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March 15, 2021

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

Please revise project's parcel information per comment on application document.

The parcel numbers included in this project: 7111304015 7114107034, and potentially also (per EDARP and legal description document submitted): 7114112001 7114112002 7114200041 7114205030

www.jvajva.com

RE: Letter of Intent
Lake Woodmoor Pump Station No. 2
JVA Job No. 1051.6e

Dear Ms. Parsons:

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 pump station on the Lake Woodmoor property with access from Lake Woodmoor Drive. The address for the pump station will be 1592 Lake Woodmoor Drive.

WWSD owns the 43.19-acre property 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 county assessor's parcel number is 7111400008, and the site is zoned as R-4 (Planned Development).

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 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 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. 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

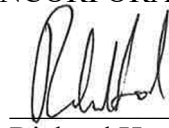
Ariel Hacker, District Engineer
Woodmoor Water and Sanitation District
P.O. Box 1407, Monument, CO 80132
719-488-2525 ext. 13

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

Letter of Intent_V1.pdf Markup Summary

Sophie Kiepe (1)

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Issue No. 1 (P/N/W/P) necessary to build a user access table.

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