



WATER RESOURCES REPORT

FOR

HCD DRILLING FILING NO. 1

January 12, 2023

Prepared for:

HCD Properties, LLC

1310 Ford St, Colorado Springs, CO 80915

WATER RESOURCES REPORT

HCD DRILLING FILING NO. 1

A. SUMMARY OF THE PROPOSED SUBDIVISION:

HCD Properties, LLC, a 310,390 square feet (7.1256 acre) tract within section 18, Township 14 south, range 65 west of the 6th Principal Meridian in El Paso County, Colorado.

The site is within the Cherokee metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District, see attached letter.

The proposed HCD Drilling development includes +/-19,650 s.f. facility.

B. DETERMINATION OF SUFFICIENT QUANTITY OF WATER:

1. Calculation of Water Demand:

The proposed development includes +/-19,650 s.f. facility.

Anticipated water demand is approximately 1.83 AC-FT/YR/Indoor Commercial. This results in the following quantities per phase:

Filing 2: Indoor Commercial

(1.83 AC-FT/YR/Indoor Commercial X (1 Indoor Commercial) = 1.83 AC-FT/YR

(Irrigation for common Areas)

0.0 AC-FT/YR

Filing 1 Sub Total

=1.83 AC-FT/YR

The projected water consumption is based upon industry standards as well as methodology used by other utility providers in the area.

2. Calculation of Water Available:

- a. HCD Drilling Filing No. 1 is to be served by the Cherokee Metropolitan District water system. A general Intent to Serve Letter from Cherokee Metropolitan to serve the development is attached.
- b. Per the Cherokee Intent to Serve letter, water available is being confirmed by Cherokee to service this and other future projects.
- c. This lot has an existing permitted well in the Laramie-Fox Hills aquifer that will provide irrigation and other non-potable flows for this development.

C. DETERMINATION OF SUFFICIENT DEPENDABILITY OF WATER SUPPLY:

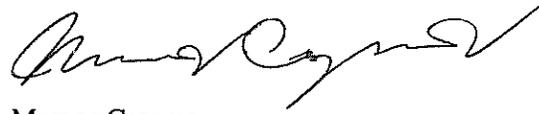
1. Water rights- The Cherokee Metropolitan District will provide treatment and delivery of the water to site (see attached Intent to Serve letter)
2. Financial plan and capital improvement plan from water provider – Water delivery will be provided by the Cherokee Metropolitan District.
3. Water delivery will be provided by the Cherokee Metropolitan District. The proposed water system will connect to the existing water systems in directly adjacent, recently constructed subdivisions.
4. There are no wells proposed on this site.
5. A Water and Sewer Service general “Intent to Serve” letter is attached.
6. Short term water supplies shall be provided by the Cherokee Metropolitan District.

D. DETERMINATION OF SUFFICIENT QUALITY AND POTABILITY OF WATER:

Water delivery will be provided by the Cherokee Metropolitan District. Classic Consulting Engineers and Surveyors understand that the quality and potability of the Cherokee Metropolitan District water supply is already approved.

PREPARED BY:

T-BONE CONSTRUCTION

A handwritten signature in black ink, appearing to read 'Marcos Cazares', written in a cursive style.

Marcos Cazares