

SUBMITTAL REQUIREMENTS

Major Final Plat

Cove at Woodmore Attached Single Family Development

71114-04-111 & 71114-00-007

Date:

3/6/2016

Fees:

\$6,037.00

Department or Agency

Project Name:

Tax Schedule Number (s):

File #:

Documentation

	Project Manager	Mountain Metro	Engineering Metro	Pike's Peak Regional Building	County Attorney's Office	Planning Commission	Health Department	Environmental Services	Sheriff's Department	Emergency 911	Parks Department	Black Hills Electric Provider	Tri-Lakes Fire District	Woodmoor HOA	School District 38	Colorado Division of Wildlife	Natural Resources Conservation District	US Fish & Wildlife	State Water Engineer	Army Corps of Engineers	Donala Water & Sanitation District	Tri-Lakes Land Use Committee	Northern El Paso Co. HOA	Monument Town of	MVEA	TOTAL
Application Fee & Surcharge	1																									1
Review Agency Cover Sheet	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0
Application Form	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	25
Adjacent Property Owner Notification	1																									1
Mineral Rights Certification	1																									1
Letter of Intent (Provide history, Small Area Plan, Policy, Plan Compliance, LDC compliance, discuss any request for waivers / deviations and justify)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Legal Description (and emailed to Project Manager) & Closure sheets	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	25
Subdivision Summary	1																									1
Wastewater Treatment Report (LDC Section 8.4.8)	1																									2
Water & Wastewater Commitment Letter from Donala	1																									5
Water Resources Report (LDC Section 8.4.7)	1																									2
Water Supply Information Summary	1																									4
Traffic Impact Report	1																									1
Energy/Utility Commitment Letters	1																									2
Grading & Erosion Control Plan	1																									3
Final Drainage Report	1																									3
Final Plat Drawings 24" x 36"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	8
Final Plat Drawings 8.5" x 11"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	18
Construction Drawings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2
SWMFR & ESQCP	1																									2
Final Assurance Form (EGF)	1																									5
Subdivision Improvement Agreement	1																									5
Deviation Requests	1																									2
Title/Ownership & Encumbrance Statement	1																									2
Letter from GCE HOA agreeing to accept open space	1																									4

EL PASO



COUNTY

COMMISSIONERS:
SALLIE CLARK (CHAIR)
DARRYL GLENN (VICE CHAIR)

DENNIS HISEY
AMY LATHEN
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Review Agency Comment Sheet

Date:	12/6/16	Review Agency:	State Engineer
File Number:	SF-16-021, PUDSP-16-004	Reviewer:	
		Project Manager:	Nina Ruiz (719) 520-6313
Send response comments to: DSDcomments@elpasoco.com			
Project Name:	North Bay at Lake Woodmoor Final Plat, Preliminary Plan, Planned Unit Development		
Request:	A request by Lake Woodmoor Holdings LLC for a final plat to create 28 townhome lots, and 5 tracts on a 7.23 acre parcel presently zoned R-4 (obsolete). A PUD/preliminary plan is being processed concurrently. The applicants have requested a CLOMR from FEMA to realign the floodplain to that which is shown on the final plat drawing.		
Commissioner Dist:	1		
Tax ID# (s):	71114-04-111, 71114-00-007		

Outside Review Agencies: Please email comments to the DSD Comments e-mail noted above. Comments can also be faxed to 719-520-6695 or mail written comments to the Planning and Community Development Division directly. **NOTE:** If this form is not returned, additional review information will not be provided.

County Review Agencies: Please type your comments in Arial 11.

**All comments must be returned to the
EPC Planning and Community Development Department no later than:**

January 11, 2017

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed by: _____ **Date:** _____

Previous Reference Files:
PUDSP-16-004, EA-16-024

Fire District: **Yes (Fire Marshall Review Optional)** **No (Fire Marshall Review Required)**

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



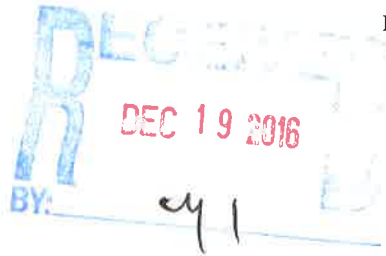
COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695



LEWIS-PALMER SCHOOL DISTRICT #38

146 Jefferson Street, P.O. Box 40
Monument, Colorado 80132-0040

Administration Office:
Phone 719-488-4700
Fax 719-488-4704
www.lewispalmer.org



December 16, 2016

Nina Ruiz, Project Manager
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: North Bay at Lake Woodmoor – PUD Development Plan and Final Plat

Dear Ms. Ruiz:

At their regularly scheduled meeting on December 15, 2016, the Lewis-Palmer Board of Education voted to take no formal action to oppose the development plan and final plat submitted by Lake Woodmoor Holdings LLC regarding the 7.23 acre site north of Lake Woodmoor, located southeast of the intersection of Woodmoor Drive and Deer Creek Road. The applicant is proposing a 28 unit townhome development

However, the school board does request cash in-lieu-of land funds from El Paso County.

Sincerely,

Karen Brofft
Superintendent

EL PASO COUNTY



COMMISSIONERS:
SARAH CLARK (CHAIR)
DARRYL GLENN (VICE CHAIR)

DENNIS HISEY
AMY LATHEN
PIGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Review Agency Comment Sheet

DEC 19 2016
57
41

Date:	12/6/16	Review Agency:	School District 38
File Number:	SF-16-021	Reviewer:	Nina Ruiz
		Project Manager:	Nina Ruiz, 719-520-6313
Send response comments to:	<u>DSDcomments@elpasoco.com</u>		
Project Name:	North Bay at Lake Woodmoor Final Plat		
Request:	A request by Lake Woodmoor Holdings LLC for a final plat to create 28 townhome lots, and 5 tracts on a 7.23 acre parcel presently zoned R-4 (obsolete). A PUD/preliminary plan is being processed concurrently. The applicants have requested a CLOMR from FEMA to realign the floodplain to that which is shown on the final plat drawing.		
Commissioner Dist:	1		
Tax ID# (s):	71114-04-111, 71114-00-007		

Outside Review Agencies: Please email comments to the DSD Comments e-mail noted above. Comments can also be faxed to 719-520-6695 or mail written comments to the Planning and Community Development Division directly. **NOTE:** If this form is not returned, additional review information will not be provided.

County Review Agencies: Please type your comments in Arial 11.

**All comments must be returned to the
EPC Planning and Community Development Department no later than:**

December 29, 2016

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed by: _____ **Date:** _____

Previous Reference Files:
PUDSP-16-004, EA-16-024

Fire District: Yes (Fire Marshall Review Optional) No (Fire Marshall Review Required)

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

EL PASO COUNTY



DEVELOPMENT SERVICES DEPARTMENT

Review Agency Comment Sheet

Date: 12/6/2016

Review Agency: School District 38

Reviewer:

File Number: PUDSP-16-004

Project Manager: Raimere Fitzpatrick (719) 520-6302

Send comments to: DSDcomments@elpasoco.com

Project Name: North Bay at Lake Woodmoor–PUD Development Plan

A request by Lake Woodmoor Holdings, LLC, for approval of a PUD development plan authorizing the development of 28 Townhomes and open space within 7.23 acres. The applicant is also requesting the approval of the PUD constitute preliminary plan approval.

Commissioner District: # 2

Tax ID# (s): 71114-04-111 and 71114-00-007

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**Outside Review Agencies:** Please email comments to the DSD comments email noted above. Comments can be faxed to 719-520-6695 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

**County Review Agencies:** Please type your comments in Arial 11.

**All comments and this sheet must be returned to the  
EPC Development Services Department no later than:**

**Date: December 29, 2016**

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Previous Reference Files:

**Fire District:**  Yes (Fire Marshall Review Optional)  No (Fire Marshall Review Required)

EL PASO



COUNTY

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SALLIE CLARK (CHAIR)  
DARRYL GLENN (VICE-CHAIR)

PEGGY LITTLETON  
DENNIS HISEY  
MARK WALLER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

The original submittal was mailed to the State Engineer 12/06/16 with a due date of 12/29/16. Please see attached notice from the post office showing the package was destroyed. We have included a new submittal with a new due date but would request that you expedite this review due to the unforeseen conditions. Thank you in advance for your quick review.

Sincerely,

Nina Ruiz  
Planner II/Project Manager (719) 520-6313  
Ninaruiz@elpasoco.com

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PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

www.ELPASOCO.COM

# EL PASO COUNTY

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DENNIS HISEY  
AMY LATHEN  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

## Review Agency Comment Sheet

|                                                                   |                                                                                                                                                                                                                                                                                                                                             |                         |                                 |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------|
| <b>Date:</b>                                                      | 12/6/16                                                                                                                                                                                                                                                                                                                                     | <b>Review Agency:</b>   | PCD Project Management/Planning |
| <b>File Number:</b>                                               | SF-16-021                                                                                                                                                                                                                                                                                                                                   | <b>Reviewer:</b>        | Nina Ruiz                       |
|                                                                   |                                                                                                                                                                                                                                                                                                                                             | <b>Project Manager:</b> | Nina Ruiz, 719-520-6313         |
| <b>Send response comments to:</b> <u>DSDcomments@elpasoco.com</u> |                                                                                                                                                                                                                                                                                                                                             |                         |                                 |
| <b>Project Name:</b>                                              | North Bay at Lake Woodmoor Final Plat                                                                                                                                                                                                                                                                                                       |                         |                                 |
| <b>Request:</b>                                                   | A request by Lake Woodmoor Holdings LLC for a final plat to create 28 townhome lots, and 5 tracts on a 7.23 acre parcel presently zoned R-4 (obsolete). A PUD/preliminary plan is being processed concurrently. The applicants have requested a CLOMR from FEMA to realign the floodplain to that which is shown on the final plat drawing. |                         |                                 |
| <b>Commissioner Dist:</b>                                         | 1                                                                                                                                                                                                                                                                                                                                           |                         |                                 |
| <b>Tax ID# (s):</b>                                               | 71114-04-111, 71114-00-007                                                                                                                                                                                                                                                                                                                  |                         |                                 |

**Outside Review Agencies:** Please email comments to the DSD Comments e-mail noted above. Comments can also be faxed to 719-520-6695 or mail written comments to the Planning and Community Development Division directly. **NOTE:** If this form is not returned, additional review information will not be provided.

**County Review Agencies:** Please type your comments in Arial 11.

**All comments must be returned to the  
EPC Planning and Community Development Department no later than:**

**December 29, 2016**

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

**Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Previous Reference Files:**  
PUDSP-16-004, EA-16-024

**Fire District:** X Yes (Fire Marshall Review Optional)      No (Fire Marshall Review Required)

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PHONE: (719) 520-6300



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EL PASO



COUNTY

COMMISSIONERS:  
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MARK WALLER

PLANNING AND COMMUNITY DEVELOPMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 3, 2017

Lake Wodmoor Holdings LLC  
1755 Telstar Dr. Suite 211  
Colorado Springs, CO 80920

NES  
619 N Cascade Suite 200  
Colorado Springs, CO 80903

Dear Applicant and/or Consultant:

Subject: Northbay at Lake Woodmoor, SF-16-021, Review 1

**The purpose of this letter is to provide you with the review agency responses to the above named development application that have been received to-date by Planning and Community Development.**

**You are encouraged to directly contact those agencies that did provide review comments if the comments require additional action by the applicant/applicant's representative. You are also encouraged to directly contact those agencies that did not provide review comments if such response is required by state statutes and the El Paso County Land Development Code.**

**EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

General

1. The final plat cannot be scheduled for hearing until the floodplain amendment is complete and finalized (8.4.2.B.d).
2. The final packet for the Planning Commission and Board of County Commissioners will not be in color. Please keep this in mind to ensure all documents are legible in black and white.
3. Please ensure that the proposed product will fit onto the lots while meeting the PUD standards.
4. The file number is SF-16-021.



## Application

5. The existing zoning is R-4, not Planned Unit Development.

## Plat Drawing

6. Please take a look at note #14 to ensure the wording is correct.
7. Please take note of the new department name (#4 & 11).
8. Please add a note to address the requirement for underdrains.
9. Please add an easement for the common sidewalk.
10. Please add notes to reference the various tracts to include their purpose and what may be included in the tracts (buildings, play areas, parking, etc.).
11. Please fill in the ownership and maintenance statements on page 2.
12. Is there an existing easement for the roadway connection and improvements to the south? Please include this on the plat drawing.
13. A revision to the floodplain is in process. The final plat should reflect the anticipated floodplain as the item will not go to hearing until the amendment is complete.
14. Please show the floodplain as no build on the plat.
15. There are no utility /drainage easements shown on the plat. Please add easements as required by 8.4.5 and 8.4.6.
16. The BoCC signature infers the roadways will be public but we understand the request is for private roadways, please amend.
17. Please add a note stating there shall be no direct lot access onto Deer Creek Road.

## Letter of Intent

18. Please refrain from making general statements in the letter of intent and specifically address the review criteria for the final plat. For example, provide specific citations for how the proposal is consistent with the Policy Plan.
19. We accept combined letter of intents for applications that are being submitted concurrently. In this instance, we anticipate the PUDSP going to hearing in advance of the Final Plat due to the floodplain revision still being reviewed. Unless you choose to wait to bring both applications to hearing at the same time, the letter of intent for the final plat should be separate from the PUDSP in order to prevent confusion and unnecessary questions at the future hearing dates.

## Engineering Division

DSD Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plan in words or graphic representation, all design and construction related to roads, storm drainage, and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

## General

1. Include the following at the bottom right of the construction drawing cover sheet, drainage report and SWMP report: "PCD Project No. SF-16-021".

2. Use the latest version of the ESQCP application form (4 pages total).

#### Plat Map

1. The sight triangle for Shoreditch Heights crosses onto private property; therefore, a "Sight Distance Easement" shall be dedicated (ECM Section 2.3.7.G.1 & 2).
2. Identify the PID the applicant choose to be included into for the road impact fee.
3. Update the Floodplain Certification to also identify the LOMR:  
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_\_, effective date \_\_\_ and as amended by the FEMA approved Letter of Map Revision (LOMR) case number \_\_\_\_\_ dated \_\_\_\_\_. No structures or fences are permitted within the designated Floodplain areas.  
*(Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)*
4. Add the following notes:
  - a. There shall be no direct access to Deer Creek Road.
  - b. Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
  - c. The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.
5. Identify the two proposed roads as "Private".
6. In sheet 4, replace the existing floodplain with the proposed floodplain boundary. The proposed floodplain boundary and floodplain certification note will need to be revised once the LOMR is approved.
7. In sheet 4, provide a drainage easement for the proposed storm drain line going through Lot 17.
8. Place the sidewalks along the front side of the lots in an easement.

#### Traffic Study

See engineering comments in the PUD application (PCD Project No. PUDSP-16-004).

#### Drainage Report

1. Update the Stormwater Detention and Water Quality Design (pg 6) to provide on-site water quality. Stormwater quality treatment must be provided before draining into Lake Fork (no commingling is allowed). Include a statement that the on-site water quality is private and identify who will be maintaining the pond. Submit a private detention pond maintenance agreement. See the attached template.
2. Provide the following Since the FDR propose using Lake Woodmoor (private reservoir) for the required flood storage:
  - a. Calculations for the required 100yr detention.
  - b. Under the Stormwater Detention and Water Quality Design (pg 6) state that flood storage for the developed runoff is provided by Lake Woodmoor. Describe whether or not there is sufficient capacity in the reservoir and if there are any improvements needed to the reservoir.
  - c. Insert the referenced section of the DBPS that notes Lake Woodmoor may be used for flood water storage.
  - d. Provide a letter from Woodmoor Water & Sanitation District allowing the use of their facility for this developer's flood storage.

3. Per new department policy, include a section outlining each step of the Four-Step Process (ECM Section 1.7.2) in the BMP selection process for this project.
4. Under the Lake Fork Dirty Woman Creek Improvements (pg 6) state that per the DBPS the three check structures are non-reimbursable improvements.
5. Explain within the narrative why the 24" low flow creek diversion remains in the proposed condition.
6. HEC-RAS calculation comments:
  - a. Provide an exhibit (plan view) showing the HEC-RAS cross section locations. Additional cross sections may be required.
  - b. The summary table for the proposed condition shows sections of the channel exceeds the DCM permissible mean velocity for native grasses (DCM Table 10-4). Froude numbers are also at critical or supercritical. Per DCM 10.7, the channel should be designed for Froude numbers less than 0.9. Update the channel design to comply with the DCM for open channel design. Alternatively, conduct shear stress calculations and see if the results are within the allowable shear for native grass. Typical allowable shear for long native grass are 1.2 – 1.7 lb/sf and short native and bunch grass are 0.7 – 0.95 lb/sf. See HEC No. 15.
  - c. Adjust the manning's n value going through the culvert (RS=783) to 0.013 for concrete.
  - d. The overbank n value should be smaller at the retaining wall areas since the material is concrete.
  - e. Provide a narrative summarizing the results of the HEC-RAS calculation.
  - f. Evaluate the channel bend stability and additional freeboard at the bend because of superelevation. Will there be local scouring at the pocket area to the west of the channel bend near station 6+50 to 7+00? Additional protection may be needed downstream of station 7+21.

