

Drexel, Barrell & Co.

Date 12-9-2022

Re: Willow Springs - Forest Lakes 2nd Access Permit

As per the attached letter, the developer (Willow Springs Ranch, LLC) has filed a SWMP with the Town of Monument. The developer is administering this SWMP in compliance with the Town of Monument Standards and applicable MS4 requirements.

As the work within the El Paso County Forest Lakes Drive ROW will fall under the Town of Monument MS4 jurisdiction, no Financial Assurances, or ESQCP will be filed with the County.



February 25, 2022

El Paso County
Attn: Jennifer Irvine, County Engineer
3275 Akers Drive
Colorado Springs, CO 80922

RE: Forest Lakes Drive Access Permit and Construction Drawing Approval - Willow Springs Ranch Filing No. 2

Ms. Irvine,

This letter is written to confirm that the Willow Springs Ranch Filing No. 2 project in El Paso County, within the Town of Monument, complies with the requirements of the Town of Monument erosion and sediment control processes and the Town of Monument Municipal Separate Storm Sewer System (MS4) permit. This project includes three roadway access points to Forest Lakes Drive from the Willow Springs Ranch Filing No. 2 project. The County is currently reviewing the construction drawings as they relate to the intersection construction. The construction plans have also been reviewed and approved by the Town of Monument.

The Developer (Willow Springs Ranch, LLC) has created a Storm Water Management Plan (SWMP) and the developer will administer this SWMP in compliance with Town of Monument Standards. The project has also been issued a CDPS SCP from CDPHE. All earthwork, additional impervious surfaces and drainage installations will be supported with adequate control measures per Town of Monument Standards. A pre-construction baseline vegetation density has been recorded and upon construction completion, the Developer will be responsible for the re-establishment of all disturbed areas within the limits of disturbance to a minimum of 70% of the baseline vegetative cover prior to initiating the closure of the storm water permit. The Town of Monument and the developer will take administrative control of the storm water responsibilities during the construction of this project within El Paso County ROW. The Town of Monument will conduct regular construction inspections. This administrative control will avoid overlap of MS4 permitting requirements with El Paso County's permit, and the project will follow the Town of Monument's construction storm water requirements.

The Town of Monument will assume jurisdictional control for the construction and storm water activities for the entire project. This includes ownership of the construction storm water permit coverage, and monthly oversight inspections and enforcement responsibility. The Developer is responsible for administrative SWMP maintenance, weekly and post-storm event storm water and erosion control inspections following Town of Monument standards. Once construction completion is near, if necessary, the Developer will comply with any additional El Paso County permitting regulations as required.

Sincerely,

Meggan Herington, AICP, Planning Director
Town of Monument

cc: Tom Martinez, Town of Monument
Tim McConnell, Drexel, Barrell & Co.