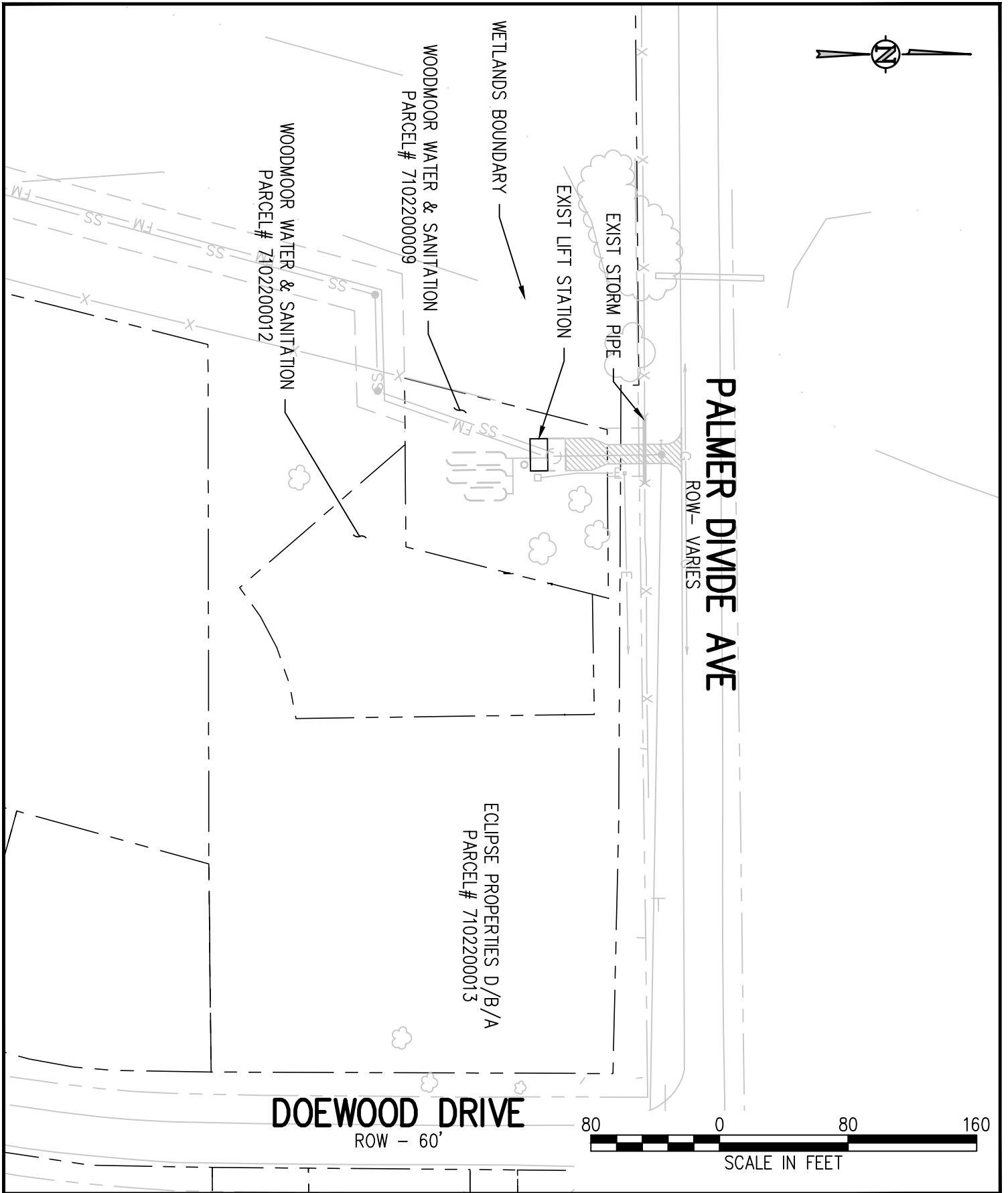
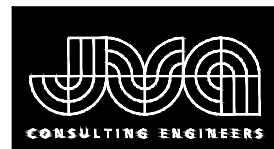
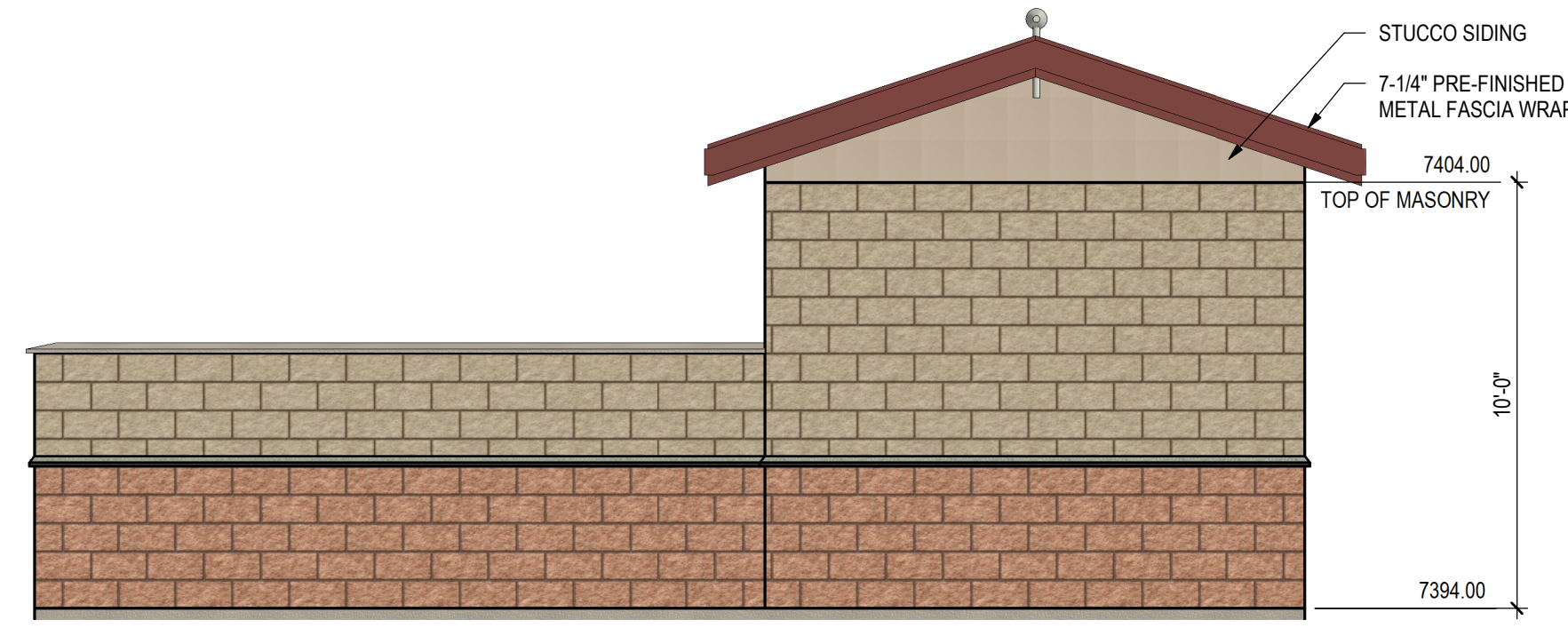