#### Grading & Erosion Control Plan

A standalone GEC plan set is not required since these sheets are a part of the residential subdivision construction drawings.

#### Residential Subdivision Construction Drawings

1. Include a point of contact list in the cover sheet.
2. Unless modifications to the road way design standards are approved with the PUD Development Plan application (PUDSP-16-004), roadway design must be revised to meet the EPC ECM roadway design standards. The following does not meet county criteria: permanent hammerhead turnaround (ECM Section 2.3.8), minimum centerline radius (ECM Table 2-7), roadway cross section (ECM Section 2.2.4.B), vertical curve (ECM Section 2.3.4).
3. Roadway P&P sheets (6 & 7)
  - a. Provide the stationing labels along the centerline on the plan view.
  - b. Provide the roadway line data.
  - c. Label the proposed and existing grade on the profile view.
  - d. Extend the existing ground profile at Sta 4+91 on Redbridge Point. If the connection to existing ground has an algebraic difference in grade equal to or greater than 1.0%, vertical curve is required. Also, the grade should not exceed 5% due to ADA accessibility.
  - e. Include the A.D. and K value in the vertical curve label.
  - f. Revise the pedestrian ramp layout at the hammerhead intersection per ECM detail SD\_2-41.

4. Provide a signage and striping plan and insert the attached County standard signage and striping notes. Also, is parking permitted on the street?
5. Provide a typical cross section detail of the proposed dirt trail along Deer Creek Road. Show the offset from the edge of asphalt, cross slope, width, etc. Identify who maintains this trail.
6. Storm P&P sheets (13 & 14)
  - a. Show the proposed lot lines.
  - b. Label the storm sewer systems and check structures as Private.
  - c. Place the segment of Storm System 'A' going through Lot 17 in an easement.
7. Update the check structure detail in accordance with the DBPS. The DBPS shows buried riprap upstream and downstream of the structure. Determine the appropriate riprap pad size. Drop structures may be required if check structure are insufficient to meet the standards in the DCM (see ch 10).
8. Include a typical retaining wall cross section detail (identify the horizontal offset between tiers) and add a note stating that a building permit is required for sections of the retaining wall that are greater than 4 feet in height.
9. Provide an underdrain plan. How will the underdrain continue to a suitable outfall since the proposed sanitary is connecting to existing?

#### Financial Assurance

1. Provide quantities in Section 3 for on-site water quality.
2. Update the Type D Inlet (15'-20' depth) quantity to 2.
3. Provide quantities for temporary sedimentation basin in section 1 and show location in the GEC plan.

#### SWMP

1. Ensure the final copy provided to the EPC PCD inspector and contractor includes all the appendix documents and section E (pg 4) is completed.

Attached:

PDB-BMP Agreement Dev-HOA - DIRECTOR APPROVAL.doc

Standard Signing and Striping Notes 2016.doc

## **PIKES PEAK REGIONAL BUILDING DEPARTMENT**

### **Enumerations**

PUPSP: Road names have been approved through El Paso/Teller County E-911 street naming department.

Addressing will not start until the floodplain area is looked at to determine the overlay of the floodplain is accurate. If the area will need to shift to reconfigure. Contact [Keith@pprbd.org](mailto:Keith@pprbd.org) next week after January 3, 2017.

SP: If tract addressing is needed place (xxxx) where they will be utilized to be included on the mylar for platting.

Enumerations/Floodplain will review the mylar prior to platting for address placement, road names, title block, Floodplain overlay & statement.

\$10.00 per lot & tract fee will be due at the time of the review of the mylar. If an address is not needed for a tract then no fee applies. Check should be made out to Regional Building Department. Paid directly to the Enumerations department.

A copy of the final recorded plat is required prior to plan submittal.

### **Floodplain**

This project has exposure to the floodplain and will require compliance with RBC 313 please contact Keith Curtis Floodplain Administrator [keith@pprbd.org](mailto:keith@pprbd.org) for Questions related to RBC 313. What is depicted as the "proposed Floodway" may not be depicted correctly. LOMR of the area completed August 1999, add 99-08-012P on the floodplain statement as well. Floodplain elevations have been determined and are not approximate. Please remove this statement from the floodplain. FEMA approved CLOMR and LOMR must be in place prior to plating

### **EL PASO COUNTY PUBLIC HEALTH DEPARTMENT**

- The proposed 28 unit townhome development will be provided water and wastewater services by Woodmoor Water and Sanitation District. There is a finding for sufficiency in terms of water quality for this Colorado Department of Public Health and Environment regulated public water system. (PWSID# CO0121950)
- The wastewater treatment facility has adequate capacity for the proposed development based upon a letter of commitment dated October 12, 2016, from the Woodmoor Water and Sanitation District's District Manager.
- 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.
- El Paso County Public Health encourages increased "walkability" by design within the development. Walkability includes planned connection of sidewalks and trails to surrounding developments. Walkability provides a means for increased activity of the residents, which studies show decrease the incidence of cardiovascular diseases and obesity levels of the general public.
- Earthmoving activity between 1 and 25 acres will require a Construction Activity Permit from El Paso County Public Health.  
<http://www.elpasocountyhealth.org/service/air-quality>

Mike McCarthy, R.E.H.S.  
Environmental Health Division  
El Paso County Public Health  
1675 W. Garden of the Gods Rd.  
Colorado Springs, Colorado 80907  
Office: (719) 578-3170

### **EL PASO COUNTY CONSERVATION DISTRICT**

We have no comments at this time.

## **EL PASO COUNTY COMMUNITY SERVICES**

### **Environmental Services**

The El Paso County Environmental Division has completed its review of the North Bay at Lake Woodmoor Final Plat. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

1. The Environmental Division notes that the current site plan will impact wetlands. A completed U.S. Army Corps of Engineers (USCOE) permit shall be provided to the Planning and Community Development Department prior to project commencement. The applicant is hereby on notice that the USCOE has regulatory jurisdiction over wetlands. 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 Clean Water Act.
2. The project may interfere with mule deer habitat. Information regarding wildlife protection measures shall be provided including fencing requirements, garbage containment, and riparian/wetland protection/buffer zones, as appropriate. Information can be obtained from Colorado Parks and Wildlife.

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.

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

### **Parks**

The Planning Division of the Community Services Department has reviewed the development applications for North Bay at Lake Woodmoor PUD Development Plan/Preliminary Plan and Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on January 11, 2017.

The project site is located northeast of Monument, just north of Lake Woodmoor near the intersection of Deer Creek Road and Woodmoor Drive. The property consists of 7.23 acres, with 28 residential townhome lots and 5 tracts and is currently zoned R-4, 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 0.75 mile south of the property, while the existing New Santa Fe Regional Trail is located 0.75 mile to the west of the property. North Bay at Lake Woodmoor does not lie within any candidate open space area.

The North Bay at Lake Woodmoor PUD Development Plan/Preliminary Plan shows 4.55 acres of open space/landscape area, thus providing for 63% 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 North Bay at Lake 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 \$11,396 and urban park fees in the amount of \$7,196.

**Recommended Motion (Final Plat):**

Recommend to the Planning Commission and the Board of County Commissioners that the approval of North Bay at Lake Woodmoor Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$11,396 and urban park fees in the amount of \$7,196.

Please let me know if you have any questions or concerns.

Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department [rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

**EL PASO/TELLER 911**

No action is needed. Road names are reserved for this project.

**TOWN OF MONUMENT**

No comment.

**MOUNTAIN VIEW ELECTRIC ASSOCIATION**

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 blanket utility easement in order to give flexibility to both MVEA and the developer with the design of this housing complex and the infrastructure of the electric service. The blanket utility easement needs to include open space, drainage and landscape to allow for the design to all townhomes in order to serve.

MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant and a review of easements will be required in order to serve.

If additional information is required, please contact our office at (719) 495-2283.

Cathy Hansen-Lee  
Engineering Administrative Assistant

## **COLORADO WATER ENGINEER**

### Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 16.47 acre-feet/year for 28 household units. This equates to an anticipated water demand of 0.588 acre-feet/year per household. 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 14,700 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 (Woodmoor), and an October 12, 2016 letter of commitment from Woodmoor was included with the submittal.

According to the December 2012 *Woodmoor Water and Sanitation District Long Range Plan (LRP)*, on file with this office, Woodmoor utilizes two water supply sources. The first supply of water comes from the Denver Basin Aquifers, which Woodmoor 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.

Ivan Franco, P.E.  
Water Resource Engineer  
303-866-2223 – [www.water.state.co.us](http://www.water.state.co.us)

## **COLORADO GEOLOGICAL SURVEY**

The Colorado Geological Survey has reviewed the North Bay at Lake Woodmoor development referral. The applicant proposes to divide 7.23 acres to create 28 townhome lots at the north end of Woodmoor Lake near the intersection of Woodmoor Drive and Deer Creek Road in Monument, Colorado. As indicated in the letter of intent,



the site is located between two existing developments: "The Cove at Woodmoor" condominiums and the "Lake Woodmoor" residential neighborhood.

Included with this referral were the request for CGS review (12/06/16), development application form, letter of intent (N.E.S., Inc. 11, 20126), "Geologic Hazards Evaluation and Preliminary Geotechnical Investigation" report (CTL Thompson, Inc. Project CS 18589-115, 9/29/2016), "Natural Features, Wetland, Wildfire, Noxious Weeds & Wildlife" report (ecosystem services, LLC., project 2016-11-1, 9/1/2016), and "PUD Development Plan" drawings (12 sheets; N.E.S., Inc., 11/15/16).

CTL Thompson identified the following anticipated geologic hazards and constraints to development: expansive soil and bedrock, shallow groundwater, flooding, erosion, shallow bedrock, regional seismicity, and naturally-occurring radioactive materials. CGS agrees that this list represents the possible geologic hazards and constraints at the site and has the following additional comments:

Shallow groundwater. CTL Thompson reported encountering groundwater at depths ranging from 8 to 28 feet below ground during drilling and 3 to 10 feet below ground surface 5 days after drilling. Groundwater levels fluctuate seasonally, and water levels commonly rise post-development due to construction of impermeable ground cover and landscape irrigation. CTL Thompson stated (p. 6) that their measurements were collected in the early spring months when groundwater and lake levels are "typically just starting to rise", suggesting that even shallower water levels should be anticipated. The maximum depth of the lowermost floor levels of habitable space *must* be located at least three feet, preferably five feet, above shallowest anticipated groundwater levels. CTL Thompson suggests (p. 10) that perched groundwater conditions can be mitigated by installing drain systems around below-grade spaces. However, individual foundation perimeter drains are only intended to handle small amounts of intermittent, perched water, and are not to be used to mitigate a persistent shallow groundwater conditions such as those suggested by the water levels observed by CTL Thompson during and after drilling. Because of the extremely shallow observed groundwater levels, and the possibility for groundwater to rise further during the wet season, full-depth basements should not be considered feasible on this site.

Flooding and bedrock erosion. As noted by CTL Thompson, a mapped FEMA 100-year floodplain crosses through the site. The CTL Thompson report and the PUD Development Plan drawings indicate that the existing floodplain will be channelized to create an engineered floodway through the center of the property. Additionally, the PUD Development Plan drawings show retaining walls along several stretches of the proposed floodway. As noted by CTL Thompson (p. 9), soil and bedrock at the site are susceptible to wind and water erosion; in particular, as pointed out in the documentation for the Geologic Map of the Monument Quadrangle (Thorson and Madole, 2003), the Dawson Sandstone (TKda5) can be friable and easily eroded on weathered outcrops. If present and left unprotected during extreme flooding events, weathered bedrock exposed along the outside bend of the floodway could be subject to lateral erosion potentially undermining the proposed retaining walls and/or nearby parts of the developed area. CTL Thompson noted that they did not observe weathered lenses in their borings, but it is unclear what the conditions are along the edge of the proposed floodway. The possible presence of erodible weathered bedrock along the edges of the

proposed floodway should be evaluated; additional erosion control measures should be designed as necessary by a qualified professional and implemented to reduce potential erosion of weathered bedrock during flood events.

CTL Thompson makes appropriate *preliminary* recommendations regarding grading, foundations, floor systems, surface and subsurface drainage, construction-related erosion control, pavements, irrigation, etc. Additional lot-specific soils and foundation investigations should be performed to refine foundation, floor, pavement, utility, and subsurface drainage recommendations.

Thank you for the opportunity to review and comment on this project. If you have questions, please contact Kevin McCoy, Engineering Geologist, by phone at 303-384-2632 or e-mail [kemccoy@mines.edu](mailto:kemccoy@mines.edu).

### **COLORADO PARKS AND WILDLIFE**

Colorado Parks and Wildlife (CPW) has reviewed the PUD development plan and final plat for the North Bay townhomes at Woodmoor Lake in El Paso County. CPW staff has visited the site and offers the following comments for your consideration.

The proposed development area is relatively small, with fragmented riparian habitat and few existing trees. The vegetation is comprised mainly of short grass prairie species. This habitat type will sustain numerous wildlife species including deer, coyote, fox, raptors, songbirds and numerous small mammals. The site has had previous earth moving activities on it and shows signs of disturbance.

CPW recommends consultation with the Army Corp of Engineers to ensure compliance with the Clean Water Act due to the identification of possible jurisdictional wetlands on the site. CPW will comment on specific plans for wetland-related issues as part of that 404 permitting process but there are some general recommendations to be considered during the development of the wetland mitigation plan prepared as part of Section 404 permitting.

We would request that all areas of disturbance and exposed soils above the ordinary high water mark be re-vegetated with a native seed mix. This will contribute to the replacement of lost riparian vegetation values and minimize establishment of noxious weeds. The placement of willow sprigs or bare root stock should also be considered along the banks, especially in those areas which have been disturbed. We recommend planting of vegetation along the bank to help reduce and control erosion and contribute to bank stability over the long term. The site should be monitored for a period of at least two growing seasons. Any stands of noxious weeds that become established should be controlled with appropriate mechanical and/or chemical methods suitable for the proposed location. CPW recommends using a clean fill material, if needed, that would be conducive to growing native vegetation that will help stabilize the banks. Non-native vegetation can overrun native vegetation and can become problematic. A seed mixture of native grasses is also recommended to provide a good support system in the soil.

US Fish and Wildlife Service should be consulted on any Federally-listed Endangered and Threatened Species that might be present at the location. CPW recommends

consultation with the U.S. Fish and Wildlife Service when permitting any permanent or temporary activity within known or potentially occupied habitat Preble's meadow jumping mouse habitat.

There is suitable habitat on the site for nesting raptors and migratory birds. CPW recommends the use of preconstruction surveys to identify raptor nests within the project area and implement appropriate restrictions. CPW recommends adherence to the recommended buffer distances and timing stipulations identified in the attached document "Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors". Removal or relocation of any active raptor or migratory bird nest will require consultation with CPW and US Fish and Wildlife Service prior to disturbance. Both active and potential nest sites, winter night roosts should be considered when evaluating disturbance during construction.

CPW recommends the development and implementation of a noxious weed control plan for the site. There are several noxious weed species identified on site and the construction plans should include measures to prevent the spread of those weeds to adjacent areas. All disturbed soils should be monitored for noxious weeds and noxious weeds should be actively controlled until native plant revegetation and reclamation is achieved.

The following is a list of general recommendations the CPW would like to be taken into consideration with the residential side of this development in order to avoid nuisance conflicts with wildlife. Many times these conditions can be enforced through the local Homeowner's Association or through covenants.

1. Pets should not be allowed to roam free and fences should be installed to decrease or eliminate this problem. Dogs and cats chase or prey on various wildlife species. One benefit to keeping animals under control is that they are less likely to bother other people, be in roadways or become prey for mountain lions, coyotes, foxes or owls.
2. Trash should be kept indoors until the morning of trash pickup. The CPW recommends using bear resistant trash containers. Bears, skunks, raccoons, and neighborhood dogs are attracted to garbage and do become habituated.
3. Feeding of all wildlife should be prohibited, with the exception of songbirds. The use of bird feeders, suet feeders, and hummingbird feeders are discouraged. However, if feeders are used, they should be placed so they are inaccessible to bears, raccoons or skunks and other wildlife species that might cause damage or threaten human safety. It is illegal to feed big game including deer, elk, antelope, moose, bear and lion.
4. Pets should be fed inside or if pets are fed outside, feeding should occur only for a specified period of time and food bowls returned afterwards to a secure site for storage. Pet food left outside attracts various wildlife species which in turn attracts predators.
5. When landscaping lots, it is strongly recommended that native vegetation be used that wildlife is less likely to be attracted to. Planting of trees and shrubs that are attractive to native ungulates should incorporate the use of materials that will prevent access and damage (fencing, tree guards, trunk guards, etc.).

