



WOODMOOR

Water & Sanitation District No. 1

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November 22, 2017

N.E.S., Inc.
C/o Andrea Barlow
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903

RE: The Beach at Woodmoor PUD/Preliminary Plan (PUDSP-17-003) and The Beach at Woodmoor Final Plat (SF-17-015) - REVIEW 2

The Woodmoor Water and Sanitation District No. 1 (the District) has received plans and documents related to the development applications referenced above. The District has the following requirements and/or recommendations:

General Comments

1. A digital .pdf file of WWSD System Specifications and WWSD Rules and Regulations can be obtained from the District Engineer at JoeyS@woodmoorwater.com or at www.woodmoorwater.com
2. Recommend scheduling a meeting with WWSD to discuss comments and requirements.
3. Review attached redlined drawings for additional drawings requirements.

Sanitary Sewer – Plan and Profile

1. Per WWSD System Specifications 3.2.5.5, “The elevation drop through the trough of a manhole shall be 0.30 feet.” Elevation drops through manholes vary; revise to conform to System Specifications.
2. Per WWSD System Specifications 4.8.1, plans must show more details (ex. MH cut depth, etc.). Review District Plan and Profile requirements (Chapter 4) and revise The Beach package for compliance.

Water – Plan and Profile

1. The Beach water system loops two pressure zones. The PRV located in the intersection of Lake Woodmoor Drive and Lower Lake Road will need to be

relocated immediately to the west of the proposed intersection Lake Woodmoor Drive and Coronado Beach Drive.

2. On Sheet 12 of 18, relocate hydrant from Sta 14+35.38 to highest practical point to east at end of cul-de-sac, approximately Sta 16+50.
3. Revise profiles to show all storm crossings with required labeling from WWSD System Specifications. Verify storm crossings conform to WWSD System Specifications Construction Detail W-3 (Water Crossing Under Utilities). Note all clearances.
4. Storm crossing at Sta 15+00 appears to interfere with water main.
5. Label all fire hydrant leads with valves on profile view.
6. Captiva Beach water main ties into 12" existing water main to the east. 12" line will need to be reduced to 6" for loop. Line south of main tie in will be capped and abandoned (MJ cap with kicker).
7. The existing water stub to serve the area north of Lake Woodmoor Drive will need to be abandoned in accordance with WWSD Rules and Regulations requirements.

Utility System Plan

1. As shown on the Utility System Plan, "Storm W1" encroaches into the District's Parcel #14100015 Route storm discharge and storm drainage facilities from the detention facility around WWSD property. Please see attached. It appears this can be accomplished by routing discharges from the detention facility into the R.O.W. of Lake Woodmoor Drive.
2. The District requires two additional water main isolation valves on Coronado Beach Drive. See attached drawing for required locations.
3. Per WWSD System Specifications 3.2.5.a.3, "Manholes will be installed at every change in horizontal or vertical alignment of pipe and for curvilinear alignments; at points of compound and reverse curvature and wherever practical, at the PC and/or PT of curvilinear sewer alignments."
The curvilinear sanitary sewer on Lake Woodmoor Drive requires a manhole at the point-of-curvature. See attached drawing.
4. Remove middle 3 sanitary sewer manholes on Coronado Beach Drive near Lower Lake Road and straighten run of pipe on sanitary sewer line between two remaining manholes. Straighten curved water main such that it runs near or under curb and gutter to maintain 10' separation between water and sewer mains.
5. Ensure minimum 10' horizontal separation between water and sanitary sewer service lines. See Lot 19 for example of needed correction.

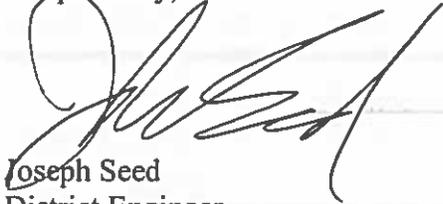
Plat

1. Per WWSD System Specifications 3.2.9.a, "All existing and future system improvements owned by the District will be contained within dedicated easements or public right-of-way. Easement widths for sewer pipe installations shall be a minimum width of thirty (30) feet or as determined by the District. All easements will be finalized by a separate easement agreement between the District and the

Developer/Owner or, if approved, by final plat. No separate easement agreements will be required provided all system improvements reside within public rights-of-way.”
The sanitary sewer line shown to cross Lot 1 will require, at a minimum, a platted public utility easement for it to reside within.

If you have any questions, please contact me.

Respectfully,

A handwritten signature in black ink, appearing to read 'Joseph Seed', written over a horizontal line.

Joseph Seed
District Engineer
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Cc: Jessie J. Shaffer
Randy Gillette