

November 2, 2017

Raimere Fitzpatrick,
Project Manager/Planner II
El Paso County Development Services Department,
2880 International Circle, Suite 110,
Colorado Springs, CO 80910

Dear Mr. Fitzpatrick:

RE: The Beach at Woodmoor, PUD Development Plan (PUDSP-17-002) - 1st Review Response

This letter responds to your June 26, 2017 review letter relating to the above referenced project. Responses to review comments are shown in **RED** below.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

1. Information provided in the development guidelines sections of the development plan will be required to be compiled into a separate development guideline document. Additionally, all references to the Land Development Code should be eliminated by providing the specific development details in the development guide. **Attached as a separate document. However, we are not going to replicate the provisions of the LDC, where the intent is that the LDC provisions will prevail. We have specified where the development standards differ from the LDC.**
2. See attached redlines for specific comments on the submittal documents and plans. **Addressed.**

Engineering Division

1. Engineering redline comments on the following pdf documents will be uploaded by the project managers: Preliminary/Final Drainage Report, PUD development plan, Grading and Erosion Control Plan, Letter of Intent, and Traffic Impact Study. **Addressed.**
The road to the southern parcel has been redesigned to a cul-de-sac. New deviations are included for the revised intersection spacing and centerline radius of this street.
Regarding the school pedestrian route, School District 38 are applying for a "Safe Routes to School" grant for a trail network for the wider Woodmoor area to connect all three schools and other community facilities. This development proposal includes appropriate connectivity via the sidewalk through the site, the trail connections at each end and the crossing on Lower Lake Rd. We have met with the School District and they are satisfied with this.

EL PASO COUNTY COMMUNITY SERVICES DEPARTMENT

PARKS

Request for approval by N.E.S., Inc., on behalf of Lake Woodmoor Holdings, Inc., of The Beach at Woodmoor PUD Development Plan/Preliminary Plan and Filing No. 1 Final Plat. The site is located northeast of Monument, immediately southeast of Lake Woodmoor near the intersection of Lower Lake Road and Lake Woodmoor Drive. The property consists of 12.32 acres, with 35 residential townhome lots and 8 tracts and is currently zoned R-4 and RR-5, however, a PUD Development Plan/Preliminary Plan rezone is being processed concurrently.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Jackson Creek Regional Trail, Cherry Creek Regional Trail, and Highway 105 Bicycle Route are all located 0.25 mile south of the property, while the existing New Santa Fe Primary Regional Trail is located 0.75 mile to the west of the property. The Beach at Woodmoor does not lie within any candidate open space area.

The Beach at Woodmoor PUD Development Plan/Preliminary Plan shows 2.675 acres of open space/landscape area, thus providing for 21.7% open space within the development. As no trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below.

Recommended Motion (PUD Development Plan / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Beach at Woodmoor PUD Development Plan / Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$14,245 and urban park fees in the amount of \$8,995.

Recommended Motion (Filing No. 1 Final Plat):

Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Beach at Woodmoor Filing No. 1 Final Plat include the following conditions:

Require fees in lieu of land dedication for regional park purposes in the amount of \$14,245 and urban park fees in the amount of \$8,995.

Noted.

ENVIRONMENTAL

The El Paso County Environmental Division has completed its review of the The Beach at Woodmoor PUD/Preliminary Plan. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

1. The project lies within an area with documented noxious weeds including diffuse knapweed and common mullein. The Site Development Plan must address the prevention of the introduction of new weeds and the spread of existing weeds during construction through the incorporation of the measures identified in the Natural Features, Wetland, Wildfire, Noxious Weeds and Wildlife Report dated May 26, 2017. It is the applicant's responsibility, and not El Paso County's, to ensure

compliance with all applicable laws and regulations, including but not limited to the Colorado Noxious Weed Act and the El Paso County Weed Management Plan.

Noxious Weed Plan included with submittal.

It is strongly recommended that the applicant obtain the necessary approvals from all federal, state and county agencies as a part of their planning process. **None required.**

We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7845.