6. Fences, other than those around the immediate domicile and serving to protect landscaped trees and shrubs, should be designed so as not to impair wildlife movements. Ornamental fences with sharp vertical points or projections extending beyond the top horizontal rail should be strongly discouraged in areas where deer and black bear are known to occur. This type of fencing typically ensnares deer by the hips when trying to squeeze through and impales animals attempting to go over the top. Wildlife friendly design recommendations can be provided upon request.
7. It is strongly encouraged that dog kennels have a top enclosure, regardless of the height of the kennel.
8. Barbecue grills should be placed in a secure area when not in use.

Thank you for the opportunity to comment on this major amendment, final PD site plan and plat approval. If you have any questions or require additional information please contact District Wildlife Manager Benjamin Meier at 719-227-5231 or via e-mail [benjamin.meier@state.co.us](mailto:benjamin.meier@state.co.us).

Frank McGee  
Area Wildlife Manager

### **COLORADO DAM SAFETY**

No development should be planned *below* the elevation of the dam crest for Lake Woodmoor Dam. This is to ensure no properties are inundated during the inflow design flood that could take reservoir to the level of the dam crest.

John Hunyadi, PE  
Dam Safety Engineer  
Dam Safety Branch  
State of Colorado  
4255 Sinton Road, CO Springs, CO 80907  
O: [719.227.5294](tel:719.227.5294) | C: [719.258.0859](tel:719.258.0859)  
[john.hunyadi@state.co.us](mailto:john.hunyadi@state.co.us)

### **NEPCO**

NEPCO is providing the collective input from its membership that includes 8,000 homeowners, 38 HOAs and 16,000 registered voters within and around Monument. The purpose of NEPCO, a volunteer coalition of Homeowner Associations in northern El Paso County, is to promote a community environment in which a high quality of life can be sustained for constituent associations, their members, and families in northern El Paso County. We collectively address growth and land use issues with El Paso County Planners and the Town of Monument, as well as addressing HOA issues of common interest among the members. NEPCO achieves this by taking necessary steps to protect the property rights of the members, encouraging the beautification and planned development, and maintenance of northern El Paso County.

Comments related conflicting information:

1. The *Final Plat for Northbay at Lake Woodmoor*, page 2, column 1, item 7 states: "THE PROPERT IS SUBJECT TO (A) UNPATENTED MINNING CLAIMS..." The

*LETTER OF INTENT*, page 5, item 10 states: "There are no mineral rights owners on this property." The *Final Plat* is uncertain as to claims, valid or otherwise and the *LETTER OF INTENT* is certain, which is correct?

2. The *LETTER of INTENT* makes several comments and assurances about the traffic impact however the traffic study was not provided with this information packet so NEPCO cannot comment on the accuracy of these statements.

Clerical Comments/corrections:

1. In the *Final Plat*, Page 1, "PLAT NOTES", item 4, the word "ion" appears when the word "on" should be used.
2. In the *Final Plat*, Page 1, "PLAT NOTES", item 11, the word "intrest" is used when "interest" should be used.

On the *Final Plat*, page 2, column 1, item 14.it states: "THE APPROVAL OF THIS PLAT VALATES ALL PRIOR PLATS FOR THE AREA DESCRIBED." There is no such word as Valates in the English language.

Thomas Vierzba  
Vice President and Chairman,  
NEPCO Transportation Committee  
Interim Chairman,  
NEPCO Land Use Committee

**The following agencies have not provided review comments to-date:**

Tri Lakes Land Use Committee  
Donala Water & Sanitation  
Army Corp Engineer  
US Fish & Wildlife  
Natural Resource Conservation District  
School District 38  
Woodmoor HOA  
Tri Lakes Fire  
Black Hills Energy  
Sherriff Dept.  
County Attorney  
Mountain Metro

Comments received from any of the above non-responding agencies following the issuance of this letter will be forwarded to the applicant/applicant's representative and will be added to the end of this letter for record keeping purposes.

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**Due to the number of comments and necessary revisions to the plan(s) an additional detailed review will be necessary. Please address the comments as listed above. A detailed letter needs to accompany the revisions to allow for an expeditious re-review timeframe. The letter should include each comment listed above and, immediately thereafter, include a response from the applicant addressing the comment.**

If any review agency has an issue that needs resolution or requires a revision, you will need to provide the necessary documents, drawings, etc., to the Planning and Community Development Department in the form of a resubmittal. The Planning and Community Development Department will then forward the resubmitted items directly to the appropriate review agency. If you have any questions pertaining to specific agency comments please contact the appropriate agency directly.

**PLEASE NOTE:** The application cannot be scheduled for public hearing until and unless a final response has been received by Planning and Community Development from those agencies that are required (pursuant to state statute and the El Paso County Land Development Code) to provide such response (i.e.- State Engineer's Office, County Attorney's Office, County Health Department, etc).

In order to be considered for the Planning Commission hearing, all outstanding issues must be resolved. Please contact me if you would like to schedule a meeting with myself or the multi-disciplinary team.

When all the comments have been addressed and corrections made please submit the required documents as requested:

- Application (2)
- Plat Drawing (3 half, 2 full)
- Letter of Intent (4)
- Traffic Study (3)
- Drainage Report (2)
- Construction Drawings (2)
- Financial Assurance (2)
- Response Letter (11)

If you have any questions feel free to contact me at (719) 520-6313.

Best Regards,

Nina Ruiz, Project Manager/Planner II  
El Paso County Planning and Community Development Department

# SUBMITTAL REQUIREMENTS

## Major Final Plat

Cove at Woodmore Attached Single Family Development

71114-04-111 & 71114-00-007

Date:

3/6/2016

Fees:

\$6,037.00

Department or Agency

Project Name:  
Tax Schedule Number (S):

File #:

### Documentation

| Documentation Item                                                                                                                                    | Project Manager | Mountain Metro | Engineering Division | Pike's Peak Regional | County Attorney's Building | Planning Commission | Health Department | Environmental Services | Sheriff's Department | Emergency 911 | Parks Department | Black Hills Electric Provider | Tri-Lakes Fire District | School District HOA | Colorado District 38 | Natural Division of Wildlife | US Fish & Wildlife | State Water Conservation District | Army Water Engineer | Donala Water & Sanitation District | Tri-Lakes Land Use Committee | Northern El Paso Co. HOA | Monument Town of | MVEA | TOTAL |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|----------------------|----------------------|----------------------------|---------------------|-------------------|------------------------|----------------------|---------------|------------------|-------------------------------|-------------------------|---------------------|----------------------|------------------------------|--------------------|-----------------------------------|---------------------|------------------------------------|------------------------------|--------------------------|------------------|------|-------|
| Application Fee & Surcharge                                                                                                                           | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 1     |
| Review Agency Cover Sheet                                                                                                                             | 1               | 1              | 1                    | 1                    | 1                          | 1                   | 1                 | 1                      | 1                    | 1             | 1                | 1                             | 1                       | 1                   | 1                    | 1                            | 1                  | 1                                 | 1                   | 1                                  | 1                            | 1                        | 1                | 1    | 25    |
| Adjacent Property Owner Notification                                                                                                                  | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 1     |
| Mineral Rights Certification                                                                                                                          | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 1     |
| Letter of Intent (Provide history, Small Area Plan, Policy Plan Compliance, LDC compliance, discuss any request for waivers / deviations and justify) | 1               | 1              | 1                    | 1                    | 1                          | 1                   | 1                 | 1                      | 1                    | 1             | 1                | 1                             | 1                       | 1                   | 1                    | 1                            | 1                  | 1                                 | 1                   | 1                                  | 1                            | 1                        | 1                | 1    | 25    |
| Legal Description (and emailed to Project Manager) & Closure sheets                                                                                   | 1               | 1              | 1                    | 1                    | 1                          | 1                   | 1                 | 1                      | 1                    | 1             | 1                | 1                             | 1                       | 1                   | 1                    | 1                            | 1                  | 1                                 | 1                   | 1                                  | 1                            | 1                        | 1                | 1    | 25    |
| Subdivision Summary                                                                                                                                   | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 1     |
| Wastewater Treatment Report (LDC Section 8.4.8)                                                                                                       | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 2     |
| Water & Wastewater Commitment Letter from Donala                                                                                                      | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 5     |
| Water Resources Report (LDC Section 8.4.7)                                                                                                            | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 2     |
| Water Supply Information Summary                                                                                                                      | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 4     |
| Traffic Impact Report                                                                                                                                 | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 1     |
| Energy/Utility Commitment Letters                                                                                                                     | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 2     |
| Grading & Erosion Control Plan                                                                                                                        | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 3     |
| Final Drainage Report                                                                                                                                 | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 3     |
| Final Plat Drawings 24" x 36"                                                                                                                         | 1               | 1              | 1                    | 1                    | 1                          | 1                   | 1                 | 1                      | 1                    | 1             | 1                | 1                             | 1                       | 1                   | 1                    | 1                            | 1                  | 1                                 | 1                   | 1                                  | 1                            | 1                        | 1                | 1    | 8     |
| Final Plat Drawings 8.5" x 11"                                                                                                                        | 1               | 1              | 1                    | 1                    | 1                          | 1                   | 1                 | 1                      | 1                    | 1             | 1                | 1                             | 1                       | 1                   | 1                    | 1                            | 1                  | 1                                 | 1                   | 1                                  | 1                            | 1                        | 1                | 1    | 18    |
| Construction Drawings                                                                                                                                 | 1               | 1              | 1                    | 1                    | 1                          | 1                   | 1                 | 1                      | 1                    | 1             | 1                | 1                             | 1                       | 1                   | 1                    | 1                            | 1                  | 1                                 | 1                   | 1                                  | 1                            | 1                        | 1                | 1    | 2     |
| SWM/PR & ESQCP                                                                                                                                        | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 2     |
| Final Assurance Form (EGF)                                                                                                                            | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 5     |
| Subdivision Improvement Agreement                                                                                                                     | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 5     |
| Deviation Requests                                                                                                                                    | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 2     |
| Title/Ownership & Encumbrance Statement                                                                                                               | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 2     |
| Letter from GCE HOA agreeing to accept open space                                                                                                     | 1               |                |                      |                      |                            |                     |                   |                        |                      |               |                  |                               |                         |                     |                      |                              |                    |                                   |                     |                                    |                              |                          |                  |      | 4     |

\* Only in Applicable Cases

# Development Application Permit Review



Community Services Department  
Park Operations ~ Planning ~ Recreation / Cultural Services  
Environmental Services ~ Veterans Services ~ CSU Extension

January 11, 2017

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

|                                    |                                              |                           |                   |
|------------------------------------|----------------------------------------------|---------------------------|-------------------|
| Name:                              | <b>North Bay at Lake Woodmoor Final Plat</b> | Application Type:         | <b>Final Plat</b> |
| DSD Reference #:                   | <b>SF-16-021</b>                             | CSD / Parks ID#:          | <b>0</b>          |
| Applicant / Owner:                 | Owner's Representative:                      | Total Acreage:            | <b>7.23</b>       |
| <b>Lake Woodmoor Holdings, LLC</b> | <b>N.E.S., Inc.</b>                          | Total # of Dwelling Units | <b>28</b>         |
| <b>1755 Telstar Drive</b>          | <b>Andrea Barlow</b>                         | Gross Density:            | <b>3.87</b>       |
| <b>Suite 211</b>                   | <b>619 North Cascade Avenue, Suite 200</b>   | Park Region:              | <b>2</b>          |
| <b>Colorado Springs, CO 80920</b>  | <b>Colorado Springs, CO 80903</b>            | Urban Area:               | <b>1</b>          |

Existing Zoning Code: **R-4**      Proposed Zoning: **PUD**

**REGIONAL AND URBAN PARK REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

**LAND REQUIREMENTS**

Regional Parks: **2**  
**0.0194 Acres x 28 Dwelling Units = 0.543 acres**

Urban Density:  (2.5 units or greater / 1 acre)

Urban Parks Area: **1**  
Neighborhood: **0.00375 Acres x 28 Dwelling Units = 0.11 acres**  
Community: **0.00625 Acres x 28 Dwelling Units = 0.18 acres**  
Total: **0.29 acres**

**FEE REQUIREMENTS**

Regional Parks: **2**  
**\$407.00 / Unit x 28 Dwelling Units = \$11,396.00**

Urban Parks Area: **1**  
Neighborhood: **\$101.00 / Unit x 28 Dwelling Units = \$2,828.00**  
Community: **\$156.00 / Unit x 28 Dwelling Units = \$4,368.00**  
Total: **\$7,196.00**

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:

**Recommend to the Planning Commission and the Board of County Commissioners that the approval of North Bay at Lake Woodmoor Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$11,396 and urban park fees in the amount of \$7,196.**

Park Advisory Board Recommendation: **Endorsed 01/11/2017**

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## Elizabeth Hook

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**From:** Ross Williams  
**Sent:** Friday, January 13, 2017 10:59 AM  
**To:** Nina Ruiz; Raimere Fitzpatrick  
**Cc:** DSDComments; Elaine Kleckner  
**Subject:** Updated CSD Comments: North Bay at Lake Woodmoor (PUDSP-16-004, SF-16-021)  
**Attachments:** North-Bay-Lake-Woodmoor-Final-Plat-Form-Endorsed.pdf; North-Bay-Lake-Woodmoor-PUD-Prelim-Form-Endorsed.pdf

Hi Nina and Raimere,

Attached and below, please find comments from the Planning Division of the Community Services Department regarding the North Bay at Lake Woodmoor PUD Development Plan/Preliminary Plan and Final Plat, as referred to us by the Development Services Department. These comments were endorsed by the Park Advisory Board on January 11<sup>th</sup>. The Board's recommended motion appears below.

### **Recommended Motion (PUD Development Plan / Preliminary Plan):**

*"Recommend to the Planning Commission and the Board of County Commissioners that the approval of North Bay at Lake 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 \$11,396 and urban park fees in the amount of \$7,196."*

### **Recommended Motion (Final Plat):**

*"Recommend to the Planning Commission and the Board of County Commissioners that the approval of North Bay at Lake Woodmoor Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$11,396 and urban park fees in the amount of \$7,196."*

Thanks and please let me know if you have any questions.



**Ross A. Williams**  
Park Planner  
El Paso County Community Services Department  
Planning Division  
719.520.6984  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



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1675 W. Garden of the Gods Road  
Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 phone  
(719) 578-3188 fax  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

AL-17-003, PPR-17-004

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

- According to the El Paso County Assessor, wastewater and water service for the commercial property is provided by Cherokee Metropolitan district. If Cherokee Metropolitan district cannot accommodate possible water demands then the following will apply:
  - A Colorado Registered Professional Engineer must confirm that there is adequate area designated on the lot to accommodate both primary and secondary sites for the leach area associated with the proposed development.
  - An Onsite wastewater treatment system (OWTS) size is based upon the profile pits in the area of the proposed absorption area, the flow rate determined by the engineer of both Phase I and Phase II occupancy, intended use (office workers, type of retail stores with/without walk-in customers, retail food services with/without seating, and other such variables), and the ability to meet ALL minimum OWTS installation setbacks. No variance from these established setbacks can be permitted for any new construction. The setbacks include the minimum distance required from this leach area given the designed wastewater flow to ANY well that may be internal or external to the lot.
  - Wastewater flow greater than 2,000 gallons per day will require compliance with all aspects of the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division (WQCD), for Site Application. Site Application may require different OWS installation setbacks, or advanced treatment of the wastewater for the protection of ground water.
- Radon resistant construction building techniques/practices, if applicable, 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.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, will require a Construction Activity Permit from El Paso County Public Health. Go to <http://www.elpasocountyhealth.org/service/air-quality> for more information.

**Tara Olson**

*Tara L. Olson*

Lead Environmental Health Specialist  
El Paso County Public Health  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
Office (719) 578-3286

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## Elizabeth Hook

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**From:** Brent Johnson <brent@pprbd.org>  
**Sent:** Monday, January 30, 2017 9:20 AM  
**To:** DSDComments  
**Subject:** PPR-17-003

Regarding a request for approval of a site development plan on parcel 33000-00-172, Enumerations has the following comments:

1. The parcel address of 5335 JD Johnson Rd. is already associated with the existing structure on the site. The proposed new building will be assigned a separate address. Contact Enumerations prior to submitting construction plans for permit in order to establish that address so it can be used on plan documents.

Floodplain has the following comments:

1. There is significant floodplain area on this parcel. Based on the information shown on the provided site plan, the proposed structure lies outside of this floodplain area. If the proposed location of the structure changes and moves into the floodplain, then compliance with Regional Building Code section RBC313 will be required. Building plans submitted for this project should show the location of the floodplain on the site plan.

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Nation Mill Dog Recue PPR-17-003

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

- Wastewater service for the property is provided by an existing commercial onsite wastewater treatment system (OWTS) that was approved in 1997. The property is also on a single designated well. Please note, that if the intent is to use a private well for a commercial purpose the Colorado Division of Water Resources must give approval.
- The plans submitted do not include the location of the existing OWTS system in relation to the proposed new build. A new scope of work is requested with this information.
- Due to the increase in operation of the commercial business, the OWTS system must be evaluated by a licensed engineer to certify that the existing system meets the additional demand. A certification letter must be provided to EPCPH from the engineer stating that the system meets the requirement. If the system does not meet the flow requirement then it must be upgraded.
- Compaction of the soil treatment area by animals may lead to premature system failure. The existing soil treatment area should be identified and protected from compaction. All additional buildings on the property must maintain all setbacks as required in the OWTS regulations.
- Radon resistant construction building techniques/practices, if applicable, 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.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, will require a Construction Activity Permit from El Paso County Public Health. Go to <http://www.elpasocountyhealth.org/service/air-quality> for more information.