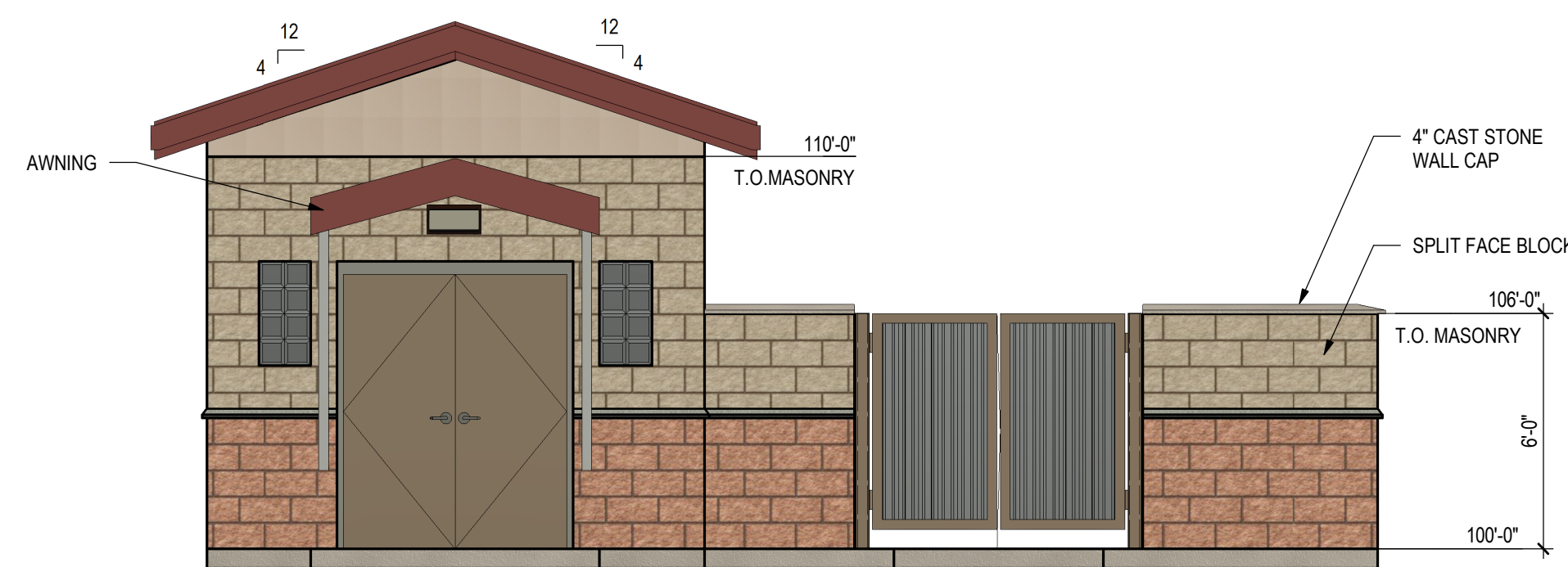
FIGURE 1 - VICINITY MAP
WWSD WELL NO. 22
FEBRUARY 2022