EL PASO COUNTY HEALTH

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- The 12.3 acre site with 35 residential lots planned for the development will be provided water by Woodmoor Water and Sanitation District. There is a finding for water quality sufficiency from this Colorado Department of Public Health and Environment regulated and approved district.
- Wastewater service will be provided by Woodmoor Water and Sanitation District. Per the May 8, 2017, letter from Kiowa Engineering Corporation, and the May 18, 2017, letter from Woodmoor Water and Sanitation District there is adequate capacity for wastewater treatment for this project.
- Radon resistant construction building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area, have potentially higher radon levels than other areas of the country.
- The detention pond planned for Tract H must have mosquito control responsibilities included as a part of the maintenance agreement in an effort to control West Nile Virus.
- Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to the El Paso County Public Health site <http://www.elpasocountyhealth.org/service/air-quality> for the link to the Colorado Department of Public Health and Environment, Air Pollution Control Division, for the permit application.
- El Paso County Public Health encourages planned walk-ability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walk- ability features help reduce obesity and associated heart diseases.

Noted.

WOODMOOR WATER AND SANITATION DISTRICT

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 concerns and/or recommendations:

General Comments

1. This review is a general overview of the Preliminary Drawing. This review does not encompass technical aspects of design for the proposed water and sewer systems within the development such as minimum curve radii, maximum deflection requirements, slopes, etc. A digital .pdf file of WWSD System Specifications can be obtained from the District Engineer at joeys@woodmoorwater. com.

Utility System Plan

1. The curvilinear sanitary sewer line from Captiva Beach Lane across Lot 35 violates the District's system specifications because it is non-tangential. As possible, the District avoids curvilinear sewer lines and an easement twice as wide as the main is deep would be required around the proposed route. Please note the alternative route the District proposes, in accordance with our system requirements, between Lot 33 and 34 with easement (not to scale) for the District depicted on the attached marked drawing.
2. There are no fire hydrants shown south of Lake Woodmoor Drive along Captiva Beach Lane. Please consult the applicable fire department with jurisdiction over this development regarding spacing and location of fire hydrants and add hydrant locations to plan.
3. The District requires a minimum of 6 feet of cover for all mains measured from the finished grade to the top of the main. Please confirm the grading plan for Tract H maintains this minimum cover requirement for the existing sewer main in this proposed lot.
4. The District is concerned about adding a fourth connection from the northwest to the manhole in Lake Woodmoor Drive. Please terminate proposed Coronado Beach Drive sanitary sewer main on north side of Lake Woodmoor Drive. Reference the attached marked drawing.
5. Manholes are required at minimum every 500 linear feet for sewer mains per the District's system specifications. Please ensure this requirement is met along Coronado Beach Drive.
6. Riprock (End FES) at STA 10+00 North of Tract H interferes with the existing sanitary sewer manhole risking storm water infiltration to the District's sewer infrastructure Developer's engineer will need to evaluate relocating riprock or relocation of existing sanitary sewer manhole.

Final Plat Drawings (24" x 36")

1. As shown on the Utility System Plan, Tract H encroaches upon the District's Parcel #14100015. Use of District property required Board approval. Please revise plans or obtain Board approval prior to plan approval.
2. Please clarify the boundaries of Parcels A & B.

A meeting was held with WWSD and all issues have been addressed in the resubmittal.

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

Mountain View Electric Association, Inc. (MVEA) has these comments about the following:

Project Name: Beach at Woodmoor PUD Project Number: PUD-17- 003

Description: Approval is being requested for The Beach at Woodmoor, Filing

#1. This filing will consist of 35 single family residential lot and 8 tracts on 12.317 acres. Located east of Interstate 25 and north of State Highway 105 in Section 14, Township 11 South, Range 67 West.

This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA requests a ten (10) foot front and rear lot utility easement, a five (5) foot side lot line utility easement along with a twenty (20) foot exterior easement on plat. MVEA also request that utility easements be granted in open space, drainage and tracts to allow for design to all lots. Additional easements may be required once a review of civil drawings with grading and erosion plan is provided to MVEA in order to serve this new subdivision.

If the above easement(s) are not provided on the final plat MVEA may not be able to serve the subdivision

Noted.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations

Contact Justin with El Paso/Teller 911 Authority for approval of street names. An email from Justin to the Enumerations department is required. Justin Annan JAnnan@elpasoteller911.org

Street names were previously approved and confirmation email by Justin sent on 6/19/17.

Standard DP comments: For tract & lot addressing placement place (xxxx) where they are intended to be utilized. Contact Enumerations department for addressing. Amy@pprbd.org

Noted

Floodplain

It appears that the floodplain has been contained in the tract. For further Floodplain questions please contact Keith, Floodplain Administrator keith@pprbd.org or 327-2898.

