

Woodmen Hills Metropolitan District

Regional Water Reclamation Facility Drainage Improvements

Letter of Intent

June 19, 2026

Project Owner:

Woodmen Hills Metropolitan District
8046 Eastonville Rd
Peyton, CO 80831
(719)495-2500
Wally Eaves, Wastewater Enterprise Director

Engineering:

Kimley-Horn and Associates
2 N. Nevada Ave, Suite 900
Colorado Springs, CO 80903
(719) 453-0181
Kevin Kofford, PE

Project: WHMD Regional Water Reclamation Facility (RWRF) Drainage Improvements

Address: 8046 Eastonville Rd Peyton, CO 80831

Parcel Number: 4230312001

Zone: PUD

Legal: TRACT K MERIDIAN RANCH FIL NO 1

Background:

The Project Site ("Site") is located in the northeast corner of Meridian Ranch Boulevard and Stapleton Drive within El Paso County, Colorado, including parcel 4230312001.

More specifically, the site is located within a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, Township 12 South, Range 64 West of the 6th Principal Meridian, County of El Paso, State of Colorado.

The site is bordered:

- North and East: Antler Creek Golf Course
- South: Stapleton Drive
- West: Meridian Ranch Boulevard

The WHMD Regional Water Reclamation Facility (RWRF) is an existing wastewater treatment facility occupying approximately 13.96 acres. The Site includes an existing facility building, storage building, aerated sludge basin, nutrient removal basins, three holding ponds, a chlorine contact basin, access roads, utilities, and associated infrastructure.

The Site currently conveys stormwater runoff via roadside ditches along Stapleton Drive, which ultimately discharge to the Bennett Ranch Regional Detention Pond. Existing topography ranges from approximately 1% to 40% slopes, with steeper grades located near the northwest portion of the Site.

Intent:

This Letter of Intent is submitted in support of construction documents for drainage improvements at the existing WHMD RWRF Site.

The purpose of the project is to:

- Address localized drainage and erosion concerns within the Site
- Improve stormwater conveyance and stability
- Enhance long-term operational reliability of existing infrastructure

These proposed improvements do not trigger a Site Development Plan (SDP) or any land use entitlement.

The proposed improvements:

- Do not change the use of the Site
- Do not expand capacity or intensity of the facility
- Do not modify building footprints or parking configurations
- Do not alter access, traffic patterns, or public infrastructure connections

Compliance with County Criteria and Standards:

Utilities

The project proposes new stormwater mains with associated manholes and inlets to provide better drainage conveyance throughout the western portion of the Site. The project team has coordinated with the owner to pothole existing utilities on Site to avoid utility conflicts. No new utility demands or service expansions are included with the project.

Drainage and Grading

A detailed drainage report and construction plans have been prepared. The proposed improvements maintain existing drainage patterns, improve conveyance, and do not create off-site impacts.

All runoff will be collected into public stormwater infrastructure and routed to the existing Bennett Ranch Regional Pond for water quality treatment. As a part of the project the County is requesting a signed PCM Maintenance Agreement and a PCM O&M Manual for Bennett Ranch Regional Pond. Due to the IGA between Woodman Hills Metro District and Meridian Services Metro District designating a shared maintenance responsibility, signatures from both parties will be required on the maintenance agreement.

Traffic

No changes to traffic or access are proposed. There are no changes to the use of the Site that alter traffic patterns.

Parking

No changes to parking are proposed.

Landscaping

The project does not propose any additional landscaping on the Site.

Waiver Request

No request is anticipated with this project

Public Improvements

The only public improvements needed with the project is the single connection of the stormwater main into Stapleton Drive. All other improvements will be private and on the designated parcel.

Conclusion

The proposed drainage improvements are minor, maintenance-focused upgrades necessary to support



ongoing operations. The project maintains all existing land uses and site characteristics and does not trigger Site Development Plan or entitlement processing.

Please contact me if you have any questions.

Kevin Kofford, PE

A handwritten signature in black ink that reads "Kevin Kofford".

Kimley-Horn
719-453-0181