Preliminary Submittal Package

Technical, Managerial and Financial Capacity Assessment

For

Saddlehorn Ranch Metropolitan District

October 2020

Prepared By:

JDS-HYDRO CONSULTANTS, INC.

5540 TECH CENTER DRIVE • COLORADO SPRINGS, CO • 80919 • (719) 227-0072 • FAX (719) 471-3401

Table of Contents

Section 1 - Executive Summary 3
1.1 Initial and Future Service Area Description 3
1.2 Initial and Future Population and Demands 3
1.3 Proposed Facilities 3
Section 2 – Technical Capacity 5
2.1 Planning Area Description 5
2.1.1 Project Map Area 5
2.1.2 Regional Plan 5
2.1.3 Local and Regional Issues 6
2.2 Population and Water Demand Projections 6
2.3 Source Water Planning 6
2.3.1 Overall Water Resource Management Description 6
2.3.2 Source Water Supply Capacity 7
2.3.3 Water Rights 7
2.4 Proposed Facilities 7
2.4.1 Proposed Sources, Treatment, and Storage 7
2.4.2 Proposed Distribution 9
2.5 Staffing 10
Section 3 – Managerial Capacity 11
3.1 Legal Ownership of System 11
3.2 Organizational Chart 11
3.3 Plans and Policies 11
3.3.1 Monitoring Plan 11
3.3.2 Backflow Prevention and Cross-Connection Control Plan 11
3.3.3 Water Efficiency Plan 12
3.3.4 Operation and Maintenance Manual (O&M) 12
3.3.5 Public Notification Policies 13
3.3.6 Ordinance Establishing Authority 13
3.4 Operator in Responsible Charge (ORC) 13
Section 4 – Financial Capacity 14
4.1 Annual Budget 14

4.2 Financial Status 14
4.3 10-Year Cash Flow Projection 17
4.4 Available Capital 17
4.5 Audits 17
4.6 Insurance 17
4.7 Capital Costs for Infrastructure 17

Tables

Table 1. Water Supply and Demand Summary 3
Table 2. Tank Sizing Calculations 4
Table 3. Water Demand Projections 6
Table 4. SRMD Proposed Service Rates through 2026 15

Figures

Figure 1. Project Area Map 5
Figure 2. SRMD Organizational Chart 11

Attachments

Attachment 1 – Project area maps
Attachment 2 – Population projection
Attachment 3 – Water rights
Attachment 4 – Plans and Specifications submittal (preliminary)
Attachment 5 – Distribution system schematic
Attachment 6 – Organizational chart
Attachment 7 – Monitoring plan
Attachment 8 – Backflow prevention and cross-connection control plan
Attachment 9 – Water efficiency plan
Attachment 10 – Operation and maintenance manual
Attachment 11 – Public notification policies
Attachment 12 – Ordinance or bylaws
Attachment 13 – Annual and 5-year budget
Attachment 14 – 5-year cash flow projection
Attachment 15 – Liability insurance documentation
Attachment 16 – El Paso County Letter of Intent

Section 1 - Executive Summary

1.1 Initial and Future Service Area Description

Development at the Saddlehorn Ranch Subdivision by ROI Property Group, LLC consists of 816.5 acres and 218 rural style lots, located southeast of the intersection of Judge Orr Road and Curtis Road, within Sections 3 and 10, Township 13 South, Range 64 West of the 6th Principal Meridian. Residential properties within the development will be provided water services through a central water system and wastewater services through individual on-site wastewater treatment systems (OWTS).

The Saddlehorn Ranch Metropolitan District (SRMD) will provide and maintain the Public Water System (PWSID CO0121703) servicing the community. No expansion of service beyond the proposed 218 rural residential lots is anticipated at this time. Build-out is projected to occur within five years as represented by budget and cash flow projections.

1.2 Initial and Future Population and Demands

It is expected that each rural residential home in the Saddlehorn Ranch will require an average of 0.67 annual acre-feet of water. This anticipated water demand is consistent with historic needs for nearby developments in Falcon, CO and accounts for additional demands from livestock and irrigation.

Table 1 below summarizes the water available for consumptive use from the Arapahoe and Laramie-Fox Hills aquifers below Saddlehorn Ranch, as well as annual demand estimations for this subdivision. The total supply takes into account the 300-year rule enforced by El Paso County.

Table 1. Water Supply and Demand Summary

LOTS	Total Supply (AF/Year)	Total Demand (AF/Year)
218	198.16	146.06

Saddlehorn Ranch also has water rights in the Denver aquifer. However, this water is *Not Non-Tributary* (NNT), as opposed to the *Non-Tributary* (NT) water in the Arapahoe and LFH formations. Therefore, water from the Denver formation will not be used; water from the Arapahoe and Laramie-Fox Hills formations are sufficient for the proposed development.

1.3 Proposed Facilities

The development will be served initially by the aforementioned two wells – one well in the Arapahoe aquifer, and the other in the Laramie-Fox hills aquifer. These wells have been drilled but are not yet equipped. To complete the wells, they will need a pump, motor, piping and electrical power. Controls for each well will be integrated into central water system SCADA which will also incorporate the water treatment system, finished-water storage tank and booster pump system.

Each well was tested in January and May of 2019. Based on the results of these tests, treatment will include media filtration for iron (Fe) and manganese (Mn) removal in combination with chemical disinfection. Liquid sodium hypochlorite will be dosed based on flow and target residual chlorine concentration. Chlorine contact time will be provided by serpentine contact pipe. Distribution pumps will provide

backwash flow to the filter units. A buried backwash tank will be employed to settle solids; recycled water will be returned at a rate of <10% forward flow back through the treatment process. Settled solids will be periodically hauled for disposal.

A finished-water storage will be provided in the form of an above ground finished water storage tank, with an approximate volume of 286,500 gallons (42.5-ft diameter X 27.0-ft side water level). The tank is being sized per the following:

Table 2. Tank Sizing Calculations

Description of Volume Required	Volume (Gallons)
Fire Flow (1,500 GPM * 120 Minutes) [1]	180,000
Max Day Demand (218 SFE's * 900 GPD) [2]	196,200
Offset by Source (w/ Largest Well Down) [3]	-100,800
One (1) Foot of Dead Space at Bottom of Tank [4]	11,000
TOTAL REQUIRED	***286,400***

Notes:

1. *The minimum fire flow capacity is defined as 1,500 gpm for 120 minutes per the International Fire Code (IFC). Controls for the high-capacity pump, along with the smaller distribution pumps, will be integrated into a central SCADA PLC.*
2. *900 GPM is 1.5*Average Daily Flow/SFE.*
3. *Assuming the LFH well is down and only the Arapahoe is running at 70 gpm for 1,440 minutes.*
4. *One foot of dead space is planned since, at a minimum, a 6-inch silt stop will be installed above the tank floor. At a maximum, a passive mixing header will be one foot above the tank floor.*

The entire service area will be within a single pressure zone. Pressure will be provided and maintained by a booster pump station at the well and tank site. The distribution pump system will include two (2) smaller pumps for average and maximum day demands and a high capacity pump to service hydrants within the development.

The distribution system is designed to ensure a minimum 20 psi under all conditions. This is consistent with Falcon Fire Department requirements, which is the authority having jurisdiction over SRMD.

Section 2 – Technical Capacity

2.1 Planning Area Description

Saddlehorn Ranch Metropolitan District (SRMD, PWSID CO0121703) is located in Peyton, CO in El Paso County, CO. The District will serve a rural residential development located southeast of the intersection of Judge Orr Road and Curtis Road. Planning accounts for the rural nature of the development and the additional demands from livestock and irrigation.

2.1.1 Project Map Area

A general project area map is provided below in **Figure 1**. More detailed maps of the proposed development and project area are provided in ***Attachment 1***.

Figure 1. Project Area Map

2.1.2 Regional Plan

The proposed development is compatible with regional planning. Specific questions relating to how the development confirms with regional planning was described in a Letter of Intent (LOI) report generated by William Guman & Associates, Ltd. for El Paso County Planning. This report is provided as ***Attachment 16***. The El Paso County Falcon/Peyton Small Area Master Plan guided planning; the development is compatible with surrounding areas already constructed or known areas proposed for development.

2.1.3 Local and Regional Issues

Development in eastern El Paso County places a strong emphasis on development that integrates with natural features and promotes pedestrian and other non-motorized means of travel. The proposed development will protect areas surrounding floodplains and incorporate hiking trails. Jurisdictional and non-jurisdictional areas will be preserved as open space no-build areas. These areas represent 134 acres within the development.

Generally, the development aims to maintain the rural character of the area. An area map depicting existing natural features is presented in Appendix 1.

2.2 Population and Water Demand Projections

Population projections are based on an assumed 2.6 persons per SFE and a build-out period of five years. Forty-three (43) homes are projected to be online within each of the first two years, and 44 homes are expected to be brought online each of the final three years. ***Attachment 2*** contains a completed CDPHE populational projection table.

A projected average demand of 0.67 annual acre-feet of water per residential home in the Saddlehorn Ranch has been assumed. This anticipated water demand is consistent with historic needs for nearby developments in Falcon, CO, which includes demands from livestock and irrigation.

Table 2 below summarizes the water available for consumptive use from the Arapahoe and Laramie-Fox Hills aquifers below Saddlehorn Ranch, as well as annual demand estimations for this subdivision. The total supply takes into account the 300-year rule by El Paso County.

Table 3. Water Demand Projections

LOTS	Total Supply (AF/Year)	Demand per SFE (AF/Year)	Total Demand (AF/Year)	Max. Daily Demand (GPD)	Peak Hour Demand (GPM)
218	198.16	0.67	146.06	345,542	317

2.3 Source Water Planning

2.3.1 Overall Water Resource Management Description

The development will be served by two groundwater wells, a finished water storage tank and a booster pump system. The two wells, one Arapahoe and one Laramie-Fox Hills, are anticipated to meet peak demand at build-out. While not anticipated at this time, the tank site is master planned for a second tank should demand necessitate greater storage volume in the future.

Initial water quality testing results were consistent with results from Arapahoe and Laramie-Fox Hills aquifer wells in nearby communities and do not indicate parameters of concern. A few parameters of interest include:

- **pH:** measured at 9.05 mg/L in the Arapahoe well and 8.87 mg/L in the Laramie-Fox Hills well. These values are above the secondary limit (SMCL), which is a range from 6.5-8.5 mg/L. A value

closer to 8.0-8.5 was expected based on other wells in the area. If subsequent testing sustains a pH above 8.5, then consideration for dosing liquid acid will be given. A liquid acid feed is not proposed at this time.

- **Iron:** measured at an average of 0.552 mg/L and 0.734 mg/L in the Arapahoe and Laramie-Fox Hills wells, respectively, above the SMCL of 0.3 mg/l.
- **Manganese:** measured at an average of 0.026 mg/L and 0.042 mg/L in the Arapahoe and Laramie-Fox Hills wells, respectively, below the SMCL of 0.035 mg/l.
- **Total Dissolved Solids (TDS):** as expected, TDS in the Laramie-Fox Hills aquifer measured slightly above the SMCL at 547 mg/L. The Arapahoe aquifer well measured at 186 mg/L.
- **Toluene:** results were significantly below the maximum contaminant level and near the lab's minimum reporting level (MRL).

All source water collected and treated by SRMD will be from groundwater wells; seasonal variability is not expected. Well sites are/will be protected by concrete sanitary seals with pitless adaptors. Spills occurring from any tenant will be required to be immediately reported to SRMD for proper remediation.

Consistent with design criteria, SRMD will encourage flow conservation through an increasing block rate structure. SRMD will place a total use meter at each well site as well as meter use for each customer.

2.3.2 Source Water Supply Capacity

2.3.3 Water Rights

Water rights provide for 321.97 acre-feet from the Arapahoe formation and 277.92 acre-feet from the Laramie-Fox Hills formation (Determinations 458-BD and 457-BD). However, El Paso County limits withdraws beyond state statute. The result is an available annual supply of 198.16. Water rights exceed projected demands of 146.06 acre-feet at full build-out. While additional not non-tributary water rights exist within the Denver Aquifer, no additional wells to support the proposed development are anticipated. A copy of these determinations is provided in ***Attachment 3***.

Water rights will be transferred to the District. A Memorandum of Understanding (MOU) is being drafted committing Water Rights to SRMD.

2.4 Proposed Facilities

2.4.1 Proposed Sources, Treatment, and Storage

Sources:

The development will be served by two (2) groundwater wells, a treatment plant (sodium hypochlorite chemical disinfection, filtration), a finished-water storage tank and a booster pump system. Two wells have already been drilled but are not yet equipped. Preliminary calculations indicate a 286,500-gallon (MG) tank is adequate to meet demands of the system. The tank site is master planned for a second tank, though a second tank may never be constructed.

The Service Area Map is provided in ***Attachment 5***. Depicted are each of the two (2) wells in relation to the development. Each well will have a downhole pressure sensor; well pumps will be outfitted with a *Variable Frequency Drive* (VFD), and each well will be equipped with a flow meter residing within the treatment building. Separate lines will then connect via a four-inch (4") raw water combined header within the proposed treatment building. The combined flow will also be measured with the combined flow being used for filtration system process control.

Water Treatment:

It is anticipated that water treatment will involve media filtration for iron and manganese removal and chemical disinfection. Liquid sodium hypochlorite will be dosed into a pressurized pipeline using a duplex pump system (primary/backup) with flow paced dosing capability. Water will then flow into at least one reaction vessel prior to filtration. A Filtronics Electromedia® dual vessel filter system has been used as the basis for design. Each of the proposed filter vessels is sized for the combined flow from both wells. Raw water and combined treated water turbidity will be monitored continuously via continuously monitoring turbidity analyzers. While not a requirement for groundwater treatment, turbidity readings will be used for process monitoring and control.

Filtration system backwash will be provided by the distribution system pumps. Distribution system pumps will be sized to provide adequate backwash volume and system demands, thereby preventing flow reversals and a loss of distribution system pressure. Backwash water will be measured via a magnetic flow meter before being directed into an exterior buried tank. A submersible pump with will recycle backwash water at a rate of <10% forward flow. Controls for the backwash and reclaim systems will be integrated into the overall filter system control panel.

Post filtration, water will flow through serpentine contact pipe thereby ensuring disinfection prior to system point-of-entry. Raw water will be pumped from groundwater wells through treatment and into a 286,500-gallon finished water storage tank.

Finished Water Storage Tank:

A 286,500-gallon MG tank will be sited on a parcel dedicated for utility infrastructure. It was determined that a 28-ft shell height (with overflow at 27 feet) would be preferred. This results in a tank diameter of 42.5 feet. The following features were incorporated into tank design:

- Passive mixing system (avoids second penetration and additional piping and provides much better mixing than simply separating the inlet and outlet)
- Two shell manways placed 180 degrees apart
- Passive cathodic protection via sacrificial anodes
- Coating systems meeting general conformance with AWWA D-102
- Single roof access hatch
- An access ladder with safety climb system compatible with OSHA standards
- Level transducer for SCADA communication

SCADA:

SCADA will incorporate source water, treatment, storage, and booster pump operations. Tank levels will be controlled automatically with a PLC calling for water from wells as necessary to maintain desired levels. Telemetry communication will allow for remote monitoring of all water system components.

Plans and Specifications:

Included in ***Attachment 4*** are preliminary drawings of the overall site which includes wells, water treatment and a finished water storage tank. Plans for water system infrastructure are preliminary in nature as of the date of this TMF Report submittal. A subsequent basis of design report (BDR) submittal will follow, which addresses all required design criteria for review and approval from CDPHE.

Future/Backup Facilities:

Future facilities are not anticipated at this time. However, the utility site is planned to accommodate drilling of a Denver aquifer well, construction of a second finished-water storage tank, and provision of a third filter vessel.

2.4.2 Proposed Distribution

SRMD will rely on distribution pumps to maintain system pressure. The entirety of the development will fall within a single pressure zone. System pressures are designed within a range of 55-120 psi. Fire flow requirements have been defined as follows:

- **High Capacity Pump Design Flow:** 1,500 gpm for 2 hours
- **20 psi minimum at any point in system**

A booster pump station will be located inside the water treatment facility on the designated utility site. The difference in flow from start-up to build-out of the development is significant, so the pump station will have flexibility and expandability incorporated into the upfront design.

