



# WOODMOOR

Water & Sanitation District No. 1

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

June 07, 2017

LDC, INC.  
C/o David Hostetler  
3898 Maizeland Road  
Colorado Springs, CO 80909

**RE: High Pines Patio Homes Phase 2C (SF1714)**  
Residential Subdivision Planning Documents (5 sheets) REVIEW 1

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

## General Comments

1. This review is a general overview of the Plat Drawing. This review does not encompass technical aspects of design for the proposed water and sewer systems within the development such as minimum curve radii, maximum deflection requirements, slopes, etc. A digital .pdf file of WWSD System Specifications can be obtained from the District Engineer at [joeys@woodmoorwater.com](mailto:joeys@woodmoorwater.com).
2. In accordance with the recorded Easement Agreement (reception #206105039), WWSD has the right of ingress and egress to the premises "for any purpose necessary for the construction, reconstruction, operation, use, maintenance, repair, replacement and/or removal of the Improvements." Please revise note 13 as appropriate.
3. Please note that agreements referenced regarding supplemental water dated August 10, 1999 and May 23, 2000 have been exercised to exhaustion as of December 31, 2006. Supplemental water service fees, inclusion fees, and offsite facility fees for all High Pines Patio Homes Phase 2C units have been paid and any remaining portion(s) of supplemental water service from previous agreements has reverted back to WWSD.

If you should have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joseph Seed", written over the printed name.

Joseph Seed  
District Engineer

Cc: Jessie J. Shaffer  
Randy Gillette