

September 24, 2018

Nina Ruiz,  
Planner II  
El Paso County Planning & Community Development,  
2880 International Circle, Suite 110,  
Colorado Springs,  
CO 80910

Dear Ms. Ruiz:

**RE: Northbay at Lake Woodmoor, Final Plat SF-16-021 – 2<sup>nd</sup> Review Response**

This letter responds to your December 28, 2017 review letter relating to the above referenced project. Responses to review comments are shown in **red** below.

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

**Planning Division**

General

1. The final plat cannot be scheduled for hearing prior to the PUDSP. **Noted.**
2. The SIA will need to be reviewed with the next submittal. **SIA is included in this submittal.**
3. The item cannot be scheduled for hearing without a finding of sufficiency by the State Water Engineer and County Attorney. **The Dec 28, 2016 letter from the State Water Engineer indicated that WWSD has sufficient water resources to serve the proposed development.**
4. The item cannot be scheduled for hearing without the engineering documents being signed and approved by the County Engineer. **Noted.**
5. Additional redlines and comments will be provided upon completion of the engineering review. **Received and addressed.**

Title

1. It appears that not all easements are shown on the "as platted", please revise accordingly. If easements shown on the title have been vacated please provide documentation for the vacation. **Addressed.**

Application

1. Please select final plat as the application type (use the new fill-able application). **Revised application form provided in old format for consistency with original submittal.**

**Engineering Division**

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". **Unresolved for the SWMP. Addressed.**

2. Resolved.

#### Plat Map

1. The sight triangle for Shore ditch Heights crosses onto private property; therefore, a "Sight Distance Easement" shall be dedicated (ECM Section 2.3.6.G.1 & 2). **Unresolved. Addressed in note 6 and on sheet 5.**
2. Resolved.
3. Resolved.
4. Resolved.
5. Resolved.
6. Resolved.
7. Resolved.
8. Resolved.
9. **See the attached plat pdf for additional redline comments. Addressed.**

#### 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. **Partially resolved. Include a statement at the end of the Stormwater Detention and Water Quality Design or in the Conclusion that the on-site permanent BMPs are private and maintained by North Bay at Lake Woodmoor Homeowners Association. Statement was already included in Part II, "Drainage Facility Design" (Page 4). Statement also added to Part III, "Conclusions" (Page 11).**
2. Resolved.
3. Resolved.
4. Resolved.
5. Resolved.
6. Resolved:

#### Grading & Erosion Control Plan

Resolved.

#### Residential Subdivision Construction Drawings

1. Resolved.
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). **The PUD resubmittal identified these as PUD Modifications. If the County Commissioners denies these modifications the proposed roadways must be revised to meet EPC ECM roadway design standards. Noted.**
3. Roadway P&P sheets (6 & 7)

- a. Provide the stationing labels along the centerline on the plan view. **Unresolved.**  
**Provided.**
  - b. Resolved.
  - c. Resolved.
  - d. Resolved.
  - e. Include the A.D. and K value in the vertical curve label. **See comment number 2.**  
**Provided.**
  - f. Revise the pedestrian ramp layout at the hammerhead intersection per ECM detail SD\_2-41. **Unresolved, but no additional action required since this is a private road. However, the ramps should be oriented perpendicular to the road, facing the other ramp. See the 2010 ADA Standards for Accessible Design for guidelines regarding diagonal curb ramps.**
- 4. Provide a signage and striping plan and insert the attached County standard signage and striping notes. Also, is parking permitted on the street? **How do people know no on street parking is allowed since no sign is installed?** **The streets will be marked/painted as no parking fire lanes.**
  - 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. **A license agreement is required for the trail since it's located within the ROW. Coordinate with the planner/project manager. Provided.**
  - 6. Resolved
  - 7. Resolved.
  - 8. Resolved.
  - 9. Resolved.

#### Financial Assurance

Resolved.

#### SWMP

Resolved.

### **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 SF-16-021. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

- 1. The Applicant Comment Response Letter indicates that an application for Nationwide Permit 29 was approved by the U.S. Army Corps of Engineers (USACOE) in a letter dated June 19, 2017. A copy of this letter was not included with the submittal and 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. **This was provided with the second submittal and has since been uploaded again.**
- 2. The Applicant Comment Response Letter indicates that a Wildlife Report was prepared by Ecos. This report was not included with the submittal and shall be provided for review by the

Environmental Division. This was provided with the second submittal and has since been uploaded again.

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. All required approvals have been obtained.

## **Parks**

These comments were endorsed by the Park Advisory Board on January 11<sup>th</sup>.

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. **Noted.**

## **EL PASO/TELLER 911**

No comment for 911 All street names previously approved. **Noted.**

## **TRI-LAKES-MONUMENT FIRE PROTECTION DISTRICT**

Tri-Lakes Monument Fire Protection District (TLMFPD) upon review of the proposed building has determined that the proposed design appears to meet the minimum requirements established by the International Fire Code-2009 (IFC-09) and the TLMFPD Local Amendments to the IFC-09. **Noted.**

This site and future structure shall be designed and constructed in accordance with the IFC-09 as adopted and amended locally by the TLMFPD. **Noted.**

## **RBD**

**Enumerations:** Initially I did not see that this new development's access would be the same access as the existing condos to the west as The Cove at Woodmoor. Is that correct? Will the direct access to the condos from Deer Creek Road be blocked off? If so, this possess a problem with the addressing for both developments. The Cove Condos are addressed from Deer Creek Drive, naming this access Redbridge Point will cause much confusion. Northbay at Lake Woodmoor lots 15-28 will need to be addressed from Deer Creek Drive as well. Please let me know so that we can start the address on either Deer Creek Road or Redbridge Point. **The existing driveway access to The Cove Condos will not be blocked off. There is an existing access easement for the benefit of both properties. Redbridge Point just serves the proposed townhomes. The driveway access to the condos off Deer Creek will not be named Redbridge Point.**

**Floodplain:** I think we can include this note, or something similar, on the plat for the subject filings along with any other floodplain disclaimers so that the plat can move forward prior to the LOMA becoming effective. Per Keith Curtis. Please send updates regarding CLOMR to Keith Curtis once received.

[Keith@pprbd.org](mailto:Keith@pprbd.org). Floodplain Note: No Building permits will be issued for lots X,Y,Z until after the FEMA Special Flood Hazard area is removed from these lots via a FEMA map change that has become effective.

**Note added.**

## **MVEA**

MVEA requests a blanket easement. **All tracts allow for utilities. A blanket easement also added.**

## **COLORADO DIVISION OF WATER RESOURCES**

It does not appear the estimated demand or proposed water supply for the development has changed since our last review; therefore, please refer to our letter dated December 28, 2016. **Noted. Dec 28, 2016 letter indicated that WWSD has sufficient water resources to serve the proposed development.**

## **WWSD**

Various comments on CDs. **All WWSD comments have been addressed.**

## **NEPCO**

1. The density of the proposed development provides a smooth transition between the neighbors to the east and to the west. **Noted.**
2. Shoreditch Heights and Redbridge Point roads are depicted as private roads on page 2. Because the future is difficult to predict, are they going to be constructed to El Paso County specifications if the residents (future Homeowners Association members) request the County assume responsibility for their maintenance? **The private streets are generally to be constructed to County standards, other than the specific modifications requested as part of the PUD Development/Preliminary Plan.**

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

Sincerely,



**Andrea Barlow, AICP**

Principal

N.E.S. Inc.