**Tara Olson**

*Tara L. Olson*

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# EL PASO COUNTY



COMMISSIONERS:  
SALLIE CLARK (CHAIR)  
DARRYL GLENN (VICE CHAIR)

DENNIS HISEY  
AMY LATTIEN  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**RECEIVED**

DEC 08 2016

El Paso County  
Attorney's Office

## Review Agency Comment Sheet

|                                                                   |                                                                                                                                                                                                                                                                                                                                             |                         |                         |
|-------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------|
| <b>Date:</b>                                                      | 12/6/16                                                                                                                                                                                                                                                                                                                                     | <b>Review Agency:</b>   | EPC Attorney's Office   |
| <b>File Number:</b>                                               | SF-16-021                                                                                                                                                                                                                                                                                                                                   | <b>Reviewer:</b>        | Nina Ruiz               |
|                                                                   |                                                                                                                                                                                                                                                                                                                                             | <b>Project Manager:</b> | Nina Ruiz, 719-520-6313 |
| <b>Send response comments to:</b> <u>DSDcomments@elpasoco.com</u> |                                                                                                                                                                                                                                                                                                                                             |                         |                         |
| <b>Project Name:</b>                                              | North Bay at Lake Woodmoor Final Plat                                                                                                                                                                                                                                                                                                       |                         |                         |
| <b>Request:</b>                                                   | A request by Lake Woodmoor Holdings LLC for a final plat to create 28 townhome lots, and 5 tracts on a 7.23 acre parcel presently zoned R-4 (obsolete). A PUD/preliminary plan is being processed concurrently. The applicants have requested a CLOMR from FEMA to realign the floodplain to that which is shown on the final plat drawing. |                         |                         |
| <b>Commissioner Dist:</b>                                         | 1                                                                                                                                                                                                                                                                                                                                           |                         |                         |
| <b>Tax ID# (s):</b>                                               | 71114-04-111, 71114-00-007                                                                                                                                                                                                                                                                                                                  |                         |                         |

**Outside Review Agencies:** Please email comments to the DSD Comments e-mail noted above. Comments can also be faxed to 719-520-6695 or mail written comments to the Planning and Community Development Division directly. **NOTE:** If this form is not returned, additional review information will not be provided.

**County Review Agencies:** Please type your comments in Arial 11.

**All comments must be returned to the  
EPC Planning and Community Development Department no later than:**

**December 29, 2016**

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

**Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Previous Reference Files:**  
PUDSP-16-004, EA-16-024

**Fire District:**  Yes (Fire Marshall Review Optional)       No (Fire Marshall Review Required)

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

**PLANNING AND COMMUNITY DEVELOPMENT**  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 3, 2017

Lake Wodmoor Holdings LLC  
1755 Telstar Dr. Suite 211  
Colorado Springs, CO 80920

NES  
619 N Cascade Suite 200  
Colorado Springs, CO 80903

Dear Applicant and/or Consultant:

Subject: Northbay at Lake Woodmoor, SF-16-021, Review 1

**The purpose of this letter is to provide you with the review agency responses to the above named development application that have been received to-date by Planning and Community Development.**

**You are encouraged to directly contact those agencies that did provide review comments if the comments require additional action by the applicant/applicant's representative. You are also encouraged to directly contact those agencies that did not provide review comments if such response is required by state statutes and the El Paso County Land Development Code.**

**EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

General

1. The final plat cannot be scheduled for hearing until the floodplain amendment is complete and finalized (8.4.2.B.d).
2. The final packet for the Planning Commission and Board of County Commissioners will not be in color. Please keep this in mind to ensure all documents are legible in black and white.
3. Please ensure that the proposed product will fit onto the lots while meeting the PUD standards.
4. The file number is SF-16-021.

Application

5. The existing zoning is R-4, not Planned Unit Development.

Plat Drawing

6. Please take a look at note #14 to ensure the wording is correct.

7. Please take note of the new department name (#4 & 11).
8. Please add a note to address the requirement for underdrains. –
9. Please add an easement for the common sidewalk. –
10. Please add notes to reference the various tracts to include their purpose and what may be included in the tracts (buildings, play areas, parking, etc.). –
11. Please fill in the ownership and maintenance statements on page 2.
12. Is there an existing easement for the roadway connection and improvements to the south? Please include this on the plat drawing.
13. A revision to the floodplain is in process. The final plat should reflect the anticipated floodplain as the item will not go to hearing until the amendment is complete.
14. Please show the floodplain as no build on the plat.
15. There are no utility /drainage easements shown on the plat. Please add easements as required by 8.4.5 and 8.4.6.
16. The BoCC signature infers the roadways will be public but we understand the request is for private roadways, please amend.
17. Please add a note stating there shall be no direct lot access onto Deer Creek Road.

#### Letter of Intent

18. Please refrain from making general statements in the letter of intent and specifically address the review criteria for the final plat. For example, provide specific citations for how the proposal is consistent with the Policy Plan.
19. We accept combined letter of intents for applications that are being submitted concurrently. In this instance, we anticipate the PUDSP going to hearing in advance of the Final Plat due to the floodplain revision still being reviewed. Unless you choose to wait to bring both applications to hearing at the same time, the letter of intent for the final plat should be separate from the PUDSP in order to prevent confusion and unnecessary questions at the future hearing dates.

### Engineering Division

DSD Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plan in words or graphic representation, all design and construction related to roads, storm drainage, and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

#### General

1. Include the following at the bottom right of the construction drawing cover sheet, drainage report and SWMP report: "PCD Project No. SF-16-021".
2. Use the latest version of the ESQCP application form (4 pages total).

#### Plat Map

1. The sight triangle for Shoreditch Heights crosses onto private property; therefore, a "Sight Distance Easement" shall be dedicated (ECM Section 2.3.7.G.1 & 2).
2. Identify the PID the applicant choose to be included into for the road impact fee.
3. Update the Floodplain Certification to also identify the LOMR:  
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_\_, effective date \_\_ and as amended by the FEMA approved Letter of Map Revision (LOMR) case number \_\_\_\_\_

dated \_\_\_\_\_. No structures or fences are permitted within the designated Floodplain areas.

*(Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)*

4. Add the following notes:
  - a. There shall be no direct access to Deer Creek Road.
  - b. Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
  - c. The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.
5. Identify the two proposed roads as "Private".
6. In sheet 4, replace the existing floodplain with the proposed floodplain boundary. The proposed floodplain boundary and floodplain certification note will need to be revised once the LOMR is approved.
7. In sheet 4, provide a drainage easement for the proposed storm drain line going through Lot 17.
8. Place the sidewalks along the front side of the lots in an easement.

#### Traffic Study

See engineering comments in the PUD application (PCD Project No. PUDSP-16-004).

#### Drainage Report

1. Update the Stormwater Detention and Water Quality Design (pg 6) to provide on-site water quality. Stormwater quality treatment must be provided before draining into Lake Fork (no commingling is allowed). Include a statement that the on-site water quality is private and identify who will be maintaining the pond. Submit a private detention pond maintenance agreement. See the attached template.
2. Provide the following Since the FDR propose using Lake Woodmoor (private reservoir) for the required flood storage:
  - a. Calculations for the required 100yr detention.
  - b. Under the Stormwater Detention and Water Quality Design (pg 6) state that flood storage for the developed runoff is provided by Lake Woodmoor. Describe whether or not there is sufficient capacity in the reservoir and if there are any improvements needed to the reservoir.
  - c. Insert the referenced section of the DBPS that notes Lake Woodmoor may be used for flood water storage.
  - d. Provide a letter from Woodmoor Water & Sanitation District allowing the use of their facility for this developer's flood storage.
3. Per new department policy, include a section outlining each step of the Four-Step Process (ECM Section I.7.2) in the BMP selection process for this project.
4. Under the Lake Fork Dirty Woman Creek Improvements (pg 6) state that per the DBPS the three check structures are non-reimbursable improvements.
5. Explain within the narrative why the 24" low flow creek diversion remains in the proposed condition.
6. HEC-RAS calculation comments:
  - a. Provide an exhibit (plan view) showing the HEC-RAS cross section locations. Additional cross sections may be required.
  - b. The summary table for the proposed condition shows sections of the channel exceeds the DCM permissible mean velocity for native grasses (DCM Table 10-4). Froude numbers are also at critical or supercritical. Per DCM 10.7, the channel should be designed for Froude numbers less than 0.9. Update the



- channel design to comply with the DCM for open channel design. Alternatively, conduct shear stress calculations and see if the results are within the allowable shear for native grass. Typical allowable shear for long native grass are 1.2 – 1.7 lb/sf and short native and bunch grass are 0.7 – 0.95 lb/sf. See HEC No. 15.
- c. Adjust the manning's n value going through the culvert (RS=783) to 0.013 for concrete.
  - d. The overbank n value should be smaller at the retaining wall areas since the material is concrete.
  - e. Provide a narrative summarizing the results of the HEC-RAS calculation.
  - f. Evaluate the channel bend stability and additional freeboard at the bend because of superelevation. Will there be local scouring at the pocket area to the west of the channel bend near station 6+50 to 7+00? Additional protection may be needed downstream of station 7+21.

### Grading & Erosion Control Plan

A standalone GEC plan set is not required since these sheets are a part of the residential subdivision construction drawings.

### Residential Subdivision Construction Drawings

1. Include a point of contact list in the cover sheet.
2. Unless modifications to the road way design standards are approved with the PUD Development Plan application (PUDSP-16-004), roadway design must be revised to meet the EPC ECM roadway design standards. The following does not meet county criteria: permanent hammerhead turnaround (ECM Section 2.3.8), minimum centerline radius (ECM Table 2-7), roadway cross section (ECM Section 2.2.4.B), vertical curve (ECM Section 2.3.4).
3. Roadway P&P sheets (6 & 7)
  - a. Provide the stationing labels along the centerline on the plan view.
  - b. Provide the roadway line data.
  - c. Label the proposed and existing grade on the profile view.
  - d. Extend the existing ground profile at Sta 4+91 on Redbridge Point. If the connection to existing ground has an algebraic difference in grade equal to or greater than 1.0%, vertical curve is required. Also, the grade should not exceed 5% due to ADA accessibility.
  - e. Include the A.D. and K value in the vertical curve label.
  - f. Revise the pedestrian ramp layout at the hammerhead intersection per ECM detail SD\_2-41.
4. Provide a signage and striping plan and insert the attached County standard signage and striping notes. Also, is parking permitted on the street?
5. Provide a typical cross section detail of the proposed dirt trail along Deer Creek Road. Show the offset from the edge of asphalt, cross slope, width, etc. Identify who maintains this trail.
6. Storm P&P sheets (13 & 14)
  - a. Show the proposed lot lines.
  - b. Label the storm sewer systems and check structures as Private.
  - c. Place the segment of Storm System 'A' going through Lot 17 in an easement.
7. Update the check structure detail in accordance with the DBPS. The DBPS shows buried riprap upstream and downstream of the structure. Determine the appropriate riprap pad size. Drop structures may be required if check structure are insufficient to meet the standards in the DCM (see ch 10).
8. Include a typical retaining wall cross section detail (identify the horizontal offset between tiers) and add a note stating that a building permit is required for sections of the retaining wall that are greater than 4 feet in height.

9. Provide an underdrain plan. How will the underdrain continue to a suitable outfall since the proposed sanitary is connecting to existing?

#### Financial Assurance

1. Provide quantities in Section 3 for on-site water quality.
2. Update the Type D Inlet (15'-20' depth) quantity to 2.
3. Provide quantities for temporary sedimentation basin in section 1 and show location in the GEC plan.

#### SWMP

1. Ensure the final copy provided to the EPC PCD inspector and contractor includes all the appendix documents and section E (pg 4) is completed.

Attached:

PDB-BMP Agreement Dev-HOA - DIRECTOR APPROVAL.doc

Standard Signing and Striping Notes 2016.doc

### **EL PASO COUNTY PUBLIC HEALTH DEPARTMENT**

- The proposed 28 unit townhome development will be provided water and wastewater services by Woodmoor Water and Sanitation District. There is a finding for sufficiency in terms of water quality for this Colorado Department of Public Health and Environment regulated public water system. (PWSID# CO0121950)
- The wastewater treatment facility has adequate capacity for the proposed development based upon a letter of commitment dated October 12, 2016, from the Woodmoor Water and Sanitation District's District Manager.
- 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.
- El Paso County Public Health encourages increased "walkability" by design within the development. Walkability includes planned connection of sidewalks and trails to surrounding developments. Walkability provides a means for increased activity of the residents, which studies show decrease the incidence of cardiovascular diseases and obesity levels of the general public.
- Earthmoving activity between 1 and 25 acres will require a Construction Activity Permit from El Paso County Public Health.  
<http://www.elpasocountyhealth.org/service/air-quality>

Mike McCarthy, R.E.H.S.  
Environmental Health Division  
El Paso County Public Health  
1675 W. Garden of the Gods Rd.  
Colorado Springs, Colorado 80907  
Office: (719) 578-3170

### **TOWN OF MONUMENT**

No comment.

### **MOUNTAIN VIEW ELECTRIC ASSOCIATION**

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 blanket utility easement in order to give flexibility to both MVEA and the developer with the design of this housing complex and the infrastructure of the electric service. The blanket utility easement needs to include open space, drainage and landscape to allow for the design to all townhomes in order to serve.

MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant and a review of easements will be required in order to serve.

If additional information is required, please contact our office at (719) 495-2283.  
Cathy Hansen-Lee  
Engineering Administrative Assistant

## **COLORADO GEOLOGICAL SURVEY**

The Colorado Geological Survey has reviewed the North Bay at Lake Woodmoor development referral. The applicant proposes to divide 7.23 acres to create 28 townhome lots at the north end of Woodmoor Lake near the intersection of Woodmoor Drive and Deer Creek Road in Monument, Colorado. As indicated in the letter of intent, the site is located between two existing developments: "The Cove at Woodmoor" condominiums and the "Lake Woodmoor" residential neighborhood.

Included with this referral were the request for CGS review (12/06/16), development application form, letter of intent (N.E.S., Inc. 11, 20126), "Geologic Hazards Evaluation and Preliminary Geotechnical Investigation" report (CTL Thompson, Inc. Project CS 18589-115, 9/29/2016), "Natural Features, Wetland, Wildfire, Noxious Weeds & Wildlife" report (ecosystem services, LLC., project 2016-11-1, 9/1/2016), and "PUD Development Plan" drawings (12 sheets; N.E.S., Inc., 11/15/16).

CTL Thompson identified the following anticipated geologic hazards and constraints to development: expansive soil and bedrock, shallow groundwater, flooding, erosion, shallow bedrock, regional seismicity, and naturally-occurring radioactive materials. CGS agrees that this list represents the possible geologic hazards and constraints at the site and has the following additional comments:

**Shallow groundwater.** CTL Thompson reported encountering groundwater at depths ranging from 8 to 28 feet below ground during drilling and 3 to 10 feet below ground surface 5 days after drilling. Groundwater levels fluctuate seasonally, and water levels commonly rise post-development due to construction of impermeable ground cover and landscape irrigation. CTL Thompson stated (p. 6) that their measurements were collected in the early spring months when groundwater and lake levels are "typically just starting to rise", suggesting that even shallower water levels should be anticipated. The maximum depth of the lowermost floor levels of habitable space *must* be located at least three feet, preferably five feet, above shallowest anticipated groundwater levels. CTL Thompson suggests (p. 10) that perched groundwater conditions can be mitigated by installing drain systems around below-grade spaces. However, individual foundation perimeter drains are only intended to handle small amounts of intermittent, perched water, and are not to be used to mitigate a persistent shallow groundwater conditions such as those suggested by the water levels observed by CTL Thompson during and after

drilling. **Because of the extremely shallow observed groundwater levels, and the possibility for groundwater to rise further during the wet season, full-depth basements should not be considered feasible on this site.**

**Flooding and bedrock erosion.** As noted by CTL Thompson, a mapped FEMA 100-year floodplain crosses through the site. The CTL Thompson report and the PUD Development Plan drawings indicate that the existing floodplain will be channelized to create an engineered floodway through the center of the property. Additionally, the PUD Development Plan drawings show retaining walls along several stretches of the proposed floodway. As noted by CTL Thompson (p. 9), soil and bedrock at the site are susceptible to wind and water erosion; in particular, as pointed out in the documentation for the Geologic Map of the Monument Quadrangle (Thorson and Madole, 2003), the Dawson Sandstone (TKda5) can be friable and easily eroded on weathered outcrops. If present and left unprotected during extreme flooding events, weathered bedrock exposed along the outside bend of the floodway could be subject to lateral erosion potentially undermining the proposed retaining walls and/or nearby parts of the developed area. CTL Thompson noted that they did not observe weathered lenses in their borings, but it is unclear what the conditions are along the edge of the proposed floodway. The possible presence of erodible weathered bedrock along the edges of the proposed floodway should be evaluated; additional erosion control measures should be designed as necessary by a qualified professional and implemented to reduce potential erosion of weathered bedrock during flood events.

