WATER RESOURCES REPORT
for
VIEWPOINT ESTATES FILING NO. 2
prepared by
ELLICOTT UTILITIES COMPANY, LLC

February 14, 2021

Background

The Ellicott Utilities Company, LLC, has been approached by the developer of the Viewpoint Estates subdivision with a plan to replat Lots 71 and 72 into seven (7) new single family lots ranging from 2.51 acres to 5.224 acres in size. The replat efforts are being processed through El Paso County as Viewpoint Estates Filing No. 2. A Preliminary Plan for Viewpoint Estates Filing No. 2, received on March 11, 2021, is attached to this Water Resources Report.

The original Water Supply Plan for the Viewpoint Estates subdivision is dated April 21, 1998 and indicates the proposed subdivision was for 71 residential lots, each 2.5 acres in size, and two (2) lots of 10.00 acres in size. The 1998 Water Supply Plan indicates these lots are to be served by an existing water tap connection of Global Water Systems from the Cherokee Water District. The owners of Viewpoint Estates intended to use the water referenced below from Cherokee Water District to supply residential units of Antelope Park and Viewpoint Estates at the State Engineers consumptive use of 0.381 acre foot of water per single family residence per year. The proposed use of the water by the residents was for single family residential agricultural use which includes 2,000 square feet of lawn. The number of lots to be served in Antelope Park was 40 and the number of lots in Viewpoint Estates was 73. Based upon a consumptive use of 0.381 acre foot of water per single family residence per year, the total water supply requirement was 43.05 acre feet per year.

On June 9, 1988, R. W. Case and C.H. McAllister entered into a Water Agreement with Cherokee Water and Sanitation District. Among other things, the 1988 Water Agreement provided for the delivery of up to 50 acre feet per year of potable water from a pipeline owned and maintained by Cherokee Water and Sanitation District. In 2003, R.W. Case assigned all right, title, and interest in the 1988 Water Agreement to Ellicott Springs Resources, LLC. Ellicott Utilities Company, LLC, acquired the assets of Ellicott Springs Resources, LLC out of bankruptcy on March 22, 2013.

Historical Water Use

In 2003, an analysis of the 50 acre feet per year contractual commitment and the status of annual usage was completed for the period from January 2002 through April 2003. The analysis reviewed the water usage in the Viewpoint Estates and Antelope Park subdivisions and determined the domestic and irrigation water usage for 72 taps in service a the time of the analysis totaled 6,060,110 gallons. The 2003 analysis calculated the average use per tap to be 0.26 acre feet per year. This analysis also projected the ultimate water demand for a total of 110 taps in the Viewpoint Estates and Antelope Park subdivisions to be 28.6 acre feet per year. Finally, the 2003 analysis identified a balance of 21.4 acre feet per year to be available for use on other properties in accordance with the 1988 Water Agreement.

In 2020, MMI Water Engineers, LLC, conducted another analysis of the 50 acre feet per year contractual commitment and the status of annual usage. The analysis reviewed water usage in the Viewpoint Estates and Antelope Park subdivisions over a 12-month period spanning 2019 and 2020 and projected the domestic and irrigation water usage for 114 taps to be 8,999,066 gallons. The 2020 analysis calculated the average use per tap to be 0.242 acre feet per year. Master meter records for deliveries from the Cherokee Metropolitan District to the Viewpoint Estates and Antelope Park subdivisions during the same 12-month period were analyzed and projected to total 8,858,500 gallons annually (0.238 acre feet per year per tap). The difference between the average use per tap to the master meter records is 10 percent. Allowing for a 10 percent loss from the master meter to the distribution system, the average use per tap in the Viewpoint Estates and Antelope Park subdivisions computes to be 0.26 acre feet per year. The ultimate water demand for a total of 114 taps in the Viewpoint Estates and Antelope Park subdivisions therefore computes to be 29.64 acre feet per year. Finally, the 2020 analysis results in a balance of 20.36 acre feet per year to be available for use on other properties in accordance with the 1988 Water Agreement.

