



WOODMOOR

Water & Sanitation District No. 1

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

December 23, 2019

Kiowa Engineering
c/o Chris Castelli

RE: North Bay

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

General Comments

1. This review is a general overview of the drawing set received December, 2019

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1. There are sections of utility easements which cannot be vacated because the existing utilities require 10 to 15 feet of easement on either side. Please clearly note which sections will be kept, and which sections are to be vacated.

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1. There are two utility easements running across the lower center of the plat, highlighted in blue on the District's scanned plat comments. There is a gap between the two, circled in pink. Please verify that this is correct, and correct to ensure that there is no gap in utility easements.
2. Easements for sanitary sewer must extend a minimum of 15 feet on either side of the pipe. Please verify that the easement in the northeast corner of the plat is substantial, and note the width.
3. Will Tracts A, B, and C be used as utility easements? If so, please clearly note.
4. Please label the description and width, which must be 20 feet at minimum, of the easement for the raw water pipeline, beginning on the northwest corner of the plat.

5. To the west side of Lot 14, there is a dotted line. Is this indicating an easement? If so, please label and note the size.

If you should have any questions, please contact me.

Sincerely,

Ariel Hacker
District Engineer

Cc: Jessie J. Shaffer
Randy Gillette