# WATER RESOURCES REPORT for FALCON MARKETPLACE

El Paso County, Colorado

January 17, 2017

### Prepared for:

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### Prepared by:

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# for FALCON MARKETPLACE

El Paso County, Colorado

#### 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

Attn: Gene Cozzolino, Director of Water and Wastewater

8046 Eastonville Road Falcon, CO 80831 Phone: (719) 495-2500

Fax: (719) 495-1344

JDS-Hydro Consultants, Inc. Attn: John McGinn, P.E. 545 East Pikes Peak Avenue, Suite 300 Colorado Springs, CO 80903

Phone: (719) 227-0072

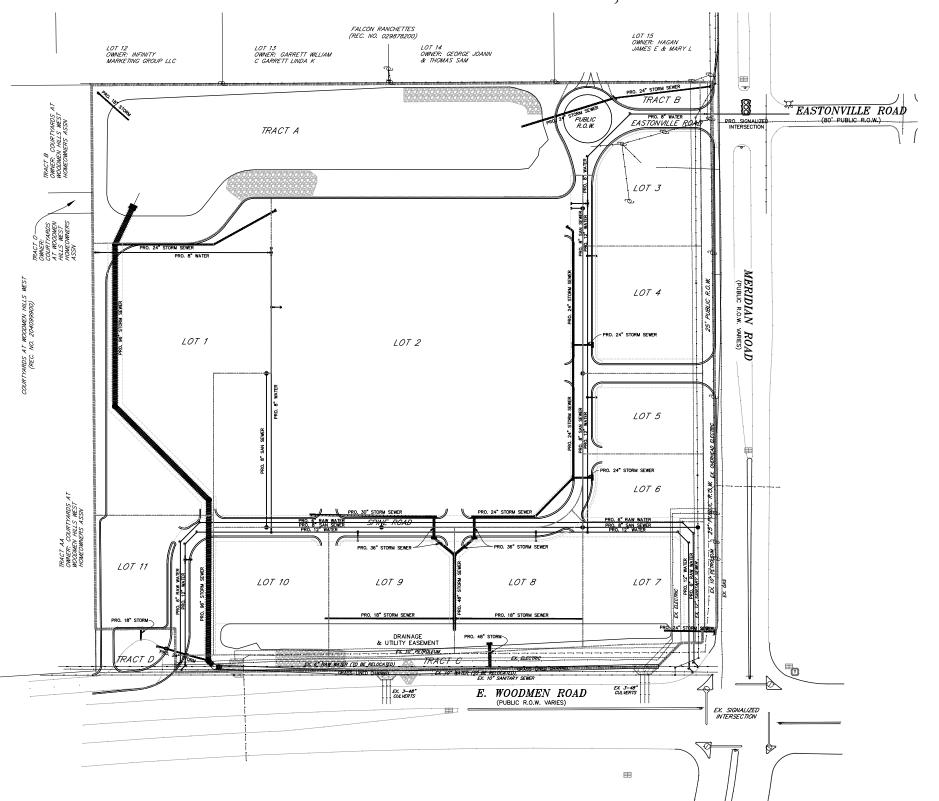
Drexel, Barrell & Co. Attn: Tim McConnell, P.E. 3 South 7<sup>th</sup> Street Colorado Springs, CO 80905

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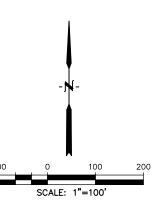
# PRELIMINARY PLAN FALCON MARKETPLACE

SE 1/4 OF THE SE 1/4 OF SECTION 1, T13S, R65W OF THE 6TH P.M. 11680 E. WOODMEN ROAD FALCON, COLORADO



# LEGEND

PROPERTY LINE	
LOT LINE	
EASEMENT	
CURB & GUTTER	
SIDEWALK	
PRO. WATER LINE.	
PRO. FIRE HYDRANT	
PRO. RAW WATER	
PRO. SANITARY SEWER	
PRO. STORM SEWER	
EX. OVERHEAD ELECTRIC	
EX. SANITARY SEWER	
EX. PETROLEUM	
<i>EX. GAS</i>	
EX. RAW WATER	
<i>EX. WATER</i>	
EX. STORM SEWERst ——————————————————————————————	



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FALCON MARKETPLACE FALCON, COLORADO

PRELIMINARY PLAN FOR

ISSUE	DATE
INITIAL ISSUE	1-17-17
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEH OF DREXEL, BARRELL & CO.

DRAWING SCALE:

HORIZONTAL: 1"=10
VERTICAL: N/A

PRELIMINARY UTILITY PLAN

PROJECT NO. 20988-00CSCV DRAWING NO.

PU

SHEET: 1 OF 1