Allowing for replatting of Lot 71 and 72 of the Viewpoint Estates subdivision resulting in seven (7) additional residential lots, the ultimate water demand for 121 taps in the Viewpoint Estates and Antelope Park subdivisions computes to be 31.46 acre feet per year and results in a balance of 18.54 acre feet per year to be available for use on other properties in accordance with the 1988 Water Agreement.

Public Water System

The Ellicott Utilities Company, LLC, is the public water system (PWSID No. CO0121245) currently serving the Viewpoint Estates and Antelope Park subdivisions. The active facilities of the public water system on record with the Colorado Department of Public Health and Environment's Water Quality Control Division consist of:

Facility ID	Facility Name
001	Purchased Water from CO0121125 (Cherokee Metropolitan District)
002	Chlorinator for Purchased Water
DS001	Distribution System

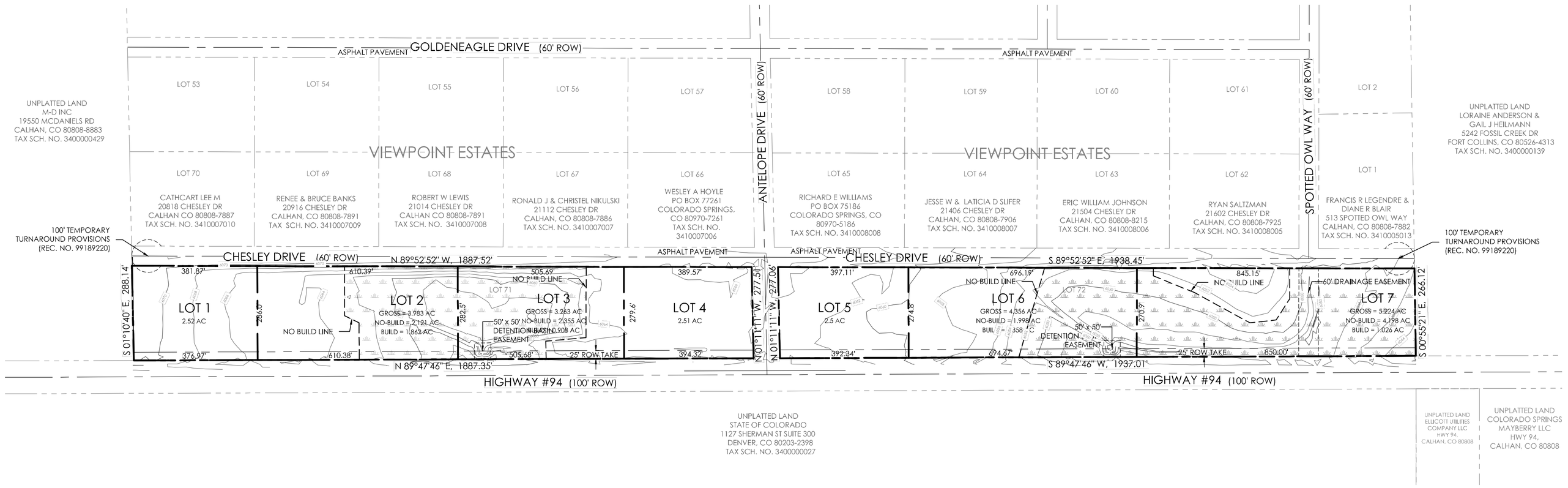
Water Quality

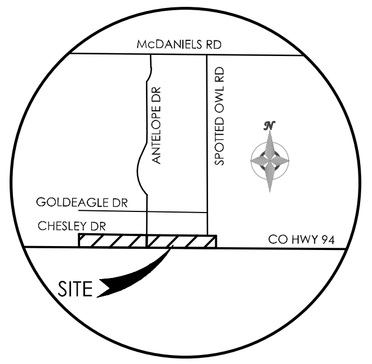
Each year, the Ellicott Utilities Company, LLC, (PWSID No CO0121245) is required to perform water quality sampling and analysis in accordance with the Colorado Primary Drinking Water Regulations and as identified in the Calendar Year Monitoring Schedule. The most recent consumer confidence report covering data for calendar year 2019 is attached to this report.