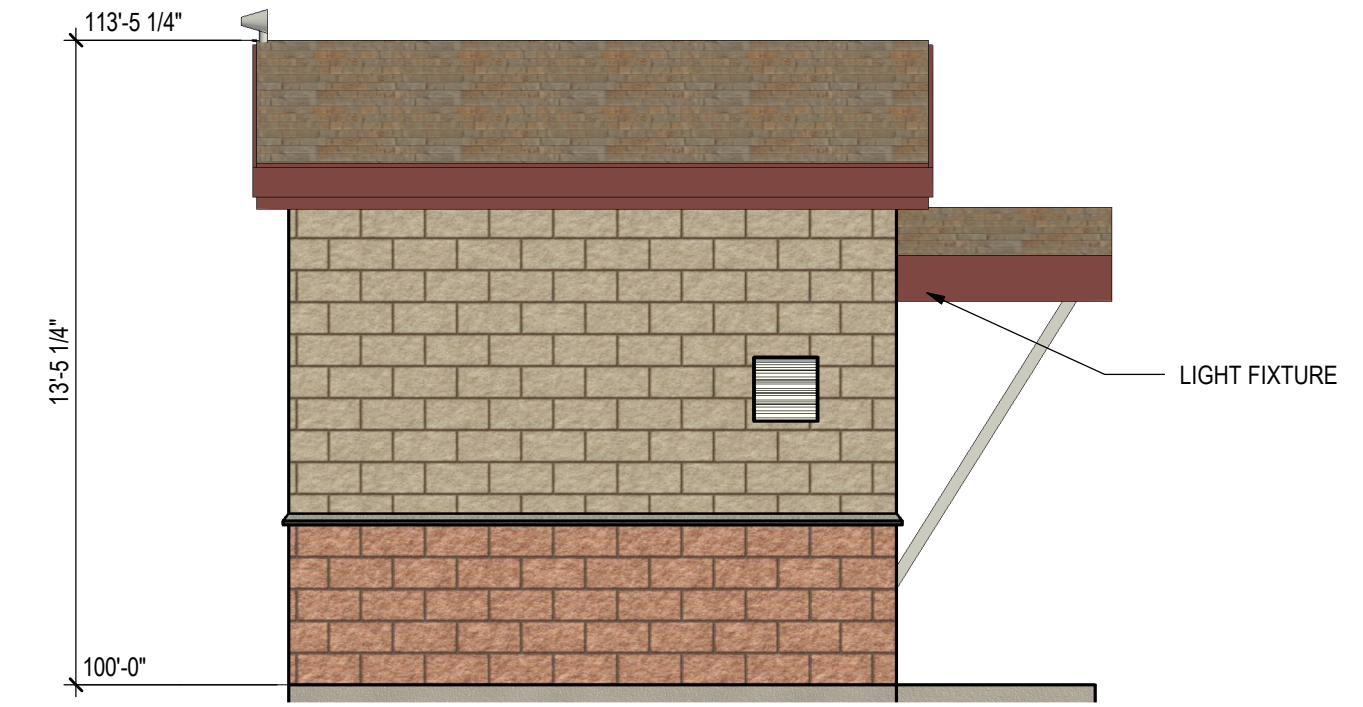
JVA, Inc.
 1675 Larimer Street, Suite 550
 Denver, CO 80202
 303.444.1951
www.jvajva.com
 Boulder • Fort Collins • Winter Park
 Glenwood Springs • Denver



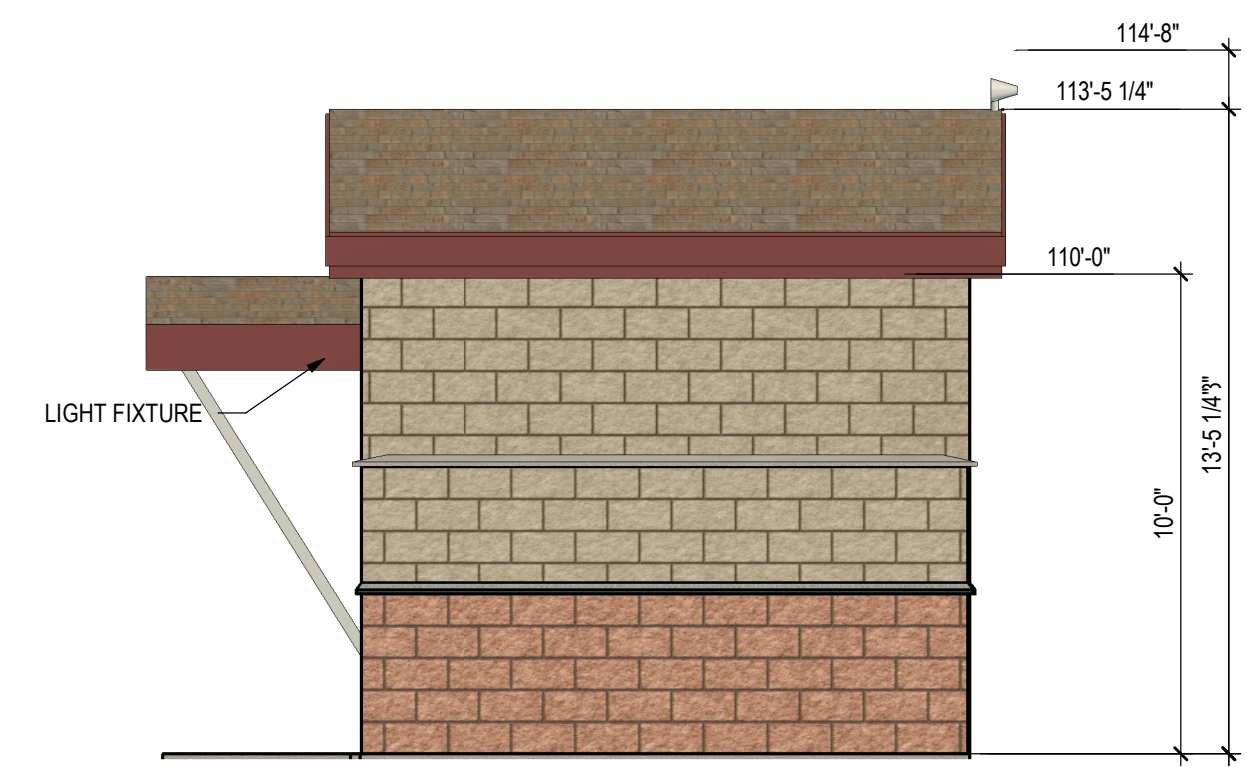
1 SOUTH ELEVATION
 A1.1 1/4" = 1'-0"



