



August 11, 2026

Mr. Ed Houle
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**RE: Preliminary Utility Report Corvallis-ODP Amendment
Fountain, Colorado**

The purpose of this Preliminary Utility Report is to provide a summary of utility and water resources planning issues impacting the proposed Corvallis Development. Specifically, this report is a combination of, and an amendment to the previous ODP Utility reports associated with this development. The 2 previous reports are the initial ODP Utility Report, "Preliminary Utility Report Corvallis" dated September 11, 2020 covered the majority of the area and the second and supplemental ODP Utility Report, "Preliminary Utility Report Corvallis-Lacy Parcel" included the addition of what is known as the Lacy Parcel. The intent of this report is to identify water and wastewater demands, service plans, fire flow issues, and infrastructure requirements for the proposed development. The report is intended to fulfill the "Preliminary Utility Plan" requirements for the Corvallis Overall Development Plan (ODP) Amendment submittal to the City of Fountain.

Water System

Corvallis development is part of the City of Fountain, but lies within the Widefield Water and Sanitation District (WWSD), specifically in Pressure Zone 5. This plot of land was previously studied in the Draft Technical Memorandum "Pressure Zone 5 Future Demands – Singer Development, City of Fountain," by JDS-Hydro, dated February 18, 2020, which modeled the Singer/Lacy concept development along with the surrounding area's buildout demands to identify impacts on existing WWSD Pressure Zone 5. For the purpose of that study, 1150 single family equivalents were assumed for the Singer/Lacy Development. In addition to supporting this demand and surrounding area buildout demands, the City of Fountain requested a maximum demand of 1800 gpm to be supplied by WWSD system at their connection near the Mesa Ridge Parkway and South Marksheffel Road intersection.

The Corvallis Overall Development Plan Amendment prepared by Matrix Design Group, identifies a total of 20.7-acres of regional commercial; 8.8-acres of village commercial; 12-acre school site; 158.4-acres of mixed-density residential; 65-acres of open space; and 22.9-acres of dedicated ROW. The attached Master Utility Exhibit A contains a breakout of each of these residential and commercial areas with its associated single-family equivalent (SFE) units, for the minimum, average, and maximum range of density per acre. The commercial development and school site are assumed

as 4 DU/acre. For this development scenario, the SFE units for the average density per acre is estimated at 1,280 SFE, which is slightly above the 1150 SFE units modeled in the study described above.

Preliminary water demand projections have been developed for the Corvallis development based on the flow factor data used in the Singer Development memorandum: Annual Water: 0.35 AF/SFE; Average Daily Flow: 0.22 GPM/SFE; Maximum Daily Flow: 0.47 GPM/SFE; Peak Hour Flow: 0.70 GPM/SFE.

Corvallis Water Demand Summary

Single Family Equivalents: 1,280
Annual Water: 448 AF
Average Daily Flow: 405,504 GPD
Max Daily Flow: 866,304 GPD
Peak Hour Flow: 896 GPM

The water system plan for the Corvallis development consists of a proposed 12" watermain traversing through the site in both the east-west and north-south directions and a proposed 8-inch watermain in Fontaine Boulevard. Connections of these mains will be made to the existing WWSD system at the 16" water distribution main at Marksheffel Road, and at the 24" water main in Spring Glen Drive and Autumn Glen Avenue. A proposed 8" watermain will run in Fontaine connecting the existing systems near Peaceful Valley Estates (west) and Cottonwood Grove Filing No. 2 (east). A PRV will be required at the northwestern connection in order to connect Pressure Zone 4 to Pressure Zone 5. A network of new 8" water distribution mains will loop internally throughout the development providing service taps to each lot. Owners/Builders will purchase water taps from the WWSD at time of building permit.

This entire system will be within Pressure Zone 5. Based on the revised water system model using the 1,280 SFE units, with the system internal looping improvements described above, the system pressures are adequate to support the proposed Corvallis Development. In addition, the primary 24-inch Transmission line (with the looped tie-ins described previously) was planned for this load and is capable of handling the Corvallis Development without any upgrades.