Booster Pump Station Details:

Preliminary booster pump drawings are also provided in ***Attachment 4***. Flooded suction from the finished water storage tank to the pumps will be provided. The system will include two pumps for meeting average and max day demands. It will have a single pump to meet high capacity demands. Each pump will be operated by a VFD. Pressure-bladder vessels will help maintain the operational pressure point while reducing starts and stops on the pumps, especially during times of low demand.

Distribution Pipelines:

The water lines required for complete development build-out are shown in the Project Area Map (***Attachment 1)*** and Distribution System Schematic (***Attachment 5***). Initial water system elements will be designed to accommodate build-out of the overall development. Distribution system elements will be constructed incrementally over five years, corresponding to the planned build-out period.

Water lines will be designed and constructed per SRMD standards and specifications adopted from a neighboring District, e.g. Woodmen Hills Metropolitan District (WHMD). Adequate looping within

planning areas will be provided to minimize disruption in service due to water main breaks, aid in fire-flows, and improve water quality.

2.5 Staffing

ORC Water Professionals, Inc. (OWP) has been contracted to manage water system operations. Clyde Penn (ID 9835) will serve as Operator in Responsible Charge (ORC) of both the water treatment system and distribution system. OWP operates and maintains community, non-transient, non-community, and transient systems along the front range. OWP employs one operator who resides in Colorado Springs, a 25-minute drive from SRMD. Other operators reside in south Denver; OWP will be able to respond to any emergency within an hour (weather and traffic permitting). OWP is well equipped and able to provide the following:

- Safety Equipment
- Process Control Equipment
- Utility Locating Equipment
- Equipment Servicing Through its Equipment Servicing Division

Two (2) site visits per week are planned for the first three months of operation. Thereafter, routine servicing is planned at one (1) site visit per week. OWP is contracted to provide additional maintenance, emergency response, consulting, and administrative services as needed and/or requested by SRMD. Certified operators will perform all duties delineated by Regulation 100. Generally, OWP will assume responsibility for all facets of the water system. Specific responsibilities include:

- Collection, monitoring, and record keeping of water samples
- Treatment Systems and Unit Process controls (e.g. chlorine residual, tank level, meter readings)
- Management and Handling of Chemicals
- 24-hour Emergency Response
- System Maintenance
- Record Keeping and File Maintenance
- Min. Weekly Site Visitation
- Monitor System Security Systems
- Review of Remote SCADA Reporting

OWP will prepare a monthly system activity and status report for SRMD board meetings. SRMD administrative staff will handle bookkeeping responsibilities and manage public relations. JDS-Hydro Consultants, Inc will serve as the District Engineer, providing additional technical support to OWP and SRMD.

Section 3 – Managerial Capacity

3.1 Legal Ownership of System

Name: Saddlehorn Ranch Metropolitan District
Address: 2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122
Contact: Bill Guman
Email: bill@guman.net
Phone: (719) 633-9700

3.2 Organizational Chart

Saddlehorn Ranch Metropolitan District (SRMD) will follow the organizational chart presented below and reposted in ***Attachment 6***.

Figure 1. SRMD Organizational Chart

3.3 Plans and Policies

3.3.1 Monitoring Plan

A water system Monitoring Plan is provided as ***Attachment 7***. It will be updated as initial users are brought online. Updating of the Monitoring Plan will occur concurrently with development. Monitoring Plan documentation has been prepared by OWP with input provided by the SRMD and its consultants.

3.3.2 Backflow Prevention and Cross-Connection Control Plan

A *Backflow Prevention and Cross-Connection Control Plan* (BPCCC) is provided as ***Attachment 8***. The BPCCC will be updated as rules and regulations providing the legal authority to enter premises are adopted. The BPCCC Plan documentation has been prepared by ORC with input provided by the SRMD and its consultants.

3.3.3 Water Efficiency Plan

SRMD will not sell over 2,000 acre-feet of water annually. However, the proposed increase tier/block structure with a minimum monthly rate fee system will charge a higher rate for customers who use more water. This approach is intended to promote conservation. Additional educational efforts relating to water conservation efforts will be included in monthly billing statements.

3.3.4 Operation and Maintenance Manual (O&M)

An *Operation and Maintenance* manual describing the SRMD water system is included in ***Attachment 10***. This manual contains information for the operation of the wells, distribution system, water treatment system, and finished water storage tank. Start-up procedures, operator requirements, maintenance requirements, sampling schedules, water supply risks, safety manuals, and an emergency response plan can be found in this document.

This is a preliminary O&M manual. Details in relation to the equipment chosen will be updated in the O&M manual before the system is online. Final recommendations on equipment O&M will be provided with manufacturer's equipment maintenance procedures. The final O&M manual will contain all final recommendations on system O&M, including, but not limited to, the following:

- **Well Pumping and Metering Equipment:** The well pumps will be equipped with a VFD which enables the operator to vary the flow rate to the filters. The flow rate setting will allow for remote control so that the operator may change the rate of flow to treatment without being on-site. Each well will have a dedicated 3-inch meter equipped with output capability for sending an analog signal to the treatment PLC for monitoring. A combined flow meter will be employed for process control. Meters will reside inside the treatment building.
- **Water Treatment/Chemical Feed:** Sodium hypochlorite will be used for chemical disinfection, as well as an oxidant to promote removal of iron and manganese. Feed rate control will be flow-based. Chlorine residual will be continuously monitored, and an analog signal reported to the PLC. The PLC will automatically adjust the chemical feed rate according to the flow as measured by a magnetic flow meter. Residual chlorine values will be used to provide an alarm condition, if experienced. A solution level indicator will be provided.
- **Finished Water Storage:** A 286,500-gallon tank will be provided for finished-water storage. Level monitoring will be provided, and an analog or digital signal will report to the main PLC. The operator will enter level set-points for starting and stopping the wells.
- **Distribution System:** Valves, fire hydrants, and ARV's will be checked and operated at least annually.
- **Recording Keeping:** A list of O&M record keeping responsibilities will be provided in the Final O&M manual based on equipment selection. Record keeping responsibilities will be adjusted as the development grows.

3.3.5 Public Notification Policies

Certain water quality situations require a public notification. Depending on the severity of the water quality situation, a Tier 1, 2, or 3 response is required. CDPHE has provided informational documents for all three levels of notification. These documents can be found in ***Attachment 11***.

If a customer has a water complaint, those can be directed to the District Manager via a SRMD website that is planned for development.

3.3.6 Ordinance Establishing Authority

Provided in ***Attachment 12*** is a Model Service Plan prepared by the White • Bear • Ankle Law Firm. Therein is described authority to establish fees, service rates, and Mill Levies. In Section III.E and III.F are described domain to finance, construct, and maintain public utilities. Financial Plans are presented in Section VI.

3.4 Operator in Responsible Charge (ORC)

Certification level requirements provided below are based on initial, start-up conditions. Contract Operator ORC Water Professionals (OWP) maintains licensing adequate to support whatever growth or future treatment system requirements demand.

SRMD Certification Requirements:
Treatment: Class C
Distribution: Class 1

SRMD certified treatment operator information:
Name(s): Clyde Penn
Operator identification number: 9835
Certification number: Level B
Certification expiration date: Renewable each year with sufficient TU credits

SRMD certified distribution system operator information:
Name(s): Clyde Penn
Operator identification number: 9835
Certification number: Class 4
Certification expiration date: Renewable each year with sufficient TU credits

Section 4 – Financial Capacity

This section demonstrates the financial capacity of the system, including adequate revenues to meet projected expenses in operating and maintaining the system. Supporting documentation is provided in ***Attachments 13 and 14.***

4.1 Annual Budget

The Saddlehorn Ranch subdivision water system is expected to operate as an enterprise fund within the District. Proposed water supply elements will be owned and operated by the District. The subdivision is currently in the planning stages; no customers are being served and first customers are not planned within six months of this TMF submittal. Two groundwater wells have been drilled and tested, one well with the Arapahoe Basin, and one well with the Laramie-Fox Hills Basin. Budget projections presented in ***Attachments M and N*** are based on assumptions detailed below. For planning purposes, an annual budget is forecasted over the initial 10 years of operation. Capital replacement and O&M reserves are included in 10-year budget projections. Build-out of the entire Saddlehorn Ranch development is expected to occur beyond the 10-year planning period.

Budget projections are based on analysis and input from the Developer and its consultants. The intent of these projections is to present a realistic picture of the financial capacity of the water system during its first 10 years of operation as a water provider to its customers. Budget projections demonstrate to customers and investors that the water system will operate as a financially viable component of the District's utility enterprise.

The basic expense inputs to the projections include: **(1)** Initial capital construction costs for water system infrastructure; and **(2)** the estimated O&M expenses for the water system with an allocation of District administrative expenses to the water system. The key budget revenue inputs include: **(1)** amount and timing of bond issuance for funding of major SRMD water system infrastructure; **(2)** levels of fees and charges associated with provision of water service; and **(3)** amount of required developer advances (if any) for support of District operations and the duration of such support.

The assumptions disclosed herein are those that the District believes are significant to the budget projections. There will undoubtedly be differences between the budget projections and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

4.2 Financial Status

Herein are itemized descriptions of budget inputs for the SRMD water enterprise. Described are sources and uses of funds, including rate structure, fees, capital improvements, O&M expenses and reserve funds. Again, the assumptions disclosed herein are those that SRMD believes are significant to the budget projections. There will undoubtedly be differences between the budget projections and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

1. Service Charges:

Table 4 summarizes the proposed Rate Schedule for SRMD.

Table 4. SRMD Proposed Service Rates through 2026

	Proposed Rate Schedule						
	Volume	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**
Min. Charge, per month		$30.00	$30.00	$30.00	$30.00	$33.50	$37.00
Tier 1	3,000	$2.25	$2.25	$2.25	$2.25	$2.25	$2.36
Tier 2	5,000	$3.50	$3.50	$3.50	$3.50	$3.50	$3.68
Tier 3	20,000	$5.50	$5.50	$5.50	$5.50	$5.50	$5.78
Tier 4	60,000	$10.5	$10.5	$10.5	$10.5	$10.5	$11.03
Tier 5	150,000	$15.5	$15.5	$15.5	$15.5	$15.5	$16.28

Water rates are forecast to remain unchanged until 2026. As water operations commence and an adequate history of operating costs is produced, SRMD will adjust rate levels and rate structures as deemed appropriate and/or to maintain sufficient reserves to support maintenance, repairs and improvement planning.

The proposed service rates have been compared to other developments and deemed reasonably affordable.

2. Absorption Rates and Market Values:

A build-out period of five years has been assumed in budget projection. Forty-three homes are projected to be online within each of the first two (2) years. Forty-four homes are expected to be brought online each of the final three (3) years. The developer has received 100 Letters of Interest to date and believes build-out may occur in less than three years.

3. Mill Revenue:

Mill Revenues will not be used to support the *Water Enterprise Fund.*

4. Interest Income:

Interest income was not accounted for in budget projections. It is anticipated that interest income may be less than 1% per annum. Consequently, it has been omitted.

5. Construction Cost Estimates:

All construction cost estimates incorporated into the financial plans and budget projections have been provided by the Developer's and District's engineers and consultants based on preliminary infrastructure design. Estimates include engineering costs and contingency, which is assumed to cover various un-quantified factors, including annual inflation in construction costs.

6. Bond Assumptions:

Financial plans and budget projections show that SRMD will issue privately placed debt and market-issued revenue bonds with $12,324,000 million in net proceeds (after fees and reserve) for water system development. As is common with start-up Metropolitan Districts, the funds for the initial capital expenditures will be raised through a privately placed bond issue, placed with the Developer. Once the development has achieved a reasonable level of build-out and the District has access to the bond market on reasonable terms, future capital projects may be funded through market-issued revenue bonds.

Interest on bond debt has been estimated at 3%. Debt is expected to be paid back within five (5) years from tap sales.

7. Operating and Administrative Expenses:

In year one, the water enterprise is estimated to incur start-up operating and administrative expenses of $133,296. Thereafter, budget projections show these expenses increasing mostly to account for inflation. Inflation has been estimated between 1-5% depending on the category (i.e. material compared to labor). SRMD has contracted ORC Water Professionals, Inc. to serve as a contract operator for the water system utility. The water system is allocated a share of administrative costs which include all management, legal, and general administrative expenses for the combined SRMD enterprise.

8. Developer Advances and Repayments

The Developer has been incurring costs of engineering and planning for several years. The developer has also incurred capital costs for the construction of source groundwater wells. The total water system's share of developer costs through the end of 2021 is calculated at $3,000,000; repayment for those costs will be made from revenue bonds.

9. Annual Budgets and Audits

As required by State Statutes, SRMD will prepare an annual budget with the state and complete an annual audit of its financial statements. The first audit is scheduled to be prepared in 2022.

10. Capital Improvement Plan

All major capital improvements are planned in 2020 with the exception of all represented distribution water lines. The water lines required for development build-out are shown in ***Attachment 1***. Distribution system water lines are anticipated to be built incrementally over the five-year projected build-out period. Financial plans and cash flow calculations account for capital replacement expenditures as well as an O&M reserve.

11. Reserve Funds

Reserves are assumed the summation of net operating income plus non-operating revenue (e.g. tap fees, interest and dividends) minus debt services and minor capital improvements.

12. Development and Tap Fees

Development and tap fees will be collected by SRMD and are shown in financial plans and budget documents.

13. Metered Customers

All water customers within the District will be metered.

4.3 10-Year Cash Flow Projection

A 10-year cash flow projection is provided in ***Attachment 14***. Initial capital expenses will be developer supported until late 2020 or early 2021.

The cash flow projection is supported by:

1) An initial operation and maintenance budget outlined for ten (10) years
2) A ten-year listing of potential capital improvements for the water system

4.4 Available Capital

The initial central system has been described herein and is expected to be constructed primarily during the year 2021. Actual service to customers is likely to occur in late 2021. Initial water system capital expenses are estimated to cost $7,841,370. The facility development will be phased beginning in 2021, as noted in prior sections.

The earliest facility development has begun with the drilling of the two groundwater wells. The funding of this and some of the other early system construction will begin with *Developer Contributed Capital* of approximately $3,000,000. This will fund accessing source of supply, determining water quality, and primary engineering and permitting functions.

During or about late spring or early summer, the remainder of the capital funding will be secured with District bond proceeds having $12,324,000 earmarked for the water system. This will allow for the smooth transition into constructing final facilities based on known water quality. The funds will be used for the following purposes:

- Construction of raw water transmission pipelines
- Construction of the water treatment system
- Construction of the finished water storage tank
- Construction of the distribution pump system
- Construction of distribution system pipelines

4.5 Audits

The District will submit to the State an annual *Water Enterprise Budget* prepared by a certified professional. The first audit will be prepared in 2023.

4.6 Insurance

The District will maintain general liability insurance. A copy of insurance is provided in ***Attachment 15***. After initial systems are developed, the policies shall be increased to adequately cover those facilities. The O&M projected budgets are expecting to cover such insurance beginning in 2021.

4.7 Capital Costs for Infrastructure

Capital costs for infrastructure are detailed in ***Attachment 13***. Initial efforts include the following:

- Equipping two (2) groundwater source wells
- Construction of a four-inch (4”) raw water transmission pipeline to a central treatment facility
- Construction of a central pressure sand and chemical disinfection treatment system to include an expandable Filtronics filter system, a duplex chemical feed system (primary/backup) with flow paced dosing capability, flow meters, and serpentine chlorine contact yard piping
- Construction of a finished water storage tank
- Construction of a booster pump station to handle normal service and fire service flows
- Construction of a finished water distribution pipeline network
- New SCADA with integrated source water, treatment, and storage controls

Significant *Capital Improvement Plans* (CIP) beyond initial efforts and within the 10-year planning period presented herein are not anticipated. Development build-out is expected within five (5) years. However, utilities have been master planned for additional storage, treatment, and pumping capacity. Any significant future capital improvement efforts beyond those described herein may serve merely to further improve overall system resiliency.

Contributions to a *Capital Replacement* and *O&M Reserve Fund* will begin in year one (2021).

