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October 8, 2024

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

www.jvajva.com

RE: Project No. PPR 2431
Letter of Intent
WWSD South Tank
JVA Job No. 240504.ENV

Dear Mr. Weeks:

Woodmoor Water & Sanitation District No. 1 (WWSD, District) proposes to build a 0.65-million-gallon (MG) finished water storage tank at their South Booster Pump Station (SBPS) site. The site is south of Colorado Highway 105 and east of Fairplay Drive, spanning between the cul-de-sacs of Jack Boot Way and Caribou Way off Caribou Drive East. The new tank will provide redundancy to the existing 1-MG potable water storage tank, allowing for critical repairs to the existing tank located on the same site. The goal of the project is to construct the new tank so repairs to the existing tank can be completed by 2025 to comply with Colorado Department of Public Health and Environment (CDPHE) requirements.

PROJECT DESCRIPTION

WWSD owns and operates a non-transient, community water system (PWSID No. CO0121950) that serves communities in unincorporated El Paso County, east of Monument, Colorado. The District's existing water system consists of over 20 groundwater wells, two surface water diversions, three abandoned wells, two centralized water treatment plants, individual treatment systems for Wells 8 and 11, raw water storage, a surface water exchange, two booster stations, and three potable water storage tanks.

WWSD owns the 1.35-acre SBPS property (parcel 7113401040). The parcel is located in the Southeast 1/4 of Section 13, Township 11 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado. The property is zoned as RS-20000, Residential Suburban.

Project improvements will include constructing the tank, site piping, and related electrical. WWSD will construct an approximately 64-foot diameter wire-wound prestressed concrete tank northwest of the existing SBPS. The new tank will have a drain, overflow, and combined inlet/outlet. It will be equipped with a level transducer. An existing driveway to the SBPS off the Jack Boot Way cul-de-sac will provide access to the tank. In addition to new site piping, some existing site piping will be rerouted and replaced to accommodate the new tank. An existing pressurized water main will be partially replaced and the drain/overflow from the existing tank will be replaced. The proposed soil disturbance area is approximately 0.63 acres.

The drain/overflow lines from the existing and new tank will be combined. A drain/overflow outlet headwall with rip rap will be constructed on the north end of the site, replacing the existing headwall to meet new CDPHE requirements. The design flow of the rip rap is the maximum possible overflow of the tanks, which is 2,800 gallons per minute, based on the maximum

production capacity of the South Water Treatment Plant (SWTP) which pumps to the tank. The District has experience tank overflows in the past with no impacts to neighbors, and the new improvements will not increase potential overflow/drain pipe flow rate.

No impact to current drainage patterns is anticipated with this project. No permanent BMPs will be installed. No wetlands exist within or near the WWSD-owned property.

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.

TRAFFIC IMPACTS

No impact to current traffic patterns is anticipated with this project. The facility is only visited by District Staff and is not attended regularly, so daily vehicle trips are anticipated to be one or less. A traffic impact study is not required since daily vehicle trip-end generation is less than 100; the peak hour trip generation is less than 10; there are no additional proposed minor or major roadway intersections; the increase in the number of vehicular trips does not exceed the existing trip generation by more than 1 peak hour trip; there is no change in the type of traffic to be generated; LOS on the adjacent public roadways, accesses, and intersections will be maintained; no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and there is no change of land use. Furthermore, there are no paved pedestrian facilities or paved bicycle lanes or paths on or adjacent to the site, and the proposed use will not generate any new pedestrian or bicycle traffic. There are two existing parking spaces on the site and no new parking is being proposed as part of this project.

1041 APPLICABILITY

JVA and the District have reviewed El Paso County (County) 1041 regulations with consideration to the proposed project. Projects of this nature are defined in the regulations as a “municipal and industrial water project.” Based on our review, the District and JVA believe the proposed project is exempt pursuant to the County’s 1041 regulations for the below reasons and as discussed with the County in March 2024:

1. Chapter 3, paragraph 3.104.2d states that a municipal water project is exempt from the regulations provided that the project results in a new or increased diversion of water that is less than 500 acre-feet (annually implied). The proposed project does not divert any additional water to the system. No new surface water diversions or groundwater wells will be constructed as part of this project. The proposed project only includes redundancy for potable water storage to allow for critical repairs.
2. Chapter 4, Article 1, paragraph 4.101, (1) states that “new water supply systems, new water treatment plants, or extensions of those systems or plants including water storage tanks, and line extensions that serve more than 250 single-family equivalents” require a 1041 permit. The purpose of the proposed water storage tank is to serve as operational redundancy to allow for the existing tank to be taken offline so that state required maintenance can be completed, not to serve additional single-family equivalents or capacity. There will be no increase in total single-family equivalents served by the District as a result of this project.

LANDSCAPE PLAN

The District requests approval of an alternate landscape plan, as indicated on the submitted landscape plan drawing. No fencing will be constructed per HOA bylaws. District staff must have equipment and vehicular access to the site, the area around the tank, and buried waterlines to complete repair and maintenance of the facilities. The site is surrounded by pine trees. Any existing landscaping that will be disturbed as part of construction of the new tank will be replaced with similar landscape materials. Existing landscaping will be monitored, maintained, and replaced on an ongoing basis.

LIGHTING

No new exterior lighting is being proposed as part of this project.

COMMUNITY ENGAGEMENT

The District and JVA have contacted neighboring homeowners regarding the project. District Operations Superintendent Dan LaFontaine spoke with three of the five neighbors. On August 20, 2024, JVA Project Manager Richard Hood spoke with the homeowners of 205 Caribou Way and 245 Caribou Way. JVA provided an overview of the project and timeline, site improvements, location of the proposed tank, and general tank design. The District is unaware of any opposition to the project.


SCHEDULE

Construction is anticipated to start in Spring 2025 and be completed in Fall 2025. Maintaining the construction schedule is critical to WWSD performing required maintenance on the existing tank. We respectfully request that the County approve this site development plan for said improvements. For questions specific to this project, please contact:

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Sincerely,
JVA, INCORPORATED

By: 
Richard Hood, P.E.
Project Manager