



May 22, 2019

El Paso County Planning and Community Development
C/o Len Kendall, Planner I
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Monument Steel Structures

18910 Base Camp Road
Monument, CO 80132
Tax Schedule No.: 7111303005
Zoning: Commercial Community (CC)

The Woodmoor Water and Sanitation District No. 1 (District) has received the following:

- Letter of Intent Dated March 17, 2019
- Site and Utility Plan

After reviewing the documents, the District has the following concerns and/or recommendations:

General

1. The District requires that all new developments within the District's boundaries submit Construction Documents for main extensions (i.e. plan and profiles, details, etc., when required by the Districts Standards and Specifications) directly to the District for review and approval. Plan and Profile drawings are required for the water main extensions shown on the plan. Our review may indicate a need for additional or larger easement widths to accommodate water and wastewater facilities which can be recorded by Plat or by a separate written instrument prior to conditional acceptance of any main extensions or system improvements. As of the date of this letter the District has not received construction document submittals for the proposed development.
2. This Site and Utility Plan is a general overview of the proposed water and sewer systems as they relate to potential impacts to the existing water and sewer systems at the proposed service points. As such, this review and/or approval does not authorize the Applicant to begin construction without first having applied for new

water and/or wastewater service with the District, paying the necessary tap fees, obtaining the requisite District permit and, if applicable to the project, receiving approval of construction documents and requesting and attending a pre-construction conference for any main extensions and/or system improvements proposed to be installed. All new development within the District's boundaries is subject to and shall comply with all the District's rules, regulations and specifications regarding water and sanitary sewer services, inclusions, improvements, etc. whether specifically indicated or cited on this plan or not. In addition, the tap permitting process will require the Applicant to submit his/her plumbing plan for the Office Building and any other buildings with water or sanitary sewer service on the premises so that a detailed and accurate fixture unit count can be performed.

3. The Site and Utility Plan shows a looped water system through the property. The District and Terra Forma held preliminary discussions in September of 2018 to discuss the layout of the water service lines and fire hydrant locations. The water system loop line (from Deer Creek Road north into the development) was discussed as a potential requirement if 2 or more hydrants were to be installed in order to maintain maximum allowable fire hydrant spacing (assumed to be 500 feet) per the Tri Lakes Monument Fire Protection District (TLMFPD). However, only one proposed fire hydrant is shown on the plan. We presume the need for only one proposed fire hydrant was dependent upon its proximity to the existing hydrant located at the northwest corner of the intersection of Base Camp Road and Deer Creek Road in conjunction with TLMFPD requirements. Provided only 1 hydrant is to be installed, the District does not require that a looped system be provided. A minimum 20' easement will be required to be conveyed to the District, on the Districts standard form, for any main extensions to be constructed.
4. The Site and Utility Plan shows the water service line connecting to the proposed looped water main through the property. As discussed in item 3 above, the District does not require the proposed looped system and therefore connecting the water service line directly to the water main located in Base Camp Road would be the preferred service line routing. Revise as required. In addition, please show/note the location of the water curb stop box. Curb stop boxes may be placed near the property boundary but outside of any fenced area to allow for District access or they may be placed within the property boundary centered in a minimum 20' easement legally conveyed to the District on its standard form together with proper gate access (gate code, knox box access, etc.) provided to the District.
5. All commercial structures served with sanitary sewer are required to install a monitoring manhole (minimum size - 4 foot ID) on the sanitary sewer service line. This is in addition to any service line clean outs that may be installed. Please show/note the location of the monitoring manhole to be installed on the sewer service line. Monitoring manholes may be placed near the property boundary but outside of any fenced area to allow for District access or they may

be placed within the property boundary suitably situated centered in a minimum 20' easement legally conveyed to the District on its standard form together with proper gate access (gate code, Knox box access, etc.) provided to the District.

6. Please note that the District requires access to the curb stop box and monitoring manhole, however sanitary sewer service lines (from the main to the customer's point of service) and water service lines (from and including the curb stop box to the point of service) are owned, operated and maintained by the customer.
7. If the landscaping shown will be served by an irrigation system, please show or note how the irrigation system will be served (i.e. separate tap and metering vault, tee from the office building plumbing, etc.).

If you should have any questions, please contact me.

Sincerely,

Ariel Hacker
District Engineer

Randy Gillette
Assistant District Manager

cc: Jessie Shaffer, District Manager