Attachment 1

0' 2000' 4000'

11x17: 1"=4000'
24x36 1"=2000'

REVISIONS				
NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

EXHIBIT

SADDLEHORN RANCH SUBDIVISION

ROI PROPERTIES GROUP

PROJECT AREA MAP
3-MILE RADIUS

JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

Project No.: 311.02
Date: 10/05/20
Design: RMM
Drawn: SKG
Check: RMM

B

Attachment 2

Projecting Water Flows Method 1: Population based projections

Assumptions/data			Information source
Current system population	0	People	Currently Undeveloped
Current service area population (If providing water to neighboring community)	0	People	Currently Undeveloped
Population growth rates	43-44 SFE	percent increase/year	Developer Projections based on LOI
Average daily per capita flow rate	230	Gallons per capita day	El Paso County Water Resources Report
Maximum daily per capita flow rate	610	Gallons per capita day	El Paso County Water Resources Report
Peak hour factor	3.5		

Year	System population	Service area population (if different)	Average daily flow GPD	Maximum daily flow GPD	Peak hour flow GPM
+0	112		25720	68157	63
+5	224		51440	136315	125
+10	338		77757	206057	189
+15	452		104075	275800	253
+20	567		130393	345542	317

Attachment 3A

COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER

IN THE MATTER OF AN APPLICATION FOR DETERMINATION OF WATER RIGHT TO ALLOW THE WITHDRAWAL OF GROUND WATER IN THE UPPER BLACK SQUIRREL CREEK DESIGNATED GROUND WATER BASIN

APPLICANT: ROBERT C. NORRIS FAMILY TRUST

AQUIFER: DENVER

DETERMINATION NO.: **459-BD**

In compliance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, The Robert C. Norris Family Trust (hereinafter "applicant") submitted an application for determination of water right to allow the withdrawal of designated ground water from the Denver Aquifer.

FINDINGS

1. The application was first filed by the applicant on February 18, 2003, and was received complete by the Colorado Ground Water Commission on May 30, 2003.

2. The applicant requests a determination of rights to designated ground water in the Denver Aquifer (hereinafter "aquifer") underlying 6,955.31 acres, generally described as the SE1/4 of the NE1/4 and the E1/2 of the SE1/4 of Section 31 and the E1/2 of the NE1/4, the SW1/4 of the NE1/4, the S1/2 of the NW1/4, the SW1/4, and the W1/2 of the SE1/4 of Section 32, all in Township 12 South, Range 63 West of the 6th Principal Meridian; the E1/2, the E1/2 of the W1/2, and the SW1/4 of the SW1/4 of Section 35 and the SW1/4 of Section 36, all in Township 12 South, Range 64 West of the 6th Principal Meridian; land in the N1/2 and in the N1/2 of the S1/2 of Section 4, all of Section 5 excluding the NW1/4 of the NW1/4, all of Section 6 excluding the south 1460 feet of the east 1044 feet of the SE1/4, and all of Section 7 excluding the E1/2 of the SE1/4, and the N1/2 of Section 8, all in Township 13 South, Range 63 West of the 6th Principal Meridian; all of Sections 1, 2 and 3, the E1/2 and the SW1/4 of Section 9, the N1/2 of the N1/2 of Section 10, the N1/2 of the N1/2 of Section 11, and the E1/2, the E1/3 of the W1/2, and the W2/3 of the N1/2 of the NW1/4 of Section 12, all in Township 13 South, Range 64 West of the 6th Principal Meridian; all in El Paso County. According to a signed statement dated February 5, 2003, the applicant owns the 6,955.31 acres of land, as further described in said affidavit which is attached hereto as Exhibit A, and claims control of the ground water in the aquifer underlying this land area.

3. The proposed annual amount of ground water to be allocated and withdrawn from the aquifer for intended beneficial uses is the maximum allowable amount.

4. The above described land area overlying the ground water claimed by the applicant is located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin and in the Upper Black Squirrel Creek Ground Water Management District. The Colorado Ground Water Commission (hereinafter "Commission") has jurisdiction.

5. The applicant intends to apply the allocated ground water to the following beneficial uses: domestic, irrigation, commercial, industrial, recreation and livestock watering. The applicant's proposed place of use of the allocated ground water is the above described 6955.31 acre land area.

6. a. Pursuant to Section 37-90-107(7), C.R.S., and Rule 5.3 of the Designated Basin Rules, the Commission Staff ("Staff") reviewed the application. In a preliminary evaluation of the complete application, the Staff found that the claimed 6955.31 acre overlying land area consisted of six noncontiguous tracts of land designated as Areas A through F. In addition, Areas C, D and E, had multiple replacement water requirement areas. For this reason, the amount of ground water in the aquifer and a maximum annual amount available for allocation were determined specifically for the aquifer underlying each of the six noncontiguous areas and specifically for the aquifer underlying each of the replacement water requirement areas within Areas C, D and E. These designated areas are generally described and the amounts of available allocation specific to each area, as determined by Staff, are indicated in the legal notice publication for the application attached hereto as Exhibit B.

   b. The six noncontiguous tracts are the result of county roads physically separating the overlying land area into six separate areas. This finding by Staff was based on previous claims by El Paso County that the right-of-way for all such county roads is considered to be the property of the county and not, simply, an easement subject to claims of ownership by surrounding property owners.

7. On July 24, 2003, in accordance with Rule 9.1 of the Designated Basin Rules, a letter was sent to the Upper Black Squirrel Creek Ground Water Management District requesting written recommendations concerning this application. No written recommendations from the district were received.

8. The Commission Staff has evaluated the application relying on the claims to control of the ground water in the aquifer made by the applicant.

9. In accordance with Sections 37-90-107(7) and 37-90-112, C.R.S., the application was published in The Gazette newspaper on August 7 & 14, 2003.

10. a. On September 15, 2003, an objection to the application was received from the applicant and assigned Case No. 03-GW-16. The applicant specifically objected to the Commission Staff's finding that the overlying land area consisted of six noncontiguous tracts and claimed that, in fact, the overlying land area consisted of one contiguous parcel. No other objection to the proposed determination of water right was received within the time limit set by statute.

    b. As an attachment to the objection, the applicant provided a copy of a letter from the Office of the El Paso County Surveyor, dated August 28, 2003. In this letter, Mr. Christopher Brewer, the County Surveyor, states that, after review of relevant property records, the existing county roads within the applicant's claimed overlying land area are not owned in fee by the county.

    c. By letter to the El Paso County Surveyor, dated September 16, 2003, the Staff responded to Mr. Brewer's above-described letter. Staff's letter was copied to the El Paso County Department of Planning, Department of Transportation, and Office of the County Attorney.

The intent of this letter was to obtain any comments from interested governmental departments or agencies of El Paso County regarding the issue of ownership of county road right-of-ways and specifically the ownership of such right-of-ways dividing the applicant's overlying land area.

d. Since the mailing of the above Staff letter of September 16, 2003, the Staff has received no additional written correspondence from any governmental department or agency of El Paso County regarding the issue of ownership of county road right-of-ways. Based on the information provided by the Office of the El Paso County Surveyor, in the above-described letter of August 28, 2003, the staff revises the finding that the applicant's claimed overlying land area consists of six noncontiguous tracts. The preliminary findings, as published in the legal notice attached hereto as Exhibit B, are subject to final staff evaluation. Final staff evaluation of the application, therefore, finds that the applicant's claimed 6955.31 acre overlying land area is one contiguous area. The applicant was notified of the revised finding for this application by letter from the Staff dated December 31, 2003.

e. In a letter to the Commission Hearing Officer received on January 27, 2004, the applicant requested that its objection be withdrawn and that the application be returned to the Staff for further action. By Order of the Hearing Officer dated January 28, 2004, Case No. 03-GW-16 was dismissed and the application was remanded to Staff to take any administrative steps it deems necessary.

f. The above-described revised finding of the Commission is incorporated into these findings.

11. The replacement water requirement for withdrawal of ground water from the aquifer underlying the 6955.31 acres of overlying land claimed by the applicant consists of two different requirements, which effectively divides the claimed land into two areas. The amount of ground water in the aquifer and a maximum annual amount available for allocation will be determined specifically for the aquifer underlying each of the two areas. These areas are designated and described as follows:

    Area A - 2837 acres, generally described as the applicant's claimed land area in Sections 35 and 36, Township 12 South, Range 64 West, of the 6th Principal Meridian; portions of Sections 31 and 32 of Township 12 South, Range 63 West of the 6th Principal Meridian; the majority of Sections 1, 2, 3, 10, 11 and 12 of Township 13 South, Range 64 West of the 6th Principal Meridian; and a portions of Section 6 of Township 13 South, Range 63 West of the 6th Principal Meridian.

    Area B - 4118.31 acres, generally described as the applicant's claimed land area in Section 9, and portions of Sections 1, 3, 10 and 12 of Township 13 South, Range 64 West of the 6th Principal Meridian; portions of Section 31 and most of the claimed land area in Section 32 of Township 12 South, Range 63 West of the 6th Principal Meridian; a portion of Section 6 and all of the claimed land area in Sections 4, 5, 7 and 8 of Township 13 South, Range 63 West of the 6th Principal Meridian.

    These two areas are further described in a map attached hereto as Exhibit C.

12. The quantity of water in the aquifer underlying the 6955.31 acres of land claimed by the applicant is as follows: Area A = 96,458 acre-feet; Area B = 140,023 acre-feet. This determination was based on the following as specified in the Designated Basin Rules:

a. The average specific yield of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 17 percent.

b. The average thickness of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is as follows: Area A = 200 feet; Area B = 230 feet.

13. At this time, there is no substantial artificial recharge that would affect the aquifer within a one hundred year period.

14. Pursuant to Section 37-90-107(7), C.R.S., and in accordance with the Designated Basin Rules, the Commission shall allocate ground water in the aquifer based on ownership of the overlying land and an aquifer life of one hundred years. Therefore, the maximum average annual amount of ground water in the aquifer that may be allocated for withdrawal pursuant to the data in the paragraphs above for the 6955.31 acres of overlying land claimed by the applicant is as follows: Area A = 965 acre-feet; Area B = 1400 acre-feet.

15. The ability of wells permitted to withdraw the authorized amount of water from this non-renewable aquifer may be less than the one hundred years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

16. In accordance with Rule 5.3.6 of the Designated Basin Rules, it has been determined that the replacement water requirements for withdrawal of ground water from the aquifer underlying the subject land area are as follows:

    Area A - Withdrawal of ground water from the aquifer underlying 2837 acres of the land claimed by the applicant will, within one hundred years, deplete the alluvial aquifer or flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the ground water is considered to be not-nontributary ground water. Also, the location of the land claimed by the applicant is further than one mile from the aquifer contact with the alluvium. The Designated Basin Rules require that at least four percent (4%) of the amount of water withdrawn annually must be returned to the uppermost aquifer in the vicinity of the permitted point or points of withdrawal.

    Area B - Withdrawal of ground water from the aquifer underlying 4118.31 acres of the land claimed by the applicant will, within one hundred years, deplete the alluvial aquifer or flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the ground water is considered to be not-nontributary ground water. Withdrawal of water from the aquifer underlying the claimed land area would impact the alluvial aquifer of Black Squirrel Creek or its tributaries, which has been determined to be over-appropriated. Commission approval of a replacement plan - pursuant to Section 37-90-107.5, C.R.S., and Rule 5.6 of the Designated Basin Rules - providing for the actual depletion to the alluvial aquifer and adequate to prevent any material injury to existing water rights, would be required prior to approval of well permits for wells to be located on this land area to withdraw the allocated ground water from the aquifer.

17. In accordance with Rule 5.3.2.4 of the Designated Basin Rules, the maximum average annual amount of ground water available for allocation from the aquifer underlying the 2,837

acres claimed by the applicant in Area A is reduced to 960 acre-feet to allow for the annual withdrawal of five small capacity wells completed in the aquifer, permit numbers 12874, 17023, 57271, 81669 and 84434. The maximum average annual amount of ground water available for allocation from the aquifer underlying the 4118.31 acres claimed by the applicant in Area B is reduced to 1389.5 acre-feet to allow for the annual withdrawal of ten small capacity wells completed in the aquifer, permit numbers 15570, 25641, 25642, 72096, 81670, 104413, 124092, 132587, 189756 and 205140. Except for these wells, review of the records in the Office of the State Engineer has disclosed that none of the water in the aquifer underlying the land claimed by the applicant has been previously allocated or permitted for withdrawal.

18. Pursuant to Section 37-90-107(7)(c)(III), C.R.S., an approved determination of water right shall be considered a final determination of the amount of ground water so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.

19. In accordance with Section 37-90-107(7), C.R.S., upon Commission approval of a determination of water right, well permits for wells to withdraw the authorized amount of water from the aquifer shall be available upon application, subject to the conditions of this determination and the Designated Basin Rules and subject to approval by the Commission.

20. In order to prevent unreasonable impairment to the existing water rights of others within the Upper Black Squirrel Creek Designated Ground Water Basin it is necessary to impose conditions on the determination of water right and proposed allocation of ground water. Under conditions as stated in the following Order, no unreasonable impairment of existing water rights will occur from approval of this determination of water right or from the issuance of well permits for wells to withdraw the authorized amount of allocated ground water from the aquifer.

ORDER

In accordance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, the Colorado Ground Water Commission orders that the application for determination of rights to designated ground water in the Denver Aquifer underlying 6955.31 acres of land, generally described as the SE1/4 of the NE1/4 and the E1/2 of the SE1/4 of Section 31 and the E1/2 of the NE1/4, the SW1/4 of the NE1/4, the S1/2 of the NW1/4, the SW1/4, and the W1/2 of the SE1/4 of Section 32, all in Township 12 South, Range 63 West of the 6th Principal Meridian; the E1/2, the E1/2 of the W1/2, and the SW1/4 of the SW1/4 of Section 35 and the SW1/4 of Section 36, all in Township 12 South, Range 64 West of the 6th Principal Meridian; land in the N1/2 and in the N1/2 of the S1/2 of Section 4, all of Section 5 excluding the NW1/4 of the NW1/4, all of Section 6 excluding the south 1460 feet of the east 1044 feet of the SE1/4, and all of Section 7 excluding the E1/2 of the SE1/4, and the N1/2 of Section 8, all in Township 13 South, Range 63 West of the 6th Principal Meridian; all of Sections 1, 2 and 3, the E1/2 and the SW1/4 of Section 9, the N1/2 of the N1/2 of Section 10, the N1/2 of the N1/2 of Section 11, and the E1/2, the E1/3 of the W1/2, and the W2/3 of the N1/2 of the NW1/4 of Section 12, all in Township 13 South, Range 64 West of the 6th Principal Meridian, is approved subject to the following conditions:

21. The allocated average annual amount of ground water to be withdrawn from the aquifer shall not exceed the following: Area A = 960 acre-feet; Area B = 1389.5 acre-feet. The allowed maximum annual amount of withdrawal may exceed the allowed average annual amount of withdrawal as long as the total volume of water withdrawn does not exceed the product of the number of years since the date of approval of this determination times the allowed average annual amount of withdrawal.

22. To conform to actual aquifer characteristics, the Commission may adjust the allocated average annual amount of ground water to be withdrawn from the aquifer based on analysis of geophysical logs or other site-specific data if such analysis indicates that the initial estimate of the volume of water in the aquifer was incorrect.

23. Replacement water requirements shall be as follows:

    a. For the aquifer underlying the above described 2,837 acres of Area A, at least four percent (4%) of the amount of water withdrawn annually must be returned to the uppermost aquifer in the vicinity of the permitted point or points of withdrawal.

        i. Upon withdrawal of the total allowed average amount of water underlying Area A, in any calendar year, the allowed average annual amount of water underlying the above described Area B may be withdrawn through wells located on Area A if an adequate replacement plan for this withdrawal is approved by the Commission.

    b. For the aquifer underlying the above described 4118.31 acres of Area B, Commission approval of a replacement plan, providing for actual depletion to the alluvial aquifer and adequate to prevent any material injury to existing water rights, is required prior to approval of well permits for wells to be located on this land area to withdraw ground water from the aquifer.

        i. Upon withdrawal of the total allowed average amount of water underlying Area B, in any calendar year, the allowed average annual amount of water underlying the above described Area A may be withdrawn through wells located on Area B if an adequate replacement plan for this withdrawal is approved by the Commission.

24. The use of ground water from this allocation shall be limited to the following uses: domestic, irrigation, commercial, industrial, recreation and livestock watering. The place of use shall be limited to the above described 6955.31 acre overlying land area.

25. The applicant, or subsequent persons controlling this water right, shall record in the public records of the county - in which the claimed overlying land is located - notice of transfer of any portion of this water right to another within sixty days after the transfer, so that a title examination of the above described 6955.31 acre land area, or any part thereof, shall reveal the changes affecting this water right. Such notice shall consist of a signed and dated deed which indicates the determination number, the aquifer, a description of the above described land area, the annual amount of ground water (acre-feet) transferred, name of the recipient, and the date of transfer.

