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December 23, 2020

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

www.jvajva.com

RE: Letter of Intent
1765 Deer Creek Road and 1776 Woodmoor Drive
JVA Job No. 1051.5e

Dear Ms. Kiepe:

Woodmoor Water & Sanitation District No. 1 and Lewis Palmer School District #38 propose to adjust an interior lot line and vacate existing easements associated with the lot line between their properties at 1765 Deer Creek Road and 1776 Woodmoor Drive in Monument, Colorado. The county assessor's parcel numbers are 7111304015 (Woodmoor Water & Sanitation District No. 1) (2.07 acres) and 7111304014 (Lewis Palmer School District #38) (21.86 acres). The two lots are Lots 1 and 2, Patriot Place Subdivision, located in the southwest quarter of Section 11, Township 11 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado. The two lots are zoned as Limited Industrial (I-2) and Residential Rural (RR-5), respectively.

Woodmoor Water & Sanitation District No. 1 (WWSD) will install a pretreatment system for the existing water treatment plant (WTP). An approximately 750 square-foot building is proposed south of the existing driveway at 1765 Deer Creek Road. The new building will contain process valves and piping, a 230-gallon chemical storage tank, and a 62,000-gallon below-grade water storage tank for chemical mixing. Approximately 0.24-acres will be swapped from the north end of the Lewis Palmer School District (LPSD) property to the WWSD property to accommodate the new building.

WWSD currently provides water and sewer service to the property at 1765 Deer Creek Road. The new building will have a new water service connection tapped from the existing water distribution system in the driveway. A sanitary sewer service for the new building will be connected to the existing sanitary sewer collection system on the property. The new building will be accessed from a new driveway and parking area from the existing WTP driveway. Construction is anticipated to start in December 2020 and be completed in November 2021.

This project falls under the classification of a replat, as indicated by the El Paso County Land Development Code (LDC) Chapter 7.2.3(c). The replat complies with this Code, and the original conditions of approval associated with the recorded plat. The criteria for approval associated with this designation are listed below in italics, with comments following each criterion.

- *No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;*
 - This replat will only affect the two previously approved lots in the Patriot Place Subdivision A. No new lots will be created by this replat.



- The size of Lot 1 will be decreased, and the size of Lot 2 will be increased by this replat. If Lot 1 is currently nonconforming due to its large size, the nonconformity would be decreased by this replat.
- *The replat is in keeping with the purpose and intent of this Code;*
 - This replat aligns with the goals and intent of the LDC, including the following:
 - “ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used;”
 - The portion of land for the new pretreatment building must be swapped to fulfill the original purpose of the subdivision. This replat will allow WWSD to continue to fulfill its goal of providing safe drinking water to its customers.
 - The original purpose and intent of the LPSD property to support an educational facility will be uninhibited by this replat.
 - “ensuring that structures will harmonize with the physical characteristics of the site;”
 - The new building associated with the replat has architectural design considerations incorporated to match the visual character of the existing neighborhood.
 - “making provisions for adequate open spaces for ... sites for schools and educational facilities”
 - The existing recreation areas at the school property will not be encroached upon by this replat. The total size of the existing LPSD property will be reduced by approximately 1.1% as a result of this replat. LPSD has noted that the area to be swapped is not typically used by students, staff, or maintenance personnel.
- *The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;*
 - The Patriot Place Subdivision A contains two lots and is considered a minor subdivision according to Chapter 1 of the LDC.
 - This replat will not change the previously approved number of lots in the Patriot Place Subdivision A.
- *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*
 - Access to the existing parcel at 1776 Woodmoor Drive will remain unchanged.
 - Access to the existing parcel at 1765 Deer Creek Road will remain unchanged.
 - Access to the new building at 1765 Deer Creek Road will be provided with a new driveway from the existing driveway in accordance with the El Paso County LDC and the El Paso County Engineering Criteria Manual.
- *The approval will not adversely affect the public health, safety, and welfare; and*
 - Design considerations were taken to help ensure this replat will not adversely affect the public health, safety, and welfare of the general public.



- The new building was designed in accordance with the relevant building and fire codes to help protect public health and safety. The building will be locked when vacant.
- Design features were incorporated to limit noise and light emitted from the new building to help protect public welfare.
- *Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.*
 - The replat is not associated with any CC&R or other restrictions.

Per the El Paso County Engineering Criteria, Appendix L, Section 3.13a, if a replat results in the increase of impervious acreage, a drainage basin fee shall be assessed. The proposed improvements will result in a 0.094 acre increase of impervious area. The parcel is within the Crystal Creek Drainage Basin (FOM05300). According to the El Paso County Resolution No. 19-441, the 2020 fees for the Crystal Creek basin include a drainage fee of \$19,084 per impervious acre and a bridge fee of \$1,044 per impervious acre. The replat and improvements result in a drainage fee of \$1,793.90 and a bridge fee of \$98.14, for a total fee of \$1,892.04.

We respectfully request that the County approve this Amended-Plat Application for said land swap. 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


Owner

Robert Foster, Executive Director of Personnel and Operations
Lewis Palmer School District #38
P.O. Box 40, Monument, CO 80132
719-867-8673

Engineer

Richard Hood, Senior Project Engineer
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303-444-1951

Sincerely,
JVA, INCORPORATED

By: 
Richard Hood, P.E.
Senior Project Engineer