

Agency Review Comments

Project

Project Name
North Bay at Lake Woodmoor Final Plat (2025)

Applicant
HR Green Inc.

EA Number
EA24135

File Number
SF263

Project Manager
Maria Lancto (MariaLancto@elpasoco.com)
(719) 520-6447

Status
Active

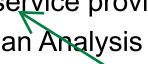
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8/22/2025 1:48:52 PM

Review Comments (50)

Agency	Review		Date
	#	Comment	

Agency	Review #	Comment	Date
County Attorney - Development Review	2	It is not clear why two Stormwater Facility Maintenance Agreements were submitted. I previously submitted comments to the Word version of the document titled: "PCM Maintenance Agreement." A PDF "Channel Maintenance Agreement" was also uploaded. Word versions of such documents are required. If the applicant would like to submit the Maintenance Agreement PDF exhibits for review, please submit them separately and label them accordingly. The submitted "Channel Maintenance Agreement" PDF appears to have the same issues as the Word version with respect to the name of the HOA. Please address the previous comments in the PCM Maintenance Agreement and, unless engineering requires two agreements, submit one version in WORD (editable format) for subsequent review. Erika Keech Sr. County Attorney	3/12/2026 9:57:39 AM
PCD Administrative Notice	1	On 03/11/2026, PCD mailed "Notice of Application" letters to surrounding property owners within a 500-foot range (68 addresses). Copies of the notice, mailing labels, and selected range have been uploaded to the EDARP file. Cost of postage to be billed to the applicant = \$50.32. JM	3/11/2026 2:42:11 PM
PCD Project Manager	1	V1_Water Resources Report Revised all.	3/11/2026 11:45:05 AM
PCD Project Manager	1	V1_Wastewater Treatment Report Revised all.	3/11/2026 11:44:50 AM
PCD Project Manager	1	V1_Soils & Geology Report Revised all.	3/11/2026 11:44:32 AM
PCD Project Manager	1	V1_Natural Landforms, Vegetation, Riparian Analysis Revised all.	3/11/2026 11:44:16 AM

The "Channel Maintenance Agreement" has been removed from this submittal and determined not necessary as PCM agreement contains the necessary information. Comments have been addressed in the PCM Maintenance Agreement.

Agency	Review #	Comment	Date
PCD Project Manager	1	V1_Letter of Intent  Revised all.	3/11/2026 11:43:58 AM
PCD Project Manager	1	V1_Final Plat Drawings  Revised all.	3/11/2026 11:43:36 AM
PCD Project Manager	1	V1_Commitment letter from water service provider  See response in new document.	3/11/2026 11:42:53 AM
PCD Project Manager	1	V1_Commitment letter from waste water service provider  See response in new document.	3/11/2026 11:42:34 AM
PCD Project Manager	1	EPC Planning Review 1 Comments: Please see comments on the following documents: - V1_Final Plat Drawings - V1_Letter of Intent - V1_Commitment letter from water service provider - V1_Commitment letter from waste water service provider  - V1_Natural Landforms, Vegetation, Riparian Analysis - V1_Soils & Geology Report - V1_Water Resources Report - V1_Wastewater Treatment Report Revised all. Reviewed by: Maria Lancto, AICP, Senior Planner marialancto@elpasoco.com 719-520-6447	3/11/2026 11:37:09 AM
EPC DPW Stormwater	1	PCM Maintenance Agreement Redlines  Revised all.	3/10/2026 4:43:11 PM
EPC DPW Stormwater	1	SWMP Redlines  Revised all.	3/10/2026 4:42:02 PM

Agency	Review #	Comment	Date
EPC DPW Stormwater	1	SWMP Checklist Redlines  Revised all.	3/10/2026 4:41:40 PM
EPC DPW Stormwater	1	PCM Applicability Form Redlines  Revised all.	3/10/2026 4:41:18 PM
EPC DPW Stormwater	1	GEC Checklist Redlines  Revised all.	3/10/2026 4:40:51 PM
EPC DPW Stormwater	1	ESQCP Redlines  Revised all.	3/10/2026 4:40:27 PM
EPC DPW Stormwater	1	Utilities Drawings Redlines  Revised all.	3/10/2026 4:39:55 PM
EPC DPW Stormwater	1	SIA Redlines  Revised all.	3/10/2026 4:39:26 PM
EPC DPW Stormwater	1	RIF Acknowledgement Form Redlines  Revised all.	3/10/2026 4:39:10 PM
EPC DPW Stormwater	1	GEC Plan Redlines  Revised all.	3/10/2026 4:38:29 PM
EPC DPW Stormwater	1	FAE Form Redlines  Revised all.	3/10/2026 4:38:07 PM
EPC DPW Stormwater	1	Drainage Report Redlines  Revised all.	3/10/2026 4:37:44 PM
EPC DPW Stormwater	1	CD Redlines  Revised all.	3/10/2026 4:37:21 PM

