

December 7, 2017

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 - 1<sup>st</sup> Review Response**

This letter responds to your January 3, 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 until the floodplain amendment is complete and finalized (8.4.2.B.d). **Only a CLOMR is required prior to platting and this is now in place.**
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. **Noted.**
3. Please ensure that the proposed product will fit onto the lots while meeting the PUD standards. **The lots and setbacks have been designed around the proposed product.**
4. The file number is SF-16-021. **The file number has been added to the sheets.**

Application

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

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). **Changed to Planning and Community Development Department.**
8. Please add a note to address the requirement for underdrains. **Note added.**
9. Please add an easement for the common sidewalk. **Easement added.**
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.). **Tract uses identified in Plat notes.**
11. Please fill in the ownership and maintenance statements on page 2. **Added.**
12. Is there an existing easement for the roadway connection and improvements to the south? Please include this on the plat drawing. **Assume this refers to the road access to the west as there is none to the south. As noted on the Plat, this area is within the Owners property**

boundary so no easement is required to allow these improvements. There is an existing easement to provide the adjacent condo owners with access and parking on the Owners land.

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. Floodplain revision as approved by CLOMR is shown on the plat.
14. Please show the floodplain as no build on the plat. Added.
15. There are no utility /drainage easements shown on the plat. Please add easements as required by 8.4.5 and 8.4.6. Standard lot easements not applicable and not requested by utility companies. All tracts allow for utilities.
16. The BoCC signature infers the roadways will be public but we understand the request is for private roadways, please amend. Amended.
17. Please add a note stating there shall be no direct lot access onto Deer Creek Road. Added.

#### 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.  
The review criteria for the Final Plat are mostly identical to those for the Preliminary Plan and there is no merit in repeating them in the same Letter of Intent. The discussion under the Final Plat clearly refers back to the Preliminary Plan criteria with the exceptions noted and addressed. Citations from the Policy Plan have been added.
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. Both applications continue to be processed together.

### 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". PCD Project No. added to these documents.
2. Use the latest version of the ESQCP application form (4 pages total). Using latest version of ESQCP

#### 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). Added.
2. Identify the PID the applicant chooses to be included into for the road impact fee. Added.
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).* Added.

4. Add the following notes:
  - a. There shall be no direct access to Deer Creek Road. **Added.**
  - b. Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. **Alternative underdrain note added that references recommendation of the Geo-tech report.**
  - 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. **Added.**
5. Identify the two proposed roads as "Private". **Added.**
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. **Revised.**
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. **Added.**

#### Traffic Study

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

#### 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. **Stormwater quality treatment has been added for the site and discussion added to report.**
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. **Provided in Appendix C**
  - 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. **Discussion added to report**
  - c. Insert the referenced section of the DBPS that notes Lake Woodmoor may be used for flood water storage. **Discussion added to report**
  - d. Provide a letter from Woodmoor Water & Sanitation District allowing the use of their facility for this developer's flood storage. **Provided in Appendix F**
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. **Section added to report.**
4. Under the Lake Fork Dirty Woman Creek Improvements (pg 6) state that per the DBPS the three check structures are non-reimbursable improvements. **Added to report.**
5. Explain within the narrative why the 24" low flow creek diversion remains in the proposed condition. **Explanation added to report.**
6. HEC-RAS calculation comments:
  - a. Provide an exhibit (plan view) showing the HEC-RAS cross section locations. Additional cross sections may be required. **Exhibit (Figure 2) added to Appendix D.**
  - 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. **Discussion added to report, shear stress calculations included in Appendix D.**

- c. Adjust the manning's n value going through the culvert (RS=783) to 0.013 for concrete. **RS=783 shows the Manning's n values for the cross sections immediately upstream and downstream of the culvert. Screen capture of the HEC-RAS Culvert Data Editor (included in Appendix D) shows a Manning's n value of 0.013 used through the culvert.**
- d. The overbank n value should be smaller at the retaining wall areas since the material is concrete. **Values for Manning's n were adjusted at the retaining wall areas.**
- e. Provide a narrative summarizing the results of the HEC-RAS calculation. **Added to report.**
- 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. **Discussion added to report, superelevation calculations and HEC-RAS cross sections showing velocity distribution through this reach are included in Appendix D.**

#### Grading & Erosion Control Plan

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

#### Residential Subdivision Construction Drawings

1. Include a point of contact list in the cover sheet. **Included**
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). **Acknowledged**
3. Roadway P&P sheets (6 & 7). **Provided and revised**
  - 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? **Provided, no on street parking**
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. **Provided**

6. Storm P&P sheets (13 & 14)
  - a. Show the proposed lot lines. **Lot lines now shown.**
  - b. Label the storm sewer systems and check structures as Private. **Labels added.**
  - c. Place the segment of Storm System 'A' going through Lot 17 in an easement. **Easement added.**
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). **Detail updated.**
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. **Included**
9. Provide an underdrain plan. How will the underdrain continue to a suitable outfall since the proposed sanitary is connecting to existing? **Provided**

#### Financial Assurance

1. Provide quantities in Section 3 for on-site water quality. **Provided**
2. Update the Type D Inlet (15'-20' depth) quantity to 2. **Quantity updated.**
3. Provide quantities for temporary sedimentation basin in section 1 and show location in the GEC plan. **Provided. Temporary sediment basins will be located where the proposed sand filters are shown. The temporary basins will be completely removed at the end of construction and replaced with the permanent sand filters.**

#### 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. **Acknowledged**

### **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.

**Noted.**

### **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

**Only a CLOMR is required prior to platting and this is now in place.**

**The floodway is different to the floodplain. The floodway is not changing. The approved CLOMR adjusts the floodplain to match the floodway.**

### **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>

**Noted.**

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

We have no comments at this time. **Noted.**

### **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.

An application for the Nationwide Permit 29 for Residential Developments construction in compliance with the Pre-Construction Notification (PCN) requirements of the Clean Water Act and County requirements was submitted to the U.S. Army Corps of Engineers (USCOE) on April 18, 2017 and was approved on June 19, 2017. A copy is attached to this resubmittal.

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.

As noted in Ecos' Wildlife Report the highest quality habitats will be preserved in open space areas and additional habitats will be created in the floodway.

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.

The required approvals have been or will be obtained prior to project commencement.

#### **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.

**Noted.**

**EL PASO/TELLER 911**

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

**TOWN OF MONUMENT**

No comment. **Noted.**

**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.

**All tracts allow for utilities.**

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.

**Noted.**

**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.

**Noted.**

#### **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.

**Noted. Basements are not proposed. Regional Building Department requires lot-specific soils reports.**

#### **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.

The 404 permit has been obtained. The ECOS Report addresses wildlife habitat, including PMJM, and also addresses noxious weed control. Many of the general recommendations are included in the HOA CC&Rs. The landscaping uses native species and no development or lot fences are proposed but fencing for pet enclosures may be allowed if requested by homeowner.

### **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.

No development is planned below the evaluation of the dam crest.

### **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 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? **There are no mineral rights.**
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. **The traffic report was provided to the County with the original submittal and is available in the County file for this application.**

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.

Amended.

The requested copies of all resubmittal documents are enclosed. If you have any questions, please contact me at 719.471.0073 or [abarlow@nescolorado.com](mailto:abarlow@nescolorado.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Barlow". The signature is fluid and cursive, with the first name "Andrea" being more prominent than the last name "Barlow".

**Andrea Barlow, AICP**  
Principal  
N.E.S. Inc.