26. Subject to the above conditions, well permits for wells to withdraw the authorized annual amount of water from the aquifer shall be available upon application subject to approval by the Commission and the following conditions:

a. The wells shall be located on the above described 6955.31 acre land area. Wells located within any one of the two described areas, designated Area A and Area B, shall only withdraw the allowed average annual amount of water determined for that area, as indicated in paragraph 21 of this Order, unless the following conditions may be satisfied:

i. Subject to compliance with the provisions in paragraph 23 of this Order, water may be withdrawn from the aquifer underlying a contiguous claimed area where differing replacement water requirements have effectively divided the claimed overlying land into separate zones.

b. The wells must be constructed to withdraw water from only the Denver Aquifer. Upon application for a well permit to construct such a well, the estimated top and base of the aquifer at the proposed well location will be determined by the Commission and indicated on the approved well permit. Plain non-perforated casing must be installed, grouted and sealed to prevent diversion of ground water from other aquifers and the movement of ground water between aquifers.

c. The entire depth of each well must be geophysically logged prior to installing the casing as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.

d. Each well shall be constructed within 200 feet of the location specified on the approved well permit, but must be more than 600 feet from any existing large-capacity well completed in the same aquifer.

e. Subject to the provisions of paragraph 26.a of this Order, the wells may withdraw the allowed average annual amount of water from the aquifer together in any combination. The total combined annual withdrawal of the wells shall not exceed the allowed average annual amounts described in this Order.

f. A totalizing flow meter or other Commission approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and maintained by the well owner and submitted to the Commission or the Upper Black Squirrel Creek Ground Water Management District upon their request.

g. The well owner shall mark the well in a conspicuous place with the permit number and the name of the aquifer. The well owner shall take necessary means and precautions to preserve these markings.

27. A copy of this Findings and Order shall be recorded by the applicant in the public records of the county – in which the claimed overlying land is located - so that a title examination of the above described 6955.31 acre overlying land area, or any part thereof, shall reveal the existence of this determination.

Dated this 3rd day of March 2004.

Hal D. Simpson - Executive Director
Colorado Ground Water Commission

By: Suzanne M. Sellers, P.E.
Designated Basins Chief

(Prepared by: EBT & RAC - FIND-443)

Attachment 3B

COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER

IN THE MATTER OF AN APPLICATION FOR DETERMINATION OF WATER RIGHT TO ALLOW THE WITHDRAWAL OF GROUND WATER IN THE UPPER BLACK SQUIRREL CREEK DESIGNATED GROUND WATER BASIN

APPLICANT: ROBERT C. NORRIS FAMILY TRUST

AQUIFER: ARAPAHOE

DETERMINATION NO.: **458-BD**

In compliance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, The Robert C. Norris Family Trust (hereinafter "applicant") submitted an application for determination of water right to allow the withdrawal of designated ground water from the Arapahoe Aquifer.

FINDINGS

1. The application was first filed by the applicant on February 18, 2003, and was received complete by the Colorado Ground Water Commission on May 30, 2003.

2. The applicant requests a determination of rights to designated ground water in the Araphoe Aquifer (hereinafter "aquifer") underlying 6,955.31 acres, generally described as the SE1/4 of the NE1/4 and the E1/2 of the SE1/4 of Section 31 and the E1/2 of the NE1/4, the SW1/4 of the NE1/4, the S1/2 of the NW1/4, the SW1/4, and the W1/2 of the SE1/4 of Section 32, all in Township 12 South, Range 63 West of the 6th Principal Meridian; the E1/2, the E1/2 of the W1/2, and the SW1/4 of the SW1/4 of Section 35 and the SW1/4 of Section 36, all in Township 12 South, Range 64 West of the 6th Principal Meridian; land in the N1/2 and in the N1/2 of the S1/2 of Section 4, all of Section 5 excluding the NW1/4 of the NW1/4, all of Section 6 excluding the south 1460 feet of the east 1044 feet of the SE1/4, and all of Section 7 excluding the E1/2 of the SE1/4, and the N1/2 of Section 8, all in Township 13 South, Range 63 West of the 6th Principal Meridian; all of Sections 1, 2 and 3, the E1/2 and the SW1/4 of Section 9, the N1/2 of the N1/2 of Section 10, the N1/2 of the N1/2 of Section 11, and the E1/2, the E1/3 of the W1/2, and the W2/3 of the N1/2 of the NW1/4 of Section 12, all in Township 13 South, Range 64 West of the 6th Principal Meridian; all in El Paso County. According to a signed statement dated February 5, 2003, the applicant owns the 6,955.31 acres of land, as further described in said affidavit which is attached hereto as Exhibit A, and claims control of the ground water in the aquifer underlying this land area.

3. The proposed annual amount of ground water to be allocated and withdrawn from the aquifer for intended beneficial uses is the maximum allowable amount.

4. The above described land area overlying the ground water claimed by the applicant is located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin and in the Upper Black Squirrel Creek Ground Water Management District. The Colorado Ground Water Commission (hereinafter "Commission") has jurisdiction.

5. The applicant intends to apply the allocated ground water to the following beneficial uses: domestic, irrigation, commercial, industrial, recreation and livestock watering. The applicant's proposed place of use of the allocated ground water is the above described 6955.31 acre land area.

6. a. Pursuant to Section 37-90-107(7), C.R.S., and Rule 5.3 of the Designated Basin Rules, the Commission Staff ("Staff") reviewed the application. In a preliminary evaluation of the complete application, the Staff found that the claimed 6955.31 acre overlying land area consisted of six noncontiguous tracts of land designated as Areas A through F. For this reason, the amount of ground water in the aquifer and a maximum annual amount available for allocation were determined specifically for the aquifer underlying each of the six noncontiguous areas. These designated areas are generally described and the amounts of available allocation specific for each area, as determined by Staff, are indicated in the legal notice publication for the application attached hereto as Exhibit B.

   b. The six noncontiguous tracts are the result of county roads physically separating the overlying land area into six separate areas. This finding by Staff was based on previous claims by El Paso County that the right-of-way for all such county roads is considered to be the property of the county and not, simply, an easement subject to claims of ownership by surrounding property owners.

7. On July 24, 2003, in accordance with Rule 9.1 of the Designated Basin Rules, a letter was sent to the Upper Black Squirrel Creek Ground Water Management District requesting written recommendations concerning this application. No written recommendations from the district were received.

8. The Commission Staff has evaluated the application relying on the claims to control of the ground water in the aquifer made by the applicant.

9. In accordance with Sections 37-90-107(7) and 37-90-112, C.R.S., the application was published in The Gazette newspaper on August 7 & 14, 2003.

10. a. On September 15, 2003, an objection to the application was received from the applicant and assigned Case No. 03-GW-16. The applicant specifically objected to the Commission Staff's finding that the overlying land area consisted of six noncontiguous tracts and claimed that, in fact, the overlying land area consisted of one contiguous parcel. No other objection to the proposed determination of water right was received within the time limit set by statute.

    b. As an attachment to the objection, the applicant provided a copy of a letter from the Office of the El Paso County Surveyor, dated August 28, 2003. In this letter, Mr. Christopher Brewer, the County Surveyor, states that, after review of relevant property records, the existing county roads within the applicant's claimed overlying land area are not owned in fee by the county.

    c. By letter to the El Paso County Surveyor, dated September 16, 2003, the Staff responded to Mr. Brewer's above-described letter. Staff's letter was copied to the El Paso County Department of Planning, Department of Transportation, and Office of the County Attorney. The intent of this letter was to obtain any comments from interested governmental departments or agencies of El Paso County regarding the issue of ownership of county road right-of-ways and specifically the ownership of such right-of-ways dividing the applicant's overlying land area.

d. Since the mailing of the above Staff letter of September 16, 2003, the Staff has received no additional written correspondence from any governmental department or agency of El Paso County regarding the issue of ownership of county road right-of-ways. Based on the information provided by the Office of the El Paso County Surveyor, in the above-described letter of August 28, 2003, the staff revises the finding that the applicant's claimed overlying land area consists of six noncontiguous tracts. The preliminary findings, as published in the legal notice attached hereto as Exhibit B, are subject to final staff evaluation. Final staff evaluation of the application, therefore, finds that the applicant's claimed 6955.31 acre overlying land area is one contiguous area. The applicant was notified of the revised finding for this application by letter from the Staff dated December 31, 2003.

e. In a letter to the Commission Hearing Officer received on January 27, 2004, the applicant requested that its objection be withdrawn and that the application be returned to the Staff for further action. By Order of the Hearing Officer dated January 28, 2004, Case No. 03-GW-16 was dismissed and the application was remanded to Staff to take any administrative steps it deems necessary.

f. The above-described revised finding of the Commission is incorporated into these findings.

11. The quantity of water in the aquifer underlying the 6955.31 acres of land claimed by the applicant is 271,953 acre-feet. This determination was based on the following as specified in the Designated Basin Rules:

    a. The average specific yield of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 17 percent.

    b. The average thickness of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 230 feet.

12. At this time, there is no substantial artificial recharge that would affect the aquifer within a one hundred year period.

13. Pursuant to Section 37-90-107(7), C.R.S., and in accordance with the Designated Basin Rules, the Commission shall allocate ground water in the aquifer based on ownership of the overlying land and an aquifer life of one hundred years. Therefore, the maximum average annual amount of ground water in the aquifer that may be allocated for withdrawal pursuant to the data in the paragraphs above for the 6955.31 acres of overlying land claimed by the applicant is 2,720 acre-feet.

14. The ability of wells permitted to withdraw the authorized amount of water from this non-renewable aquifer may be less than the one hundred years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

15. In accordance with Rule 5.3.6 of the Designated Basin Rules, it has been determined that withdrawal of ground water from the aquifer underlying the 6955.31 acres of land claimed by the applicant will not, within one hundred years, deplete the flow of a natural steam or its

alluvial aquifer at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the ground water is nontributary ground water as defined in Rule 4.2.19 of the Designated Basin Rules. No more than 98% of the amount of ground water withdrawn annually shall be consumed, as required by the Designated Basin Rules.

16. A review of the records in the Office of the State Engineer has disclosed that none of the water in the aquifer underlying the land claimed by the applicant has been previously allocated or permitted for withdrawal.

17. Pursuant to Section 37-90-107(7)(c)(III), C.R.S., an approved determination of water right shall be considered a final determination of the amount of ground water so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.

18. In accordance with Section 37-90-107(7), C.R.S., upon Commission approval of a determination of water right, well permits for wells to withdraw the authorized amount of water from the aquifer shall be available upon application, subject to the conditions of this determination and the Designated Basin Rules and subject to approval by the Commission.

19. In order to prevent unreasonable impairment to the existing water rights of others within the Upper Black Squirrel Creek Designated Ground Water Basin it is necessary to impose conditions on the determination of water right and proposed allocation of ground water. Under conditions as stated in the following Order, no unreasonable impairment of existing water rights will occur from approval of this determination of water right or from the issuance of well permits for wells to withdraw the authorized amount of allocated ground water from the aquifer.

ORDER

In accordance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, the Colorado Ground Water Commission orders that the application for determination of rights to designated ground water in the Arapahoe Aquifer underlying 6955.31 acres of land, generally described as the SE1/4 of the NE1/4 and the E1/2 of the SE1/4 of Section 31 and the E1/2 of the NE1/4, the SW1/4 of the NE1/4, the S1/2 of the NW1/4, the SW1/4, and the W1/2 of the SE1/4 of Section 32, all in Township 12 South, Range 63 West of the 6th Principal Meridian; the E1/2, the E1/2 of the W1/2, and the SW1/4 of the SW1/4 of Section 35 and the SW1/4 of Section 36, all in Township 12 South, Range 64 West of the 6th Principal Meridian; land in the N1/2 and in the N1/2 of the S1/2 of Section 4, all of Section 5 excluding the NW1/4 of the NW1/4, all of Section 6 excluding the south 1460 feet of the east 1044 feet of the SE1/4, and all of Section 7 excluding the E1/2 of the SE1/4, and the N1/2 of Section 8, all in Township 13 South, Range 63 West of the 6th Principal Meridian; all of Sections 1, 2 and 3, the E1/2 and the SW1/4 of Section 9, the N1/2 of the N1/2 of Section 10, the N1/2 of the N1/2 of Section 11, and the E1/2, the E1/3 of the W1/2, and the W2/3 of the N1/2 of the NW1/4 of Section 12, all in Township 13 South, Range 64 West of the 6th Principal Meridian, is approved subject to the following conditions:

20. The allocated average annual amount of ground water to be withdrawn from the aquifer shall not exceed 2,720 acre-feet. The allowed maximum annual amount of withdrawal may exceed the allowed average annual amount of withdrawal as long as the total volume of water withdrawn does not exceed the product of the number of years since the date of approval of this determination times the allowed average annual amount of withdrawal.

21. To conform to actual aquifer characteristics, the Commission may adjust the allocated average annual amount of ground water to be withdrawn from the aquifer based on analysis of geophysical logs or other site-specific data if such analysis indicates that the initial estimate of the volume of water in the aquifer was incorrect.

22. No more than 98% of the ground water withdrawn annually shall be consumed. The Commission may require well owners to demonstrate periodically that no more than 98% of the water withdrawn is being consumed.

23. The use of ground water from this allocation shall be limited to the following uses: domestic, irrigation, commercial, industrial, recreation and livestock watering. The place of use shall be limited to the above described 6955.31 acre overlying land area.

24. The applicant, or subsequent persons controlling this water right, shall record in the public records of the county - in which the claimed overlying land is located - notice of transfer of any portion of this water right to another within sixty days after the transfer, so that a title examination of the above described 6955.31 acre land area, or any part thereof, shall reveal the changes affecting this water right. Such notice shall consist of a signed and dated deed which indicates the determination number, the aquifer, a description of the above described land area, the annual amount of ground water (acre-feet) transferred, name of the recipient, and the date of transfer.

25. Subject to the above conditions, well permits for wells to withdraw the authorized annual amount of water from the aquifer shall be available upon application subject to approval by the Commission and the following conditions:

    a. The wells shall be located on the above described 6955.31 acre overlying land area.

    b. The wells must be constructed to withdraw water from only the Arapahoe Aquifer. Upon application for a well permit to construct such a well, the estimated top and base of the aquifer at the proposed well location will be determined by the Commission and indicated on the approved well permit. Plain non-perforated casing must be installed, grouted and sealed to prevent diversion of ground water from other aquifers and the movement of ground water between aquifers.

    c. The entire depth of each well must be geophysically logged <u>prior</u> to installing the casing as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.

    d. Each well shall be constructed within 200 feet of the location specified on the approved well permit, but must be more than 600 feet from any existing large-capacity well completed in the same aquifer.

    e. The wells may withdraw the allowed average annual amount of water from the aquifer together in any combination. The total combined annual withdrawal of the wells shall not exceed the allowed average annual amount described in this Order.

    f. A totalizing flow meter or other Commission approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and maintained by the well owner and submitted to the Commission or the Upper Black Squirrel Creek Ground Water Management District upon their request.

g. The well owner shall mark the well in a conspicuous place with the permit number and the name of the aquifer. The well owner shall take necessary means and precautions to preserve these markings.

26. A copy of this Findings and Order shall be recorded by the applicant in the public records of the county – in which the claimed overlying land is located - so that a title examination of the above described 6955.31 acre overlying land area, or any part thereof, shall reveal the existence of this determination.

Dated this 3rd day of March, 2004.

Hal D. Simpson
Executive Director
Colorado Ground Water Commission

By: _____
Suzanne M. Sellers, P.E.
Designated Basins Chief

Prepared by: EBT & RAC

FIND-442

Attachment 3C

COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER

IN THE MATTER OF AN APPLICATION FOR DETERMINATION OF WATER RIGHT TO ALLOW THE WITHDRAWAL OF GROUND WATER IN THE UPPER BLACK SQUIRREL CREEK DESIGNATED GROUND WATER BASIN

APPLICANT: ROBERT C. NORRIS FAMILY TRUST

AQUIFER: LARAMIE-FOX HILLS

DETERMINATION NO.: **457-BD**

In compliance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, The Robert C. Norris Family Trust (hereinafter "applicant") submitted an application for determination of water right to allow the withdrawal of designated ground water from the Laramie-Fox Hills Aquifer.

FINDINGS

1. The application was first filed by the applicant on February 18, 2003, and was received complete by the Colorado Ground Water Commission on May 30, 2003.

