



WOODMOOR

Water & Sanitation District No. 1

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

September 11, 2020

To: PT Cloverleaf, LLC
Attn: Joseph W. DesJardin, P.E.
1864 Woodmoor Drive, Suite 100
Monument, CO 80132

RE: Water and Wastewater Service Commitment
Preliminary Plan - Cloverleaf Subdivision

EPC Parcel Numbers: 7123102047, 7123102048, 7123102050, 7123103007,
7124202236, 7124202239, 7124202240

Dear Mr. DesJardin:

The purpose of this letter is to summarize the current level of water and wastewater service commitment from the Woodmoor Water and Sanitation District No. 1 (the District) as of the date of this letter.

Services - Current Commitment

The District has reviewed a preliminary plan for the above referenced developments as prepared by N.E.S., Inc., dated June 1, 2020 (see attached Exhibit A). The development is currently located within the service boundaries of the District and it is the District's understanding that PT Cloverleaf, LLC (PT) intends to construct 150 single family detached homes across seven (7) existing lots/tracts of land (see above and attached Exhibit B) which, collectively, comprise 38.727 Acres of land.

Currently PT possesses a supplemental water service option agreement from the District in sufficient quantity to meet the projected water demands of the development (filed under Reception No.220108352 in the records of the El Paso County Clerk and Recorder).

Supplemental water service is required to be obtained from the District's Board of Directors by the Developer when a development's water demand is estimated to exceed the District's standard water service policy. As currently proposed, District water and wastewater resources are adequate to serve the development and the District is committed to serving the development with

water and wastewater services in accordance with the supplemental water service option agreement and all District rules, regulations and policies.

If you should have any questions or need further assistance, please contact me.