Noted

COLORADO GEOLOGICAL SURVEY

As requested, we have reviewed the preliminary development plans for The Beach at Woodmoor. For this review we received the following documents:

- Application Form (Edward Cody Humphrey, 5.18.17),
- Legal Description (Civil Consultants, Inc, 5.23.17),
- Letter of Intent (N.E.S., Inc., 5.17),
- Natural Features, Wetland, Wildfire, Noxious Weeds and Wildlife Report (Ecosystem Services, LLC, 5.26.17),
- Preliminary / PUD Development Plan (N.E.S., Inc., 5.26.17), and
- Geologic Hazards Evaluation and Preliminary Geotechnical Investigation (CTL|Thompson, Inc., 12.13.16).

According to the Letter of Intent, the applicant plans to rezone the property to develop 35 single-family lots on 12.317 acres.

The site does not contain steep slopes, is not undermined, and does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed residential use and density. However, several geologic conditions exist at this location requiring site specific investigations, detailed engineering recommendations, and careful attention during construction. We offer the following comments on these conditions.

Soil and bedrock engineering properties. CTL makes appropriate *preliminary* geotechnical recommendations based on the results of ten borings, limited SPT's (standard penetration tests, an *in situ* test indicating relative density), and limited laboratory testing. Claystone samples exhibited low to moderate swell and CTL states that in their experience highly expansive claystone layers could be encountered in this area.

Additional geotechnical investigations and analysis will be needed, once building locations are finalized, to more accurately characterize lot-specific soil and bedrock engineering properties such as expansion/consolidation potential, density, corrosion potential, etc. This information is needed to determine subgrade preparation requirements and to design individual foundations, and floor systems.

Shallow groundwater. Groundwater was measured at depths between 10.5 and 28.5 feet in seven holes eight days after drilling. Additionally, shallow bedrock encountered at the site can contribute to the future development of perched groundwater. To mitigate this condition, CTL recommends below-grade foundation drains connected to underdrain systems. They further recommend that the lot-specific geotechnical investigations determine if wet conditions exist that require active underdrains or if passive systems are adequate. These recommendations will be critical for mitigation of existing and/or future development of shallow groundwater at this location.

Provided these and CTL's recommendations are strictly adhered to, CGS has no objection to approval of the Preliminary Plan as proposed.

Noted

COLORADO DIVISION OF WATER RESOURCES

We have received the above-referenced proposal to create a subdivision in El Paso County. According to the materials, it appears the development consists of 35 single family lots and 8 tracts on 12.317 +/- acres. The proposed source of water supply and wastewater disposal is to be served by the Woodmoor Water and Sanitation District ("District").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 20.58 acre-feet/year for 35 single family lots, which equates to an anticipated demand of 0.588 acre-feet/year per single family lot. The proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot. The anticipated daily water demand for the subdivision equates to 18,375 gallons per day.

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The proposed water supplier is Woodmoor Water and Sanitation District ("District"), and May 18, 2017 letter of commitment from the District was included with the submittal. According to the letter, "The Beach properties total 12.38 acres which the District is committed to providing water and sewer service with its standard policy allocation totaling 6.19 AF annually and additionally has committed to serving Agreement properties (collectively) with up to 86.21 of Supplemental Water Service. With the completion of the Dunes at Woodmoor, there remains 71.89 AF/yr of supplemental water service that can be allocated (wholly or partially) toward the remaining Agreement properties, including the Beach. Resultantly, the District's total water service commitment at this time for the Beach is up to 78.08 AF/Yr (i.e. 71.89 AF + 6.19 AF0)".

According to the December 2012 *Woodmoor Water and Sanitation District Long Range Plan (LRP)*, on file with this office, the District utilizes two water supply sources. The first supply of water comes from the Denver Basin Aquifers, which the District can pump up to 6,322.4 acre- feet per year (based on a 100 year aquifer life), or 2,107.47 acre-feet per year (based on a 300 year aquifer life). The second supply of water comes from diversions on Monument Creek and Dead Woman Creek that occur via an exchange of treated wastewater effluent for surface water, which supplied an average of 365 acre-feet per year over the period 2007-2011 (an annually renewable supply with no administrative lifespan). Combined, the Denver Basin water rights (based on a 300 year aquifer life) and surface water exchanges (annually renewable with no administrative life span) exceed the average annual water demand of 2,148 acre-feet estimated for current build-out.

State Engineer's Office Opinion

According to this office's records, it appears the District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Noted

The requested resubmittal documents have been uploaded to EDARP. If you have any questions please contact me at 719.471.0073 or abarlow@nescolorado.com.

Sincerely,



Andrea Barlow, AICP
Associate
N.E.S. Inc.