Conclusion

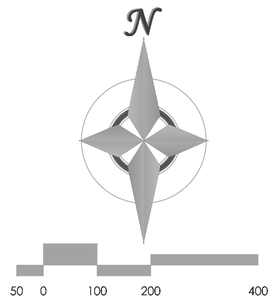
Based upon the information presented above, the Ellicott Utilities Company, LLC, as the public water system for the proposed Viewpoint Estates Filing No. 2, has an adequate supply of water to meet the annual demands of the Viewpoint Estates and Antelope Park subdivisions at buildout. Ellicott Utilities Company, LLC's water quality meets all Colorado Primary Drinking Water Regulations as demonstrated in the 2020 Drinking Water Quality Report for the 2019 calendar year.

PRELIMINARY PLAN
FOR
VIEWPOINT ESTATES FILING NO. 2
PORTION OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO





VICINITY MAP
NOT TO SCALE



1" = 200' 1:2,400

PRELIMINARY PLAN

LEGAL DESCRIPTION

LOTS 71 AND 72, VIEWPOINT ESTATES AS RECORDED UNDER RECEPTION NO. 99189220, OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

FLOODPLAIN STATEMENT

BOTH LOTS 71 AND 72, VIEWPOINT ESTATES ARE LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA, "AREA OF MINIMAL FLOOD HAZARD AND ZONE X" (SFHA's) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0805G, AND MAP NUMBER 08041C0810G, EFFECTIVE DECEMBER 7, 2018.

NO BUILD AREA

NO BUILDING STRUCTURES TO BE LOCATED IN NO BUILD AREAS. FENCES ALLOWED SO AS NOT TO IMPEDE STORM DRAINAGE RUNOFF FLOWS.

STREET CLASSIFICATIONS

UNLESS OTHERWISE NOTED, ALL STREETS ARE CLASSIFIED AS TYPICAL URBAN RESIDENTIAL COLLECTOR, SEE EPC ENGINEERING STD 2-15.

ZONING

EXISTING: RR-2.5 (RESIDENTIAL RURAL)

OWNERS/APPLICANTS

VIEWPOINT ESTATES, LLC.
PO BOX 6797
COLORADO SPRINGS CO, 80934-6797

CONSULTANT/ENGINEER

M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

TAX SCHEDULE NO.

3410010001 & 3410009001

AREA

24.33± ACRES

LOTS 1 - 7, VIEWPOINT ESTATES FILING NO. 2

7 LOTS =	24.332 ACRES
NO BUILD AREA WITHIN LOTS =	10.672 ACRES
DENSITY =	1 LOT = 3.476 ACRES

ACCESS TO BE FROM CHESLEY DRIVE.

SETBACKS

FRONT SETBACK =	25'
REAR SETBACK =	25'
SIDE SETBACKS =	15'

LEGEND

- EXISTING LOT LINE
- PROPOSED LOT LINE
- NO BUILD AREA
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE

ABBREVIATIONS

AC	ACRES
NO.	NUMBER
REC.	RECEPTION
ROW	RIGHT-OF-WAY
SCH.	SCHEDULE

FINAL PLAT
VIEWPOINT ESTATES
FILING NO. 2

MVE, INC.
ENGINEERS SURVEYORS
1903 Lelaray Street, Suite 200
Colorado Springs CO 80909
719.635.5736 www.mvecivil.com

MVE PROJECT: 61099
MVE DRAWING: 61099-PRELIM-CS
DATE: AUGUST 21, 2020
SHEET: 1 OF 1

ELLICOTT UTILITIES COMPANY, LLC 2020 Drinking Water Quality Report
Covering Data For Calendar Year 2019

Public Water System ID: CO0121245

Esta es información importante. Si no la pueden leer, necesitan que alguien se la traduzca.

