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February 28, 2022

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
WWSD Well No. 22
JVA Job No. 1051.9e

Dear Ms. Kiepe:

Woodmoor Water & Sanitation District No. 1 (WWSD) proposes to build a new groundwater well on their property at 1755 County Line Road in Monument, Colorado. The groundwater well will be constructed 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. WWSD is proposing to drill an additional well, 2000-2,500-foot deep, to supply water from the Arapahoe Aquifer. Out of the three aquifers in the WWSD service area, Arapahoe has the highest estimated peak yield as well as the lowest cost per peak yield. The proposed well, Well 22, 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 (Highway 404) 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 proposed 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 proposed drill location of Well 22 and information regarding the adjacent properties is attached to this letter.

The design of the Well 22 site will be split into three phases. The first phase will focus on drilling the well and any completing necessary site improvements to accommodate the drill rig. During this phase, JVA will consider the feasibility and placement of a future, additional well on the project site to aid WWSD in their planning efforts to meet future demand. The second phase will focus on the process design within the well house as well as the 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 will be responsible for the first two phases of the project. The transmission main design will be completed by WWSD. The requested erosion and stormwater quality control permit is only for drilling the well and the associated site development necessary for drilling. The well house, future well, transmission main, and any associated site developments will be permitted separately at a later date.

The proposed condition includes 2 swales that will concentrate what is currently sheetflow. So the drainage pattern will change. Revise this statement accordingly.

The locations of the well site and a potential future well site on the property were selected based on a typical site equipment layout for a drill rig, provided by Layne-Western. While the scope of the proposed ESQCP permit does not include the well house, El Paso County's building setback requirements were also taken into consideration, as the well house will be built directly over the well. All permits associated with the well house building will be obtained at a later date.

No impact to current drainage patterns is anticipated with this project. All drainage at the new well site and at the temporary drill rig 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 east 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.

This project 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.

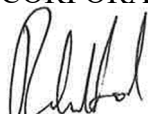
Construction is anticipated to start in March 2022 and be completed in April 2022. Maintaining the construction schedule is critical to WWSD being capable of supplying customers with water in 2023 and following years.

We respectfully request that the County approve this erosion and stormwater quality control permit application for said improvements. For questions specific to this project, please contact:

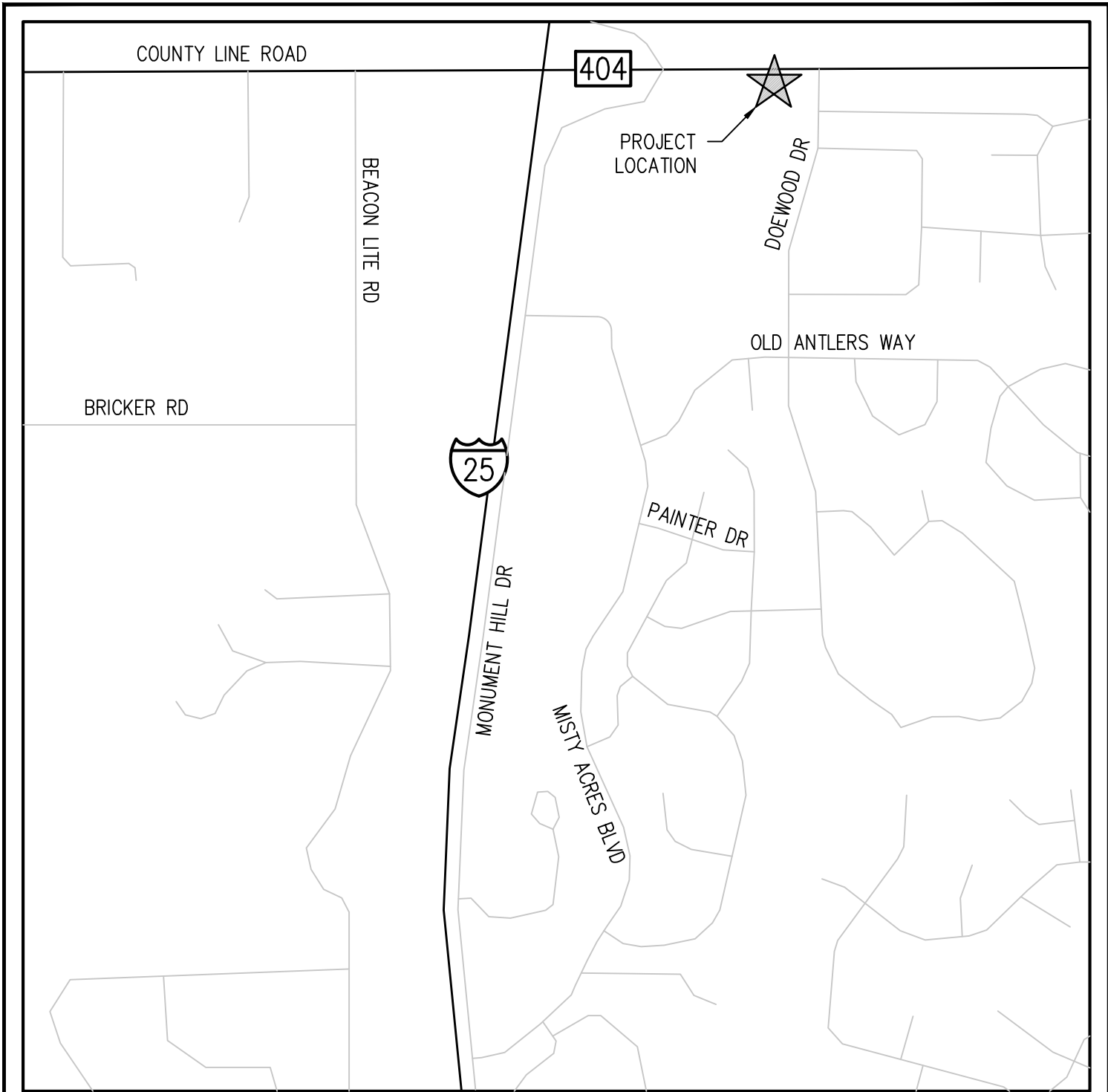
Owner
Ariel Hacker, District Engineer
Woodmoor Water and Sanitation District
P.O. Box 1407, Monument, CO 80132
719-488-2525 ext. 13

Engineer
Richard Hood, Project Manager
JVA, Incorporated
1512 Larimer Street, Suite 710
Denver, CO 80202
303-444-1951

Sincerely,
JVA, INCORPORATED

By: 
Richard Hood, P.E.
Project Manager

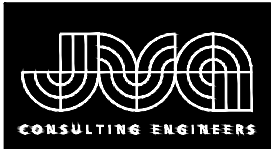
Enclosure: Vicinity Map



NOT TO SCALE



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



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