Fire Flow Requirement

Based on the water model with 1,280 SFE units, internal loops will be required throughout the site in order to provide the required 3500 GPM fire flow demand throughout the pressure zone. The water system plan includes proposed 12" watermain traversing through the site in both the east-west and north-south directions and a proposed 8-inch watermain in Fontaine Boulevard, with connections to the WWSD existing mains around the site. With these improvements, compliance with fire demands throughout the pressure zone can be achieved. Fire hydrants will be installed to a maximum 500 feet spacing separation with a maximum distance from any point on street or road frontage to a hydrant of 250 feet.

Wastewater System

The Corvallis development is also within the WWSD boundary for wastewater. The wastewater system plan for the Corvallis development is split into two general directions. Wastewater flows generated west of the existing Kinder Morgan (CIG) gas lines will be directed to the Glen at Widefield residential development to the south in two locations; an 8" main within the Spring Glen Drive ROW and a 12" main located on the east side of Jimmy Camp Creek. The 12" main at Jimmy Camp Creek is an existing main traversing the site from Fontaine Blvd near the NW corner of the project. A portion of this existing WWSD 12" sewer main will be rerouted to accommodate the development and related features, but will reconnect in the same location as the existing main at the Glen at Widefield development. Flows to the east of the existing Kinder Morgan (CIG) gas lines will be directed to an existing 24" sanitary sewer main at the Marksheffel Road/Lorson Boulevard intersection near the southeast corner of the site. Throughout the development, new 8" collection mains will be installed generally down the centerline of local streets, providing service taps to each lot. Owners/Builders will purchase taps from WWSD at time of application for sanitary sewer service permit issuance.

Preliminary wastewater flow projections have been developed based on a unit flow factor of 250 gallons per day (gpd) per single-family equivalent (SFE) units and a peaking factor of 2.5 for peak hour flows.

The Corvallis Overall Development Plan Amendment prepared by Matrix Design Group, identifies a total of 1,280 single-family unit equivalents. The projected wastewater flows are summarized as follows:

Corvallis Wastewater Flow Summary

Single Family Equivalents: 1,280
Average Daily Flow: 320,000 GPD
Peak Hour Flow: 556 GPM

The attached Master Utility Exhibit A contains a breakout of each of these residential and commercial areas with its associated wastewater demands and proposed pipe capacities. In all locations, the pipe capacity exceeded the demands associated with the 1,280 SFE units utilizing 8" or 12" diameter pipes at 1.00% minimum slope. In some locations, pipe slope reflects information from where further design has been completed. Therefore, the Corvallis projected flow rates are within the capacity of the 8" and 12" wastewater sewer mains that will be utilized within the neighborhood development.

Electric, Gas and Communications

The Corvallis project is part of the City of Fountain, and will be serviced by Fountain Electric. There are overhead lines in Fontaine Boulevard to the north and also along the west property line. Underground electric service is provided to the adjacent residential neighborhoods to the south and east of the property. Electric service will be provided by extending underground electric throughout the Corvallis development for residential and commercial services. The developer will be responsible for all costs associated with the extension of service to include procurement of

additional easements, off site upgrades, electric installation and materials. This will also include the installation of roadway lighting as required

Gas service to the proposed development will be provided by Black Hills Energy through the extension of existing gas main infrastructure. There are two existing gas transmission lines that run north-south through the property that are owned by Kinder Morgan (CIG) that will remain. A defined easement will be created to protect this corridor.

Multiple service providers are available in the area to provide telephone service to the Corvallis development. Service will be provided underground from the nearby area.

Summary

The proposed Corvallis development will connect to the Widefield Water and Sanitation District (WWSD) for water and sanitary service. WWSD has adequate water supply and treatment capacity to serve the development.

Conceptual utility improvements for the Corvallis project are depicted in the attached Master Utility Exhibit A. Water and wastewater improvements will be designed and constructed in accordance with the Standards and Specifications of the Widefield Water Service District (WWSD) and will be dedicated to WWSD upon satisfactory completion and acceptance.