Agency	Review #	Comment	Date
EPC DPW Stormwater	1	Channel Maintenance Agreement Redlines  Revised all.	3/10/2026 4:37:02 PM

Agency	Review #	Comment	Date
EPC DPW Development Services - Engineering	1	SF263: North Bay at Lake Woodmoor PUD; PUD252 and EA24135 DPW Review 1. Engineering Comments have been provided on the following documents (to be uploaded by Project Manager): Revised all. V1 - LOI V1 – Final plat Drawings V1 - Drainage Report V1 - Grading & Erosion Control (GEC) Plan V1 - FAE V1 – The completed Road Impact Fee Acknowledgement form V1 - Utility Construction Drawings V1 – Construction Drawings (Plans. Profiles) Applicant Notes: I am requesting a response letter with your next submittal explaining how each comment was addressed (please copy and paste all comments to your response letter and respond below each comment). Please do not use the words done, fixed, etc. instead explain how you addressed each comment and indicate the sheet number. Please email me at the email address indicated below a request for a TEAM'S RCR "Review Comment Resolution" meeting prior to resubmittal to make sure all comments are addressed, so we can move this project forward to approval. The applicant must upload to EDARP the revised items indicated below with his/her resubmittal: V2 - LOI V2 – Final plat Drawings V2 - Drainage Report V2 - Grading & Erosion Control (GEC) Plan V2 - FAE V2 – The completed Road Impact Fee Acknowledgement form V2 - Utility Construction Drawings V2 – Construction Drawings (Plans. Profiles) Missing: Submit V3 – PUD Development Plans (See V2 – PUD Development Plans comments dated 2/11/2026 under EDARP number PUD252) Missing: Submit Two Joint access easement are required for driveways accessing lots 1-3 and 4-6. Responses have been uploaded with this submittal and confirmation sent to the engineer.	3/9/2026 3:45:25 PM

Agency	Review #	Comment	Date
		FYI: 1. The ECM Administrator will sign and date the plans, reports, and documents after you make your final submittal (make sure ALL comments are addressed before you make your final submittal and the plans, reports, and documents have no additional comments). 2. Two access permits will be issued. Reviewed by: Jalal Jalal Saleh, PE jalalsaleh@elpasoco.com	

Agency	Review #	Comment	Date
EPC DPW Development Services - Engineering	1	SF263: North Bay at Lake Woodmoor PUD; PUD252 and EA24135 DPW Review 1. Engineering Comments have been provided on the following documents (to be uploaded by Project Manager): Revised all. V1 - LOI V1 – Final plat Drawings V1 - Drainage Report V1 - Grading & Erosion Control (GEC) Plan V1 - FAE V1 – The completed Road Impact Fee Acknowledgement form V1 - Utility Construction Drawings V1 – Construction Drawings (Plans. Profiles) V1- Channel Maintenance Agreement V1- Subdivision Improvement Agreement; this Agreement is required for Common Improvements (NOT for Public Improvements, no Public Improvements are called for on the plans). Applicant Notes: I am requesting a response letter with your next submittal explaining how each comment was addressed (please copy and paste all comments to your response letter and respond below each comment). Please do not use the words done, fixed, etc. instead explain how you addressed each comment and indicate the sheet number. Please email me at the email address indicated below a request for a TEAM'S RCR "Review Comment Resolution" meeting prior to resubmittal to make sure all comments are addressed, so we can move this project forward to approval. The applicant must upload to EDARP the revised items indicated below with his/her resubmittal: V2 - LOI V2 – Final plat Drawings V2 - Drainage Report V2 - Grading & Erosion Control (GEC) Plan V2 - FAE V2 – The completed Road Impact Fee Acknowledgement form V2 - Utility Construction Drawings V2 – Construction Drawings (Plans. Profiles)	3/10/2026 3:33:52 PM

Responses have been uploaded with this submittal and confirmation sent to the engineer.

