



WOODMOOR

Water & Sanitation District No. 1

P. O. Box 1407 • Monument, Colorado 80132
Phone (719) 488-2525 • Fax (719) 488-2530

April 22, 2021

NES

c/o Andrea Barlow

RE: Cloverleaf Subdivision – Preliminary Plan Set

The Woodmoor Water and Sanitation District No. 1 (the District) has received plans and documents related to the development applications referenced above. The District will work more closely with the Engineer when construction documents are prepared, but currently has the following concerns and/or recommendations:

General Comments

1. This review is a general overview of the drawing set received April, 2021.
2. This review is to be used in accordance with the District’s written comments on the plan set.
3. All utility plans must show profiles for water and sanitary sewer pipelines. Please see Woodmoor Water & Sanitation System Specifications, Chapters 3 &4. These may be found online at <https://woodmoorwater.com/services/engineering-services/system-specifications.html>
4. Please add utility service plans to the construction plan set.
5. Please add the District’s signature box to all utility drawings. This was specifically noticed on sheets 2, 6, 7, 8, and 9 of 14.

Woodmoor Water and Sanitation District No. 1
APPROVED FOR CONSTRUCTION

Date: _____ By: _____

These plans have been reviewed only for general conformance with District Rules and Regulations and System Specifications. Review and construction approval by the District does not relieve the Developer/Owner and/or Contractor from responsibility for compliance with any rules, regulations or specifications required by the District.

6. Please change all utility easement labels to read “public utility easement”.
7. Were the utilities potholed prior to these plans, or will they be potholed in the coming weeks to verify depths and locations?

Sheet 2 of 14

1. Please change utility easement descriptions to read “public utility easement”.

Sheet 6 of 14

1. On the northern end of Alsike Clover Court, there is a dead-end manhole and a re-routed sanitary sewer pipeline. How will services be connected to these pipelines?
2. Will valves be installed at the raw water tie-ins to existing?

Sheet 7 of 14

1. In Walters Point, the sanitary sewer pipeline cannot bend or curve. Please add a manhole at each necessary bend between tie-in point and manhole in front of lot 137 or Lot 138.

Sheet 8 of 14

1. Has it been verified via potholing that there are no existing utilities within the 16.00' public utility easement, Book 5437 Pg 646, proposed to be vacated?

If you should have any questions, please contact me.

Sincerely,

Ariel Hacker
District Engineer
719-488-2525 x 13
arielh@woodmoorwater.com

Cc: Jessie J. Shaffer
Dan LaFontaine