We are pleased to present to you this year's water quality report. Our constant goal is to provide you with a safe and dependable supply of drinking water. Please contact PHILLIP W CROMWELL at 719-499-9993 with any questions or for public participation opportunities that may affect water quality. **Please see the water quality data from our wholesale system(s) (either attached or included in this report) for additional information about your drinking water.**

General Information

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline (1-800-426-4791) or by visiting epa.gov/ground-water-and-drinking-water.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV-AIDS or other immune system disorders, some elderly, and infants can be particularly at risk of infections. These people should seek advice about drinking water from their health care providers. For more information about contaminants and potential health effects, or to receive a copy of the U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and microbiological contaminants call the EPA Safe Drinking Water Hotline at (1-800-426-4791).

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- **Microbial contaminants:** viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- **Inorganic contaminants:** salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- **Pesticides and herbicides:** may come from a variety of sources, such as agriculture, urban storm water runoff, and residential uses.
- **Radioactive contaminants:** can be naturally occurring or be the result of oil and gas production and mining activities.
- **Organic chemical contaminants:** including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and also may come from gas stations, urban storm water runoff, and septic systems.

In order to ensure that tap water is safe to drink, the Colorado Department of Public Health and Environment prescribes regulations limiting the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration regulations establish limits for contaminants in bottled water that must provide the same protection for public health.

Lead in Drinking Water

If present, elevated levels of lead can cause serious health problems (especially for pregnant women and young children). It is possible that lead levels at your home may be higher than other homes in the community as a result of materials used in your home's plumbing. If you are concerned about lead in your water, you may wish to have your water tested. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. Additional information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (1-800-426-4791) or at epa.gov/safewater/lead.

Source Water Assessment and Protection (SWAP)

The Colorado Department of Public Health and Environment may have provided us with a Source Water Assessment Report for our water supply. For general information or to obtain a copy of the report please visit wqcdcompliance.com/ccr. The report is located under "Guidance: Source Water Assessment Reports". Search the table using 121245, ELLICOTT UTILITIES COMPANY, LLC, or by contacting PHILLIP W CROMWELL at 719-499-9993. The Source Water Assessment Report provides a screening-level evaluation of potential contamination that ***could*** occur. It ***does not*** mean that the contamination ***has or will*** occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan. Potential sources of contamination in our source water area are listed on the next page.

Please contact us to learn more about what you can do to help protect your drinking water sources, any questions about the Drinking Water Quality Report, to learn more about our system, or to attend scheduled public meetings. We want you, our valued customers, to be informed about the services we provide and the quality water we deliver to you every day.

Our Water Sources

Sources (Water Type - Source Type)	Potential Source(s) of Contamination
PURCHASED WATER FROM CO0121125 (Groundwater-Consecutive Connection)	There is no SWAP report, please contact PHILLIP W CROMWELL at 719-499-9993 with questions regarding potential sources of contamination.

Terms and Abbreviations

- **Maximum Contaminant Level (MCL)** − The highest level of a contaminant allowed in drinking water.
- **Treatment Technique (TT)** − A required process intended to reduce the level of a contaminant in drinking water.
- **Health-Based** − A violation of either a MCL or TT.
- **Non-Health-Based** − A violation that is not a MCL or TT.
- **Action Level (AL)** − The concentration of a contaminant which, if exceeded, triggers treatment and other regulatory requirements.
- **Maximum Residual Disinfectant Level (MRDL)** − The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

