

Brooks Swenson

From: Ryan Howser <RyanHowser@elpasoco.com>
Sent: Friday, June 24, 2022 9:01 AM
To: Beth Diana
Cc: Kevin Mastin; Brooks Swenson; Andrea Barlow; Cody Humphrey; Steve Rossoll
Subject: RE: Waterside North Bay Will Serve Letters

Perfect. I am still working with Woodmoor and the County Attorney's office to see what kind of specific documentation we can accept to be able to make a water finding at preliminary plan stage, but I do want to inform you it may not be possible and we may need to defer the water finding to the final plat stage if Woodmoor is unable to provide the level of commitment our attorneys need in order to be able to make a finding.

If you can include a copy of this email in place of the sufficiency letter, I can triage the application and get it sent out for review ASAP.

Thanks for your patience and willingness to work with us on getting this resolved. Let me know if I can help with anything else at this time.

Thanks,

Ryan

Waiting for the Supplemental water Service Agreement before they are able to give a formal sufficiency letter. If this agreement is pushed to the Final Plat, it will require a waiver and a hearing at the FP stage.

Please keep planning updated on new developments

From: Beth Diana <BDiana@laplatallc.com>
Sent: Friday, June 24, 2022 8:58 AM
To: Ryan Howser <RyanHowser@elpasoco.com>
Cc: Kevin Mastin <KevinMastin@elpasoco.com>; Brooks Swenson <bswenson@nescolorado.com>; Andrea Barlow <abarlow@nescolorado.com>; Cody Humphrey <chumphrey@laplatallc.com>; Steve Rossoll <srossoll@laplatallc.com>
Subject: RE: Waterside North Bay Will Serve Letters

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hello Ryan,

Thank you for allowing us to move forward without the specific will serve letter from WWSD! La Plata acknowledges that the North Bay and Waterside applications cannot proceed to a public hearing until a specific will serve from WWSD is received.

Please let us know if you need anything else. We look forward to working with you on these projects!

Beth



Beth A. Diana, Planning Manager
bdiana@laplatallc.com

LA PLATA COMMUNITIES, INC.
9540 Federal Drive, Suite 200 | Colorado Springs, CO 80921
o: 719.867.2261 | f: 719.260.7088 | laplatahome.com

From: Ryan Howser <RyanHowser@elpasoco.com>
Sent: Thursday, June 23, 2022 12:27 PM
To: Steve Rossoll <srossoll@laplatallc.com>
Cc: Kevin Mastin <KevinMastin@elpasoco.com>; Beth Diana <BDiana@laplatallc.com>
Subject: RE: Waterside North Bay Will Serve Letters

Steve,

I've had a back and forth communication between Woodmoor WSD and the County Attorney's office to see if there is a specific format that will provide what we need without you needing to enter into the supplemental water agreement with Woodmoor this early in the process. It is possible we may have to defer the water sufficiency finding to final plat if Woodmoor WSD is unable to provide the commitment we need at preliminary plan stage, but I want to make sure we have exhausted the possibilities before having to go that route. I'll keep you updated as soon as I have a definitive answer on how we can move forward. Please feel free to reach out to me if you have any questions.

Thanks,

Ryan

From: Kevin Mastin <KevinMastin@elpasoco.com>
Sent: Thursday, June 23, 2022 12:17 PM
To: Ryan Howser <RyanHowser@elpasoco.com>
Subject: FW: Waterside North Bay Will Serve Letters

Ryan,

Please see below. Have you heard anything from the County Attorney yet?

Thanks,



Kevin Mastin
Executive Director, Department of Public Works
Interim Executive Director, Planning & Community Development
719.520.6900 (Office)
<https://publicworks.elpasoco.com/>
<https://planningdevelopment.elpasoco.com/>

From: Steve Rossoll <srossoll@laplatallc.com>
Sent: Wednesday, June 22, 2022 1:20 PM

To: Kevin Mastin <KevinMastin@elpasoco.com>
Subject: FW: Waterside North Bay Will Serve Letters

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Kevin, will you look into the issue defined in this thread? The gist of it is the County, as part of the submittal checklist, requires a "specific" will serve letter from the utility providers. Woodmoor Water and Sanitation District will not provide the specific letter until Supplemental Water is purchased. For these two project the cost of the supplemental water is \$.75M. La Plata does not want to spend that much money on water for a project that is not approved by the County. As of the last email, the issue has been pushed to the County Attorney's Office for review. Will you take a look and let me know if we can submit for review without spending the \$.75M?