2. The applicant requests a determination of rights to designated ground water in the Laramie-Fox Hills Aquifer (hereinafter "aquifer") underlying 6,955.31 acres, generally described as the SE1/4 of the NE1/4 and the E1/2 of the SE1/4 of Section 31 and the E1/2 of the NE1/4, the SW1/4 of the NE1/4, the S1/2 of the NW1/4, the SW1/4, and the W1/2 of the SE1/4 of Section 32, all in Township 12 South, Range 63 West of the 6th Principal Meridian; the E1/2, the E1/2 of the W1/2, and the SW1/4 of the SW1/4 of Section 35 and the SW1/4 of Section 36, all in Township 12 South, Range 64 West of the 6th Principal Meridian; land in the N1/2 and in the N1/2 of the S1/2 of Section 4, all of Section 5 excluding the NW1/4 of the NW1/4, all of Section 6 excluding the south 1460 feet of the east 1044 feet of the SE1/4, and all of Section 7 excluding the E1/2 of the SE1/4, and the N1/2 of Section 8, all in Township 13 South, Range 63 West of the 6th Principal Meridian; all of Sections 1, 2 and 3, the E1/2 and the SW1/4 of Section 9, the N1/2 of the N1/2 of Section 10, the N1/2 of the N1/2 of Section 11, and the E1/2, the E1/3 of the W1/2, and the W2/3 of the N1/2 of the NW1/4 of Section 12, all in Township 13 South, Range 64 West of the 6th Principal Meridian; all in El Paso County. According to a signed statement dated February 5, 2003, the applicant owns the 6,955.31 acres of land, as further described in said affidavit which is attached hereto as Exhibit A, and claims control of the ground water in the aquifer underlying this land area.

3. The proposed annual amount of ground water to be allocated and withdrawn from the aquifer for intended beneficial uses is the maximum allowable amount.

4. The above described land area overlying the ground water claimed by the applicant is located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin and in the Upper Black Squirrel Creek Ground Water Management District. The Colorado Ground Water Commission (hereinafter "Commission") has jurisdiction.

5. The applicant intends to apply the allocated ground water to the following beneficial uses: domestic, irrigation, commercial, industrial, recreation and livestock watering. The applicant's proposed place of use of the allocated ground water is the above described 6955.31 acre land area.

6. a. Pursuant to Section 37-90-107(7), C.R.S., and Rule 5.3 of the Designated Basin Rules, the Commission Staff ("Staff") reviewed the application. In a preliminary evaluation of the complete application, the Staff found that the claimed 6955.31 acre overlying land area consisted of six noncontiguous tracts of land designated as Areas A through F. For this reason, the amount of ground water in the aquifer and a maximum annual amount available for allocation were determined specifically for the aquifer underlying each of the six noncontiguous areas. These designated areas are generally described and the amounts of available allocation specific for each area, as determined by Staff, are indicated in the legal notice publication for the application attached hereto as Exhibit B.

   b. The six noncontiguous tracts are the result of county roads physically separating the overlying land area into six separate areas. This finding by Staff was based on previous claims by El Paso County that the right-of-way for all such county roads is considered to be the property of the county and not, simply, an easement subject to claims of ownership by surrounding property owners.

7. On July 24, 2003, in accordance with Rule 9.1 of the Designated Basin Rules, a letter was sent to the Upper Black Squirrel Creek Ground Water Management District requesting written recommendations concerning this application. No written recommendations from the district were received.

8. The Commission Staff has evaluated the application relying on the claims to control of the ground water in the aquifer made by the applicant.

9. In accordance with Sections 37-90-107(7) and 37-90-112, C.R.S., the application was published in The Gazette newspaper on August 7 & 14, 2003.

10. a. On September 15, 2003, an objection to the application was received from the applicant and assigned Case No. 03-GW-16. The applicant specifically objected to the Commission Staff's finding that the overlying land area consisted of six noncontiguous tracts and claimed that, in fact, the overlying land area consisted of one contiguous parcel. No other objection to the proposed determination of water right was received within the time limit set by statute.

    b. As an attachment to the objection, the applicant provided a copy of a letter from the Office of the El Paso County Surveyor, dated August 28, 2003. In this letter, Mr. Christopher Brewer, the County Surveyor, states that, after review of relevant property records, the existing county roads within the applicant's claimed overlying land area are not owned in fee by the county.

    c. By letter to the El Paso County Surveyor, dated September 16, 2003, the Staff responded to Mr. Brewer's above-described letter. Staff's letter was copied to the El Paso County Department of Planning, Department of Transportation, and Office of the County Attorney. The intent of this letter was to obtain any comments from interested governmental departments or agencies of El Paso County regarding the issue of ownership of county road right-of-ways and specifically the ownership of such right-of-ways dividing the applicant's overlying land area.

d. Since the mailing of the above Staff letter of September 16, 2003, the Staff has received no additional written correspondence from any governmental department or agency of El Paso County regarding the issue of ownership of county road right-of-ways. Based on the information provided by the Office of the El Paso County Surveyor, in the above-described letter of August 28, 2003, the staff revises the finding that the applicant's claimed overlying land area consists of six noncontiguous tracts. The preliminary findings, as published in the legal notice attached hereto as Exhibit B, are subject to final staff evaluation. Final staff evaluation of the application, therefore, finds that the applicant's claimed 6955.31 acre overlying land area is one contiguous area. The applicant was notified of the revised finding for this application by letter from the Staff dated December 31, 2003.

e. In a letter to the Commission Hearing Officer received on January 27, 2004, the applicant requested that its objection be withdrawn and that the application be returned to the Staff for further action. By Order of the Hearing Officer dated January 28, 2004, Case No. 03-GW-16 was dismissed and the application was remanded to Staff to take any administrative steps it deems necessary.

f. The above-described revised finding of the Commission is incorporated into these findings.

11. The quantity of water in the aquifer underlying the 6955.31 acres of land claimed by the applicant is 234,742 acre-feet. This determination was based on the following as specified in the Designated Basin Rules:

    a. The average specific yield of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 15 percent.

    b. The average thickness of the saturated permeable material of the aquifer underlying the land under consideration that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 225 feet.

12. At this time, there is no substantial artificial recharge that would affect the aquifer within a one hundred year period.

13. Pursuant to Section 37-90-107(7), C.R.S., and in accordance with the Designated Basin Rules, the Commission shall allocate ground water in the aquifer based on ownership of the overlying land and an aquifer life of one hundred years. Therefore, the maximum average annual amount of ground water in the aquifer that may be allocated for withdrawal pursuant to the data in the paragraphs above for the 6955.31 acres of overlying land claimed by the applicant is 2347 acre-feet.

14. The ability of wells permitted to withdraw the authorized amount of water from this non-renewable aquifer may be less than the one hundred years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines.

15. In accordance with Rule 5.3.6 of the Designated Basin Rules, it has been determined that withdrawal of ground water from the aquifer underlying the 6955.31 acres of land claimed by the applicant will not, within one hundred years, deplete the flow of a natural steam or its

alluvial aquifer at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the ground water is nontributary ground water as defined in Rule 4.2.19 of the Designated Basin Rules. No more than 98% of the amount of ground water withdrawn annually shall be consumed, as required by the Designated Basin Rules.

16. A review of the records in the Office of the State Engineer has disclosed that none of the water in the aquifer underlying the land claimed by the applicant has been previously allocated or permitted for withdrawal.

17. Pursuant to Section 37-90-107(7)(c)(III), C.R.S., an approved determination of water right shall be considered a final determination of the amount of ground water so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.

18. In accordance with Section 37-90-107(7), C.R.S., upon Commission approval of a determination of water right, well permits for wells to withdraw the authorized amount of water from the aquifer shall be available upon application, subject to the conditions of this determination and the Designated Basin Rules and subject to approval by the Commission.

19. In order to prevent unreasonable impairment to the existing water rights of others within the Upper Black Squirrel Creek Designated Ground Water Basin it is necessary to impose conditions on the determination of water right and proposed allocation of ground water. Under conditions as stated in the following Order, no unreasonable impairment of existing water rights will occur from approval of this determination of water right or from the issuance of well permits for wells to withdraw the authorized amount of allocated ground water from the aquifer.

ORDER

In accordance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, the Colorado Ground Water Commission orders that the application for determination of rights to designated ground water in the Laramie-Fox Hills Aquifer underlying 6955.31 acres of land, generally described as the SE1/4 of the NE1/4 and the E1/2 of the SE1/4 of Section 31 and the E1/2 of the NE1/4, the SW1/4 of the NE1/4, the S1/2 of the NW1/4, the SW1/4, and the W1/2 of the SE1/4 of Section 32, all in Township 12 South, Range 63 West of the 6th Principal Meridian; the E1/2, the E1/2 of the W1/2, and the SW1/4 of the SW1/4 of Section 35 and the SW1/4 of Section 36, all in Township 12 South, Range 64 West of the 6th Principal Meridian; land in the N1/2 and in the N1/2 of the S1/2 of Section 4, all of Section 5 excluding the NW1/4 of the NW1/4, all of Section 6 excluding the south 1460 feet of the east 1044 feet of the SE1/4, and all of Section 7 excluding the E1/2 of the SE1/4, and the N1/2 of Section 8, all in Township 13 South, Range 63 West of the 6th Principal Meridian; all of Sections 1, 2 and 3, the E1/2 and the SW1/4 of Section 9, the N1/2 of the N1/2 of Section 10, the N1/2 of the N1/2 of Section 11, and the E1/2, the E1/3 of the W1/2, and the W2/3 of the N1/2 of the NW1/4 of Section 12, all in Township 13 South, Range 64 West of the 6th Principal Meridian, is approved subject to the following conditions:

20. The allocated average annual amount of ground water to be withdrawn from the aquifer shall not exceed 2,347 acre-feet. The allowed maximum annual amount of withdrawal may exceed the allowed average annual amount of withdrawal as long as the total volume of water withdrawn does not exceed the product of the number of years since the date of approval of this determination times the allowed average annual amount of withdrawal.

21. To conform to actual aquifer characteristics, the Commission may adjust the allocated average annual amount of ground water to be withdrawn from the aquifer based on analysis of geophysical logs or other site-specific data if such analysis indicates that the initial estimate of the volume of water in the aquifer was incorrect.

22. No more than 98% of the ground water withdrawn annually shall be consumed. The Commission may require well owners to demonstrate periodically that no more than 98% of the water withdrawn is being consumed.

23. The use of ground water from this allocation shall be limited to the following uses: domestic, irrigation, commercial, industrial, recreation and livestock watering. The place of use shall be limited to the above described 6955.31 acre overlying land area.

24. The applicant, or subsequent persons controlling this water right, shall record in the public records of the county - in which the claimed overlying land is located - notice of transfer of any portion of this water right to another within sixty days after the transfer, so that a title examination of the above described 6955.31 acre land area, or any part thereof, shall reveal the changes affecting this water right. Such notice shall consist of a signed and dated deed which indicates the determination number, the aquifer, a description of the above described land area, the annual amount of ground water (acre-feet) transferred, name of the recipient, and the date of transfer.

25. Subject to the above conditions, well permits for wells to withdraw the authorized annual amount of water from the aquifer shall be available upon application subject to approval by the Commission and the following conditions:

    a. The wells shall be located on the above described 6955.31 acre overlying land area.

    b. The wells must be constructed to withdraw water from only the Laramie-Fox Hills Aquifer. Upon application for a well permit to construct such a well, the estimated top and base of the aquifer at the proposed well location will be determined by the Commission and indicated on the approved well permit. Plain non-perforated casing must be installed, grouted and sealed to prevent diversion of ground water from other aquifers and the movement of ground water between aquifers.

    c. The entire depth of each well must be geophysically logged <u>prior</u> to installing the casing as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.

    d. Each well shall be constructed within 200 feet of the location specified on the approved well permit, but must be more than 600 feet from any existing large-capacity well completed in the same aquifer.

    e. The wells may withdraw the allowed average annual amount of water from the aquifer together in any combination. The total combined annual withdrawal of the wells shall not exceed the allowed average annual amount described in this Order.

    f. A totalizing flow meter or other Commission approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and maintained by the well owner and submitted to the Commission or the Upper Black Squirrel Creek Ground Water Management District upon their request.

g. The well owner shall mark the well in a conspicuous place with the permit number and the name of the aquifer. The well owner shall take necessary means and precautions to preserve these markings.

26. A copy of this Findings and Order shall be recorded by the applicant in the public records of the county – in which the claimed overlying land is located - so that a title examination of the above described 6955.31 acre overlying land area, or any part thereof, shall reveal the existence of this determination.

Dated this 3rd day of March, 2004.

Hal D. Simpson
Executive Director
Colorado Ground Water Commission

By: _____
Suzanne M. Sellers, P.E.
Designated Basins Chief

Prepared by: EBT & RAC

FIND-71-04

FIND-441

Attachment 4

SADDLEHORN RANCH METROPOLITAN DISTRICT
OVERALL WATER SYSTEM

PLAN SET INFORMATION:
FOR PERMITTING REVIEW

LEGEND

- EX PROPERTY LINE
- EX RIGHT-OF-WAY
- EX FENCE
- EX WATER LINE
- EX SANITARY SEWER LINE
- EX O.H. ELECTRIC
- EX U.G. ELECTRIC LINE
- EX U.G. GAS LINE
- EX U.G. TELEPHONE LINE
- EX U.G. CABLE LINE
- 5540 EX CONTOURS-MAJOR
- EX CONTOURS-MINOR
- EX FIRE HYDRANT
- EX WATER VALVE
- EX WATER MANHOLE
- EX SANITARY SEWER MANHOLE
- EX TELEPHONE MANHOLE
- EX STORM SEWER MANHOLE
- EX GAS METER
- EX LIGHT POLE
- EX UTILITY POLE
- EX OVERHANGING LIGHT POLE
- EX SIGN
- EX VEGETATION (SIZE VARIES)
- 5540 PP CONTOURS-MAJOR
- PP CONTOURS-MINOR
- PP SANITARY SEWER LINE ALIGNMENT
- PP WATER LINE ALIGNMENT
- PP WATER METER & SERVICE
- PP U.G. ELECTRIC LINE
- PP FENCE
- PP FIRE HYDRANT
- PP WATER LINE FITTING
- PP WATER VALVE
- PP SPOT ELEVATION
- PP VEHICLE TRACKING PAD (INITIAL)
- PP EROSION CONTROL BALES (INITIAL)
- PP EROSION CONTROL BLANKET (FINAL)
- PP EROSION CONTROL SILT FENCE (INITIAL)
- STAGING AREA (INITIAL)
- CONCRETE WASHOUT (INITIAL)
- RIPRAP (FINAL)
- PRE-DEVELOPED FLOW DIRECTION
- DEVELOPED FLOW DIRECTION

LOCATION & VICINITY MAPS

VICINITY MAP
N.T.S.

LOCATION MAP
N.T.S.

SHEET INDEX

G1	GENERAL NOTES
C1	PROJECT AREA MAP
C2	OVERALL DISTRIBUTION SYSTEM
C3	UTILITY SITE PLAN
C4	TREATMENT BUILDING FLOOR PLAN
C5	SYSTEM HYDRAULIC PROFILE
C6	PROCESS FLOW DIAGRAM

PRE-EXCAVATION CHECKLIST

PRE-EXCAVATION CHECKLIST

- Gas and Other Utility Lines Shown on Construction Plans
- Utility Notification Center of Colorado (UNCC)-Call at Least Two (2) Business Days Ahead-1-800-922-1987
- Utilities Located & Marked on the Ground
- Employees Briefed on Marking and Color Codes*
- Employees Trained on Excavation and Safety Procedures for Natural Gas Lines
- When Excavation Approaches Gas Lines, Employees Must Expose Lines by Careful Probing and Hand-Digging

COLOR CODE
FOR MARKING UNDERGROUND UTILITY LINES

WHITE	PROPOSED EXCAVATION
MAGENTA	TEMPORARY SURVEY MARKINGS
RED	ELECTRIC
YELLOW	GAS, OIL, STEAM
ORANGE	COMMUNICATION, CATV
BLUE	POTABLE WATER
PURPLE	IRRIGATION, RECLAIMED WATER, SLURRY LINES
GREEN	SEWER

COLORADO 811
Always Call Before You Dig 811 or (800) 922-1987

SIGNATURES

DISTRICT APPROVALS:

THE SADDLEHORN RANCH METROPOLITAN DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

DISTRICT MANAGER: _____

DISTRICT ENGINEER: _____

DATE: _____

PROJECT NO. _____

IN CASE OF ERRORS OR OMISSIONS WITH THE DESIGN AS SHOWN ON THIS DOCUMENT, THE STANDARDS AS DEFINED IN THE "GENERAL NOTES" SHALL GOVERN.

ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE STATE OF COLORADO.

_____
RYAN MANGINO, P.E. #43304

JDS-HYDRO

GENERAL NOTES

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT SADDLEHORN RANCH METROPOLITAN DISTRICT (SRMD, THE DISTRICT) SPECIFICATIONS.

2. ALL PLANS ON THE JOB SITE SHALL BE SIGNED BY THE DISTRICT AND THE DISTRICT'S ENGINEER. ANY REVISION TO THE PLANS SHALL BE SO NOTED WITH THE OLD DRAWING MARKED NOT VALID.

3. ALL STATIONING IS CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE CENTER LINE UNLESS OTHERWISE NOTED.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DISTRICT. THE DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

5. ALL OVER–LOT GRADING MUST BE COMPLETED TO WITHIN ONE (1) FOOT OF FINAL GRADE PRIOR TO INSTALLATION OF WATER AND WASTEWATER INFRASTRUCTURE.

6. ALL WATER AND SEWER SERVICE LOCATIONS SHALL BE CLEARLY MARKED ON EITHER THE CURB HEAD OR THE FACE OF THE CURB, WITH AN "S" FOR SEWER AND A "W" FOR WATER.

7. DUCTILE IRON AND CARBON STEEL PIPES, INCLUDING FITTINGS, VALVES AND FIRE HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, DOUBLE BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED. BONDING AND ANODE CONNECTIONS SHALL BE THOROUGHLY COATED WITH BITUMINOUS COATINGS.

8. ALL DUCTILE IRON AND CARBON STEEL PIPE LESS THAN 12 INCHES AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING. ALL DUCTILE IRON AND CARBON STEEL PIPE 12 INCHES AND GREATER AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING TWO NO. 6 WIRES WITH 17 LB. MAGNESIUM ANODES EVERY 300 FEET AND 9 LB. MAGNESIUM ANODES AT EACH FITTING.

9. ALL PIPE MATERIAL, BACKFILL AND INSTALLATION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS, COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, COLORADO SPRINGS UTILITIES AND THE GEOTECHNICAL ENGINEER.

10. COMPACTION TESTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE DISTRICT OR HIGHER STANDARD AS IMPOSED BY ANOTHER AGENCIES HAVING RIGHT–OF–WAY JURISDICTION. THIS SHALL INCLUDE ALL VALVES, FIRE HYDRANT RUNS, WATER & SEWER SERVICE LINES AND MANHOLES. ALL REPORTS SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.

11. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE DISTRICT SHALL BE NOTIFIED OF ANY DEVIATIONS TO THE LINE AND/OR GRADE AS DEPICTED ON THE PLANS. CONTRACTOR SHALL SUBMIT TO THE DISTRICT AND THE ENGINEER OF RECORD A REPORT OF THE FIELD VERIFIED INFORMATION PRIOR TO THE START OF CONSTRUCTION.

12. ALL BENDS SHALL BE FIELD STAKED PRIOR TO THE START OF CONSTRUCTION.

13. BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO NO MORE THAN 0.5' FROM THE DESIGNED ALIGNMENT. CONSTRUCTION STAKES TO BE AT 25' INTERVALS ALONG CURVES TO ASSURE LOCATION OF PIPE LINE CONSTRUCTION.

14. AT ALL LOCATIONS WHERE CAP AND STUB IS NOTED ON DRAWINGS, PROVIDE A PLUG AT THE END OF THE PIPE JOINT NEAREST THE SPECIFIED STATION. PROVIDE A REVERSE ANCHOR AT ALL WATER LINE PLUGS.

15. ALL UNUSED SALVAGED WATER UTILITY MATERIAL SHALL BE RETURNED TO THE METROPOLITAN DISTRICT AS REQUESTED.

16. AT THE CONTRACTOR'S EXPENSE, ALL UTILITY MAINS SHALL BE SUPPORTED AND PROTECTED SUCH THAT THEY SHALL FUNCTION CONTINUOUSLY DURING CONSTRUCTION OPERATIONS. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR OR BY THE DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR/DEVELOPER.

17. PUMPING OR BYPASS OPERATIONS SHALL BE REVIEWED AND APPROVED BY BOTH THE DISTRICT AND THE DISTRICT ENGINEER PRIOR TO EXECUTION.

18. THE CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, LANDSCAPING, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.

19. ALL CONTRACTORS WORKING ON OR NEAR A WATER OR SEWER FACILITY (TO INCLUDE SERVICE LINES) SHALL HAVE LIABILITY INSURANCE NAMING THE DISTRICT AS AN ADDITIONAL INSURED AND SHALL PROVIDE A CURRENT COPY OF WORKERS COMPENSATION INSURANCE ON FILE WITH THE DISTRICT. NO WORK CAN PROCEED WITHOUT CURRENT CERTIFICATES ON FILE AT THE DISTRICTS' OFFICE.

20. THE CONTRACTOR SHALL NOTIFY THE DISTRICT AND ALL AFFECTED UTILITY COMPANIES ADJACENT TO THE PROPOSED UTILITY CONSTRUCTION A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A WEEKLY CONSTRUCTION MEETING SHALL BE REQUIRED WITH THE CONTRACTOR, DISTRICT ENGINEER AND ALL OTHER PARTIES AS DEEMED NECESSARY BY THE DISTRICT.

21. COMMENCEMENT OF CONSTRUCTION OF WATER/SEWER SYSTEMS WITHIN METROPOLITAN DISTRICT:

    a) PRIOR TO THE START OF CONSTRUCTION, A PRE–CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. A REPRESENTATIVE OF THE OWNER OR DEVELOPER, A REPRESENTATIVE OF THE CONTRACTOR AND DESIGN ENGINEER ARE REQUIRED TO ATTEND. CONTACT THE DISTRICT TO SCHEDULE THE PRE–CONSTRUCTION MEETING. NO PRE–CONSTRUCTION MEETING CAN BE SCHEDULED PRIOR TO FOUR (4) SIGNED/APPROVED PLAN SETS ARE RECEIVED BY THE DISTRICT.

    b) THE CONTRACTOR IS REQUIRED TO NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.

22. TESTING OF FACILITIES:

    a) THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF ANY TESTING.

    b) ALL SECTIONS OF WATER LINE ARE TO MEET THE FOLLOWING PRESSURE TESTING REQUIREMENTS
    - TEST 100 % OF ALL LINES
    - MUST PASS PRESSURE TEST TO 200 PSI FOR TWO HOURS (UNLESS OTHERWISE APPROVED ON THE PLANS).

    c) ALL SANITARY SEWER FACILITIES ARE TO MEET THE FOLLOWING TESTING REQUIREMENTS
    - ALL LINES SHALL BE JET CLEANED PRIOR TO VACUUM OR PRESSURE TESTING
    - ALL MANHOLES SHALL BE VACUUM TESTED WITH DISTRICT STAFF PRESENT PRIOR TO CCTV INSPECTION.
    - SEWER MAINS TO BE PRESSURE TEST PRIOR TO CCTV INSPECTION
    - ALL LINES SHALL BE CCTV INSPECTED AND VIDEO SHALL TO BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL.

23. PRELIMINARY ACCEPTANCE SHALL BE DEFINED AS THE POINT IN TIME THAT THE DISTRICT ACCEPTS THE FACILITY FOR USE. ALL SURFACE IMPROVEMENTS AND RESTORATION SHALL BE COMPLETED WITHIN 30 DAYS OF COMMENCEMENT. SHOULD THE CONTRACTOR FAIL TO COMPLETE ALL SURFACE IMPROVEMENTS AND RESTORATION WITHIN 30 DAYS OF COMMENCEMENT OF SERVICE, THE DISTRICT, AT THEIR DISCRETION, MAY ELECT TO COMPLETE THE IMPROVEMENTS AT THE CONTRACTORS COST.

24. FINAL ACCEPTANCE BY THE DISTRICT OF ANY LINE OR SYSTEM SHALL NOT OCCUR UNTIL COMPLETION OF FINAL ASPHALT LAYERS AND/OR FINAL COMPLETION AND/OR RESTORATION OF ALL SURFACE IMPROVEMENTS. THE WARRANTY PERIOD FOR ALL FACILITIES PRIOR TO FINAL ACCEPTANCE SHALL BE 24 MONTHS COMMENCING AFTER PRELIMINARY ACCEPTANCE.

25. ACCEPTANCE:

    a) THE DISTRICT MAY GIVE PRELIMINARY ACCEPTANCE ONCE ALL OF THE TESTS ON ALL THE LINES HAVE BEEN COMPLETED AND A WALK–THRU HAS OCCURRED.

    b) A SECOND ACCEPTANCE MAY OCCUR ONCE FIRST LIFT OF ASPHALT GOES DOWN AND A SECOND WALK–THRU OF THE SYSTEM OCCURS. IF ALL FACILITIES ARE CLEAN AND ACCESSIBLE, A FINAL ACCEPTANCE MAY OCCUR (THE DISTRICT MAY REQUIRE CLEANING AND RE–VIDEO OF THE SYSTEM, DEPENDING ON THE SEVERITY OF THE CONTAMINATION).

26. ALL WATER AND SEWER MAINS, INCLUDING SERVICE LINES, SHALL HAVE "AS–BUILT" DRAWINGS PREPARED AND APPROVED PRIOR TO PRELIMINARY ACCEPTANCE BY THE DISTRICT.

27. ALL COMMERCIAL/BUSINESS DEVELOPMENTS SHALL HAVE AN EIGHT INCH (MIN.) WATER MAIN LOOPED THROUGH THE PROPOSED PROPERTY WITH GATE VALVES LOCATED WHERE THE MAIN ENTERS THE PROPERTY LINE. AN EIGHT INCH SEWER MAIN SHALL BE INSTALLED FOR SERVICE TO COMMERCIAL/BUSINESS DEVELOPMENTS, AND A MANHOLE SHALL BE LOCATED WHERE THE MAIN ENTERS THE PROPERTY. THE END OF THE MAINS SHALL BE MARKED WITH THE APPROPRIATE COLORED CARSONITE MARKER ALONG WITH TRACER WIRE.

28. AFTER REVIEW AND APPROVAL OF PLANS FOR THE EXTENSION OF LINES, FACILITIES AND/OR SERVICES, CONSTRUCTION MUST BE COMMENCED WITHIN 18 MONTHS FOR RESIDENTIAL SUBDIVISIONS AND 12 MONTHS FOR ANY COMMERCIAL INSTALLATIONS.

29. INSPECTION FEES: CALL THE DISTRICT FOR FEE SCHEDULE.

WATER SYSTEM INSTALLATION NOTES

30. ALL WATER AND FORCE MAIN PIPE SHALL BE AWWA C900 PVC, OR EQUAL, PRESSURE CLASS 200. ALL WATER AND FORCE MAIN FITTINGS SHALL HAVE MECHANICAL RESTRAINTS AND THRUST BLOCKS. ALL WATER AND FORCE MAIN PIPE SHALL HAVE A MINIMUM COVER DEPTH OF FIVE AND ONE–HALF (5.5) FEET.

31. ALL WATER VALVES ASSOCIATED WITH THE POTABLE WATER SYSTEM SHALL BE OPEN CLOCKWISE. ALL VALVES INSTALLED IN LANDSCAPED AREAS AND/OR NOT WITHIN PAVED STREETS SHALL BE MARKED WITH CARSONITE MARKERS. ALL VALVES ASSOCIATED WITH THE RAW WATER SYSTEM SHALL BE OPEN COUNTERCLOCKWISE AND MARKED WITH CARSONITE MARKERS AS APPLICABLE.

32. THE DEVELOPER OR HIS ENGINEER SHALL LOCATE ALL FIRE HYDRANTS AND SERVICE STUB OUTS FOR FUTURE DEVELOPMENT. ANY REQUIRED REALIGNMENT, (HORIZONTAL OR VERTICAL), SHALL BE AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANT LOCATION SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE FIRE AUTHORITY.

33. FIRE HYDRANTS SHALL BE OPEN RIGHT WITH 7/8" X 7/8" SQUARE TAPERED ALONG WITH SERVICE CAPS. LUBRICATION TYPE: (GREASE). ACCEPTABLE BRANDS ARE AMERICAN AVK SERIES 2700 (MODERN) AND KENNEDY GUARDIAN (K81D, K81A AND K81AM). EACH FIRE HYDRANT LOCATION SHALL ALSO BE USED AS TEST STATION.

34. ALL MAIN LINES (PVC & DUCTILE IRON) SHALL BE INSTALLED WITH COATED #12 TRACER WIRE WITH TEST STATIONS AT INTERVALS NO GREATER THAN 500 FT (VALVE BOXES CAN BE USED AT INTERSECTIONS AND SERVICE STUBS).

35. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER LINE WITHOUT SHUTDOWN, OR ELSE NOTIFY THE DISTRICT OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.

36. IRRIGATION SERVICES SHALL HAVE A STOP AND WASTE CURB STOP VALVE INSTALLED ALONG WITH TRACER WIRE EXTENDING BACK TO THE MAIN LINE.

37. COMMENCEMENT OF USE OF WATER LINES AND/OR SYSTEMS:

    a) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER THE COMPLETION OF ALL PRESSURE TESTING, FLUSHING, BAC–T TESTING, COMPACTION TESTING, AND AS–BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.

    b) NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.

    c) ALL EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

WASTEWATER SYSTEM INSTALLATION NOTES

38. SANITARY SEWER LENGTHS ARE MH CENTER–MH CENTER. ALL SANITARY SEWER PIPES SHALL BE SDR 35 PVC OR EQUAL. SEWER LINES MAY NOT EXCEED 7% GRADE FOR ANY SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT. ALL NEWLY CONSTRUCTED RESIDENTIAL SANITARY SEWER TAPS SHALL USE PRE–MANUFACTURED IN–LINE PVC PUSH–ON WYES. TAPPING SADDLES MAY ONLY BE USED FOR TAPPING PRE–EXISTING MAINS.

39. ALL SANITARY SEWER MANHOLES SHALL BE WRAPPED WITH RU116 – RUBR–NEK JOINT WRAP OR EQUIVALENT AND COATED.

40. COMMENCEMENT OF USE OF SEWER LINES AND/OR SYSTEMS:

    a) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL THE COMPLETION OF ALL JET CLEANING, PRESSURE TESTING, VACUUM TESTING, CCTV INSPECTION, COMPACTION TESTING, AND AS–BUILT DRAWINGS ARE SUBMITTED AND APPROVED BY THE DISTRICT.

    b) NO SANITARY SEWER FACILITY SHALL BE PLACED IN SERVICE UNTIL ALL SERVICE LINES ARE COMPLETED AND THE FIRST LIFT OF ASPHALT IS COMPLETED OVER THE LINE. IN THE CASE WHERE NO ASPHALT IS TO BE PLACED OVER THE LINE, ANY REQUIRED SURFACE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY.

    c) ALL NECESSARY EASEMENTS (PLATTED OR DEEDED) ARE DEDICATED, EXECUTED BY THE DISTRICT, AND RECORDED.

    d) DOWNSTREAM PLUG CAN BE REMOVED ONCE FIRST LIFT OF ASPHALT IS DOWN AND THE ABOVE REQUIREMENTS ARE MET.

THE ABOVE GUIDELINES ARE SUBJECT TO CHANGE AT ANY TIME.

JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS MUST BE REPORTED TO THE ENGINEER IMMEDIATELY. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

SADDLEHORN RANCH SUBDIVISION

ROI PROPERTIES GROUP

GENERAL NOTES

REVISIONS

NO.	DESCRIPTION	BY	APP.	DATE
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EXHIBIT

Project No.: 311.02
Date: 10/05/20
Design: RMM
Drawn: SKG
Check: RMM

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SHEET 1 OF 7

2020/10/05 3:41 PM By: Ryan Mangino J:\JDS-Hydro\Project Files\311 ROI Property Group\311.02 Saddlehorn Ranch Subdivision\Drawings\Working\31102_0_Cover_Gen.dwg

0' 2000' 4000'
11x17: 1"=4000'
24x36 1"=2000'

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EXHIBIT

Project No.: 311.02
Date: 10/05/20
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SHEET 2 OF 7

SADDLEHORN RANCH SUBDIVISION

ROI PROPERTIES GROUP

PROJECT AREA MAP
3-MILE RADIUS

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0' 300' 600'
11x17: 1"=600'
24x36 1"=300'

LEGEND

PIPE	COLOR	LENGTH
6"		2,180 LF
8"		44,115 LF
10"		2,090 LF
12"		80 LF
FIRE HYDRANT		

REVISIONS				
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EXHIBIT

Project No.: 311.02
Date: 10/05/20
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SHEET 3 OF 7

SADDLEHORN RANCH SUBDIVISION

ROI PROPERTIES GROUP

OVERALL DISTRIBUTION SYSTEM

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COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

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JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

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SADDLEHORN RANCH SUBDIVISION

ROI PROPERTIES GROUP

UTILITY SITE PLAN

REVISIONS

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Project No.: 311.02
Date: 10/05/20
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SHEET 4 OF 7

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WATER TREATMENT PLANT PLAN
SCALE: 3/16"=1'-0"

2020/10/06 3:10 PM By: Ryan Mangino I:\JDS-Hydro\Project Files\311 ROI Property Group\311.02 Saddlehorn Ranch Subdivision\Drawings\Working\8_Process\311.02_Process_Piping.dwg

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SADDLEHORN RANCH SUBDIVISION

ROI PROPERTIES GROUP

TREATMENT PLANT LAYOUT

REVISIONS

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Date: 10/05/20
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SHEET 5 OF 7

PROPOSED HYDRAULIC PROFILE

Figure 1. SRMD Process Flow Diagram

Attachment 5

0' 300' 600'
11x17: 1"=600'
24x36 1"=300'

LEGEND

PIPE	COLOR	LENGTH
6"		2,180 LF
8"		44,115 LF
10"		2,090 LF
12"		80 LF
FIRE HYDRANT		

REVISIONS				
NO.	DESCRIPTION	BY	APP.	DATE
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EXHIBIT

SADDLEHORN RANCH SUBDIVISION

ROI PROPERTIES GROUP

OVERALL DISTRIBUTION SYSTEM

JDS-HYDRO CONSULTANTS, INC.
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COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

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Project No.: 311.02
Date: 10/05/20
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Attachment 6

Saddlehorn Ranch Metropolitan District

(SRMD)

Organizational Chart

Attachment 7

Public Water System Monitoring Plan

System Name	**Saddlehorn Ranch Metropolitan District**
PWSID (Assigned by Department)	**CO0121703**
County	**El Paso County**
School or Daycare	N/A
Describe Changes	**New water system**

Submittal to the Department

Submit Online (**Preferred**): wqcdcompliance.com/login
Fax: 303-758-1398
WQCD – B2 – Drinking Water CAS
4300 Cherry Creek Drive South
Denver, CO 80246-1530

Revisions

Water systems are required to submit any changes to the Department within thirty (30) calendar days following the effective date of the change. **If submitting revisions please only submit the individual section(s) that changed.**

Monitoring Schedules

All routine monitoring information, facilities and sample points (with state assigned IDs), system classification, and system source classification is available at wqcdcompliance.com/schedules. Schedules are updated on a weekly basis and should be checked regularly for any changes.

Immediately call **303-692-3308** (or **1-877-518-5608** if after-hours) for:

1. Positive coliform or Positive *E. coli*.
2. Nitrate greater than or equal to 10.0 mg/L.
3. Nitrite greater than or equal to 1.0 mg/L.
4. Surface water high turbidity or inadequate disinfection.
5. Chlorine dioxide greater than or equal to 0.8 mg/L.
6. Chlorite greater than or equal to 1.0 mg/L.

Contact Information

Completed by: **James Plumb-Starnes** Signature: *Clyde Penn*

Certification of Accuracy: I hereby certify that the information is true, accurate, and complete to the best of my knowledge and belief. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment.

System Physical Address (Not Mailing)
Address: **Judge Orr Road and Curtis Road**
City: **Peyton** State: **CO** Zip: **80831**
System Phone: **719.633.9700** **System** Email: **bill@guman.net**

Administrative Contact (AC) Name: Bill Guman

(The primary contact person for all Department mail or other communications regarding drinking water compliance)
Mailing Address: **731 North Weber Street**
City: **Colorado Springs** State: **CO** Zip: **80903**
Phone: **719.633.9700** E-mail: **bill@guman.net**

**** If the Administrative Contact is also the Distribution or Treatment Operator and is not the owner or legal representative of the water system (e.g. contract operator), a signed delegation form must be submitted. (Form can be downloaded at: wqcdcompliance.com/forms) ****

Legally Responsible Water System Owner Name: Saddlehorn Ranch Metropolitan District

(An individual, corporation, partnership, association, state or political subdivision thereof, municipality, or other legal entity)
Mailing Address: **2154 E. Commons Ave, Suite 2000**
City: **Centennial** State: **CO** Zip: **80122**
Phone: **719.633.9700** E-mail: **bill@guman.net**

Emergency Contact Name: Clyde Penn

(Someone the Department can contact in an emergency if the administrative contact is unavailable)
Phone: **719.200.8141** Email: **cpenn@orcwater.com**

Distribution System (DS) Operator Name: Clyde Penn

(A certified operator designated by the owner to have ultimate responsibility for decisions regarding operational activities)
Operator ID#: **9835** (**not the certificate number**)
Phone: **719.200.8141** Email: **cpenn@orcwater.com**

DS Operator Signature: *Clyde Penn*

Treatment Operator Name: Clyde Penn **Same as DS?** Yes

(A certified operator designated by the owner to have ultimate responsibility for decisions regarding operational activities)
Operator ID#: **9835** (**not the certificate number**)
Phone: **719.200.8141** Email: **cpenn@orcwater.com**

Treatment Operator Signature: *Clyde Penn*

Population Types and Seasons

Completed by: James Plumb-Starnes Signature: Clyde Penn

Certification of Accuracy: I hereby certify that the information is true, accurate, and complete to the best of my knowledge and belief. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment.

Service Connections provide water through a pipe or constructed conveyance for human consumption which includes drinking, showering, hand-washing, or cooking. Examples of service connections: single family homes, a metered multi-family dwelling unit
Total Number of Service Connections (Residential and Commercial): 0

Resident Population is the number of people who live there.

Resident Population: 0

Non-Transient Population is the number of same people who have regular opportunity to consume the water for six months or more per calendar year, but do not reside there. These are usually students or employees. Regular opportunity is defined as four or more hours per day, for four or more days per week, for six months or more per year.

Non-Transient Population: 0 Season **0** (month) to **0** (month)

Transient Population is the daily average number of people who have an opportunity to consume the water, but are not residents or non-transients. These are customers, visitors, or seasonal employees

If your transient population varies by season you may specify multiple seasonal populations, otherwise enter January and December for the months.

Average Transients per day in the busiest month is **0** - Busy season **0** (month) **to 0** (month)

Average Transients per day in the busiest month is **0** - Other season **0** (month) **to 0** (month)

If you need assistance, please call (303) 692-3556 or visit wqcdcompliance.com.

Definitions of the terms used in this form may be found in 5 CCR 1002-11 (Regulation 11) available at wqcdcompliance.com.

Water haulers please follow the instructions in the operational handbook available at wqcdcompliance.com/forms.

Water Sources Definitions

Water Types

Groundwater (GW) – Any water under the surface of the ground being neither "surface water" nor "groundwater under the direct influence of surface water."

Surface water (SW) – Any water source that is open to the atmosphere and subject to surface runoff.

Groundwater under the direct influence of surface water (GWUDI or GU) – Any water beneath the surface of the ground with significant occurrence of insects or other macro-organisms, algae or large-diameter pathogens such as *Giardia lamblia* or *Cryptosporidium*; or significant and relatively rapid shifts in water characteristics such as turbidity, temperature, conductivity or pH that closely correlate to climatological or surface water conditions.

Purchased water (GWP, SWP or GUP) – Water that you receive (whether or not you purchase it) from another water system or water hauler.

Integration agreement – An agreement between two or more public water systems, one of which is a wholesale/supply system, whose distribution systems are physically connected. The systems agree to operate using a common set of standards that the wholesale system establishes for the purpose of maintaining and protecting drinking water quality. Integrated systems must submit their agreement to the Department for approval.

Availability

Permanent (P) – A primary water facility.

Emergency (E) – A water facility that is used only as the result of extreme circumstances and is otherwise kept offline. This type of facility is most likely never used. Nitrate and total coliform samples would need to be obtained within 2 days after start-up and the **Department must be notified of start-up within 24-hours**.

Interim (I) – A water facility that is either used as a result of high water demand or out of necessity to maintain water rights. The facility may be used once every few weeks or months or once every few years. Routine Sampling will be required at the Entry Point to the Distribution System.

Seasonal (S) – A water facility that is typically used every year to aid a system in meeting high water demands. While a water system may not know when it will need a seasonal source, it is most often used every year. These also may be referred to as peaking facilities. Routine sampling will be required at the Entry Point to the Distribution System.

Water Source Details

Completed by: **James Plumb-Starnes** Signature: *Clyde Penn*

Groundwater Sources					
Facility ID (Assigned by Department)	Name	Availability (P, E, I, or S)	If seasonal, include months anticipated to be in operation	DNR Permit # - Aquifer Name	Well Depth at Completion
N/A	A-1	P		66937-F	1390
N/A	LFH-1	P		66938-F	2025

Ground Water Under the Direct Influence of Surface Water Sources (GWUDI)					
Facility ID (Assigned by Dept)	Name	Availability (P, E, I, or S)	If seasonal, include months anticipated to be in operation	DNR Permit # - Aquifer Name	Well Depth at Completion

Surface Water Sources			
Facility ID (Assigned by Dept)	Name	Availability (P, E, I, or S)	If seasonal, include months anticipated to be in operation

Purchased Water Sources							
Facility ID (Assigned by Dept)	PWSID - Name of Supplying Water System	Availability (P, E, I, or S)	If seasonal, include months anticipated to be in use	Type (GW, SW or GWUDI)	Connection Location cross-streets	Do you receive treated or raw water	Approved Integration Agreement? Yes / No

Combined Raw Source Sampling Locations Used when raw sources blend and there is a sample tap that represents multiple blended sources					
Facility ID (Assigned by Dept)	Name	Availability (P, E, I, or S)	If seasonal, include months anticipated to be in use	Combining Sources Facility IDs and Names	Treatment Plant it Flows to

Water Treatment Codes

The codes below are generated by the USEPA for the purpose of standardizing the treatment processes as they are cataloged and tracked within the federal and state database programs. Water systems should have individual process flow diagrams for treatment; from these diagrams, each process should have an associated name. If you struggle to understand the different treatment codes below, please contact the Division's Engineering Section for assistance.

DISINFECTION

GASEOUS CHLORINATION (401)
HYPOCHLORINATION BLEACH (421)
CHLORAMINES (200)
CHLORINE DIOXIDE (220)
ULTRAVIOLET RADIATION (720)
OZONATION (541)
CONTACT TIME PROVIDED (825)

PRETREATMENT, COAGULATION AND SEDIMENTATION

AERATION (820)
ACTIVATED CARBON, GRANULATED (121)
ACTIVATED CARBON, POWDERED (125)
COAGULATION (240)
DISSOLVED AIR FLOTATION (880)
FLOCCULATION (360)
HYDRAULIC JET MIXING (831)
IN LINE STATIC MIXING (830)
MICROSCREENING (520)
PERMANGANATE (560)
PRESEDIMENATION (840)
RAPID MIX (600)
SEDIMENTATION (660)
UPFLOW CLARIFIER (845)

FILTRATION

ANION EXCHANGE (836)
CATION EXCHANGE (835)
FILTRATION, BAG (801)
FILTRATION, BAG - ROUGHING (810)
FILTRATION, CARTRIDGE (341)
FILTRATION, CARTRIDGE - ROUGHING (865)
FILTRATION, MICROFILTRATION (895)
FILTRATION, PRESSURE SAND (344)
FILTRATION, RAPID SAND (345)
FILTRATION, ULTRAFILTRATION (347)
FILTRATION,GREENSAND (343)
NANOFILTRATION (890)
NATURAL OR RIVERBANK FILTRATION (GWUDI) (826)
REVERSE OSMOSIS (640)

OTHER FORMS OF TREATMENT

ACTIVATED ALUMINS (100)
ALGAE CONTROL (160)
BLENDING (896)
FLUORIDATION (380)
INHIBITOR, SILICATE (449)
INHIBITOR/SEQUESTERING AGENT, PHOSPHATE BASED (815)
PEROXIDE (580)
PH ADJUSTMENT - SUPPRESION (847)
PH ADJUSTMENT - ELEVATION (848)
REDUCING AGENT (620)

Water Treatment Plant Details

Completed by: James Plumb-Starnes Signature: Clyde Penn

Treatment Plants				
Facility ID (Assigned by Department)	**Plant Name**	**Availability** (P, E, I, or S)	**If seasonal, include months anticipated to be in operation**	**Contributing Sources** Facility IDs and Names
	Saddlehorn Ranch Metropolitan District Water Treatment Plant	P		A-1, LFH-1
Treatment Codes (see previous page for codes)				
FILTRATION, PRESSURE SAND (344) 344 Filtration, Pressure Sand, 421 Hypochlorite Bleach (Primary)				
Provide a Detailed Description of the Water Treatment System (including descriptions of tanks used for disinfection contact time)				
Raw water will be pumped from the well(s) to the water plant where it will be filtered through a pressure sand filter to remove iron and manganese. Sodium Hypochlorite will be added to maintain a minimal entry point free chlorine 0.2 mg/L and will be stored in 286,400-gallon above grade tank. Water will be withdrawn utilizing flooded suction centrifugal pumps for distribution.				

Distribution System Definitions

Entry point –A location before or at the first customer which is representative of treated (finished) water. The entry point may represent treated water from multiple treatment plants and/or multiple sources. Sometimes the water treatment plant is the first tap.

Distribution system storage facility – Any treated (finished) water storage tank at the treatment plant or in the distribution system that is not considered part of disinfection contact time (i.e. after the entry point).

Booster treatment facilities – Any chemical booster stations after the first customer (such as disinfection or corrosion control chemical booster stations in the distribution system).

Consecutive connection – A master meter connection from your water system to another water system for purposes of supplying drinking water to the other system.

Integration agreement - An agreement between two or more public water systems, one of which is a wholesale/supply system, whose distribution systems are physically connected. The systems agree to operate using a common set of standards that the wholesale system establishes for the purpose of maintaining and protecting drinking water quality. **Integrated systems must submit their agreement to the Department for approval.**

Pump station – A facility used to pump water or increase water pressure. Pump stations are not used for chemical additions or other treatment and do not need to be reported on this form.

Distribution System Details

Completed by: **James Plumb-Starnes** Signature: *Clyde Penn*

Number of Distribution Systems

How many distribution systems does the system have? **1** If more than one, how are the distribution systems operated? (i.e. are they completely independent of each other or does water flow from one to another through operator-controlled valves, etc.):

Entry Points to Distribution System *Residual Disinfectant, Nitrate, Nitrite, Inorganics, Volatile Organics, Synthetic Organics, Radionuclides, Chlorite, Chlorine Dioxide, and Bromate Must be Collected at All Entry Points*	
Facility ID (Assigned by Department)	**Facility Name**
	Saddlehorn Ranch Metropolitan District Water Treatment Plant

Storage & Other Facilities				
Facility ID (assigned by Department)	**Facility Name**	**After Entry Point (In Distribution)**	**Contributing Treatment Plants (or Sources)**	**Tank Volume** (gallons)
	Storage Tank No. 1		A-1, LFH-1	.286 MGD

Booster Treatment Facilities (Post Entry-Point Treatment)		
Facility ID (Assigned by Department)	**Facility Name**	**Treatment Description (use treatment codes)**

Consecutive Connections Serving Another Water System			
Receiving System PWS ID and Name	**Availability** (P, E, I, or S)	**Do you supply treated or raw water?**	**Integrated Agreement? Yes / No**

Schematics and Maps

Sketch of Facility Flows

Include a schematic, diagram or sketch depicting how the flow from each source facility is connected to the combined raw source, treatment plant, storage tank, and the distribution system. Indicate all applicable entry point and raw water sample sites.

Process Schematic of Water Treatment Plants

Provide a process flow diagram for each treatment plant. Include locations (in the process) of all chemical additions, chemical storage, monitors/meters, piping and physical components of the treatment plant. Designate water flow direction throughout the schematic. All components must be clearly labeled. Indicate all applicable sample sites, and include parameters measured at each site.