- **Maximum Contaminant Level Goal (MCLG)** − The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Maximum Residual Disinfectant Level Goal (MRDLG)** − The level of a drinking water disinfectant, below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Violation (No Abbreviation)** − Failure to meet a Colorado Primary Drinking Water Regulation.
- **Formal Enforcement Action (No Abbreviation)** − Escalated action taken by the State (due to the risk to public health, or number or severity of violations) to bring a non-compliant water system back into compliance.
- **Variance and Exemptions (V/E)** − Department permission not to meet a MCL or treatment technique under certain conditions.
- **Gross Alpha (No Abbreviation)** − Gross alpha particle activity compliance value. It includes radium-226, but excludes radon 222, and uranium.
- **Picocuries per liter (pCi/L)** − Measure of the radioactivity in water.
- **Nephelometric Turbidity Unit (NTU)** − Measure of the clarity or cloudiness of water. Turbidity in excess of 5 NTU is just noticeable to the typical person.
- **Compliance Value (No Abbreviation)** – Single or calculated value used to determine if regulatory contaminant level (e.g. MCL) is met. Examples of calculated values are the 90th Percentile, Running Annual Average (RAA) and Locational Running Annual Average (LRAA).
- **Average (x-bar)** − Typical value.
- **Range (R)** − Lowest value to the highest value.
- **Sample Size (n)** − Number or count of values (i.e. number of water samples collected).
- **Parts per million = Milligrams per liter (ppm = mg/L)** − One part per million corresponds to one minute in two years or a single penny in $10,000.
- **Parts per billion = Micrograms per liter (ppb = ug/L)** − One part per billion corresponds to one minute in 2,000 years, or a single penny in $10,000,000.
- **Not Applicable (N/A)** – Does not apply or not available.
- **Level 1 Assessment** – A study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
- **Level 2 Assessment** – A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Detected Contaminants

ELLICOTT UTILITIES COMPANY, LLC routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table(s) show all detections found in the period of January 1 to December 31, 2019 unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one year old. Violations and Formal Enforcement Actions, if any, are reported in the next section of this report.

Note: Only detected contaminants sampled within the last 5 years appear in this report. If no tables appear in this section then no contaminants were detected in the last round of monitoring.

Disinfectants Sampled in the Distribution System **TT Requirement**: At least 95% of samples per period (month or quarter) must be at least 0.2 ppm ***OR*** If sample size is less than 40 no more than 1 sample is below 0.2 ppm **Typical Sources:** Water additive used to control microbes						
Disinfectant Name	**Time Period**	**Results**	**Number of Samples Below Level**	**Sample Size**	**TT Violation**	**MRDL**
Chlorine	December, 2019	Lowest period percentage of samples meeting TT requirement: 100%	0	1	No	4.0 ppm

Lead and Copper Sampled in the Distribution System								
Contaminant Name	**Time Period**	**90th Percentile**	**Sample Size**	**Unit of Measure**	**90th Percentile AL**	**Sample Sites Above AL**	**90th Percentile AL Exceedance**	**Typical Sources**
Copper	09/21/2019 to 09/23/2019	0.18	5	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead	09/21/2019 to 09/23/2019	5.6	5	ppb	15	0	No	Corrosion of household plumbing systems; Erosion of natural deposits

Disinfection Byproducts Sampled in the Distribution System									
Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**

Disinfection Byproducts Sampled in the Distribution System									
Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Total Haloacetic Acids (HAA5)	2017	12.6	12.6 to 12.6	1	ppb	60	N/A	No	Byproduct of drinking water disinfection
Total Trihalomethanes (TTHM)	2017	26.2	26.2 to 26.2	1	ppb	80	N/A	No	Byproduct of drinking water disinfection

Violations, Significant Deficiencies, and Formal Enforcement Actions

Non-Health-Based Violations These violations do not usually mean that there was a problem with the water quality. If there had been, we would have notified you immediately. We missed collecting a sample (water quality is unknown), we reported the sample result after the due date, or we did not complete a report/notice by the required date.		
Name	**Description**	**Time Period**
LEAD & COPPER RULE	FAILURE TO INFORM HOMEOWNER OF LEAD RESULTS	01/01/2019 - 01/10/2019
Additional Violation Information		
Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.		
Describe the steps taken to resolve the violation(s), and the anticipated resolution date: home owners were notified after due date via web site 7/02/2019		