

WATER RESOURCES REPORT
for
FALCON MARKETPLACE

El Paso County, Colorado

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PRELIMINARY UTILITY PLAN

WOOMEN HILLS METRO DISTRICT COMMITMENT LETTER

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1.0 PURPOSE

This report is prepared by Drexel, Barrel & Co in support of the Falcon Marketplace project. This report is used to identify the sufficiency, quality, quantity and dependability of the water supply.

2.0 GENERAL LOCATION AND DESCRIPTION

The site is located at the northwest corner of E. Woodmen Road and Meridian Road - the SE 1/4 of the SE 1/4 of Section 1, Township 13 S, Range 65 W of the 6th P.M., El Paso County, Colorado.

The site is approximately 36.4 acres in size and gently slopes from the north to south. There is one existing home on the site, and several out buildings. The site is bounded on the north by Falcon Ranchettes single family residential, the west by Courtyards at Woodmen Hills West single family residential, the east by Meridian Road, and on the south by E. Woodmen Road. The current owners of the property are LG HI Falcon, LLC.

The proposed concept plan will provide 11 pad sites with a proposed commercial retail use, access drives, and on-site water quality/detention ponds.

3.0 WATER SUFFICIENCY

The owner/developer has already filed and been approved for inclusion within the Woodmen Hills Metropolitan District (WHMD) and will be served by WHMD – see appendix for the District commitment letter.

An existing 10" water main is located adjacent to E. Woodmen Road.

The total anticipated use is equivalent to 29 SFE (single family equivalent) taps and the resultant water demand is 10.59 ac-ft. The 36.4 acre Falcon Marketplace parcel has been included in the District and Water Right determinations are being turned over. There is a shortfall between the available water rights (6.67 annual ac-ft), and the demand (10.59 ac-ft). Woodmen Hills Metro District has adopted a fee in lieu of water rights which will be used to make up the difference.

Proposed facilities for the Property will include relocating the 10" water main, and 6" raw water that run parallel to E. Woodmen Road. The relocated lines will run along the proposed Spine road from east to west and then back adjacent to E. Woodmen Road at the southeast property corner.

To accommodate potential fire flow requirements the relocated 10" line will be upsized to 12", and the continuation of the site main along the Spine road will also be 12". All other onsite water main will be 8". Hydrant spacing will be as determined by Fire Department specifications.

An 8" stub will be provided to the property line at the Eastonville Rd/Meridian Rd intersection for future connection across Meridian Rd, by others. An additional 8" stub will also be provided at the western property line, south of Tract A to accommodate connection through the Courtyards at Woodmen Hills West future development, also by others.

See the Preliminary Utility Plan in the appendix for proposed water system layout.

4.0 PHASING/CONSTRUCTION/PERMITTING

Grading is anticipated to begin in Summer 2017. The Spine Road, utility mains and stormwater detention facilities will be installed at this time.

Development of the outlying lots will be phased at a future date, and will be by separate document.

5.0 SUMMARY

The Falcon Marketplace development contains 36.4 acres, and is anticipated to generate a water demand of 10.22 ac-ft annually. Woodmen Hills Metropolitan District has confirmed that there is sufficient supply to accommodate this demand, by water right turn over and in-lieu fees.

This report represents a preliminary analysis of the water main system for the Falcon Marketplace project. The system will be analyzed in further detail during the design process, and is subject to change due to final design considerations.

6.0 UTILITY CONTACT INFORMATION

Woodmen Hills Metropolitan District
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Appendix