Steve Rossoll, PE, Director of Development
srossoll@laplatallc.com

LA PLATA COMMUNITIES, INC.
1540 Federal Drive, Suite 200 | Colorado Springs, CO 80921
o: 719.867.2250 | m: 719.491.6564 | t: 719.260.7088 | laplatahome.com

From: Beth Diana <BDiana@laplatallc.com>
Sent: Wednesday, June 22, 2022 9:56 AM
To: Steve Rossoll <srossoll@laplatallc.com>
Subject: FW: Waterside North Bay Will Serve Letters

From: Ryan Howser <RyanHowser@elpasoco.com>
Sent: Tuesday, June 21, 2022 11:26 AM
To: Brooks Swenson <bswenson@nescolorado.com>
Cc: Beth Diana <BDiana@laplatallc.com>; Andrea Barlow <abarlow@nescolorado.com>; Cody Humphrey <chumphrey@laplatallc.com>
Subject: RE: Waterside North Bay Will Serve Letters

Brooks,

I have already reached out to the County Attorney's office on this matter. We should be able to get you an answer this week on what the process is and what the County can commit to as far as a water finding given the below, and if it's inconclusive or you need more information, then I would suggest we can see about scheduling a meeting at that time.

From: Brooks Swenson <bswenson@nescolorado.com>
Sent: Friday, June 17, 2022 1:53 PM
To: Ryan Howser <RyanHowser@elpasoco.com>
Cc: Beth Diana <BDiana@laplatallc.com>; Andrea Barlow <abarlow@nescolorado.com>; Cody Humphrey <chumphrey@laplatallc.com>
Subject: FW: Waterside North Bay Will Serve Letters

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hi Ryan,

We think it would also be beneficial to have Kevin Mastin in the meeting as well. I appreciate your help with this.



Kind regards,
Brooks Swenson
Landscape Designer III

N.E.S. Inc.
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Office 719.471.0073 | Direct 719.304.2128

www.nescolorado.com

Please consider the environment before printing this email.

From: Brooks Swenson

Sent: Thursday, June 16, 2022 12:32 PM

To: Ryan Howser <RyanHowser@elpasoco.com>

Cc: Andrea Barlow <abarlow@nescolorado.com>; BDiana <BDiana@laplatallc.com>; Cody Humphrey <chumphrey@laplatallc.com>

Subject: RE: Waterside North Bay Will Serve Letters

Ryan,

We would like to set up a meeting to discuss this with you and Lori Seago. Woodmoor Water and Sanitation is the only District that doesn't provide a more specific will serve letter. The Supplemental Water Service Agreement that Woodmoor Water and San is requesting will cost \$750,000 for both North Bay and Waterside. That's a lot to spend just to be able to submit the PUDSP. Please let us know some times that would work for you and Lori. I appreciate your help!



Kind regards,
Brooks Swenson
Landscape Designer III

N.E.S. Inc.
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Office 719.471.0073 | Direct 719.304.2128

www.nescolorado.com

Please consider the environment before printing this email.

From: Ryan Howser <RyanHowser@elpasoco.com>

Sent: Tuesday, June 14, 2022 12:10 PM

To: Brooks Swenson <bswenson@nescolorado.com>

Cc: Andrea Barlow <abarlow@nescolorado.com>; BDiana <BDiana@laplatallc.com>

Subject: RE: Waterside North Bay Will Serve Letters

Brooks,

We will not be able to make a water sufficiency finding without site specific commitment letters. If the District is unwilling to provide a commitment, then we will not be able to make a water sufficiency finding at preliminary plan stage.

From: Brooks Swenson <bswenson@nescolorado.com>
Sent: Monday, June 13, 2022 2:15 PM
To: Ryan Howser <RyanHowser@elpasoco.com>
Cc: Andrea Barlow <abarlow@nescolorado.com>; BDiana <BDiana@laplatallc.com>
Subject: FW: Waterside North Bay Will Serve Letters
Importance: High

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hi Ryan,
Please see below from Woodmoor Water & San. regarding the generic will serve letters. Can the more specific will serve letters be provided with the Final Plat application?



Kind regards,
Brooks Swenson
Landscape Designer III
N.E.S. Inc.
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Office 719.471.0073 | Direct 719.304.2128
www.nescolorado.com

 Please consider the environment before printing this email.

From: Ariel Hacker <ArielH@woodmoorwater.com>
Sent: Monday, June 13, 2022 2:10 PM
To: Brooks Swenson <bswenson@nescolorado.com>; Jessie Shaffer <JessieS@WoodmoorWater.com>
Cc: Andrea Barlow <abarlow@nescolorado.com>; BDiana <BDiana@laplatallc.com>
Subject: RE: Waterside North Bay Will Serve Letters

Good morning,

Unfortunately, we cannot provide more than a generic Will Serve until a Supplemental Water Service Agreement is in place for the development. Normally, at this point in the process with EPC, they accept the generic Will Serve, and it's at final submittal that they require the specific Will Serve, which it sounds like they are looking for now? If you are not submitting your final plat, then they should be able to accept the generic. We could probably have a quick meeting with them to discuss this if they are insistent. Did they give any more information, or just what you told me below?

