



Drexel, Barrell & Co.

February 23, 2026

Town of Monument – Planning Department
Attn: Dan Ungerleider, Director of Planning
645 Beacon Lite Road
Monument, CO 80132
719-651-5405

**RE: Comment Response Letter 1 for
Willow Springs Ranch West Annexation
Lots 1 & 2 Ward Subdivision, EPC Tax Schedule #71270-01-014**

Mr. Ungerleider,

On behalf of Willow Springs Ranch, LLC, please accept this Comment Response Letter as part of Drexel Barrell & Co.'s resubmittal to Town of Monument regarding the aforementioned project. Comments from November 21, 2025 with (bolded) corresponding responses have been addressed below.

E911 Authority

- Comments for E911 reserved until names are submitted for internal development.
- Street naming information (criteria, existing/reserved names) can be found at:
<https://www.elpasoteller911.org/street-emergency-number-databases>

Acknowledged.

El Paso County letter attached (dated November 14, 2025, excerpts below)

EPC Engineering:

1. County would request that the ROW for the new road connecting to Forest Lakes Drive be part of the annexation, this would allow continuous roadway for operation and maintenance for Town of Monument as opposed to a short stretch of road for county maintenance.

The ROW for new road connecting to Forest Lakes Drive included in annexation.

2. Please provide a copy of the Traffic Report, when provided, to determine impacts to county roads.

Traffic Report provided.

3. County access permit will be required for connection to county road.

Acknowledged, access permit to be provided upon the Construction Document phase.

4. Please provide a copy of the drainage report, when provided, to ensure there are no negative impacts to county storm infrastructure.

Engineers/Surveyors

Colorado Springs
Lafayette

100 Sahwatch St. #101
Colorado Springs, CO 80903

719 260-0887

Acknowledged, drainage report to be provided with the Development Plan phase.

EPC Stormwater Review 1:

EPC DPW Stormwater has no comments on this annexation application but has the following comments on potential future projects: Once the development of the property progresses, please provide a drainage report and construction drawings to El Paso County for an outside agency review of potential impacts to El Paso County stormwater. Ensure the proposed detention pond has a suitable outfall and document if the project will have stormwater runoff to El Paso County jurisdiction.

Acknowledged, drainage report to be provided upon the Development Plan phase.

Planning and Community Development Division:

EPC Planning Review 1: The Annexation Impact Report will be presented to the Board of County Commissioners prior to the Town of Monuments public hearing before city council. Staff has the following comments:

Town of Monument comments

1. The proposed annexation would result in creating County enclave within the Town of Monument which may have little or no possibility of future annexation. To avoid this while still proceeding with the annexation, it is recommended that Parcel No. 7127001016 be included in the annexation.

Parcel 7127001016 will not be included with this annexation as that property owner does not wish to annex at this time. Drexel, Barrell & Co. will, however, provide an annexation plat and legal description for the Town to utilize for annexing this parcel after the annexation of Willow Springs Ranch West..

2. The proposed annexation is in conflict with the Your El Paso County Master Plan which identifies this parcel as a "Rural Placetype". Appropriate land uses include agricultural or large lot rural estates. The proposed density does not fit within this Placetype.

This has been confirmed as a non-issue from the Town of Monument's standpoint as per December 18, 2025 meeting.

3. We request the opportunity to review and comment on future development applications if this annexation is approved.

Acknowledged.

MVEA letter attached, dated November 18, 2025, excerpts below)

This area is within Mountain View Electric Association, Inc. certificated area. MVEA currently serves this parcel according to our Line Extension Policy. Information concerning connection requirements, fees, and upgrades under MVEA's Line Extension Policy can be obtained by contacting MVEA's Engineering Department.

Acknowledged.

MVEA requests a ten (10) foot front, side, and rear lot utility easements on the plat. MVEA also requests the platting of MVEA's existing facilities with easements on the plat. Additional easements may be required.

10' front, side and rear lot utility easements along with MVEA's existing facilities with easements will be included on the final plat when that is submitted. The requirement for the potential for additional easements is acknowledged.