Agency	Review #	Comment	Date
V2-Channel Maintenance Agreement V2- Subdivision Improvement Agreement Missing: Submit V3 – PUD Development Plans (See V2 – PUD Development Plans comments dated 2/11/2026 under EDARP number PUD252) Missing: Submit Two Joint access easement are required for driveways accessing lots 1-3 and 4-6. FYI: 1. The ECM Administrator will sign and date the plans, reports, and documents after you make your final submittal (make sure ALL comments are addressed before you make your final submittal and the plans, reports, and documents have no additional comments). 2. Two access permits will be issued. Reviewed by: Jalal Jalal Saleh, PE jalalsaleh@elpasoco.com			
Mountain View Electric Association, Inc.	1	See attached comment letter	3/9/2026 2:35:28 PM


Revised all.

Agency	Review #	Comment	Date
EPC DPW Stormwater	1	Review 1: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following uploaded document(s): - Channel Maintenance Agreement - Drainage Report - ESQCP - FAE - GEC Checklist - GEC Plan - PCM Applicability Form - PCM Maintenance Agreement - SWMP - SWMP Checklist Please provide the following document(s) upon resubmittal (the planner will need to send an upload request): - PCM O&M Manual Reviewed by: Zachary Jannusch Associate Engineer - Stormwater 719.500.3170 ZacharyJannusch@elpasoco.com	3/10/2026 3:19:56 PM
Pikes Peak Regional Building Department	1	Enumerations has the following comments: 1. Enumerations is in agreement with the 911 authority that the drive accesses need to be named private street. Once the names of the private streets are agreed upon, they need to be shown on the plat. 2. Once the street names are agreed upon, submit a copy of the plat to Enumerations for address assignment. When the addressing is returned, the addresses must be added to the plat in the appropriate location. 3. Enumerations will review the mylar prior to recording for addressing, street names, and title block. An Enumerations fee of \$10 per lot/tract to which an address has been assigned. 4. No plans for any of these lots can be submitted prior to Enumerations having a copy of the final recorded plat in our records. Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org	3/6/2026 8:59:50 AM

Revised all.

Provided in PCM Maintenance Agreement.

Provided names for private driveways that have been previously approved. A copy of the plat will be submitted for addressing after this submittal.

Agency	Review #	Comment	Date
Woodmoor Water and Sanitation District	1	Please see the attached documents for all WWSD Comments. Revised all.	3/5/2026 4:41:53 PM
Woodmoor Water and Sanitation District	1	Please see the attached documents for all WWSD Comments. Revised all.	3/5/2026 4:40:54 PM
County Attorney - Development Review	1	See edits to attached Maintenance Agreement. Erika Keech Sr. County Attorney erikakeech2@elpasoco.com Revised all.	3/5/2026 1:04:56 PM
County Attorney - Development Review	1	See edits to attached SIA. Erika Keech Sr. County Attorney erikakeech2@elpasoco.com Revised all.	3/5/2026 1:03:45 PM
County Attorney - Water	1	1) On the Water Supply Information Summary and Water Resource Report, please list the water demand in acre-feet, listing out any irrigation uses or stock watering separately. 2) The commitment letter needs to identify the amount of water being committed in acre-feet. See also the letter from the Colorado Division of Water dated February 26, 2026 with the same request. 3) Additionally, pursuant to Sections 8.4.7 (B)(3)(c)(v) and (e) of the Land Development Code the Water Resource Report needs to address more recent information regarding available water supply of Woodmoor Water & Sanitation (provides information from 14 years ago).	3/3/2026 1:50:54 PM
EPC Parks Department	1	See attached documentation for the associated review by Parks staff. Thank you! Ashlyn Mathy Parks Planner Park Planning Division El Paso County Parks Department Office 719.520.6999 Irrigation estimate for common area will be split out with following submittal. Pending an estimate for this demand. Updated commitment letter will be provided with following submittal. More recent information regarding water supply of woodmoor water is being requested from the district to coordinate.	3/3/2026 8:25:14 AM