CTL Thompson makes appropriate *preliminary* recommendations regarding grading, foundations, floor systems, surface and subsurface drainage, construction-related erosion control, pavements, irrigation, etc. Additional lot-specific soils and foundation investigations should be performed to refine foundation, floor, pavement, utility, and subsurface drainage recommendations.

Thank you for the opportunity to review and comment on this project. If you have questions, please contact Kevin McCoy, Engineering Geologist, by phone at 303-384-2632 or e-mail [kemccoy@mines.edu](mailto:kemccoy@mines.edu).

## **COLORADO DAM SAFETY**

. No development should be planned *below* the elevation of the dam crest for Lake Woodmoor Dam. This is to ensure no properties are inundated during the inflow design flood that could take reservoir to the level of the dam crest.

**John Hunyadi, PE**  
**Dam Safety Engineer**

Dam Safety Branch  
State of Colorado

4255 Sinton Road, CO Springs, CO 80907

O: [719.227.5294](tel:719.227.5294) | C: [719.258.0859](tel:719.258.0859)

[john.hunyadi@state.co.us](mailto:john.hunyadi@state.co.us)

## **NAME OF OUTSIDE AGENCY REQUIRING A RESUBMITTAL- Use Matrix for Order**

Introductory Language

1. Comment 1
2. Comment 2

3. Comment 3

**NAME OF OUTSIDE AGENCY NOT REQUIRING A RESUBMITTAL- Use Matrix for Order**

Introductory Language

1. Comment 1
2. Comment 2

**The following agencies have not provided review comments to-date:**

Comments received from any of the above non-responding agencies following the issuance of this letter will be forwarded to the applicant/applicant's representative and will be added to the end of this letter for record keeping purposes.

---

**Due to the number of comments and necessary revisions to the plan(s) an additional detailed review will be necessary. Please address the comments as listed above. A detailed letter needs to accompany the revisions to allow for an expeditious re-review timeframe. The letter should include each comment listed above and, immediately thereafter, include a response from the applicant addressing the comment.**

**If any review agency has an issue that needs resolution or requires a revision, you will need to provide the necessary documents, drawings, etc., to the Planning and Community Development Department in the form of a resubmittal. The Planning and Community Development Department will then forward the resubmitted items directly to the appropriate review agency. If you have any questions pertaining to specific agency comments please contact the appropriate agency directly.**

**PLEASE NOTE: The application cannot be scheduled for public hearing until and unless a final response has been received by Planning and Community Development from those agencies that are required (pursuant to state statute and the El Paso County Land Development Code) to provide such response (i.e.- State Engineer's Office, County Attorney's Office, County Health Department, etc).**

In order to be considered for the Planning Commission hearing, all outstanding issues must be resolved no later than. In order to give the reviewers time to confirm that those outstanding issues have been resolved, revisions need to be submitted by. Please contact me if you would like to schedule a meeting with myself or the multi-disciplinary team.

When all the comments have been addressed and corrections made please submit the required documents as requested on the attached resubmittal matrix.

If you have any questions feel free to contact me at

Best Regards,

El Paso County Planning and Community Development Department

cc: , Planning

File: , Engineering

TO: Raimere Fitzpatrick, PCD-Project Manager  
FROM: Gilbert LaForce, P.E., PCD-Engineering  
DATE: 12/21/2016 (Engineering Received – 12/6/2016)  
SUBJECT: North Bay @ Lake Woodmoor (PUDSP-16-004) SUBMITTAL #: 1

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### **Engineering Division**

Planning and Community Development (PCD) Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plan in words or graphic representation, all design and construction related to roads, storm drainage, and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

The following are Engineering Division comments regarding the submitted documents for the subject application. A written response to all comments is required for review of the re-submittal. Additional comments may be generated on items added or altered after the original comments.

#### PUD Development Plan

1. Show/label the existing FEMA floodplain and floodway.
2. Add a note stating the proposed floodway is not applicable until the LOMR becomes effective.
3. Update the road classification for Deer Creek Road and Burning Oak Way to "Rural Local".
4. Per ECM Table 2-5 the minimum intersection spacing is 330 ft. Adjust the layout to meet criteria or submit a deviation request.
5. Include a typical roadway cross section detail for the proposed private road. Private roadways shall be built to public road standards (LDC Section 1.15) or provide a statement in the PUD Development plan citing the reason for any modifications to the ECM (LDC 4.2.6.F). The following does not meet county criteria: permanent hammerhead turnaround (ECM Section 2.3.8), minimum centerline radius (ECM Table 2-7), roadway cross section (ECM Section 2.2.4.B), and vertical curve (ECM Section 2.3.4).
6. Include a typical retaining wall cross section detail (identify the horizontal offset between tiers) and add a note stating that a building permit is required for sections of the retaining wall that are greater than 4 feet in height.
7. Change the title for sheet 3 to "Preliminary Grading" and remove all temporary BMPs and the EPC standard GEC notes. BMPs will be identified on the Grading and Erosion Control Plan.
8. In sheet 5, update plant location along Deer Creek Road so that plants/objects with heights that are more than 30 inches above the edge of pavement are not within the 30-mph sight triangle.

#### Traffic Impact Study

1. Expand on the 2040 background traffic section (pg 3) including any pertinent exhibits or supporting calculations to show how the 2040 numbers were obtained. Example: what

was the trip generation potential used and where are the vacant parcels noted in the paragraph.

2. Show the lane configuration graphics on the Synchro output to verify the modeling matches the physical configuration.
3. Identify how the ADT on the roads were calculated.

Drainage Report

See engineering comments in the final plat application (PCD Project No. SF-16-021).

Grading and Erosion Control Plan

See engineering comments in the final plat application (PCD Project No. SF-16-021).



TO: Nina Ruiz, PCD-Project Manager  
FROM: Gilbert LaForce, P.E., PCD-Engineering  
DATE: 12/21/2016 (Engineering Received – 12/6/2016)  
SUBJECT: North Bay @ Lake Woodmoor (SF-16-021) SUBMITTAL #: 1

---

### **Engineering Division**

Planning and Community Development (PCD) Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plan in words or graphic representation, all design and construction related to roads, storm drainage, and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

The following are Engineering Division comments regarding the submitted documents for the subject application. A written response to all comments is required for review of the re-submittal. Additional comments may be generated on items added or altered after the original comments.

#### General

1. Include the following at the bottom right of the construction drawing cover sheet, drainage report and SWMP report: "PCD Project No. SF-16-021".
2. Use the latest version of the ESQCP application form (4 pages total).

#### Plat Map

1. The sight triangle for Shoreditch Heights crosses onto private property; therefore, a "Sight Distance Easement" shall be dedicated (ECM Section 2.3.7.G.1 & 2).
2. Identify the PID the applicant choose to be included into for the road impact fee.
3. Update the Floodplain Certification to also identify the LOMR:  
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_\_, effective date \_\_ and as amended by the FEMA approved Letter of Map Revision (LOMR) case number \_\_\_\_\_ dated \_\_\_\_\_. No structures or fences are permitted within the designated Floodplain areas.  
*(Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)*
4. Add the following notes:
  - a. There shall be no direct access to Deer Creek Road.
  - b. Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
  - c. The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.
5. Identify the two proposed roads as "Private".

6. In sheet 4, replace the existing floodplain with the proposed floodplain boundary. The proposed floodplain boundary and floodplain certification note will need to be revised once the LOMR is approved.
7. In sheet 4, provide a drainage easement for the proposed storm drain line going through Lot 17.
8. Place the sidewalks along the front side of the lots in an easement.

#### Traffic Study

See engineering comments in the PUD application (PCD Project No. PUDSP-16-004).

#### Drainage Report

1. Update the Stormwater Detention and Water Quality Design (pg 6) to provide on-site water quality. Stormwater quality treatment must be provided before draining into Lake Fork (no commingling is allowed). Include a statement that the on-site water quality is private and identify who will be maintaining the pond. Submit a private detention pond maintenance agreement. See the attached template.
2. Provide the following Since the FDR propose using Lake Woodmoor (private reservoir) for the required flood storage:
  - a. Calculations for the required 100yr detention.
  - b. Under the Stormwater Detention and Water Quality Design (pg 6) state that flood storage for the developed runoff is provided by Lake Woodmoor. Describe whether or not there is sufficient capacity in the reservoir and if there are any improvements needed to the reservoir.
  - c. Insert the referenced section of the DBPS that notes Lake Woodmoor may be used for flood water storage.
  - d. Provide a letter from Woodmoor Water & Sanitation District allowing the use of their facility for this developer's flood storage.
3. Per new department policy, include a section outlining each step of the Four-Step Process (ECM Section I.7.2) in the BMP selection process for this project.
4. Under the Lake Fork Dirty Woman Creek Improvements (pg 6) state that per the DBPS the three check structures are non-reimbursable improvements.
5. Explain within the narrative why the 24" low flow creek diversion remains in the proposed condition.
6. HEC-RAS calculation comments:
  - a. Provide an exhibit (plan view) showing the HEC-RAS cross section locations. Additional cross sections may be required.
  - b. The summary table for the proposed condition shows sections of the channel exceeds the DCM permissible mean velocity for native grasses (DCM Table 10-4). Froude numbers are also at critical or supercritical. Per DCM 10.7, the channel should be designed for Froude numbers less than 0.9. Update the channel design to comply with the DCM for open channel design. Alternatively, conduct shear stress calculations and see if the results are within the allowable shear for native grass. Typical allowable shear for long native grass are 1.2 – 1.7 lb/sf and short native and bunch grass are 0.7 – 0.95 lb/sf. See HEC No. 15.
  - c. Adjust the manning's n value going through the culvert (RS=783) to 0.013 for concrete.
  - d. The overbank n value should be smaller at the retaining wall areas since the material is concrete.
  - e. Provide a narrative summarizing the results of the HEC-RAS calculation.
  - f. Evaluate the channel bend stability and additional freeboard at the bend because of superelevation. Will there be local scouring at the pocket area to the west of the channel bend near station 6+50 to 7+00? Additional protection may be needed downstream of station 7+21.

### Grading & Erosion Control Plan

A standalone GEC plan set is not required since these sheets are a part of the residential subdivision construction drawings.

### Residential Subdivision Construction Drawings

1. Include a point of contact list in the cover sheet.
2. Unless modifications to the road way design standards are approved with the PUD Development Plan application (PUDSP-16-004), roadway design must be revised to meet the EPC ECM roadway design standards. The following does not meet county criteria: permanent hammerhead turnaround (ECM Section 2.3.8), minimum centerline radius (ECM Table 2-7), roadway cross section (ECM Section 2.2.4.B), vertical curve (ECM Section 2.3.4).
3. Roadway P&P sheets (6 & 7)
  - a. Provide the stationing labels along the centerline on the plan view.
  - b. Provide the roadway line data.
  - c. Label the proposed and existing grade on the profile view.
  - d. Extend the existing ground profile at Sta 4+91 on Redbridge Point. If the connection to existing ground has an algebraic difference in grade equal to or greater than 1.0%, vertical curve is required. Also, the grade should not exceed 5% due to ADA accessibility.
  - e. Include the A.D. and K value in the vertical curve label.
  - f. Revise the pedestrian ramp layout at the hammerhead intersection per ECM detail SD\_2-41.
4. Provide a signage and striping plan and insert the attached County standard signage and striping notes. Also, is parking permitted on the street?
5. Provide a typical cross section detail of the proposed dirt trail along Deer Creek Road. Show the offset from the edge of asphalt, cross slope, width, etc. Identify who maintains this trail.
6. Storm P&P sheets (13 & 14)
  - a. Show the proposed lot lines.
  - b. Label the storm sewer systems and check structures as Private.
  - c. Place the segment of Storm System 'A' going through Lot 17 in an easement.
7. Update the check structure detail in accordance with the DBPS. The DBPS shows buried riprap upstream and downstream of the structure. Determine the appropriate riprap pad size. Drop structures may be required if check structure are insufficient to meet the standards in the DCM (see ch 10).
8. Include a typical retaining wall cross section detail (identify the horizontal offset between tiers) and add a note stating that a building permit is required for sections of the retaining wall that are greater than 4 feet in height.
9. Provide an underdrain plan. How will the underdrain continue to a suitable outfall since the proposed sanitary is connecting to existing?

### Financial Assurance

1. Provide quantities in Section 3 for on-site water quality.
2. Update the Type D Inlet (15'-20' depth) quantity to 2.
3. Provide quantities for temporary sedimentation basin in section 1 and show location in the GEC plan.

### SWMP

1. Ensure the final copy provided to the EPC PCD inspector and contractor includes all the appendix documents and section E (pg 4) is completed.

Attached:

PDB-BMP Agreement Dev-HOA - DIRECTOR APPROVAL.doc



Raimere Fitzpatrick  
pIn-PUD-16-004-r1  
North Bay at Woodmoor Lake

#### Letter of Intent

1. PUD Criteria No. 1 on page 4, references the depiction of medium density on the Tri-Lakes Area Concept Map and the proposed gross density of 3.87 du/ac. The plan does not identify what medium density is. How does that compare with the other densities in those areas? The better Master Plan justification is that, per the Tri-Lakes Plan, the Woodmoor subarea land use scenario, this development is consistent with and compatible with the existing adjacent townhome development. Highlight that the current plan proposes less density than what was previously approved.
2. Include a statement in the discussion of Criteria No. 2 in the affirmative regarding public health safety and welfare such as the reduction of density, inclusion/provision of additional open space. Offers alternative housing design to reduce environmental footprint, etc.... (see purpose section of PUD regulations).
3. Regarding Criteria No. 3, the site is not currently suitable for development due to floodplain, wetland, and shallow groundwater impacts. Revise the statement to identify these hazards and the proposed mitigation per the Entech report, specifically, CLOMR/LOMR finalization for floodplain, avoidance of wetland, and construction engineering and grading for the shallow groundwater.
4. Revise the response to Criteria No. 4 to include the approximate and/or average size of the natural buffer to the east and provide a statement regarding the additional landscaping provided with this plan.
5. Revise response to Criteria No. 7 to include the amount/percentage of open space provided and to identify the trails as being intended for public use to access Lake Woodmoor.
6. Include the discussion of the modification requests in the response to Criteria No. 1. Modifications are needed to authorize the use of private roads in the PUD, smaller road cross section for the private road (private roads are required to meet County standards which required 28' pavement width), and for the depiction of lots within the floodplain.
7. Revise the preliminary plan Criteria No. 6 to include the discussion from comment no. 3 above, or refer to that discussion.
8. Revise response to preliminary plan Criteria No. 7 to include grading and erosion control plan, construction drawings for stormwater facilities. The reader may never see the drainage report.
9. Revise response to Criteria No. 9.2 to state the plan was designed to minimize cost of transportation and utility infrastructure improvements.

#### PUD Development Plan

1. Change all departmental references from "DSD/Development Services" to "Planning and Community Development Department".
2. Include the general provisions, applicability, adoption, relationship to County regulations, enforcement, conflict, maximum level of development, and project tracking statements to the PUD cover sheet per the attached reference procedure.
3. Any accessory uses and/or special uses should be identified on the development plan, otherwise they will be prohibited by omission.
4. PUD modifications are needed for the use of private roads, to authorize the use of a different cross section for the private road (private roads are required to meet County road standards), and to authorize the depiction of lots within the floodplain. A section is

needed to identify the proposed modifications. A cross section of the private road detail should be provided on the PUD.

5. The floodplain as it exists and as intended to be amended should be depicted on the plan. due to legibility concerns a separate sheet is encouraged
6. Assign a lot number to all lots in the development area. Include a "Lot Number" for the proposed common area.
7. Provide a typical detail to illustrate the required setbacks for covered porches.
8. The landscape plan identifies prohibited plantings in the sight triangles. Please revise to relocate outside of the sight triangles.
9. Include a parking table.
10. Consider the adequacy of the proposed guest parking. Guest parking in townhome developments is absorbed quickly by quests and/or as tenants "third parking space".



**COLORADO**  
 Division of Water Resources  
 Department of Natural Resources

1313 Sherman Street, Room 821  
 Denver, CO 80203

December 28, 2016

Nina Ruiz  
 El Paso County Development Services Department  
 2880 International Circle, Suite 110  
 Colorado Springs, CO 80910

RE: **North Bay at Lake Woodmoor – Final Plat SF-16-021**  
 Sec. 11, Twp. 11S, Rng. 67W, 6<sup>th</sup> P.M.  
 Water Division 2, Water District 10  
 CDWR Assigned Subdivision No. 23991

Dear Ms. Parsons,

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 28 proposed townhome lots and 5 tracts on a 7.23 acre parcel. 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 16.47 acre-feet/year for 28 household units. This equates to an anticipated water demand of 0.588 acre-feet/year per household. 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 14,700 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 (Woodmoor), and an October 12, 2016 letter of commitment from Woodmoor was included with the submittal.