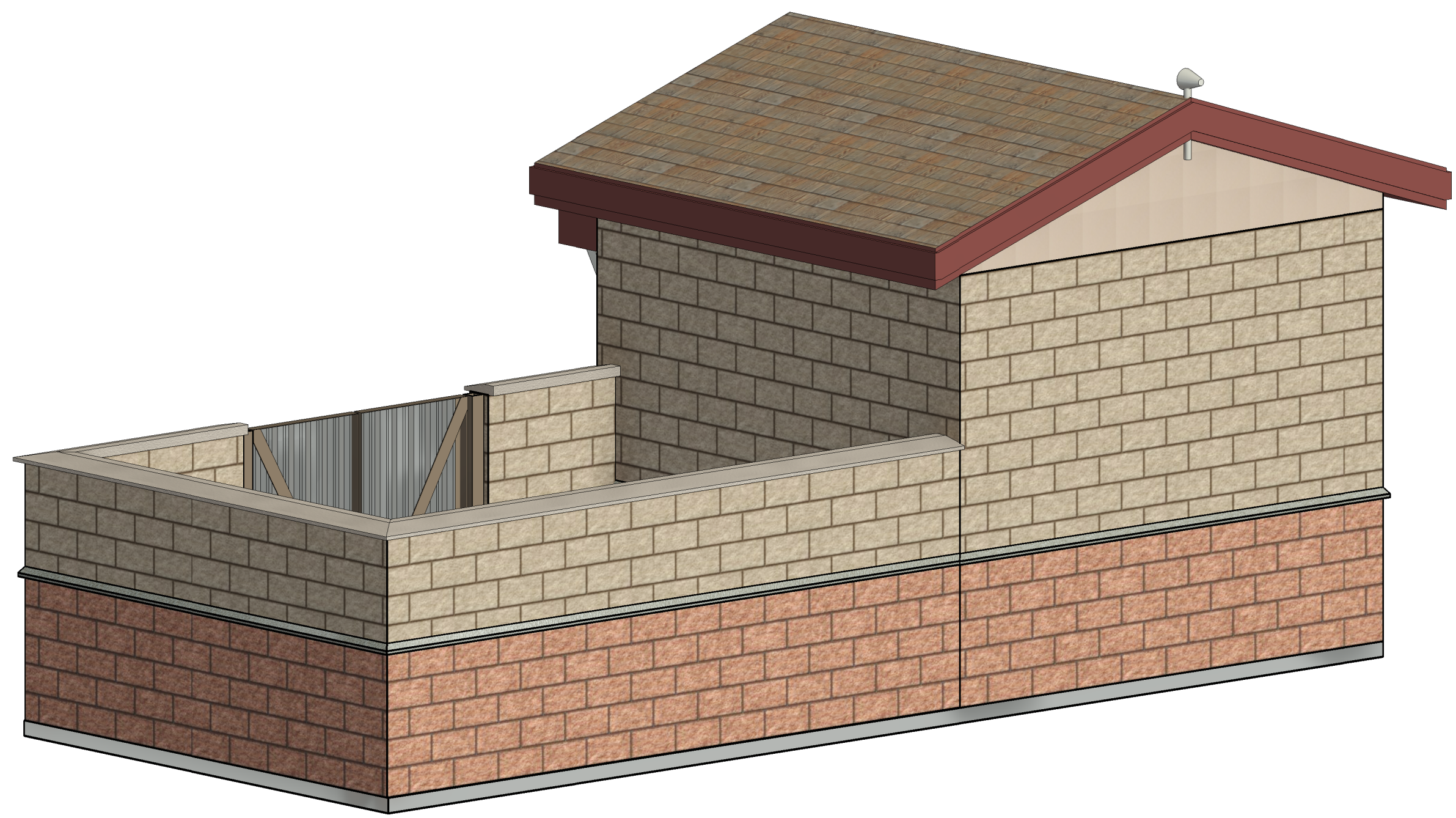
2 NORTH ELEVATION
 A1.1 1/4" = 1'-0"