Sincerely,

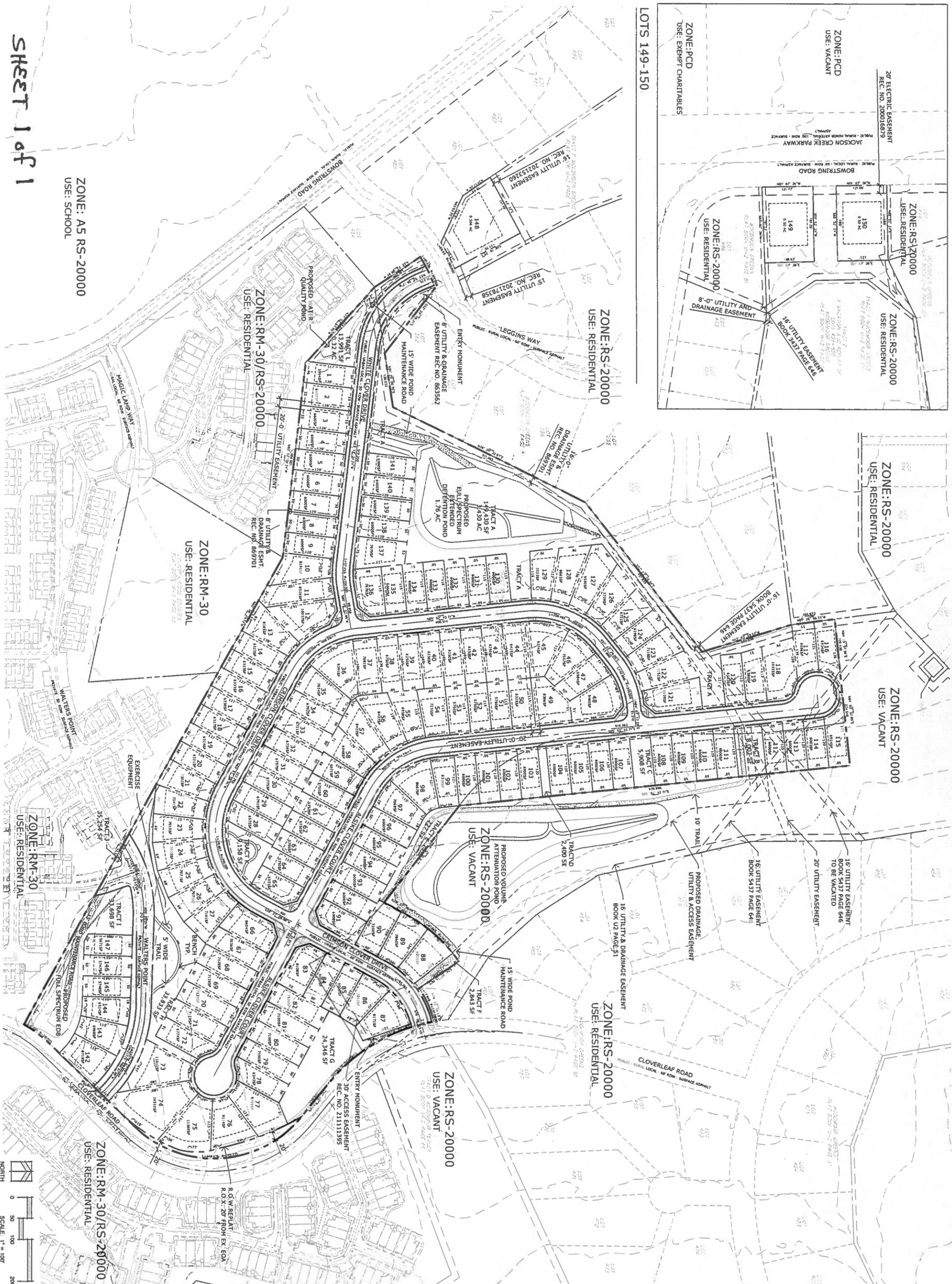
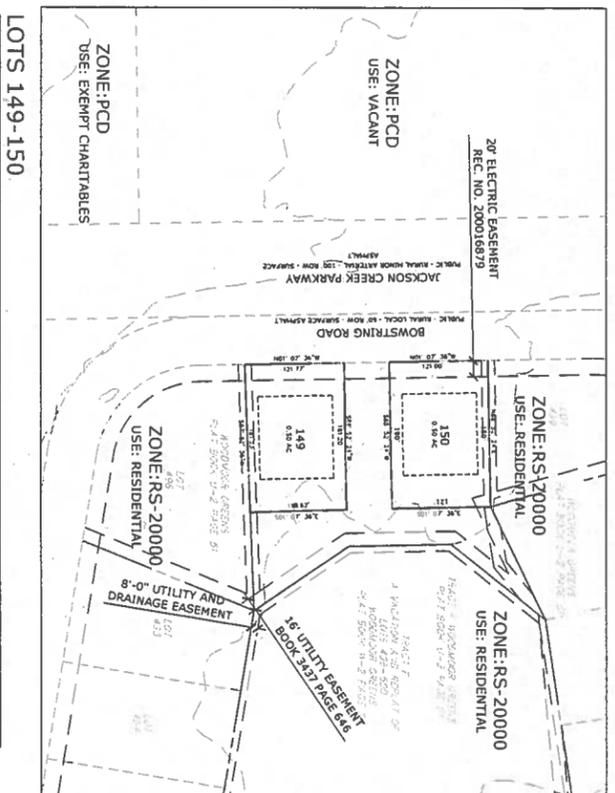
A handwritten signature in blue ink that reads "Jessie J. Shaffer". The signature is written in a cursive style with a large initial "J".

Jessie J. Shaffer
District Manager

Cc: Dan LaFontaine – Operations Superintendent
Ariel Hacker – District Engineer

JJS:js

EXHIBIT A



SHEET 1 of 1

ZONE: A5 RS-20000
USE: SCHOOL

ZONE: RM-30
USE: RESIDENTIAL

ZONE: RM-30/RS-20000
USE: RESIDENTIAL

ZONE: RS-20000
USE: RESIDENTIAL

ZONE: RS-20000
USE: RESIDENTIAL

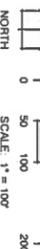
ZONE: RS-20000
USE: VACANT

ZONE: RS-20000
USE: VACANT

ZONE: RS-20000
USE: RESIDENTIAL

ZONE: RS-20000
USE: VACANT

ZONE: RM-30/RS-20000
USE: RESIDENTIAL



N.R.S. Inc.
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**CLOVERLEAF
SUBDIVISION**
CLOVERLEAF ROAD
EL PASO COUNTY,
COLORADO

DATE: 6.11.2020
PROJECT NAME: A. BARLOW & SWEENEY
PREPARED BY:

PRELIMINARY
PLAN

PRELIMINARY
PLAN

DATE	BY	DESCRIPTION
9/11/2020	JMS	RES COUNTY COMMENTS

EXHIBIT B