According to the December 2012 *Woodmoor Water and Sanitation District Long Range Plan (LRP)*, on file with this office, Woodmoor utilizes two water supply sources. The first supply of water comes from the Denver Basin Aquifers, which Woodmoor 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

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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.

Sincerely,



Ivan Franco, P.E.  
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer (via email)  
Doug Hollister, District 10 Water Commissioner (via email)





## Elizabeth Hook

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**From:** Ross Williams  
**Sent:** Wednesday, December 28, 2016 4:02 PM  
**To:** Nina Ruiz; Raimere Fitzpatrick  
**Cc:** Elaine Kleckner; DSDComments  
**Subject:** Preliminary CSD Comments: North Bay at Lake Woodmoor (PUDSP-16-004, SF-16-021)  
**Attachments:** North-Bay-Lake-Woodmoor-Preliminary-Comments.pdf

Hi Nina and Raimere,

Please find attached and below, preliminary comments on behalf of County Parks for North Bay at Lake Woodmoor PUD Development Plan/Preliminary Plan (PUDSP-16-004) and Final Plat (SF-16-021). This application will be presented to the Park Advisory Board on January 11, 2017. I will provide an updated copy reflecting PAB endorsement shortly thereafter. In the meantime, please let me know if you have any questions.

### **Recommended Motion (PUD Development Plan / Preliminary Plan):**

*"Recommend to the Planning Commission and the Board of County Commissioners that the approval of North Bay at Lake 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 \$11,396 and urban park fees in the amount of \$7,196."*

### **Recommended Motion (Final Plat):**

*"Recommend to the Planning Commission and the Board of County Commissioners that the approval of North Bay at Lake Woodmoor Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$11,396 and urban park fees in the amount of \$7,196."*

Thanks,



**Ross A. Williams**  
Park Planner  
El Paso County Community Services Department  
Planning Division  
719.520.6984  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

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# EL PASO COUNTY

COMMISSINERS:  
SALLIE CLARK (CHAIR)  
DARRYL GLENN (VICE CHAIR)

COLORADO

DENNIS HISEY  
PEGGY LITTLETON  
MARK WALLER

## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 28, 2016

Raimere Fitzpatrick / Nina Ruiz  
Project Managers  
El Paso County Development Services Department  
2880 International Circle  
Colorado Springs, CO 80910

**Subject: North Bay at Lake Woodmoor PUD Development Plan/Preliminary Plan (PUSP-16-004)  
and Final Plat (SF-16-021)**

Dear Raimere and Nina,

The Planning Division of the Community Services Department has reviewed the development applications for North Bay at Lake Woodmoor PUD Development Plan/Preliminary Plan and Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on January 11, 2017.

The project site is located northeast of Monument, just north of Lake Woodmoor near the intersection of Deer Creek Road and Woodmoor Drive. The property consists of 7.23 acres, with 28 residential townhome lots and 5 tracts and is currently zoned R-4, 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 0.75 mile south of the property, while the existing New Santa Fe Regional Trail is located 0.75 mile to the west of the property. North Bay at Lake Woodmoor does not lie within any candidate open space area.

The North Bay at Lake Woodmoor PUD Development Plan/Preliminary Plan shows 4.55 acres of open space/landscape area, thus providing for 63% 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 North Bay at Lake 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 \$11,396 and urban park fees in the amount of \$7,196.

**Recommended Motion (Final Plat):**

Recommend to the Planning Commission and the Board of County Commissioners that the approval of North Bay at Lake Woodmoor Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$11,396 and urban park fees in the amount of \$7,196.

Please let me know if you have any questions or concerns.



Sincerely,

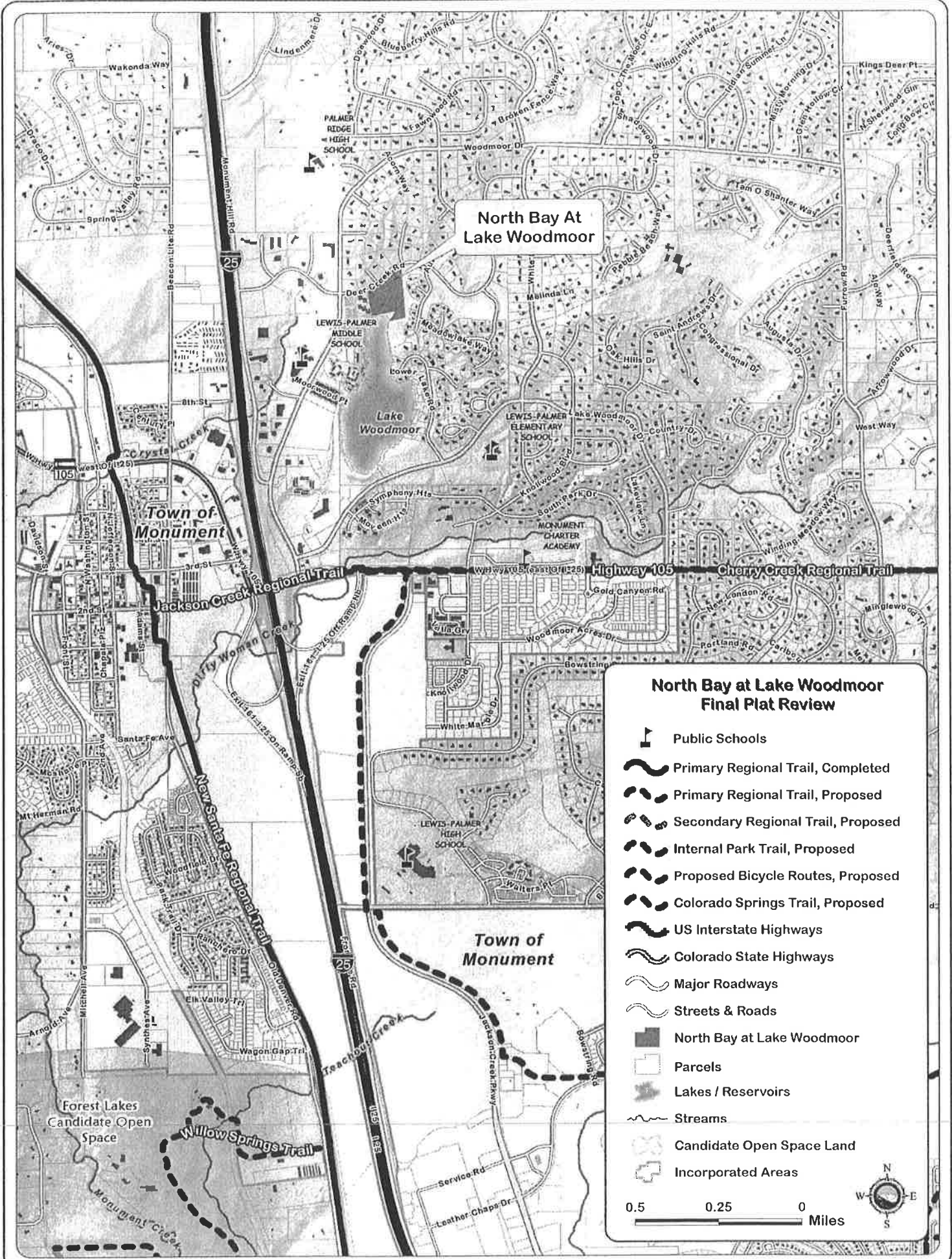
Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

Cc: [dsdcomments@elpasoco.com](mailto:dsdcomments@elpasoco.com)  
Elaine Kleckner

# North Bay At Lake Woodmoor

## North Bay at Lake Woodmoor Final Plat Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  US Interstate Highways
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  North Bay at Lake Woodmoor
-  Parcels
-  Lakes / Reservoirs
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas



## Elizabeth Hook

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**From:** Amy Vanderbeek <amy@pprbd.org>  
**Sent:** Thursday, December 29, 2016 11:54 AM  
**To:** DSDComments  
**Cc:** Keith Curtis  
**Subject:** PUPSP-16-004 & SF-16-021 NORTH BAY AT LAKE WOODMOOR 71114-04-111 & 7114-00-007

Enumerations has the following comments:

PUPSP: Road names have been approved through El Paso/Teller County E-911 street naming department. Addressing will not start until the floodplain area is looked at to determine the overlay of the floodplain is accurate. If the area will need to shift to reconfigure. Contact [Keith@pprbd.org](mailto:Keith@pprbd.org) next week after January 3, 2017.

SP: If tract addressing is needed place (xxxx) where they will be utilized to be included on the mylar for platting. Enumerations/Floodplain will review the mylar prior to platting for address placement, road names, title block, Floodplain overlay & statement.  
\$10.00 per lot & tract fee will be due at the time of the review of the mylar. If an address is not needed for a tract then no fee applies. Check should be made out to Regional Building Department. Paid directly to the Enumerations department.  
A copy of the final recorded plat is required prior to plan submittal.

Floodplain has the following comments:

This project has exposure to the floodplain and will require compliance with RBC 313 please contact Keith Curtis Floodplain Administrator [keith@pprbd.org](mailto:keith@pprbd.org) for Questions related to RBC 313.  
What is depicted as the "proposed Floodway" may not be depicted correctly. LOMR of the area completed August 1999, add 99-08-012P on the floodplain statement as well. Floodplain elevations have been determined and are not approximate. Please remove this statement from the floodplain.

*Amy Vanderbeek*  
*Enumerations Plans Examiner*



(719) 327-2930 [www.pprbd.org](http://www.pprbd.org)

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**Elizabeth Hook**

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**From:** Street Naming <street.naming@elpasoteller911.org>  
**Sent:** Thursday, December 22, 2016 2:52 PM  
**To:** DSDComments  
**Subject:** PUDSP-16-004 & SF-16-021 North Bay at Lake Woodmoor PUD and Final Plat

Hello,

No action is needed. Road names are reserved for this project.

Thanks,

Connie

Street Naming  
El Paso Teller County 911  
elpasoteller911.org  
719-785-1900

---

**"IF I DO THIS THING, WILL I BE PROUD OF MYSELF TOMORROW?" GENERAL PETER PACE. 16TH CHAIRMAN OF THE JOINT CHIEFS OF STAFF.**

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# COLORADO

## Parks and Wildlife

Department of Natural Resources

Southeast Region  
4255 Sinton Road  
Colorado Springs, CO 80907  
F 719.227.5223

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DEC 27 2016

December 21, 2016

El Paso County Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: North Bay at Lake Woodmoor, File Numbers PUDSP-16-004 and SF-16-021

Attn: Nina Ruiz and Raimere Fitzpatrick,

Colorado Parks and Wildlife (CPW) has reviewed the PUD development plan and final plat for the North Bay townhomes at Woodmoor Lake in El Paso County. CPW staff has visited the site and offers the following comments for your consideration.

The proposed development area is relatively small, with fragmented riparian habitat and few existing trees. The vegetation is comprised mainly of short grass prairie species. This habitat type will sustain numerous wildlife species including deer, coyote, fox, raptors, songbirds and numerous small mammals. The site has had previous earth moving activities on it and shows signs of disturbance.

CPW recommends consultation with the Army Corp of Engineers to ensure compliance with the Clean Water Act due to the identification of possible jurisdictional wetlands on the site. CPW will comment on specific plans for wetland-related issues as part of that 404 permitting process but there are some general recommendations to be considered during the development of the wetland mitigation plan prepared as part of Section 404 permitting.

We would request that all areas of disturbance and exposed soils above the ordinary high water mark be re-vegetated with a native seed mix. This will contribute to the replacement of lost riparian vegetation values and minimize establishment of noxious weeds. The placement of willow sprigs or bare root stock should also be considered along the banks, especially in those areas which have been disturbed. We recommend planting of vegetation along the bank to help reduce and control erosion and contribute to bank stability over the long term. The site should be monitored for a period of at least two growing seasons. Any stands of noxious weeds that become established should be controlled with appropriate mechanical and/or chemical methods suitable for the proposed location. CPW recommends using a clean fill material, if needed, that would be conducive to growing native vegetation that will help stabilize the banks. Non-native vegetation can overrun native vegetation and



can become problematic. A seed mixture of native grasses is also recommended to provide a good support system in the soil.

US Fish and Wildlife Service should be consulted on any Federally-listed Endangered and Threatened Species that might be present at the location. CPW recommends consultation with the U.S. Fish and Wildlife Service when permitting any permanent or temporary activity within known or potentially occupied habitat Preble's meadow jumping mouse habitat.

There is suitable habitat on the site for nesting raptors and migratory birds. CPW recommends the use of preconstruction surveys to identify raptor nests within the project area and implement appropriate restrictions. CPW recommends adherence to the recommended buffer distances and timing stipulations identified in the attached document "Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors". Removal or relocation of any active raptor or migratory bird nest will require consultation with CPW and US Fish and Wildlife Service prior to disturbance. Both active and potential nest sites, winter night roosts should be considered when evaluating disturbance during construction.

CPW recommends the development and implementation of a noxious weed control plan for the site. There are several noxious weed species identified on site and the construction plans should include measures to prevent the spread of those weeds to adjacent areas. All disturbed soils should be monitored for noxious weeds and noxious weeds should be actively controlled until native plant revegetation and reclamation is achieved.

The following is a list of general recommendations the CPW would like to be taken into consideration with the residential side of this development in order to avoid nuisance conflicts with wildlife. Many times these conditions can be enforced through the local Homeowner's Association or through covenants.

1. Pets should not be allowed to roam free and fences should be installed to decrease or eliminate this problem. Dogs and cats chase or prey on various wildlife species. One benefit to keeping animals under control is that they are less likely to bother other people, be in roadways or become prey for mountain lions, coyotes, foxes or owls.
2. Trash should be kept indoors until the morning of trash pickup. The CPW recommends using bear resistant trash containers. Bears, skunks, raccoons, and neighborhood dogs are attracted to garbage and do become habituated.
3. Feeding of all wildlife should be prohibited, with the exception of songbirds. The use of bird feeders, suet feeders, and hummingbird feeders are discouraged. However, if feeders are used, they should be placed so they are inaccessible to bears, raccoons or skunks and other wildlife species that might cause damage or threaten human safety. It is illegal to feed big game including deer, elk, antelope, moose, bear and lion.
4. Pets should be fed inside or if pets are fed outside, feeding should occur only for a specified period of time and food bowls returned afterwards to a secure site for storage. Pet food left outside attracts various wildlife species which in turn attracts predators.



5. When landscaping lots, it is strongly recommended that native vegetation be used that wildlife is less likely to be attracted to. Planting of trees and shrubs that are attractive to native ungulates should incorporate the use of materials that will prevent access and damage (fencing, tree guards, trunk guards, etc.).
6. Fences, other than those around the immediate domicile and serving to protect landscaped trees and shrubs, should be designed so as not to impair wildlife movements. Ornamental fences with sharp vertical points or projections extending beyond the top horizontal rail should be strongly discouraged in areas where deer and black bear are known to occur. This type of fencing typically ensnares deer by the hips when trying to squeeze through and impales animals attempting to go over the top. Wildlife friendly design recommendations can be provided upon request.
7. It is strongly encouraged that dog kennels have a top enclosure, regardless of the height of the kennel.
8. Barbecue grills should be placed in a secure area when not in use.

Thank you for the opportunity to comment on this major amendment, final PD site plan and plat approval. If you have any questions or require additional information please contact District Wildlife Manager Benjamin Meier at 719-227-5231 or via e-mail [benjamin.meier@state.co.us](mailto:benjamin.meier@state.co.us).

Sincerely,



Frank McGee  
Area Wildlife Manager

Cc: Area 14 Files  
SE Regional Office  
Benjamin Meier, DWM

# EL PASO COUNTY



DEVELOPMENT SERVICES DEPARTMENT

DEC 27 2016

## Review Agency Comment Sheet

m 920

**Date:** 12/6/2016

**Review Agency:** Colorado Division of Wildlife

**Reviewer:**

**File Number:** PUDSP-16-004

**Project Manager:** Raimere Fitzpatrick (719) 520-6302

**Send comments to:** [DSDcomments@elpasoco.com](mailto:DSDcomments@elpasoco.com)

**Project Name:** North Bay at Lake Woodmoor-PUD Development Plan

A request by Lake Woodmoor Holdings, LLC, for approval of a PUD development plan authorizing the development of 28 Townhomes and open space within 7.23 acres. The applicant is also requesting the approval of the PUD constitute preliminary plan approval.

**Commissioner District:** # 2

**Tax ID# (s):** 71114-04-111 and 71114-00-007

**Outside Review Agencies:** Please email comments to the DSD comments email noted above. Comments can be faxed to 719-520-6695 or mail written comments to the above address. **NOTE:** If this form is not returned, additional review information will not be provided.