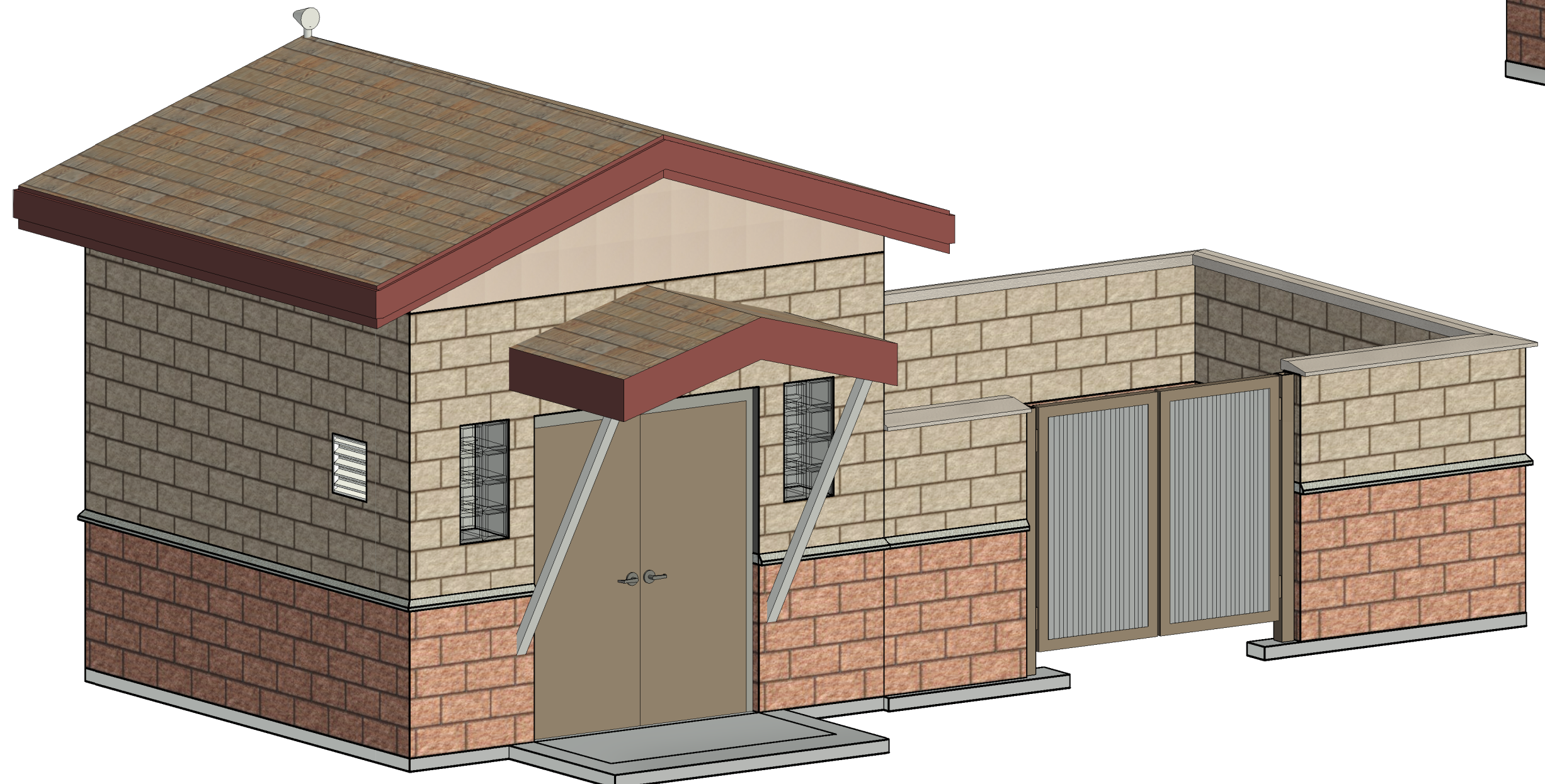
3 EAST ELEVATION
 A1.1 1/4" = 1'-0"



4 WEST ELEVATION
 A1.1 1/4" = 1'-0"



3D VIEW BACK



3D VIEW FRONT

NO.	DATE	DESIGNED	DRAWN	REVISION DESCRIPTION

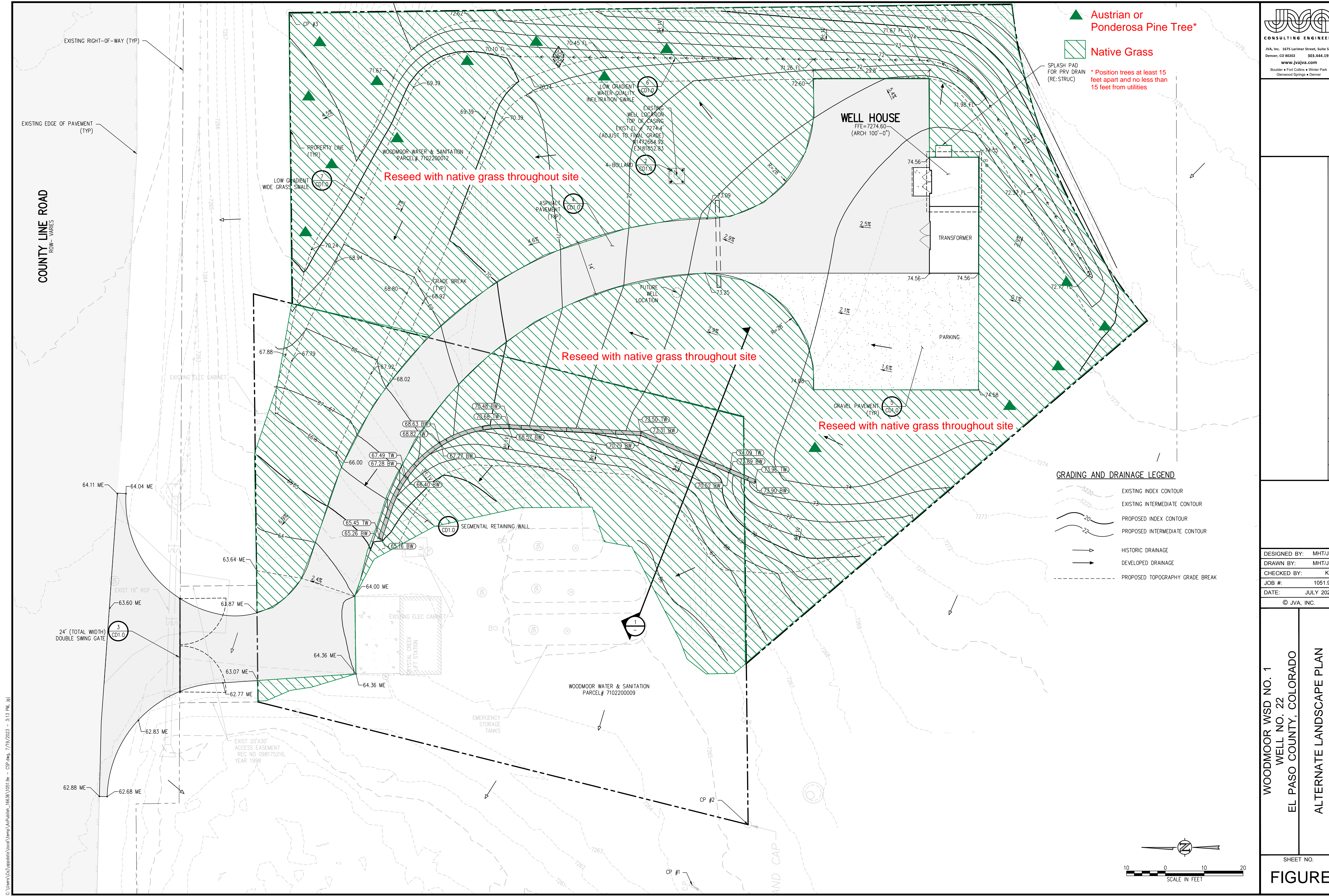
DESIGNED BY:	AJT/KLB
DRAWN BY:	AJT/KLB
CHECKED BY:	AJT/PJH
JOB #:	1051.9e
DATE:	MARCH 2023

