



WOODMOOR

Water & Sanitation District No. 1

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

June 15, 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)
Residential Subdivision Planning Documents (6 sheets) REVIEW 1

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.

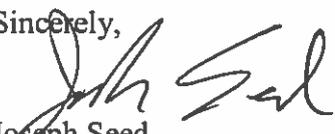
3. The District requires a minimum of 6 feet of cover for all mains measured from the finished grade to the top of the main. Please confirm the grading plan for Tract H maintains this minimum cover requirement for the existing sewer main in this proposed lot.
4. The District is concerned about adding 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")

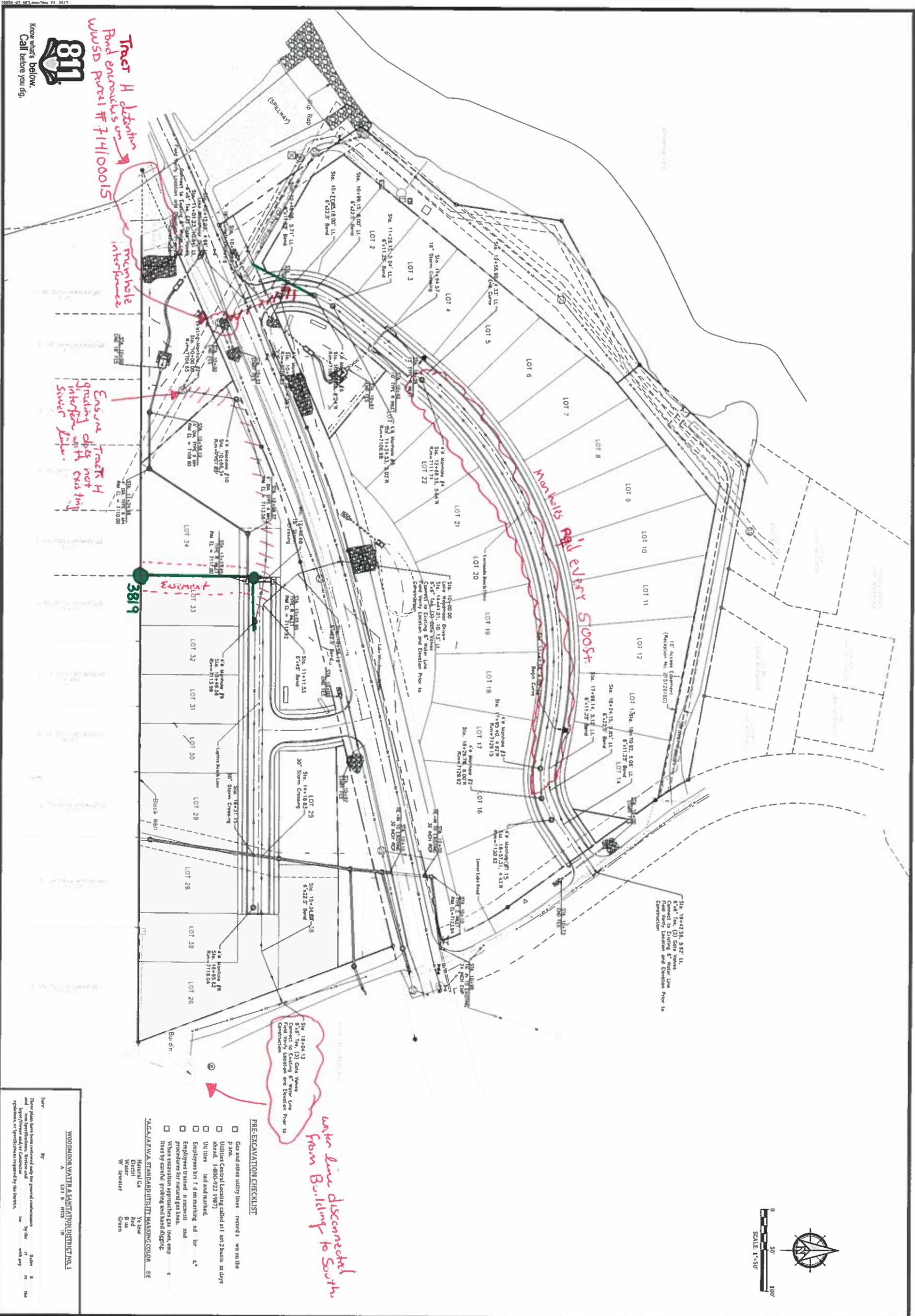
1. As shown on the Utility System Plan, Tract H encroaches upon the District's Parcel #14100015. Use of District property required Board approval. Please revise plans or obtain Board approval prior to plan approval.
2. Please clarify the boundaries of Parcels A & B.

If you should have any questions, please contact me.

Sincerely,


Joseph Seed
District Engineer

Cc: Jessie J. Shaffer
Randy Gillette



Know what's below.
Call before you dig.



Tract H delineation
w/USD parcel # 714100015

Ensure Tract H
grading does not
interfere with
existing sewer
later.

Manholes
and sewer
lines

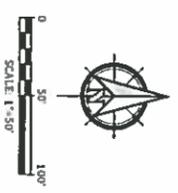
water line disconnected
from Building to South

- PRE-EXCAVATION CHECKLIST**
- Gas and other utility lines records are on the
 - P-1000 (Public Safety) located at all art 2 hours per days
 - Utility (800) 222-1991
 - Utility (800) 222-1991
 - Employees in field on marking and for
 - Employees in field on marking and for
 - Procedures for natural gas lines.
 - When excavation approaches gas lines, emp
 - lines by careful probing and hand digging.

2. C.A. P.W. A. STANDARD UTILITY MARKING COLOR. DE

Date: _____ by: _____
 These plans have been prepared only for general information and are not to be used for construction. The engineer and his firm assume no responsibility for any errors or omissions, or specifications required by the owner.

WOODMOOR WATER & SANITATION DISTRICT NO. 1
 LOT 8 WITH 7B



The Beach at Woodmoor Filing No. 1

Utility System Plan
 El Paso County, Colorado



1604 South 21st Street
 Colorado Springs, Colorado 80904
 (719) 630-7342

Project #	160 9
Date	May 24, 017
Drawn by	JAK
Checked by	AK
Revisions	4 E. AVM
SHEET	
4	
4 722 13	