MVEA has existing electric and/or broadband facilities near and within this parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.

Acknowledged.

Monument Fire

- This development will fall within the Wildland Urban Interface according to the state map (see attachments) and will be subject to the Colorado Wildfire Resiliency Code if permitted after 7/1/2026.

Acknowledged.

- Fire Department will require review of roadways for fire department access and fire hydrant location(s) when site plan is submitted.

Acknowledged.

- Fire Department fees will apply in addition to Town of Monument fees.

Acknowledged.

IMEG letter attached (Town Engineer), dated November 18, 2025, excerpts below

The following documents were provided and reviewed:

- Annexation Checklist, dated 10/23/2025, completed by Tim McConnell of Drexel Barrell
- Exhibit A, Legal Description of Willow Springs Ranch Annexation
- Willow Springs Ranch West Annexation Plat, dated 10/01/2025, prepared by Drexel Barrell
- Proposed Willow Springs Ranch Conceptual Land Use Plan, dated 10/14/2025 prepared by Drexel Barrell
- Pre-Annexation Narrative/Project Statement dated 10/16/2025, prepared by Drexel Barrell
- Will Serve Letter dated 10/20/25, signed by Division Chief Jonathan Bradley, for the Monument Fire District
- Will Serve Letter dated 10/21/2025 signed by Laura Hutson for the Monument Valley Electric Association
- Petition for Annexation, dated 10/23/25 signed by Randall Oleary
- Title Policy valid through 4/30/25

Acknowledged.

Missing Documents:

- Annexation Impact Report

Report was initially provided and there are no comments as per IMEG (as stated in December 18, 2025 meeting).

- Correspondence from Monument Sanitation District

Will Serve Letter from Monument Sanitation District was initially provided and there are no comments as per IMEG (as stated in December 18, 2025 meeting).

- Environmental Compliance Approach Letter referred to in the Pre-Annexation Narrative

Environmental Compliance Approach Letter was initially provided and there are no comments as per IMEG (as stated in December 18, 2025 meeting).

- Water Rights and Conveyance Documents, the Applicant has indicated the site will be served by the Town of Monument; water rights and conveyance documents must be provided to Town of Monument.

Water rights document is provided (see Water Decree, Case #24CW3053). Conveyance documents will be provided with the formal annexation as required by the Town. It has been determined that there is adequate water to support the development, see water rights document (Water Decree, Case #24CW3053) and summary calculation as follows:

AQUIFER	NET SAND (ft)	Total Withdrawal (Acre Feet)	Annual Avg. Withdrawal 100 Years (Acre Feet)	0.50 Acre Feet/Year
Dawson (NNT)	100	792	7.92	15.84
Denver (NNT)	320	2,150	21.50	43.00
Arapahoe (NT)	360	2,420	24.20	48.40
Laramie-Fox Hills (NT)	185	1,100	11.00	22.00
TOTAL SUPPORTABLE SINGLE-FAMILY UNITS				129.24

Available water under the property can support up to 129 SFE's.

Additional Documents needed:

- Traffic Impact Analysis

Traffic Impact Analysis provided.

We offer the following summary and overall comments:

1. Site Location and Topography

The 39.6-acre site is located north of Forest Lakes Drive and west of Willow Ranch Road. The site has areas of slope in excess of 30% and from west to east slopes toward Monument Creek, which meanders through the site along the eastern boundary. At its

highest point along the western boundary, the property is approximately 100' above the flowline of Monument Creek.

Acknowledged.

2. Public Water

The application proposes that the site will connect to Town of Monument water via a connection at Willow Springs Ranch Filing 2. The proposed connection point has not been indicated in the submitted information.

Proposed water connection point and loop included, see Conceptual Land Use Plan.