**County Review Agencies:** Please type your comments in Arial 11.

**All comments and this sheet must be returned to the  
EPC Development Services Department no later than:**

**Date: December 29, 2016**

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

Reviewed by: [Signature] Date: 12/21/16

Previous Reference Files:

**Fire District:**  Yes (Fire Marshall Review Optional)  No (Fire Marshall Review Required)

**Elizabeth Hook**

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**From:** Keith Curtis <keith@pprbd.org>  
**Sent:** Tuesday, January 03, 2017 11:07 AM  
**To:** DSDComments  
**Subject:** North Bay at Lake Woodmoor-PUD Development Plan

FEMA approved CLOMR and LOMR must be in place prior to plating

Keith Curtis PE, LEED® AP, CFM  
Floodplain Administrator  
Pikes Peak Regional Building Department  
2880 International Circle  
Colorado Springs, CO 80910  
Office: (719) 327-2898  
Cell: (719)-200-8871

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# NEPCO Northern El Paso County Coalition of Community Associations, Inc.

December 29, 2016

NEPCO  
P.O. Box 714  
Monument, CO 80132-0714

Nina Ruiz  
EL Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

**Reference: North Bay at Lake Woodmoor – Final Plat**  
**File Numbers: SF-16-021**

NEPCO is providing the collective input from its membership that includes 8,000 homeowners, 38 HOAs and 16,000 registered voters within and around Monument. The purpose of NEPCO, a volunteer coalition of Homeowner Associations in northern El Paso County, is to promote a community environment in which a high quality of life can be sustained for constituent associations, their members, and families in northern El Paso County. We collectively address growth and land use issues with El Paso County Planners and the Town of Monument, as well as addressing HOA issues of common interest among the members. NEPCO achieves this by taking necessary steps to protect the property rights of the members, encouraging the beautification and planned development, and maintenance of northern El Paso County.

#### Comments related conflicting information:

1. The **Final Plat for Northbay at Lake Woodmoor**, page 2, column 1, item 7 states: "THE PROPERTY IS SUBJECT TO (A) UNPATENTED MINING CLAIMS..." The **LETTER OF INTENT**, page 5, item 10 states: "There are no mineral rights owners on this property." The **Final Plat** is uncertain as to claims, valid or otherwise and the **LETTER OF INTENT** is certain, which is correct?
2. The **LETTER of INTENT** makes several comments and assurances about the traffic impact however the traffic study was not provided with this information packet so NEPCO cannot comment on the accuracy of these statements.

#### Clerical Comments/corrections:

1. In the **Final Plat**, Page 1, "PLAT NOTES", item 4, the word "ion" appears when the word "on" should be used.
2. In the **Final Plat**, Page 1, "PLAT NOTES", item 11, the word "intrest" is used when "interest" should be used.
3. On the **Final Plat**, page 2, column 1, item 14. it states: "THE APPROVAL OF THIS PLAT VALATES ALL PRIOR PLATS FOR THE AREA DESCRIBED." There is no such word as Valates in the English language.

# NEPCO Northern El Paso County Coalition of Community Associations, Inc.

\_\_\_\_//SIGNED//\_\_\_\_

Thomas Vierzba  
Vice President and Chairman,  
NEPCO Transportation Committee  
Interim Chairman,  
NEPCO Land Use Committee

\_\_\_\_//SIGNED//\_\_\_\_

Larry Oliver  
President, NEPCO

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**Elizabeth Hook**

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**From:** pamela davison <epcdistrict@yahoo.com>  
**Sent:** Wednesday, December 28, 2016 9:59 AM  
**To:** DSDComments  
**Subject:** File Number SF-16-021 and PUDSP-16-004

Regarding Project North Bay at Lake Woodmoor Final Plat and North Bay at Lake Woodmoor-PUD Development Plan

Tax ID # 71114-04-111, & 71114-00-007

A request by Lake Woodmoor Holdings LLC for a final plat to create 28 townhome lots, and 5 tracts on a 7.23 acre parcel presently zoned R-4 (obsolete). A PUD/preliminary plan is being processed concurrently. The applicants have requested a CLOMR from FEMA to realign the floodplain to that which is shown on the final plat drawing.

We have no comments at this time on either review.

Respectfully submitted,

Pamela Davison  
El Paso County Conservation District  
District Manager  
5610 Industrial Pl Suite 100  
Colorado Springs, CO 80916  
719-600-4706

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Environmental Health Division  
1675 W. Garden of the Gods Road  
Suite 2044  
Colorado Springs, CO 80907  
(719) 578-3199 phone  
(719) 578-3188 fax  
[www.elpasocountyhealth.org](http://www.elpasocountyhealth.org)

December 14, 2016

**PUDSP-16-004, SF-16-021, North Bay at Lake Woodmoor**

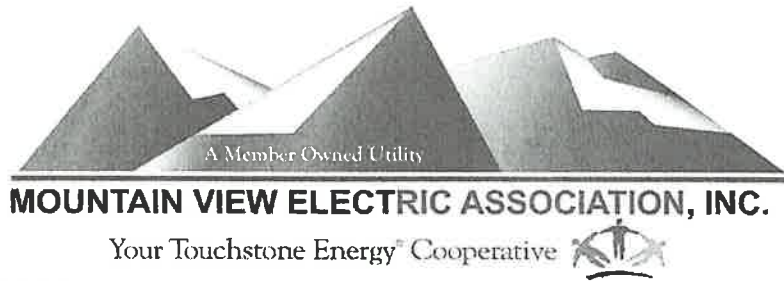
Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- The proposed 28 unit townhome development will be provided water and wastewater services by Woodmoor Water and Sanitation District. There is a finding for sufficiency in terms of water quality for this Colorado Department of Public Health and Environment regulated public water system. (PWSID# CO0121950)
- The wastewater treatment facility has adequate capacity for the proposed development based upon a letter of commitment dated October 12, 2016, from the Woodmoor Water and Sanitation District's District Manager.
- 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.
- El Paso County Public Health encourages increased "walkability" by design within the development. Walkability includes planned connection of sidewalks and trails to surrounding developments. Walkability provides a means for increased activity of the residents, which studies show decrease the incidence of cardiovascular diseases and obesity levels of the general public.
- Earthmoving activity between 1 and 25 acres will require a Construction Activity Permit from El Paso County Public Health.  
<http://www.elpasocountyhealth.org/service/air-quality>

Respectfully,

Mike McCarthy, R.E.H.S.  
Environmental Health Division  
El Paso County Public Health  
1675 W. Garden of the Gods Rd.  
Colorado Springs, Colorado 80907  
Office: (719) 578-3170

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December 19, 2016

El Paso County Dev Services Department  
2880 International Circle  
Colorado Springs, CO 80910-6107

Dear Project Managers:

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

**Project Name: North Bay at Woodmoor**

**Project Number: PUDSP-16-004 & SF-16-021**

**Description:** Lake Woodmoor Holding, LLC are requesting approval for 28 townhome lots on a 7.23 acre tract for a Planned Unit Development along with a Final Plat. This development is located east of Woodmoor Drive and south of Deer Creek Road in Section 11, 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 blanket utility easement in order to give flexibility to both MVEA and the developer with the design of this housing complex and the infrastructure of the electric service. The blanket utility easement needs to include open space, drainage and landscape to allow for the design to all townhomes in order to serve.

MVEA has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant and a review of easements will be required in order to serve.

If additional information is required, please contact our office at (719) 495-2283.

Sincerely,

*Cathy Hansen-Lee*  
Cathy Hansen-Lee  
Engineering Administrative Assistant

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This association is an equal opportunity provider and employer.

Limon 719-775-2861 • Falcon 719-495-2283 • 1-800-388-9881 • [www.mvea.coop](http://www.mvea.coop)

P.O. Box 1600 • Limon, Colorado 80828-1600 • 11140 E. Woodmen Road • Falcon, Colorado 80831



# COLORADO GEOLOGICAL SURVEY

1801 19<sup>th</sup> Street  
Golden, Colorado 80401



Karen Berry  
State Geologist

December 19, 2016

Raimere Fitzpatrick  
Project Manager  
El Paso County Development Services Dept.  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Location:**  
W ½ SE ¼ of Sec. 11,  
T11S, R67W of the 6<sup>th</sup> PM  
39.1038, -104.8562

**Subject:** North Bay at Lake Woodmoor – PUDSP-16-004  
El Paso County, CO; CGS Unique No. EP-17-0024

SF-16-021

Dear Mr. Fitzpatrick:

The Colorado Geological Survey has reviewed the North Bay at Lake Woodmoor development referral. The applicant proposes to divide 7.23 acres to create 28 townhome lots at the north end of Woodmoor Lake near the intersection of Woodmoor Drive and Deer Creek Road in Monument, Colorado. As indicated in the letter of intent, the site is located between two existing developments: “The Cove at Woodmoor” condominiums and the “Lake Woodmoor” residential neighborhood.

Included with this referral were the request for CGS review (12/06/16), development application form, letter of intent (N.E.S., Inc. 11, 20126), “Geologic Hazards Evaluation and Preliminary Geotechnical Investigation” report (CTL Thompson, Inc. Project CS18589-115, 9/29/2016), “Natural Features, Wetland, Wildfire, Noxious Weeds & Wildlife” report (ecosystem services, LLC., project 2016-11-1, 9/1/2016), and “PUD Development Plan” drawings (12 sheets; N.E.S., Inc., 11/15/16).

CTL Thompson identified the following anticipated geologic hazards and constraints to development: expansive soil and bedrock, shallow groundwater, flooding, erosion, shallow bedrock, regional seismicity, and naturally-occurring radioactive materials. CGS agrees that this list represents the possible geologic hazards and constraints at the site and has the following additional comments:

**Shallow groundwater.** CTL Thompson reported encountering groundwater at depths ranging from 8 to 28 feet below ground during drilling and 3 to 10 feet below ground surface 5 days after drilling. Groundwater levels fluctuate seasonally, and water levels commonly rise post-development due to construction of impermeable ground cover and landscape irrigation. CTL Thompson stated (p. 6) that their measurements were collected in the early spring months when groundwater and lake levels are “typically just starting to rise”, suggesting that even shallower water levels should be anticipated. The maximum depth of the lowermost floor levels of habitable space *must* be located at least three feet, preferably five feet, above shallowest anticipated groundwater levels. CTL Thompson suggests (p. 10) that perched groundwater conditions can be mitigated by installing drain systems around below-grade spaces. However, individual foundation perimeter drains are only intended to handle small amounts of intermittent, perched water, and are not to be used to mitigate a persistent shallow groundwater conditions such as those suggested by the water levels observed by CTL Thompson during and after drilling. **Because of the extremely shallow observed groundwater levels, and the possibility for groundwater to raise further during the wet**

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7:17 PM, 12/19/2016

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**season, full-depth basements should not be considered feasible on this site.**

**Flooding and bedrock erosion.** As noted by CTL Thompson, a mapped FEMA 100-year floodplain crosses through the site. The CTL Thompson report and the PUD Development Plan drawings indicate that the existing floodplain will be channelized to create an engineered floodway through the center of the property. Additionally, the PUD Development Plan drawings show retaining walls along several stretches of the proposed floodway. As noted by CTL Thompson (p. 9), soil and bedrock at the site are susceptible to wind and water erosion; in particular, as pointed out in the documentation for the Geologic Map of the Monument Quadrangle (Thorson and Madole, 2003), the Dawson Sandstone (TKda5) can be friable and easily eroded on weathered outcrops. If present and left unprotected during extreme flooding events, weathered bedrock exposed along the outside bend of the floodway could be subject to lateral erosion potentially undermining the proposed retaining walls and/or nearby parts of the developed area. CTL Thompson noted that they did not observe weathered lenses in their borings, but it is unclear what the conditions are along the edge of the proposed floodway. **The possible presence of erodible weathered bedrock along the edges of the proposed floodway should be evaluated; additional erosion control measures should be designed as necessary by a qualified professional and implemented to reduce potential erosion of weathered bedrock during flood events.**

CTL Thompson makes appropriate *preliminary* recommendations regarding grading, foundations, floor systems, surface and subsurface drainage, construction-related erosion control, pavements, irrigation, etc. Additional lot-specific soils and foundation investigations should be performed to refine foundation, floor, pavement, utility, and subsurface drainage recommendations.

Thank you for the opportunity to review and comment on this project. If you have questions, please contact me by phone at 303-384-2632 or e-mail kemccoy@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin McCoy", written in a cursive style.

Kevin McCoy  
Engineering Geologist

Elizabeth Hook

SF-116-021

**From:** Hunyadi - DNR, John <john.hunyadi@state.co.us>  
**Sent:** Tuesday, December 20, 2016 10:21 AM  
**To:** DSDComments  
**Subject:** Fwd: Lake Woodmoor/ El Paso Co. Land Development  
**Attachments:** 0179\_001.pdf

Dear El Paso County review team:

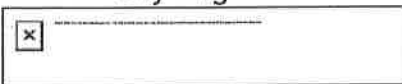
Thank you for allowing us to review this information. No development should be planned below the elevation of the dam crest for Lake Woodmoor Dam. This is to ensure no properties are inundated during the inflow design flood that could take reservoir to the level of the dam crest.  
Thanks.

**John Hunyadi, PE**  
**Dam Safety Engineer**  
Dam Safety Branch  
State of Colorado  
4255 Sinton Road, CO Springs, CO 80907  
O: 719.227.5294 | C: 719.258.0859  
[john.hunyadi@state.co.us](mailto:john.hunyadi@state.co.us)

----- Forwarded message -----  
**From:** Perry - DNR, Mark <[mark.perry@state.co.us](mailto:mark.perry@state.co.us)>  
**Date:** Tue, Dec 20, 2016 at 10:06 AM  
**Subject:** Lake Woodmoor/ El Paso Co. Land Development  
**To:** "Hunyadi, John" <[john.hunyadi@state.co.us](mailto:john.hunyadi@state.co.us)>

See attached files as discussed.

Mark A. Perry, P.E.  
Dam Safety Engineer



P 719.542.3368 | C 719.250.5606  
310 E. Abriendo Ave. Suite B, Pueblo, CO 81004  
[mark.perry@state.co.us](mailto:mark.perry@state.co.us) | [www.water.state.co.us](http://www.water.state.co.us)

----- Forwarded message -----  
**From:** CDWR <[emailpueblo.copier@state.co.us](mailto:emailpueblo.copier@state.co.us)>  
**Date:** 2016-12-20 9:55 GMT-07:00  
**Subject:** Attached Image  
**To:** "Perry, mark" <[mark.perry@state.co.us](mailto:mark.perry@state.co.us)>

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**NORTH BAY AT LAKE WOODMOOR**

**LETTER OF INTENT**

**NOVEMBER 2016**

**OWNER/APPLICANT:**

Lake Woodmoor Holdings LLC  
1755 Telstar Drive, Suite 211  
Colorado Springs CO 80920

**CONSULTANT:**

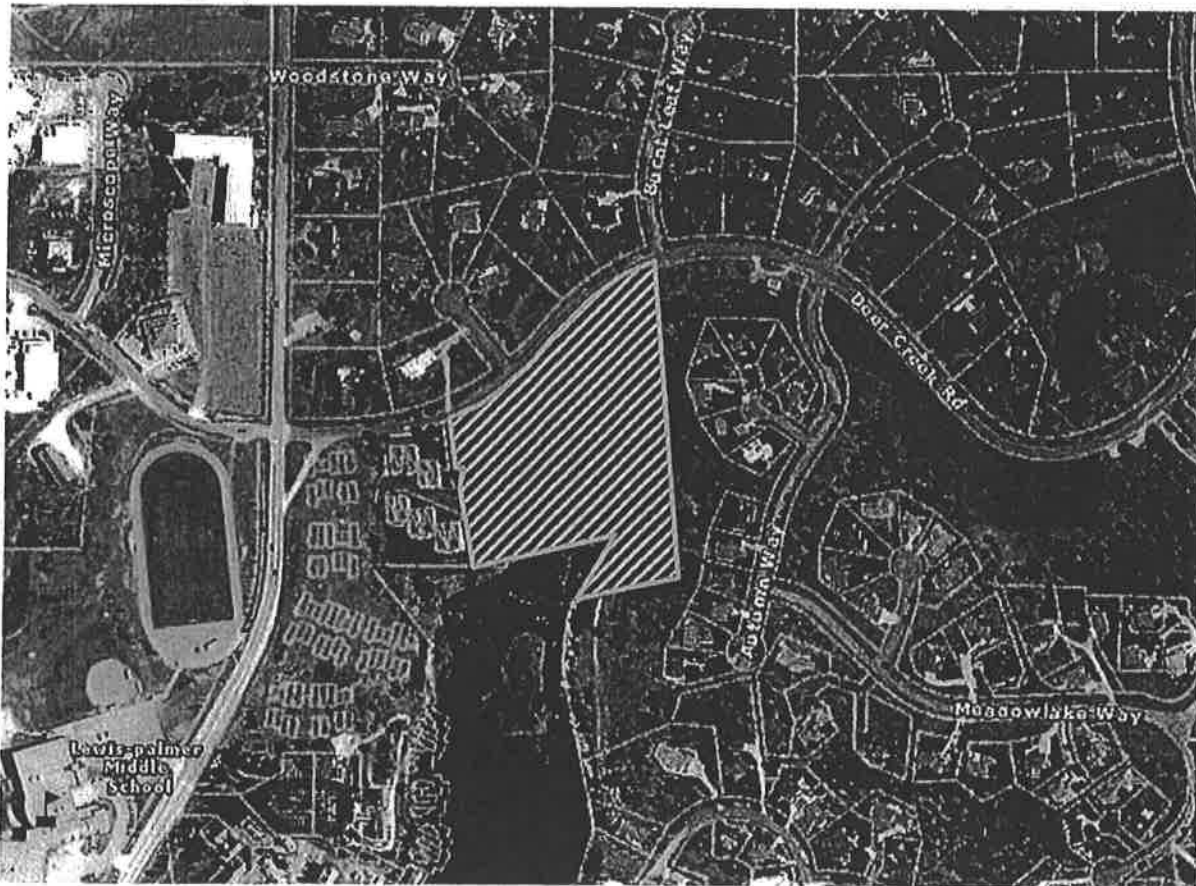
N.E.S. Inc.  
619 North Cascade Avenue  
Colorado Springs, Colorado 80903

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**LOCATION**

North Bay at Lake Woodmoor is located southeast of the intersection of Woodmoor Drive and Deer Creek Road. Deer Creek Road forms the northern boundary of the property and Lake Woodmoor lies to the south. To the west is The Cove at Woodmoor condominium development and to the east is an open and forested common area owned by the Woodmoor Improvement Association (WIA), beyond which is Lake Woodmoor single-family residential neighborhood. The site comprises approximately 7.23 acres.