Agency	Review #	Comment	Date
Tri-Lakes-Monument Fire Protection District	1	Colorado Wildfire Resiliency Code	2/27/2026 10:37:37 AM
Tri-Lakes-Monument Fire Protection District	1	1. Plan is acceptable for firefighting water supply. 2. Plan is acceptable for emergency access. 3. Development will be subject to the Colorado Wildfire Resiliency Code Class 2 requirements if permitted after 6/30/26 (see attached). 4. See Monument Fire Development Guide for addition information.	2/27/2026 10:36:33 AM
Black Hills Energy-Aquila	1	BHE has facilities in area. BHE will Serve. Please call in locates before excavation.	2/26/2026 4:41:03 PM
Colorado Division of Water Resources	1		2/26/2026 2:59:59 PM
Upper Black Squirrel Creek GWMD	1	This is not in the Upper Black Squirrel Creek GWMD	2/26/2026 12:30:57 PM
Colorado Springs Planning & Community Development	1	City Planning has no comment.	2/26/2026 11:28:46 AM
Monument	1	No comments of concern from Town of Monument	2/26/2026 10:31:28 AM

Agency	Review #	Comment	Date
911 Authority - El Paso/Teller County	1	Comments for E911 as follows: For the purpose of efficient emergency response, the two private access drives for both lots 1-3 and lots 4-6 will require streetnames. Two streetnames were previously approved for this development (Shoreditch Heights and Redbridge Point). You are welcome to use these, or submit other desired names. Streetsnaming information (criteria, existing/reserved names) can be found on our website at: https://www.elpasoteller911.org/street-emergency-number-databases Please ensure that the streetnames are depicted on the plan drawings. Thank you Justin	2/24/2026 8:20:09 AM
Colorado Parks and Wildlife	1	No Comments	2/25/2026 2:11:52 PM

Provided names for private driveways that have been previously approved. A copy of the plat will be submitted for addressing after this submittal.

Agency	Review #	Comment	Date
Colorado Geological Survey	1	Colorado Geological Survey (CGS) Review Comment – Resubmittal (Response #6) File Number: SF263 Project: North Bay at Lake Woodmoor Final Plat The January 27, 2026 Letter of Intent states under “Geologic Hazards” that no geologic hazards preclude development of the site and that the 2016 CTL Thompson Soils and Geologic Hazard Report is being resubmitted with the application. As stated in CGS resubmittal review comments dated December 16, 2025, and reiterated in CGS Response #5 dated February 2, 2026, the 2016 report was prepared for a materially different development configuration (28-unit layout with different grading, building envelopes, and floodplain interface). The current proposal consists of a revised 6-lot configuration with different building footprints, grading, access drives, and open space layout. Because the development configuration has materially changed, the 2016 geologic hazards report is not technically applicable to the current PUD Development Plan and Final Plat. Density reduction alone does not establish geologic hazard adequacy under a revised layout. No updated geologic hazards evaluation addressing the current development configuration has been submitted. An updated geologic hazards evaluation prepared for the current configuration is required to complete CGS review. The updated report must evaluate site-specific geologic hazards under the current design, including groundwater conditions, slope stability, erosion potential, and any retaining structures. Because the required updated geologic hazards evaluation has not been submitted, CGS cannot complete its review and cannot support approval of the current application. CGS review may proceed upon submittal and review of an updated geologic hazards evaluation prepared for the current development configuration. Submitted 2/18/2026 by Jonathan R. Lovekin, Senior Engineering Geologist, Colorado Geological Survey, jlovekin@mines.edu	2/18/2026 1:31:04 PM
EPC Environmental Services	1		2/18/2026 10:37:09 AM
Colorado Department of Transportation - Pueblo Office	1	CDOT has no comments regarding this development.	2/18/2026 9:01:07 AM

An updated geologic hazards evaluation has been prepared and submitted.

Agency	Review #	Comment	Date
Road Impact Fee Administrator	1	victoriachavez@elpasoco.com Please change the name of the document listed as "Road Impact Fee Credit Agreement." This is actually a "Road Impact Fee Acknowledgement Form." The credit agreement is a different document. Thank you for updating the form name. No further comments at this time.	2/18/2026 8:57:35 AM
RBD Floodplain	1	show floodplain extents and BFE lines on plat. seal and sign No rise certification form	2/17/2026 11:04:03 AM

Revised, please provide guidance on fee cost.

Added, will seal and sign no rise certification with following submittal assuming no major comments remain.

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