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WOODMOOR WSD NO.1
 WELL NO. 22
 MONUMENT, COLORADO
 ELEVATIONS AND 3D VIEW

30% REVIEW SET

SHEET NO.
A1.1



- ▲ Austrian or Ponderosa Pine Tree*
- Native Grass

* Position trees at least 15 feet apart and no less than 15 feet from utilities

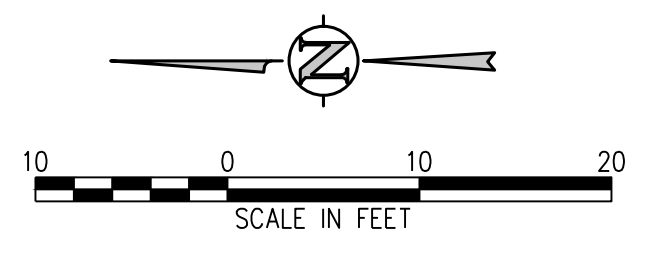
GRADING AND DRAINAGE LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- HISTORIC DRAINAGE
- DEVELOPED DRAINAGE
- PROPOSED TOPOGRAPHY GRADE BREAK

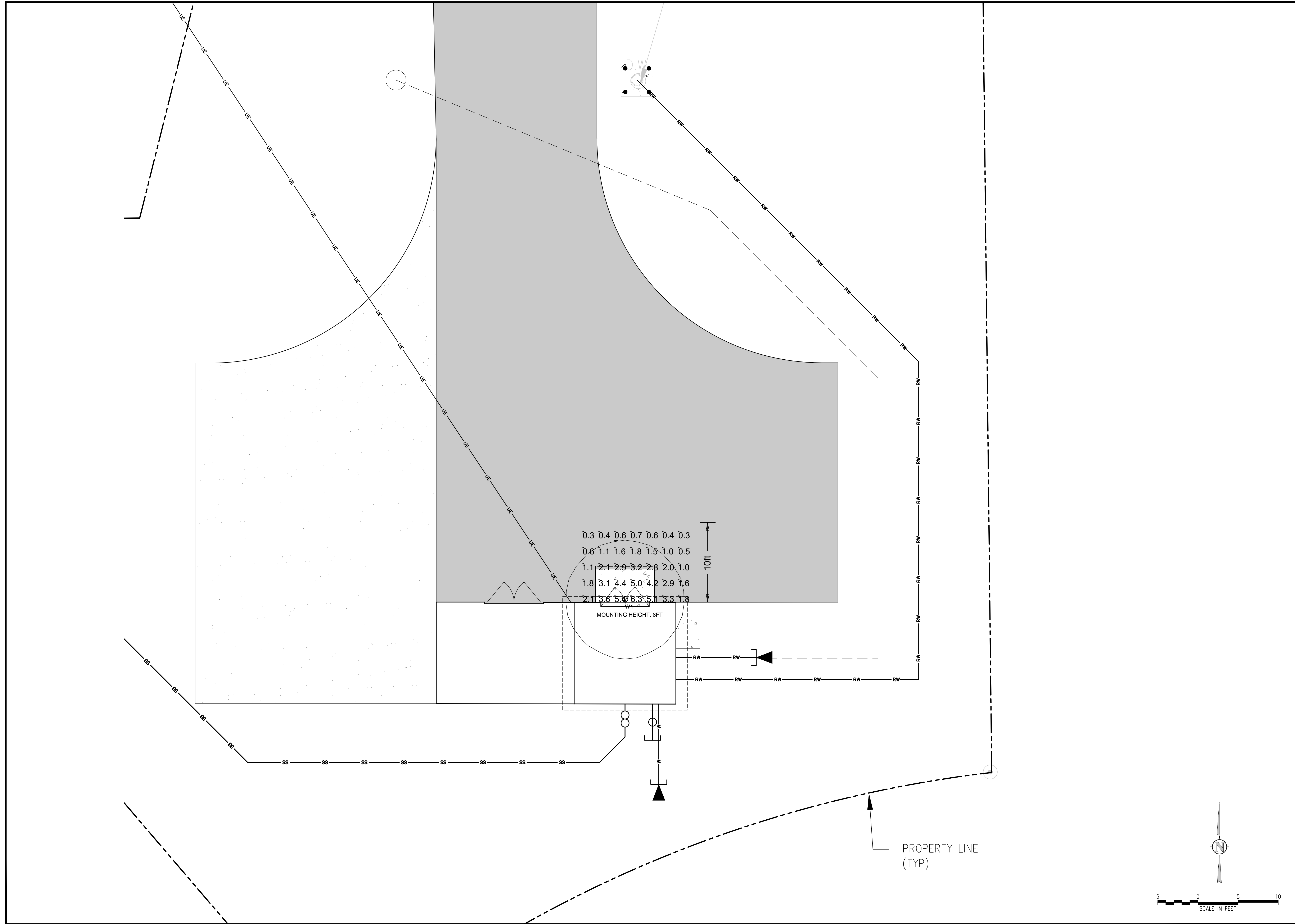
NO.	DATE	DESIGNED	DRAWN	CHECKED	REVISION DESCRIPTION

