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May 14, 2021

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
Lake Woodmoor Pump Station No. 2 & Transmission Main
JVA Job No. 1051.6e

Dear Ms. Kiepe:

Woodmoor Water & Sanitation District No. 1 (WWSD) proposes to build a new pump station and transmission main to pump surface water from Lake Woodmoor to WWSD's Central Water Treatment Plant (CWTP) at 1765 Deer Creek Road in Monument, Colorado. The pump station will be built adjacent to the existing below-grade pump station on the Lake Woodmoor property with access from Lake Woodmoor Drive. The address for the pump station will be 1596 Lake Woodmoor Drive.

During summer months, WWSD treats surface water from Lake Woodmoor to meet peak irrigation flows. The existing pump station pumps water from Lake Woodmoor to WWSD's South Water Treatment Plant (SWTP) at 17250 Leggins Way in Monument, Colorado, and it provides irrigation water for the surrounding area. To continue to handle peak summer demands, WWSD is converting its CWTP to a surface water treatment plant. The new pump station and addition of a raw water transmission pipeline are necessary to provide surface water to CWTP.

WWSD owns the 43.19-acre property (parcel 7111400008) at Lake Woodmoor, located in the southeast quarter of Section 11, Township 11 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado. The existing pump station is located adjacent to the southeast bank of Lake Woodmoor, just north of the access path to the east of the spillway. The existing pump station does not have an associated address because it is a below-grade manhole with no above grade structure. A key map showing the location of the new pump station, the proposed transmission main alignment, and information regarding the affected properties is attached to this letter. The transmission main will cross through public right-of-way and existing easements on parcels 7111304015, 7114107034, 7114112001, 7114112002, 7114200041, and 7114205030. Electrical service utilities will be located within existing utilities easements as discussed with Mountain View Electric Coop on May 26, 2021.

WWSD will construct an approximately 625 square-foot building northwest of the existing pump station along the southeast shore of Lake Woodmoor. The new building will contain process valves and piping, air compressors for the Lake's aeration system, electrical panels, a 49.5-foot below-grade wetwell, six submersible water pumps, and three intake pipes extending into the Lake. The new building will be accessed from an existing dirt driveway from Lake Woodmoor Drive. A water service connection for the new building will be installed by tapping the existing water main in Lake Woodmoor Drive. Because the new building will have a U-occupancy rating, is unstaffed, and will not have sanitary facilities, a sewer connection for the pump station is not necessary.

The transmission pipeline to CWTP will consist of approximately 5,200 linear feet of 12-inch pipe. The portion of the transmission main running adjacent to the embankment on the south and west sides of the Lake will be installed in accordance with close coordinate with the state dam engineer. The pipeline will run through the county's right-of-ways along portions of Lake Woodmoor Drive, Willow Park Way, Woodmoor Drive, and Deer Creek Road. The alignment is designed to minimize disruption of traffic and other utilities.

No impact to current drainage patterns is anticipated with this project. All drainage at the new pump station will be diverted into the Lake. No permanent BMPs will be installed. Construction of the new pump station involves grading within the limits of Lake Woodmoor. The project fits within the guidelines and requirements of Nationwide Permit 58, and JVA has discussed the project with the United States Army Corps of Engineers (USACE). JVA will submit a Preconstruction Notification to the USACE by March 2021 and anticipates approval within 45 days of submission.

This project falls under the classification of a major 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. 20-040.

Construction will start in July 2021 and be completed in May 2022. Maintaining the construction schedule is critical to WWSD being capable of supplying customers with water in 2022 and following years. WWSD has maintained a low level in the Lake this winter in anticipation of constructing this project. WWSD will begin lowering the lake in June 2021 and will reach a low level to facilitate construction in August 2021. WWSD must begin filling the lake by the end of December 2021.

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
1512 Larimer Street, Suite 710
Denver, CO 80202
303-444-1951

Sincerely,
JVA, INCORPORATED

By: 

Richard Hood, P.E.
Project Manager

Enclosure: Vicinity Map

N:\10516a\Drawings\10516a - Site Development Plan - Key Map.dwg, 5/21/2021 - 11:37 AM, mht



NOTES:

1. PARCELS AFFECTED BY THE PUMP STATION AND/OR THE TRANSMISSION MAIN ARE HIGHLIGHTED IN YELLOW. INFORMATION REGARDING THESE PARCELS IS INCLUDED IN THE "SITE DEVELOPMENT PLAN SUBJECT PROPERTY" AND "PROPERTIES AFFECTED BY TRANSMISSION PIPELINE" TABLES BELOW. EACH AFFECTED PARCEL IS ASSIGNED A REFERENCE LETTER FOR CLARITY. LEGAL DESCRIPTIONS ARE ATTACHED FOR REFERENCE.
2. ADJACENT PARCELS ARE SHOWN FOR REFERENCE. INFORMATION REGARDING THESE PARCELS IS INCLUDED IN THE "ADJACENT PROPERTIES" TABLES BELOW. EACH ADJACENT PARCEL IS ASSIGNED A REFERENCE NUMBER FOR CLARITY

NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	RAH/MHT
DRAWN BY:	MHT
CHECKED BY:	JJM
JOB #:	1051.6e
DATE:	MAY 2021
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WOODMOOR WSD NO.1
LAKE PUMP STATION NO. 2 AND PIPELINE
EL PASO COUNTY, COLORADO

VICINITY MAP

SHEET NO.