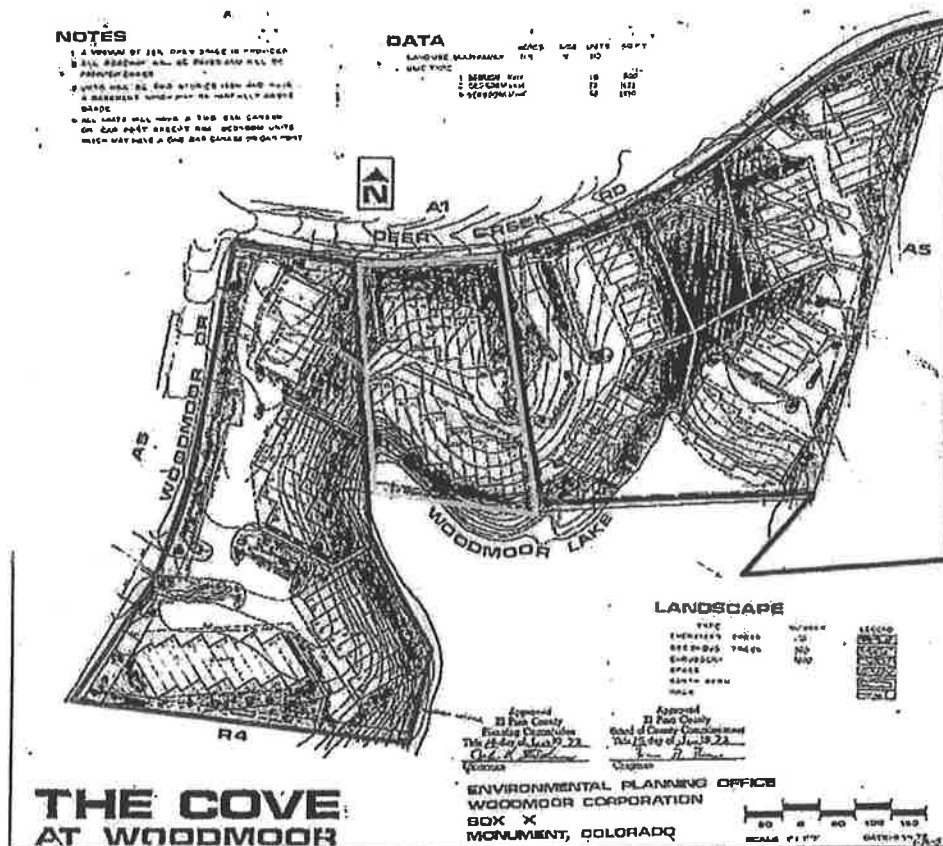
### REQUEST

Lake Woodmoor Holdings LLC requests approval of the following applications:

1. A Rezone from R-4 (Planned Development District – Obsolete) to PUD (Planned Unit Development District);
2. A Preliminary/PUD Development Plan for North Bay at Lake Woodmoor for a 28 unit townhome development on 7.23 acres, at a gross density of 3.87 dwelling units per acre and a maximum height of 30 feet; and
3. A Final Plat for North Bay at Woodmoor for 28 lots and 5 tracts on 7.23 acres.

### HISTORY

The property is part of a larger parcel for which a Development Plan was approved in 1972. The approved plan proposed 110 townhomes on 11.4 acres; a density of 9.6 dwelling units per acre. In 1974, two acres were platted for 20 Condominium units at The Cove at Woodmoor, which lies immediately west of the subject property (yellow). In 1979, four acres to the west of the Cove at Woodmoor were platted as the Waterside Condominiums (blue), which accounted for a further 40 units of the 110 units originally approved. The remaining 5.4 acres of the 1972 plan is part of the current PUD application site and would have accommodated the remaining 50 units approved by the 1972 Plan (red).



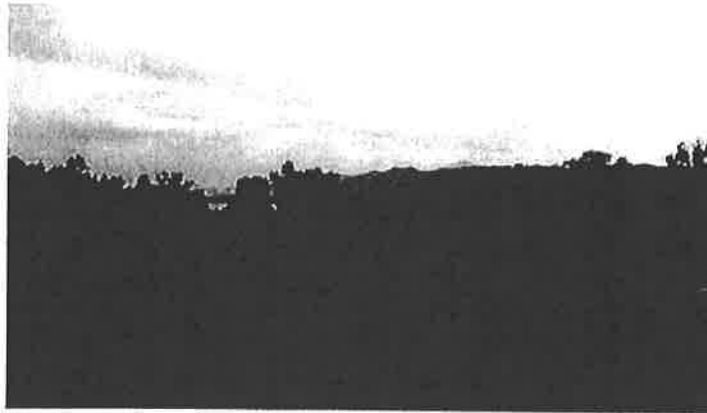
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## SITE DESCRIPTION

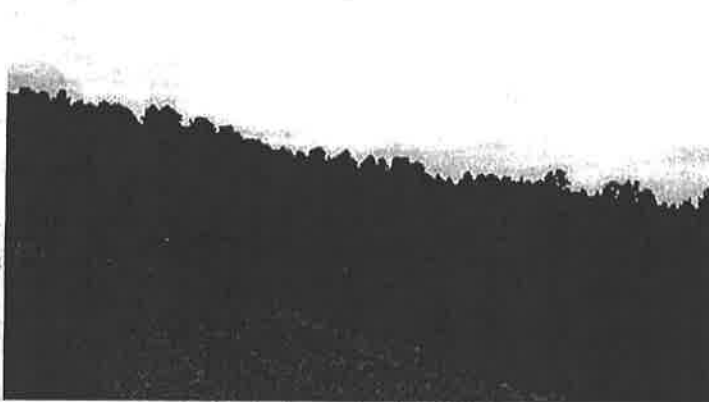
The site comprises undulating grassland with scattered trees and more substantial wooded areas along the eastern and southern boundaries.

The central part of the site is within the floodplain and there are wetland areas in the northeast corner of the property and adjacent to Lake Woodmoor.

A number of informal trails currently cross the site providing access to the lake.



There is an existing utility road off Deer Creek Road that provides access to the lift station in the southeast corner of the site.



The dense wooded tract along the eastern boundary of the site that is owned by the WIA provides a substantial buffer to the existing single-family residential neighborhood beyond.

Adjacent to the site's western boundary is The Cove at Woodmoor Condominium development. The western section of the site includes part of the access road and parking area for condominiums. The right to use this area for such purposes is provided by a non-exclusive access easement.



## PROJECT JUSTIFICATION

### PUD rezoning

The property and the wider area to the south, west, and east are zoned R-4, which is an obsolete zoning for Planned Development. Any new development proposal for the property requires a rezoning.

It is proposed to rezone the property to PUD as this is the current equivalent of the old R-4 zoning and is therefore compatible with the surrounding R-4 zoning. The PUD zoning also allows for flexibility in the dimensional and design standards needed to accommodate the proposed townhome product and enables the protection of the floodway and wetlands areas.

The proposed PUD District zoning is consistent with the approval criteria set forth in Section 4.2.6.D of the LDC as follows:

- 1. The application is in general conformity with the Master Plan;**  
The site lies within the Woodmoor Sub-Area of the Tri-Lakes Area Comprehensive Plan and is identified for medium density residential development. At a gross density of 3.87 dwelling units per acre, the project complies with this land use designation.
- 2. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;**  
The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.
- 3. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;**  
The proposed townhome development is consistent with the existing R-4 zoning and the previously approved Development Plan for the property and is therefore a suitable use for the property. The townhome development is harmonious with the existing and proposed uses surrounding the property, which comprise condominiums to the west and single-family residential to the east.
- 4. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;**  
The proposed PUD zoning for a townhome development will provide an appropriate transition between the less dense single-family residential to the east, and the more dense townhome development to the west. There is a substantial tree buffer between the site and the single-family residential to the east.

- 5. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;**  
The bulk of the proposed townhomes and the associated landscaping and buffering are compatible with the surrounding area.
- 6. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;**  
The natural features on the site have been preserved wherever possible and incorporated into the site design. The wetland areas have been preserved. A Conditional Letter of Map Revision (CLOMR) has been requested from FEMA for the realignment of the flood way.
- 7. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;**  
The development includes a large central open space and walking trails have been incorporated.
- 8. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;**  
All necessary utility and fire protection commitments have been obtained. The traffic report demonstrates that the development is within the capacity of existing roads.
- 9. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;**  
The development conserves environmental features and provides interconnected open space and trails.
- 10. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;**  
There are no mineral rights owners on this property.
- 11. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and**  
No deviations are requested.
- 12. The owner has authorized the application.**  
Yes.



### Preliminary/PUD Development Plan

The Preliminary/PUD Development Plan proposes the construction of 28 townhomes in a combination of duplexes, triplexes and fourplexes at a gross density of 3.87 dwelling units per acre. This is significantly less dense than the approved 1972 plan. The maximum height of the buildings is 30 feet and each unit will have a two car garage. An additional 27 parking spaces are provided within the development.

The Preliminary Plan zoning is consistent with the approval criteria set forth in Section 7.2.1.D.2.e of the LDC as follows:

- 1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;**  
The site lies within the Woodmoor Sub-Area of the Tri-Lakes Area Comprehensive Plan and is identified for medium density residential development. At a gross density of 3.87 dwelling units per acre, the project complies with this land use designation.
  - 2. The subdivision is consistent with the purposes of this Code;**  
The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. This proposed townhome development will provide new and affordable housing opportunities that will benefit the citizens of El Paso County.
  - 3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**  
The subdivision design standards are met. There is no approved sketch plan.
  - 4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;**  
A sufficient water supply is available as demonstrated in the Water Resources and Wastewater Treatment Report prepared by Kiowa Engineering Corporation and through the water supply commitment from Woodmoor Water & Sanitation District.
  - 5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;**  
Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report prepared by Kiowa Engineering Corporation.
  - 6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];**  
These matters are addressed in the Geotechnical Report prepared by CTL Thompson Inc.
-

**7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

These matters are addressed in the Drainage Report prepared by Kiowa Engineering Corporation

**8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**

The project is divided by the floodway into two halves that will be accessed via individual private streets off Deer Creek Road. The eastern section of the site will be served by a dead end road that serves 14 units and continues to provide utility access to the lift station. The remaining 14 units in the western section of the development will be served via a loop road that utilizes the existing access road for the condominiums. As part of this development it is proposed to resurface and stripe the parking area which will provide a more efficient parking configuration.

**9. The proposed subdivision has established an adequate level of compatibility by**

- 1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**  
A substantial part of this project will remain as open space and serve as an amenity for residents. It is not proposed to provide public access to the floodway area but new trail connections are proposed that will continue the public access to the lake area.
- 2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;**  
Appropriate provision is made in this regard given the context of the site and surrounding area.
- 3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;**  
Landscaping is included to buffer the development from adjacent uses where appropriate.
- 4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and**  
As part of this application, a revised flood way is proposed and the wetland areas will be protected from development impact. This contrasts with the 1972 approved development which proposed a more extensive development of the site. A detailed analysis of the natural features, wildlife and wetlands is provided in the accompanying ECOS environmental report.
- 5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**  
The Traffic Report by LSC Transportation Consultants Inc. demonstrates that the development will not materially impact existing levels of service on surrounding County Roads. The reports relating to water supply, wastewater treatment and drainage

demonstrate that there will be no negative impact on the levels of service of County services and facilities

**10. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

There are numerous utilities and utility easements that cross this site and a number of these are to be relocated to facilitate the development project, as depicted on the accompanying utility plans. Water and sanitary sewer service is to be provided by Woodmoor Water and Sanitation District and Mountain View Electric Association Inc. and Black Hills Energy will provide electric and natural gas services to the subdivision respectively. The required Will Serve letters are included with the submittal.

**11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and**

The site lies within the Tri-Lakes Monument Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.

**12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**

The proposed subdivision meets the applicable sections of these parts of the Code.

**Final Plat**

A Final Plat is submitted for 28 lots and 5 tracts, two of which are for private streets. The Final Plat accords with the approval criteria set forth in Section 7.2.1.D.3.f of the LDC, which are broadly the same as those for the Preliminary Plan referenced above. The additional criteria are that the Final Plat should be consistent with the Preliminary Plan, which it clearly is, and that any off site impacts are addressed in a Subdivision Improvement Agreement (SIA). The SIA will be submitted after the first round of review comments so that any additional requirements can be taken into account. Similarly CC&Rs will be submitted after the first round of review comments.

**ACCOMPANYING REPORTS:**

The following Reports are submitted to support this application:

Geotechnical Report by CTL Thompson Inc.

Traffic Report by LSC Transportation Consultants Inc.

Final Drainage Report by Kiowa Engineering Corporation

Water Resources and Wastewater Treatment Report by Kiowa Engineering Corporation

Environmental Report by ECOS Ecosystems Services LLC

# EL PASO



# COUNTY

COMMISSIONERS:  
SALLIE CLARK (CHAIR)  
DARRYL GLENN (VICE CHAIR)

DENNIS HISEY  
AMY LATHEN  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

RECEIVED

DEC 16 2016

## Review Agency Comment Sheet

DIVISION ENGINEER  
PUEBLO, COLORADO

|                                                                                                          |                                                                                                                                                                                                                                                                                                                                             |                         |                   |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------|
| <b>Date:</b>                                                                                             | 12/6/16                                                                                                                                                                                                                                                                                                                                     | <b>Review Agency:</b>   | Co DWR Dam Safety |
| <b>File Number:</b>                                                                                      | SF-16-021                                                                                                                                                                                                                                                                                                                                   | <b>Reviewer:</b>        | _____             |
|                                                                                                          |                                                                                                                                                                                                                                                                                                                                             | <b>Project Manager:</b> | _____             |
| <b>Send response comments to:</b> <a href="mailto:DSDcomments@elpasoco.com">DSDcomments@elpasoco.com</a> |                                                                                                                                                                                                                                                                                                                                             |                         |                   |
| <b>Project Name:</b>                                                                                     | North Bay at Lake Woodmoor Final Plat                                                                                                                                                                                                                                                                                                       |                         |                   |
| <b>Request:</b>                                                                                          | A request by Lake Woodmoor Holdings LLC for a final plat to create 28 townhome lots, and 5 tracts on a 7.23 acre parcel presently zoned R-4 (obsolete). A PUD/preliminary plan is being processed concurrently. The applicants have requested a CLOMR from FEMA to realign the floodplain to that which is shown on the final plat drawing. |                         |                   |
| <b>Commissioner Dist:</b>                                                                                | 1                                                                                                                                                                                                                                                                                                                                           |                         |                   |
| <b>Tax ID# (s):</b>                                                                                      | 71114-04-111, 71114-00-007                                                                                                                                                                                                                                                                                                                  |                         |                   |

**Outside Review Agencies:** Please email comments to the DSD Comments e-mail noted above. Comments can also be faxed to 719-520-6695 or mail written comments to the Planning and Community Development Division directly. **NOTE:** If this form is not returned, additional review information will not be provided.

**County Review Agencies:** Please type your comments in Arial 11.

**All comments must be returned to the  
EPC Planning and Community Development Department no later than:  
  
December 29, 2016**

NOTE: If plan sets are returned Please identify your review comments on plan sets by printing the date, your name and company/agency for future reference.

**Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Previous Reference Files:**  
PUDSP-16-004, EA-16-024

**Fire District:**  Yes (Fire Marshall Review Optional)       No (Fire Marshall Review Required)

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695