DESIGNED BY: MHT/JGJ
 DRAWN BY: MHT/JGJ
 CHECKED BY: KJC
 JOB #: 1051.9e
 DATE: JULY 2023
 © JVA, INC.

**WOODMOOR WSD NO. 1
 WELL NO. 22
 EL PASO COUNTY, COLORADO
 ALTERNATE LANDSCAPE PLAN**



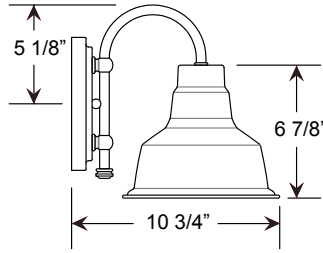
C:\Users\jva\OneDrive\Documents\Projects\1051.9e - CSP.dwg, 7/19/2023 - 3:13 PM, jg



NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	TRW
DRAWN BY:	TRW
CHECKED BY:	TFW
JOB #:	1051.9e
DATE:	MAY 2023
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WOODMOOR WSD NO. 1
 WELL NO. 22
 EL PASO COUNTY, COLORADO
 WELL HOUSE
 PHOTOMETRIC STUDY



Project: _____

Fixture Type: _____ Quantity: _____

Customer: _____

Specifications

Material:
RLM shades are constructed of heavy duty spun aluminum. All fasteners are stainless steel. Inside of shade is reflective white finish for all colors except galvanized paint finish. Screw hardware may not match paint.

Electrical:
Universal voltage 120-277 is standard. 0-10V, TRIAC and ELV dimming to 1% protocols are standard for LED modules.

See page 2 table for LED module and driver specs, voltage and dimming protocols

Certifications:
UL Listed for wet locations.

Finish:
A polyester powder coat high quality finish is electro-statically applied and baked at 430° for exceptional durability and color retention. Products undergo an intensive five-step cleansing and pretreatment process for maximum paint adhesion.

Marine grade finish provides superior salt, humidity and UV protection. This coating withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface.

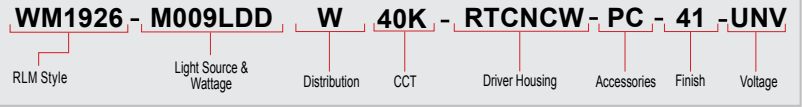
Modifications:
Consult factory for custom or modified designs.



WM1926 LED

Weight: 4.0 lbs

Catalog Logic



1 LIGHT SOURCE & WATTAGES

M009LDD (9w, 850 lumen, Cree module)

2 DISTRIBUTION

W (T5 Wide Distribution with Dome LED Lens)

N* (T5 Narrow Distribution with Flat LED Lens)

3 COLOR TEMPERATURE (CCT)

27K (2700K)

30K (3000K)

35K (3500K)

40K (4000K)

4 DRIVER HOUSINGS*

Wall Mount Options

RTCNCW (Driver Housing/No Spun Cover for Wall only (E-arms): 5 7/8" OD x 2 5/8" H)

*Driver Housing finish will match fixture finish.

5 ACCESSORIES*

***EMG-LED06** (6w, LED Emergency Driver, remote placement, Cree module only, Not applicable for 12w LED)

GR08 (8" Wire Grill)**

PC (Button Photo Cell) Remote Only

*For Emergency lumen output data; see Technical section at www.ANPlighting.com

**Accessory finish will match fixture finish.

6 FINISHES

*Marine Grade Finish has an additional charge

Standard Colors	Standard Grade	Marine Grade*	Premium Colors	Premium Grade	Marine Grade*
Aspen Green	10	10M	High Gloss Black	01	01M
Cantaloupe	11	11M	Arctic Silver	14	14M
Lilac	12	12M	Candy Apple Red	64	64M
Putty	13	13M	Cobalt Blue	65	65M
Raw Unfinished	40	NA	Caramel	66	66M
Black	41	41M	Butterscotch	67	67M
Forest Green	42	42M	Black Silver	68	68M
Bright Red	43	43M	Gunmetal Gray	69	69M
White	44	44M	Mayan Gold	79	NA
Bright Blue	45	45M	Textured Desert Stone	80	80M
Sunny Yellow	46	46M	Extreme Chrome	81	81M
Aqua Green	47	47M	Graystone	82	82M
Galvanized	49	NA	Oil Rubbed Bronze	83	83M
Navy	50	50M	Carbon Graphite	96	96M
Architectural Bronze	51	51M			
Patina Verde	52	52M			
Copper Clay	53	53M			
Silver	56	56M			
Black Verde	61	61M			
Painted Chrome	70	70M			
Painted Copper	71	71M			
Textured Black	72	72M			
Matte Black	73	73M			
Textured Architectural Bronze	76	76M			
Textured White	77	77M			
Textured Silver	78	78M			

Consult Factory for additional paint charges and availability.