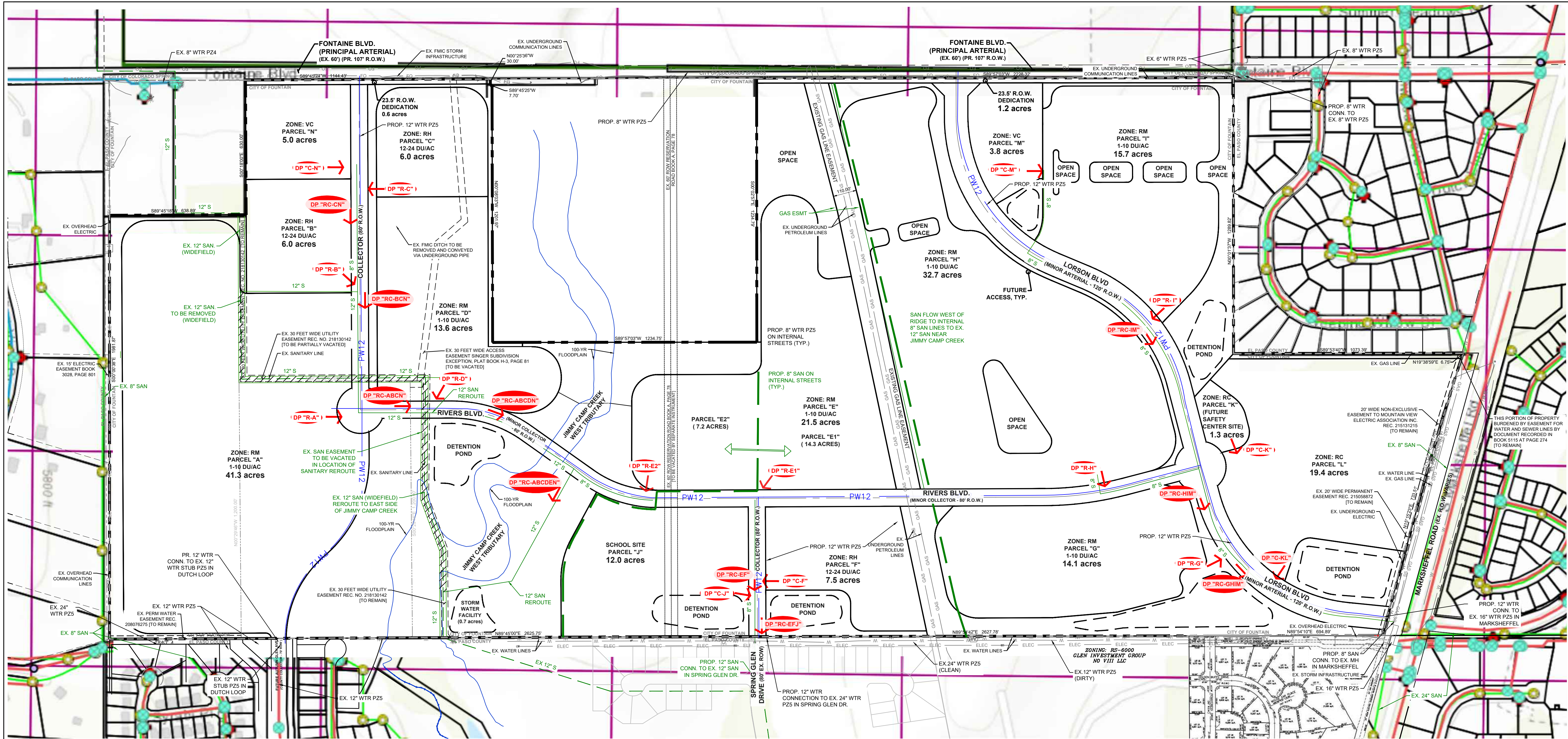
Electric service will be provided by Fountain Electric, gas by Black Hills Energy, and telephone by multiple providers.