I guess this also opens the question, is La Plata ready to discuss supplemental water service for North Bay?

Thank you,

Ariel Hacker
District Engineer
719-488-2525 x 13
ArielH@WoodmoorWater.com

From: Brooks Swenson <bswenson@nescolorado.com>
Sent: Monday, June 13, 2022 11:18 AM
To: Ariel Hacker <ArielH@woodmoorwater.com>; Jessie Shaffer <JessieS@WoodmoorWater.com>
Cc: Andrea Barlow <abarlow@nescolorado.com>; BDiana <BDiana@laplatallc.com>
Subject: RE: Waterside North Bay Will Serve Letters

Hi Ariel,

We submitted our PUD Plan for North Bay at Lake Woodmoor, and the water/san will serve letter did not pass triage, because it needs to state the amount of water and wastewater being committed to and the number of units. The attached pdf excerpts from the water resources report provides a water and wastewater demand summary. Would you please provide a revised will serve letter? Please let me know if you need anything else from me.



Kind regards,
Brooks Swenson
Landscape Designer III

N.E.S. Inc.

619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Office 719.471.0073 | Direct 719.304.2128

www.nescolorado.com

 Please consider the environment before printing this email.

From: Ariel Hacker <ArielH@woodmoorwater.com>
Sent: Wednesday, May 18, 2022 1:51 PM
To: Brooks Swenson <bswenson@nescolorado.com>; Jessie Shaffer <JessieS@WoodmoorWater.com>
Cc: Andrea Barlow <abarlow@nescolorado.com>; BDiana <BDiana@laplatallc.com>
Subject: RE: Waterside North Bay Will Serve Letters

Thank you so much! Please see attached.

The initial Will Serve letters are pretty generic. Once we have supplemental water agreements in place, we will write a specific Will Serve and send that to you, as I believe EPC will require it.

Thank you,

Ariel Hacker

District Engineer

719-488-2525 x 13

ArielH@WoodmoorWater.com

From: Brooks Swenson <bswenson@nescolorado.com>
Sent: Wednesday, May 11, 2022 5:28 PM
To: Ariel Hacker <ArielH@woodmoorwater.com>; Jessie Shaffer <JessieS@WoodmoorWater.com>
Cc: Andrea Barlow <abarlow@nescolorado.com>; BDiana <BDiana@laplatallc.com>
Subject: RE: Waterside North Bay Will Serve Letters

Hi Ariel,

Please address these to:

Beth Diana

La Plata Communities, Inc.

9540 Federal Drive, Suite 200

Colorado Springs, CO 80921

Thank you!



**Kind regards,
Brooks Swenson
Landscape Designer III
N.E.S. Inc.**

619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Office 719.471.0073 | Direct 719.304.2128

www.nescolorado.com

 Please consider the environment before printing this email.

From: Ariel Hacker <ArielH@woodmoorwater.com>
Sent: Wednesday, May 11, 2022 5:21 PM
To: Brooks Swenson <bswenson@nescolorado.com>; Jessie Shaffer <JessieS@WoodmoorWater.com>
Cc: Andrea Barlow <abarlow@nescolorado.com>; BDiana <BDiana@laplatallc.com>
Subject: RE: Waterside North Bay Will Serve Letters

Hello,

Who would you like these addressed to?

Thank you,

Ariel Hacker

District Engineer
719-488-2525 x 13
ArielH@WoodmoorWater.com

From: Brooks Swenson <bswenson@nescolorado.com>
Sent: Monday, May 2, 2022 11:15 AM
To: Jessie Shaffer <JessieS@WoodmoorWater.com>
Cc: Ariel Hacker <ArielH@woodmoorwater.com>; Andrea Barlow <abarlow@nescolorado.com>; BDiana <BDiana@laplatallc.com>
Subject: Waterside North Bay Will Serve Letters

Hello Jessie,

Would you please provide water and sewer will-serve letters for the following projects:

North Bay at Lake Woodmoor

35 single-family attached units on 7.2 acres located south of Deer Creek Road and east of Woodmoor Drive in Section 11, Township 11 south range 67 West.

Waterside

52 single-family attached units on 7.53 acres located south of Deer Creek Road and east of Woodmoor Drive in Section 11, Township 11 south range 67 West.

Attached are the site plans for these projects. Please let me know if you have any questions or need anything else from me. Thanks!



Kind regards,
Brooks Swenson
Landscape Designer III

N.E.S. Inc.

619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Office 719.471.0073 | Direct 719.304.2128

www.nescolorado.com

 *Please consider the environment before printing this email.*