7 VOLTAGE

UNV (120-277)

ACCESSORIES



GR08 (8" Wire Grill)



PC Button Photo Cell (Remote Only)



EMG-LED

DRIVER HOUSING



RTCNCW

Project: _____
 Fixture Type: _____ Quantity: _____
 Customer: _____

LED MODULE SPECIFICATIONS

LED Wattage	CCT	Typical Luminous Flux	System Wattage	Typical Efficacy
9W	2700K	850	11W	97
	3000K	850	11W	97
	3500K	850	11W	97
	4000K	850	11W	97

MODULE SPECIFICATION:
• Efficacy 65-125 lumens per watt
• Life: L70 50,000 hours
• Color temp: 2700K, 3000K, 3500K and 4000K
• CRI: >90

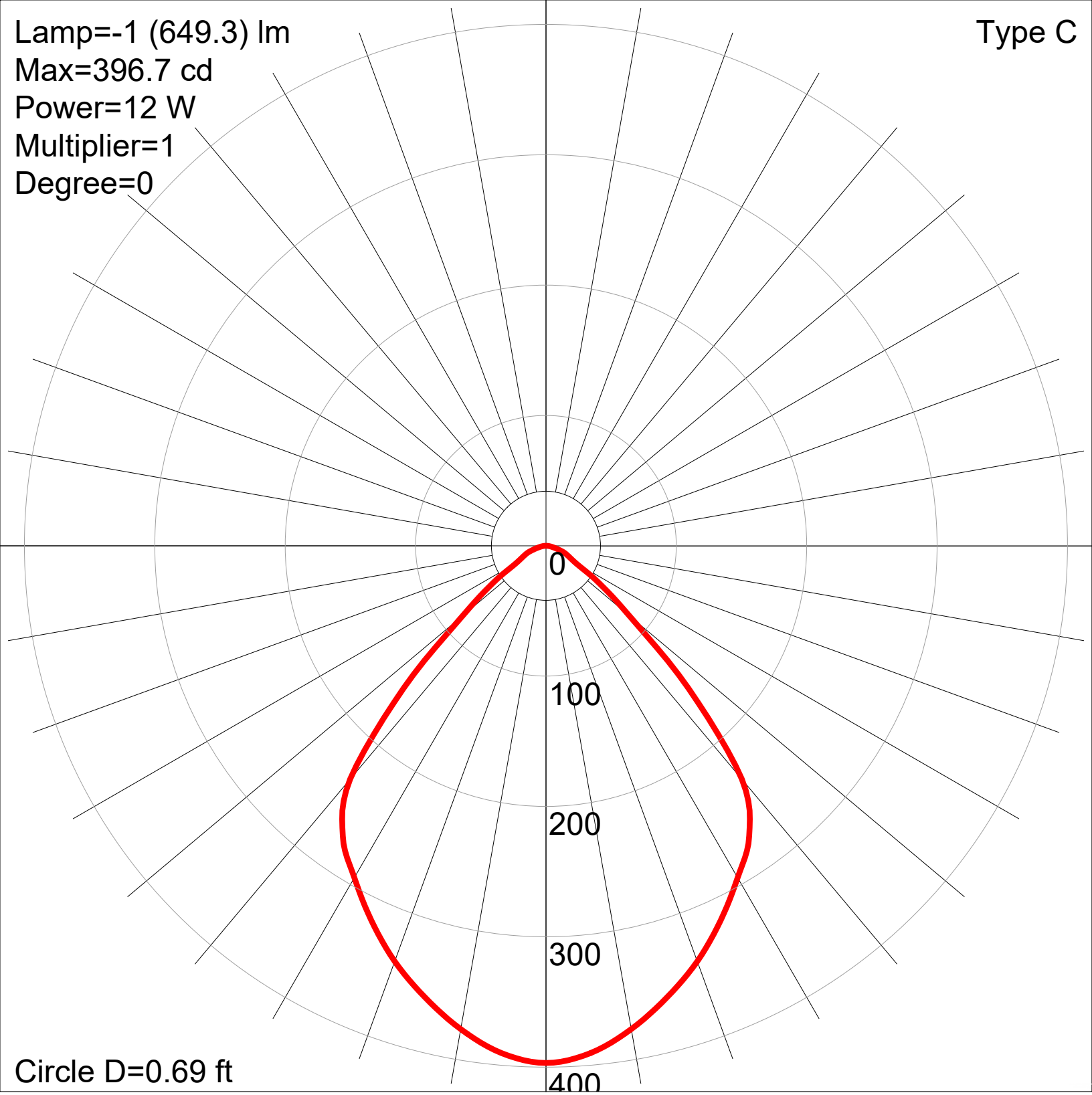
MODULE DRIVER SPECIFICATION:
• Input Voltage: 120-277 Volts; 50/60Hz
• Dimmable down to 1%
• 0-10V, TRIAC and ELV dimming protocols are standard.
• Output Current: Constant Current; 440mA to 940mA (model dependent)
• Driver Efficiency > 80%; Power Factor > 0.9
• Integral Surge Protection in conformance to ANSI C62.41 Category A.

MODULE LISTINGS
• Fully compliant with the RoHS Directive
• Certifications: CE/UL

WARRANTY
See www.ANPlighting.com for complete fixture warranty.
LED warranty information
• 5 year limited warranty*
*Limited Warranty: A typical year is defined as 4380 hours of operation

Type C

Lamp=-1 (649.3) lm
Max=396.7 cd
Power=12 W
Multiplier=1
Degree=0



Circle D=0.69 ft

Manufacturer: American Nail Plate
Luminaire catalog: WM1926M009LDNW40K
Luminaire: 8"DIA. X 6.875"H RLM MINI WAREHOUSE SHADE