Please feel free to contact me directly if you have any questions regarding this preliminary utility report or its findings.

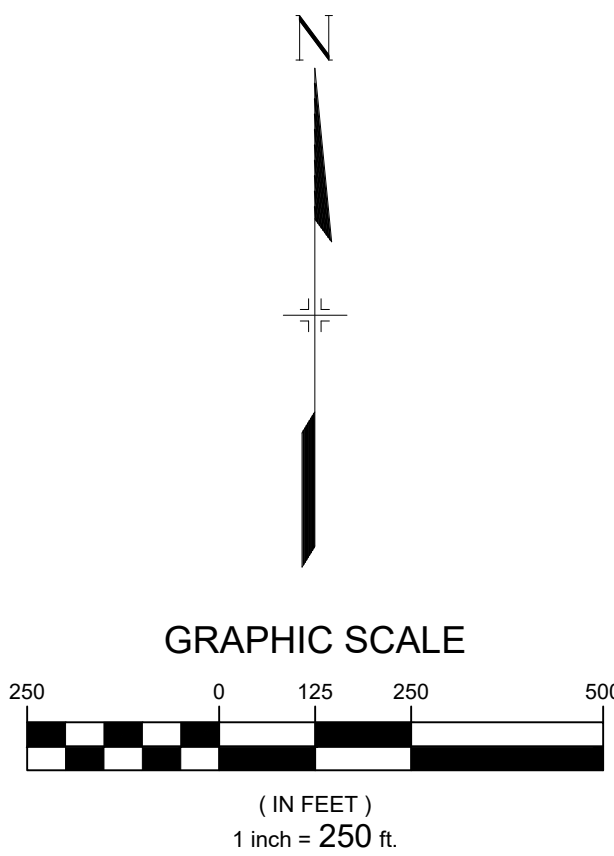
Matrix Design Group



Luke Bonner, P.E.