C0.1

SITE DEVELOPMENT PLAN SUBJECT PROPERTY						
REFERENCE LETTER	PARCEL NUMBER	ADDRESS	PARCEL OWNER	ZONING DESIGNATION	LAND USE	PARCEL SIZE (AC)
A	7111400008	1596 LAKE WOODMOOR DRIVE	WOODMOOR WATER & SANITATION	R-4	PLANNED DEVELOPMENT	43.19

PROPERTIES AFFECTED BY TRANSMISSION PIPELINE						
REFERENCE LETTER	PARCEL NUMBER	ADDRESS	PARCEL OWNER	ZONING DESIGNATION	LAND USE	PARCEL SIZE (AC)
B	7114107034	1592 LAKE WOODMOOR DRIVE	BEACH AT WOODMOOR HOA	PUD	HOMEOWNERS ASSOCIATION	0.66
C	7114112002	1640 LAKE WOODMOOR DRIVE	CS LAND COMPANY LLC	PUD	VACANT COMMERCIAL LOTS	1.20
D	7114112001	1680 LAKE WOODMOOR DRIVE	CS LAND COMPANY LLC	PUD	VACANT COMMERCIAL LOTS	1.34
E	7114200041		WOODMOOR WATER & SANITATION	C-2; RR-5	POLITICAL SUBDIVISION	4.68
F	7114205030	1754 WILLOW PARKWAY	DUNES AT WOODMOOR HOA	PUD	HOMEOWNERS ASSOCIATION	2.62
G	7111304014	1776 WOODMOOR DRIVE	LEWIS PALMER SCHOOL DISTRICT #38	RR-5	POLITICAL SUBDIVISION	21.63
H	7111304015	1765 DEER CREEK ROAD	WOODMOOR WATER & SANITATION	I-2	POLITICAL SUBDIVISION	2.32

ADJACENT PROPERTIES				
REFERENCE NUMBER	PARCEL NUMBER	PARCEL OWNER	ZONING DESIGNATION	LAND USE
1	7111301009	REDNER FAMILY TRUST	CC	SPECIAL PURPOSE
2	7111301010	TRI-LAKES CHAPEL INC	A-5	RELIGIOUS WORSHIP
3	7111406056	WOODMOOR LAKEHOUSE ASSN INC	R-4	HOMEOWNERS ASSOCIATION
4	7111406055	WOODMOOR LAKEHOUSE ASSN INC	R-4	HOMEOWNERS ASSOCIATION
5	7111305005	WOODMOOR WATER & SANITATION	RR-5	POLITICAL SUBDIVISION
6	7111305034	VILLAGE AT MOOR-WOOD OWNERS ASSN	R-4	HOMEOWNERS ASSOCIATION
7	7114204018	TAHSEK LLC	CC	RECREATION
8	7114205032	DUNES AT WOODMOOR HOMEOWNERS ASSN	R-4; PUD	HOMEOWNERS ASSOCIATION
9	7114207014	DUNES AT WOODMOOR HOMEOWNERS ASSN	R-4; PUD	HOMEOWNERS ASSOCIATION
10	7114208019	DUNES AT WOODMOOR HOMEOWNERS ASSN	PUD	HOMEOWNERS ASSOCIATION
11	7114205011	FORRISTAL JEFFREY	PUD	SINGLE FAMILY RES
12	7114205012	ILARRAZA ERIC	PUD	SINGLE FAMILY RES
13	7114205013	MATEA MELISSA	PUD	SINGLE FAMILY RES
14	7114205014	FRIEND EVA K	PUD	SINGLE FAMILY RES
15	7114205015	MCGOUGH ALBERT C	PUD	SINGLE FAMILY RES

ADJACENT PROPERTIES				
REFERENCE NUMBER	PARCEL NUMBER	PARCEL OWNER	ZONING DESIGNATION	LAND USE
16	7114205016	TRASK CRAIG	PUD	SINGLE FAMILY RES
17	7114205017	HARRIS NATHAN P	PUD	SINGLE FAMILY RES
18	7114205018	FLORIA JOHN JR	PUD	SINGLE FAMILY RES
19	7114205019	KRAEMER MAX W	PUD	SINGLE FAMILY RES
20	7114205020	ULRICH DAN L	PUD	SINGLE FAMILY RES
21	7114205021	HAMILTON-SMITH DAVID	PUD	SINGLE FAMILY RES
22	7114109007	JONES JENNIFER KRISTEN	PUD	VACANT RESIDENTIAL LOTS
23	7114109008	SARGENT GREGORY LEE	PUD	SINGLE FAMILY RES
24	7114100015	WOODMOOR WATER & SANITATION	RR-5	POLITICAL SUBDIVISION
25	7114109034	BEACH AT WOODMOOR HOA	PUD	HOMEOWNERS ASSOCIATION
26	7114107019	CAMPBELL HOMES LLC	PUD	SINGLE FAMILY RES
27	7114107020	CASEY JEFFREY S	PUD	SINGLE FAMILY RES
28	7114107021	KANGAS GARY E JR	PUD	SINGLE FAMILY RES
29	7114107022	MAGILL ROBERT T	PUD	SINGLE FAMILY RES