



# WOODMOOR

Water & Sanitation District No. 1

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

May 10, 2021

NES

c/o Andrea Barlow

## **RE: Cloverleaf Filing No. 1 - Plat**

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. Please add a front lot easements for public utilities on lots 1, 2, and 3.
2. Would you please label “utility easements” with whether they are private or public?
3. Is it possible to add 3’ of width in the 7’ public utility and drainage easement on the southern and eastern property boundaries of Lot 3?
4. Is it possible to add 3’ of width in the 7’ public utility and drainage easement on the northern and eastern property boundaries of Lot 2?
5. There is a small strip of land between Lot 1 of Cloverleaf Filing no. 1 and Lot 546 Woodmoor Greens that has no easements across it. Will this strip of land be a trail? What will its use be? The District has a sewer line in the vicinity, so if this space will not be used for anything that would prevent access, would it make sense to have an easement across it?

If you should have any questions, please contact me.

Sincerely,

Ariel Hacker  
District Engineer  
719-488-2525 x 13  
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Cc: Jessie J. Shaffer  
Dan LaFontaine