CONNECTION TO GLEN AT WIDEFIELD - SPRING GLEN DRIVE																													
WATER DEMAND													WASTEWATER DEMAND																
	BASING ID (PARCEL)	AREA (ACRES)	Design Point	DWELLING UNIT PER ACRE			SINGLE FAMILY EQUIVALENT (SFE)			MAX DAILY FLOW (GPD)			PEAK HOUR FLOW (GPM)			AVE. DAILY DEMAND (GPD)			PEAK HOUR FLOW (GPM)			ACCUM. FLOW DESIGN POINT	ACCUM. AREA (ACRE)	ACCUM. AVE. FLOW (GPM)	SANITARY PIPE (UP-STREAM FROM DP)		PIPE @ 70% CAPACITY (GPM)		
				RANGE PER ZONING			(DU/ACRE * AREA)			(0.47 GPM/SFE)			(0.7 GPM/SFE)			(250 GPD/SFE)			(2.5 PEAK FACTOR)						PIPE DIA. (INCH)	PIPE SLOPE (%)			
				MIN	AVE	MAX	MIN	AVE	MAX	MIN	AVE	MAX	MIN	AVE	MAX	MIN	AVE	MAX	MIN	AVE	MAX								
	RESIDENTIAL	PARCEL "E1"	14.30	DP R-E1	1.00	5.50	9.99	14	79	143	9,678	53,182	96,686	10	55	100	3,575	19,645	35,714	6	34	62	DP R-EF	14.30	34	8	1.00	468	
		PARCEL "F"	7.50	DP R-F	12.00	18.00	24.00	90	135	180	60,912	91,368	121,824	63	95	126	22,500	33,750	45,000	39	59	78	DP R-EF	21.80	93	8	1.00	468	
	COMMERCIAL	PARCEL "J" (SCHOOL SITE)	12.00	DP C-J	-	4.00	-	-	48	-	-	32,486	-	-	34	-	-	12,000	-	-	21	-	DP RC-EFJ	33.80	114	8	1.00	468	
SUBTOTAL TO GLEN AT WIDEFIELD - SPRING GLEN DR.			33.80					104	262	323	70,590	177,036	218,510	73	183	226	26,075	65,395	80,714	45	114	140			114	12	1.00	1385	
CONNECTION TO GLEN AT WIDEFIELD - JIMMY CAMP CREEK																													
	RESIDENTIAL	PARCEL "A"	41.30	DP R-A	1.00	5.50	9.99	41	227	413	27,952	153,595	279,239	29	159	289	10,325	56,736	103,147	18	98	179	DP RC-ABCN	58.30	201	12	1.00	1385	
		PARCEL "B"	6.00	DP R-B	12.00	18.00	24.00	72	108	144	48,730	73,094	97,459	50	76	101	18,000	27,000	36,000	31	47	63	DP RC-BCN	17.00	102	8	1.00	468	
		PARCEL "C"	6.00	DP R-C	12.00	18.00	24.00	72	108	144	48,730	73,094	97,459	50	76	101	18,000	27,000	36,000	31	47	63	DP RC-CN	11.00	56	8	1.00	468	
		PARCEL "D"	13.60	DP R-D	1.00	5.50	9.99	14	75	136	9,204	50,579	91,953	10	52	95	3,400	18,683	33,966	6	32	59	DP RC-ABCDN	71.90	233	12	1.00	1385	
		PARCEL "E2"	7.20	DP R-E2	1.00	5.50	9.99	7	40	72	4,873	26,777	48,681	5	28	50	1,800	9,891	17,982	3	17	31	DP RC-ABCDEN	79.10	251	12	1.00	1385	
	COMMERCIAL	PARCEL "N"	5.00	DP C-N	-	4.00	-	-	20	-	-	13,536	-	-	14	-	-	5,000	-	-	9	-			9	8	1.00	468	
SUBTOTAL TO GLEN AT WIDEFIELD - JIMMY CAMP CREEK			79.10					206	577	908	139,488	390,676	614,791	144	404	636	51,525	144,310	227,095	89	251	394			79.10	251	12	1.00	1385
CONNECTION TO MARKSHEFFEL ROAD																													
	RESIDENTIAL	PARCEL "G"	14.10	DP R-G	1.00	5.50	9.99	14	77	141	9,543	52,438	95,333	10	54	99	3,525	19,370	35,215	6	34	61	DR RC-GHIM	66.30	156	8	0.50	333	
		PARCEL "H"	32.70	DP R-H	1.00	5.50	9.99	33	180	327	22,131	121,612	221,092	23	126	229	8,175	44,922	81,668	14	78	142	DR RC-HIM	52.20	122	8	1.00	468	
		PARCEL "I"	15.70	DP R-I	1.00	5.50	9.99	16	86	157	10,626	58,389	106,151	11	60	110	3,925	21,568	39,211	7	37	68	DR RC-IM	19.50	44	8	1.00	468	
		COMMERCIAL	PARCEL "K" (SAFETY CENTER)	1.30	DP C-K	-	4.00	-	-	5	-	-	3,519	-	-	4	-	-	1,300	-	-	2	-			2	8	1.00	468
	PARCEL "L"		19.40	DP C-L	-	4.00	-	-	78	-	-	52,520	-	-	54	-	-	19,400	-	-	34	-	DP C-KL	20.70	36	8	1.00	468	
	PARCEL "M"		3.80	DP C-M	-	4.00	-	-	15	-	-	10,287	-	-	11	-	-	3,800	-	-	7	-			7	8	1.00	468	
SUBTOTAL TO MARKSHEFFEL			87.00					63	441	624	42,300	298,765	422,577	44	309	437	15,625	110,359	156,094	27	192	271			87.00	192	8	0.50	333
TOTAL			199.90					373	1,280	1,856	252,379	866,477	1,255,878	261	896	1,299	93,225	320,064	463,903	162	556	805							





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CORVALLIS
CITY OF FOUNTAIN
PRELIMINARY UTILITY REPORT
AUGUST 2026