3. Wastewater

The project will be served by the Monument Sanitation District with gravity flow to the existing lift station near Willow Ranch Road in the Willow Springs Ranch Development. A Will Serve Letter from the Monument Sanitation District has not been provided, which is required per the Town's Annexation Checklist. It is assumed that the Monument Sanitation District will ensure that the existing lift station and force main delivering wastewater to the treatment facility has the capacity needed to serve this development. If the lift station and/or force main are undersized, this development would need to provide any required system upgrades.

Acknowledged. It has also been acknowledged by IMEG that the Will Serve Letter from Monument Sanitation District was initially provided and there are no comments as per IMEG (as stated in December 18, 2025 meeting).

4. Stormwater Management

The site includes a reach of Monument Creek and lies within the FEMA regulatory floodway and regulatory flood fringe associated with this conveyance. Approximately 16 acres (nearly half) of the site is impacted by the presence of floodplain. Placement of fill in these areas must follow federal regulations, and increases to the base flood elevation are prohibited in the floodway, and only allowed in the fringe if it can be demonstrated through detailed analysis that the BFE will not be increase by more than 1 foot at any point in the community. A Floodplain Development Permit, secured from the PPRBD will be required prior to construction activity of any kind within the regulatory floodplain. The proposed detention pond cannot be sited inside the floodplain, and outlet works must be designed to outlet above the 100-year HGL associated with Monument Creek at the outlet point. Any utilities serving the property that cross into the regulatory floodplain must be protected from scouring and infiltration of floodwater.

5-Riparian Habitat and Wetlands

Acknowledged. It has also been acknowledged by IMEG that the Environmental Compliance Approach Letter was initially provided and there are no comments as per IMEG (as stated in December 18, 2025 meeting).

5. Riparian Habitat and Wetlands

The site has areas of designated wetlands and Preble's Jumping Mouse habitat. This is acknowledged by the Applicant in the Pre-Annexation narrative, however the Environmental Compliance Approach Letter referred to in the narrative has not been submitted. The narrative states that these areas will be avoided through 40 percent of the

site remaining as open space which demonstrates an early interest in habitat and wetland preservation.

Acknowledged.

6. Access

Primary site access is described as via an existing right-of-way that runs along the western boundary of Willow Springs Ranch Filing 2, and proposes modifications to the intersection of Channel Island Drive to a right in/right out only intersection, with the new intersection approximately 170' to the west providing full movement for the Willow Springs Ranch Filing 2 residents and for the proposed 38 new lots.

Secondary emergency access is proposed to connect to Rickenbacker Avenue on the project's western boundary. Rickenbacker Avenue lies inside the jurisdictional boundary of El Paso County, so this connection will require County approval.

Acknowledged.

7. Fire Protection

The Applicant has provided a letter from the Monument Fire District indicating that District serves this area.

Acknowledged.

8. Document Specific Comments

- a. All signatures and surveyor's professional seal must be provided on the Annexation Plat.

Acknowledged.

- b. Reference(s) to Willow Ranch Drive in the Pre-Annexation Narrative, must be corrected to Willow Ranch Road.

References to Willow Ranch Drive corrected in Pre-Annexation Narrative.

- c. Points of proposed connection for water and wastewater must be provided on the Conceptual Land Use Plan.

Proposed connections for water and wastewater provided on Conceptual Land Use Plan.

- d. The water dedication from the Polo Brown Company must be provided and the dedication signed on the Plat.

Acknowledged.

- e. Be advised that the lender of the Deed of Trust will need to sign off on this annexation.

Acknowledged.

- f. Correct the name of Willow Springs Ranch Filing No. 2 on Sheet 1, there appears to be a typo.
Willow Springs Ranch Filing No. 2 corrected on page 1 of Annexation Impact Report.
- g. The reference to the public right-of-way on the west side of Willow Springs Ranch Filing No. 2 needs to be made darker in order to be visible.

Reference to public right-of-way on west side of Willow Springs Ranch Filing No. 2 corrected (darker/more visible).

We trust you find our request for this annexation application on behalf of Willow Springs Ranch, LLC acceptable. We look forward to working with the Town in processing the application and submittal for the subject development request. Please contact us if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized "M" and "C".

Tim D. McConnell, P.E.
President