Map of Distribution System

Provide a map of the distribution system showing locations of all storage facilities, booster treatment facilities, consecutive connections and entry points as well as all applicable sample sites described below. You may provide this detail all in one map or in several different maps. Clearly indicate if there are multiple distribution systems and if those distribution systems are connected to each other. If applicable, include an evaluation and description of the extent to which zones of influence from each source overlap.

Total Coliform Sample Sites

Attach a map of the distribution system showing locations of all total coliform sample sites. Hand drawn schematics or aerial maps (Google Maps) are acceptable.

Lead and Copper Sample Sites

Attach a map of the distribution system showing locations of all lead and copper sample sites. Hand drawn schematics or aerial maps (Google Maps) are acceptable.

Disinfection Byproducts (TTHM/HAA5 and Chlorite) Sample Sites

Attach a map of the distribution system showing locations of all disinfection byproduct sample sites as well as treatment plants and distribution storage tanks. Hand drawn schematics or aerial maps (Google Maps) are acceptable.

Note: The supplier may use one schematic if it includes all of the required elements.

The above sites will be identified as the system is developed and the Water Monitoring Plan will be updated at that time.

Records Locations

Completed by: James Plumb-Starnes Signature: _____Clyde Penn_____

These records must be made available for inspection for Department staff during site visits.

Type of Record	Location Address	Retain no less than…
Total Coliform (TCR) and Fecal Coliform/*E. coli* results AND distribution system residual disinfection monitoring results	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	5 years
Revised TCR (RTCR) assessment forms or corrective actions as a result on an assessment, or other available summary documentation of the sanitary defects and corrective actions	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	5 years after completion of the assessment or corrective action
Chemical analyses results	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	10 years
All lead and copper rule documents and results	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	12 years
Violations of Regulation 11, including corrective action	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	3 years after corrective action is completed
Sanitary surveys, including any written reports, summaries or correspondences	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	10 years
Variances or exemptions granted by the Department	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	5 years after expiration
Public notices and consumer confidence reports, including certification	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	3 years
Individual rule sampling plans	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	10 years
Turbidity monitoring results	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	5 years
Recycle flows information • Copy of original recycle notification and information submitted to Department • List of all recycle flows and frequency with which they are returned • Average and maximum backwash flow rate • Average and maximum backwash duration • Typical filter run length and how it is determined • Treatment provided for the recycle flow (including chemicals and doses) • Physical dimensions of the equalization/treatment units • Typical and maximum hydraulic	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	Indefinitely

loading rates • Frequency of solids removal		
Individual filter turbidity monitoring results AND entry point residual disinfection monitoring results	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	3 years
Disinfection profiling results, including raw data and analysis	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	Indefinitely
Disinfection benchmark, including raw data and analysis	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	Indefinitely
Source water monitoring for Long Term 2 Surface Water Treatment Rule	N/A	3 years after bin classification
Notification to the Department that system meets criteria to avoid source water monitoring for Long Term 2 Surface Water Treatment Rule	N/A	3 years
Treatment monitoring associated with microbial toolbox options for Long Term 2 Surface Water Treatment Rule	N/A	3 years
Initial distribution system evaluation (IDSE) report submitted for the Stage 2 Disinfectants and Disinfection Byproducts Rule	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	10 years after report submitted
Corrective actions taken for the Groundwater Rule	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	10 years
Invalidation of fecal indicator-positive groundwater source samples for the Groundwater Rule	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	5 years
For consecutive systems, documentation of notification to the wholesale system(s) of total coliform-positive samples	N/A	5 years
For systems conducting compliance monitoring for the Groundwater Rule • Department-specified minimum disinfectant residual	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	10 years
For systems conducting compliance monitoring for the Groundwater Rule • Lowest daily disinfectant residual, date and any failure to maintain the Department-specified minimum disinfectant residual for a period of more than 4 hours • Department-specified compliance requirements for membrane filtration, date and duration of any failure to meet those requirements for more than 4 hours	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	5 years
Storage Tank Rule – for each completed tank inspection, the inspection summary	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	10 years
Backflow Prevention and Cross-	2154 E. Commons Ave, Suite 2000	3 years

Connection Control Rule – for Community Water Systems ● Testing, inspection and maintenance records for backflow prevention assemblies and methods. ● Each annual BPCCC program report	Centennial, Colorado 80122	
Backflow Prevention and Cross-Connection Control Rule – for Non-Community Water Systems ● Testing, inspection and maintenance records for backflow prevention assemblies and methods. ● Each annual BPCCC program report	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	5 years
Water Hauler Rule ● Water Hauler Operational Guide and associated required records	2154 E. Commons Ave, Suite 2000 Centennial, Colorado 80122	Indefinitely

Revised Total Coliform and Groundwater Rule

Completed by: **James Plumb-Starnes** Signature: _____*Clyde Penn*_____

Total Coliform Site Information			
Identify how the supplier will sample for total coliforms in the distribution system. The routine samples must represent the entire distribution system and should be rotated to different locations within the system if possible. This method allows for coverage of the distribution system without increasing the need for additional samples. Describe how the supplier will meet this requirement: **Sample sites will be identified when buildings/homes are finished with construction.**			
Identify how the supplier will sample for total coliforms in the distribution throughout the sampling period (if applicable). A supplier must collect samples at regular time intervals throughout the month, unless otherwise allowed by the regulations. Describe how the supplier will meet this requirement: **Initial sampling will be once per month until population increases due to multiple structures/homes.**			
Type	**SDWIS Sample Point ID (Assigned by Department)**	**System Sample Point ID or Name**	**Address, City, Zip Code**
Routine Site 1			
Repeat Upstream 1			
Repeat Downstream 1			
Routine Site 2			
Repeat Upstream 2			
Repeat Downstream 2			
Routine Site 3			
Repeat Upstream 3			

Repeat Downstream 3			

*To add rows to the table right mouse click on the table and click "insert row".

Distribution System Residual Disinfectant Monitoring	
The residual disinfectant must be measured at the same time and the same location as each total coliform bacteria sample. Measurements must be conducted in the field by a certified operator or under the direction of the certified operator and must be written on each total coliform chain of custody when it is submitted to the laboratory.	
Disinfectant used in the distribution system:	**421 Sodium Hypochlorite**
Residual disinfectant quality assurance/quality control (QA/QC) – explain the exact procedures to be followed to ensure that the field test measurement will be accurate. This may be found in the manufacturer's literature: **Free chlorine will be measured utilizing a HACH Pocket Colorimeter II. The Pocket Colorimeter II is spec checked with factory standards every six months per manufacturers recommendations and unit will have date stamped on last check. A work order will be generated through a automated work order system.**	

SEASONAL SYSTEMS ONLY – STARTUP PROCEDURES AND PRE-OPENING SAMPLES	
Seasonal suppliers are required to use Department approved start-up procedures before serving water to the public and collect a pre-opening total coliform sample.	
Using Department-approved start-up procedures?	**Identify where and when the pre-opening sample will be collected**

FOR SYSTEMS WITH GROUNDWATER SOURCES		
Suppliers that use a groundwater source and have a TC+ in the distribution system must collect a raw water sample from each groundwater source that was in use at the time of the TC+ sample.		
Identify where the raw water sample(s) will be collected	**Does the raw water sampling site(s) represent more than one source? If so, describe the raw sources that combine**	**If the supplier is a consecutive system, describe how the supplier will notify its wholesaler within 24 hours of being notified of a TC+ sample:**
In the water plant prior to storage.	A-1, LFH-1	N/A

TTHM/HAA5 Stage 2 Disinfection Byproduct Sample Sites

Completed by: James Plumb-Starnes Signature: Clyde Penn

Total Trihalomethanes (TTHM) and Haloacetic Acids (HAA5) Site Information

Determining Month of Peak Disinfection Byproduct (DBP) Formation:

-Many factors should be considered when determining your month.
-The main factor is water temperature.
  -August is typically the warmest month of the year with the highest water temperature.
  -For schools August or September is a typical peak month.
-Other factors beyond water temperature should be considered such as if water age is dramatically higher in a certain month of the year due to low use or snow runoff. April or May could contribute to a large spike in total organic material in the raw water.

Choosing Sample Sites:

-Alternate choosing between high TTHM and high HAA5 sample sites in the distribution system until the required number of monitoring locations has been met.
-High TTHM sites typically are where the water is oldest and chlorine residual is lowest.
-High HAA5 sites are typically near the ends of the distribution system where the chlorine residual is low, but above 0.2 mg/L or at mixing zones.
-Most systems with the option to sample both TTHM and HAA5 at one location or separately at two locations will probably find sampling at one location is justified since high TTHM and high HAA5 levels are at the same location based on the size and configuration of their water system.

Month of Peak Disinfection Byproduct Formation:			August	
SDWIS Sample Point ID (Assigned by Department)	**System Sample Point ID or Name**	**Status**	**Address, City, Zip Code**	**Analyte**
	SRMD-BP1	Not identified	N/A	TTHM/HAA5/Both

Surface Water Treatment Rule

Completed by: **James Plumb-Starnes** Signature: _____*Clyde Penn*_____

Turbidity Monitoring Describe how and where the supplier will sample turbidity
Turbidity quality assurance/quality control (QA/QC) – explain the exact procedures to be followed to ensure that the test result will be accurate: **N/A**
Describe the system's plan for turbidity monitoring that deviates from this plan due to operational issues (such as filter backwash cycles, start-ups/shut-downs, or filter to waste): **N/A**

Treatment Plant Facility ID (Assigned by Department)	Treatment Plant Facility Name	Filter Type	Grab or Continuous Sampling	Describe Location for Combined Filter Effluent (CFE) Monitoring	Describe Location for Individual Filter Effluent (IFE) Monitoring

Microbial Inactivation (3-log for Giardia lamblia and 4-log for viruses) Residual Disinfectant Monitoring Describe how and where the supplier will sample residual disinfectant
Residual disinfectant quality assurance/quality control (QA/QC) – explain the exact procedures to be followed to ensure that the field test measurement will be accurate. This may be found in the manufacturer's literature: **Free chlorine will be measured utilizing a HACH Pocket Colorimeter II. The Pocket Colorimeter II is spec checked with factory standards every six months per manufacturers recommendations and unit will have date stamped on last check. A work order will be generated through an automated work order system.**
Describe any additional treatment (i.e. Ultraviolet, Ozone, or Chlorine Dioxide) used to assist in microbial inactivation: **None**

Facility ID (Assigned by Department)	Facility Name	Grab or Continuous Sampling	Describe Location for Microbial Inactivation Monitoring

Long Term 2 (LT2) Raw Water Source Monitoring Must conduct two separate rounds of sampling at each source		
Identify where the raw water sample(s) will be collected		Does the raw water sampling site(s) represent more than one source? If so, describe the raw sources that combine
Treatment Plant Facility ID (Assigned by Department)	Treatment Plant Facility Name	LT2 Bin Classification

Disinfection Byproduct Precursors (Total Organic Carbon (TOC) and Alkalinity) Only required for suppliers using conventional filtration		
Identify where the raw water TOC and alkalinity sample(s) will be collected		Does the raw water sampling site(s) represent more than one source? If so, describe the raw sources that combine
Treatment Plant Facility ID (Assigned by Department)	Treatment Plant Facility Name	Describe Location for Treated Water TOC Monitoring

Community Lead and Copper Materials Evaluation Summary

Completed by: James Plumb-Starnes Signature: Clyde Penn

Materials Evaluation Summary by Tier Level **Note:** This is **not** a summary of the lead and copper sample pool. This is a summary of **all sites in the distribution system** that the supplier believes meets each of the criteria below.	
Tier 1 Sites - Single family structures, currently being used as either a residence or place of business	**Number of Site Locations**
Containing copper pipe with lead solder installed after 1982 and before 1988	New System -No taps
Are served by a lead service line (no year restriction)	New System -No taps
Containing lead pipes, goosenecks, or pigtails (no year restriction)	New System -No taps
Tier 2 Sites - Multiple-family residences and buildings	**Number of Site Locations**
Containing copper pipe with lead solder installed after 1982 and before 1988	New System -No taps
Are served by a lead service line (no year restriction)	New System -No taps
Containing lead pipes, goosenecks, or pigtails (no year restriction)	New System -No taps
Tier 3 Sites - Single-family structures	**Number of Site Locations**
Containing copper pipes with lead solder installed before 1983	New System -No taps
Representative Sample Sites – Structures	**Number of Site Locations**
With plumbing material typically found throughout the distribution system	New System -No taps
Describe the representative plumbing material: New System -No taps	
Additional Information	

Please describe the verification process, if any, that was used to provide the information above: {Verification}
Additional Information - Tier 1
If no Tier 1 sites were indicated above, please provide an explanation: {Tier 1 Info}

Lead and Copper Sample Sites

Completed by: James Plumb-Starnes Signature: Clyde Penn

Note: If you choose to update and maintain sites online at wqcdcompliance.com/login then please select the option to use the alternate section where sites are not required to be completed. For information on how to select sites please visit colorado.gov/cdphe/lcr.

Lead and Copper Definitions		
Structure SFR: Single Family Residence MFR: Multi-Family Residence B: Building SFB: Single Family Residence Used as Business	**Status** A = Active - Sampling N = Active - Not Sampling	**Tier Level** 1 = Tier 1 2 = Tier 2 3 = Tier 3 R = Represents System
Lead Service Line (LSL) NA = No LSL FLSL = Utility Owned LSL PLSL = Partially Owned LSL OLSL = Customer Owned LSL U = Unknown at This Time	**Interior Plumbing** CPLS = Copper Pipes with Lead Solder CP = Copper Pipes without Lead Solder NonCP = Non-Copper Pipes LP = Lead Pipes U = Unknown at This Time	**Material Verification** R = Records Review Verification P = Physically Verified I = Interview Verification U = Unverified

Lead and Copper Site Information					
SDWIS Sample Point ID (Assigned by Dept)	**System Sample Point ID or Name**	**Address, City, Zip Code**	**Status**	**Tier Level**	**Material Verification Method**
	Structure Type	**Date Built**	**Lead Service Line Type**		**Interior Plumbing Type**

Attachment 8

COLORADO
Department of Public Health & Environment

APPENDIX A: Backflow Prevention and Cross-connection Control

<<Public Water System Name>> BPCCC Program

Purpose

This Backflow Prevention and Cross-connection Control Program outlines how the supplier of water specified below will implement its written BPCCC program and achieve compliance with Regulation 11.

Other potentially applicable backflow prevention and cross-connection control requirements are specified in Article 1-114 and Article 1-114.1 of Title 25 of the Colorado Revised Statutes and in the Colorado Plumbing Code. The Department has developed Safe Drinking Water Program Policy 7 to assist public water systems achieve compliance with Regulation 11.

Public Water System Name & PWSID:	Saddlehorn Ranch Metropolitan District – **CO0121703**	
Public Water System Owner:	Saddlehorn Ranch Metropolitan District	
BPCCC Administrative Contact:	Bill Guman	
Address:	2154 East Commons Avenue, Suite 2000	
	Centennial, Colorado 80122	
Email:	bill@guman.net	
Phone:	(719) 633-9700	
Signatures of Owner or Administrative Contact:		
Effective Date	**Name**	**Signature**

This BPCCC program will include and specify information regarding how this supplier identifies cross connections, performs surveys, and controls identified cross connections. This BPCCC program also address how this supplier will require that backflow prevention assemblies and methods be tested and inspected annually, how this supplier will track the installation, maintenance, and testing of assemblies and methods and how this supplier will ensure that assemblies are tested by a *Certified Cross-Connection control Technician(Regulation 11.37(1)(b)*.

****This program must be kept on file for review by the Department. It can be revised by the Department as necessary.

Water Quality Control Division

4300 Cherry Creek Drive South Denver, Colorado 80246

Backflow Prevention and Cross-connection Control Program

(i) Process for conducting surveys.

System is new and no buildings or homes have been constructed. Once the infrastructure is complete and prospective building owners want to build they must submit plans to the District for approval. All backflow situations will be addressed at plan review.

(ii) Legal authority to perform a survey of a customer's property to determine whether a cross connection is present unless the supplier controls all non-single-family residential connections to the public water system with the most protective backflow prevention assembly or backflow prevention method.

{ } Ordinance (attach copy) { } User Agreements (attach copy) {X} Other – explain below

District Rules and Regulations will address the legal authority to right of entry for survey or testing inspections.

(iii) Process to select a backflow prevention assembly or backflow prevention method to control a cross connection.

District Rules and Regulations will require a Reduce Pressure Zone assembly since it is a testable device

(iv) Legal authorities to install, maintain, test, and inspect backflow prevention assemblies and/or backflow prevention methods and/or require customers to install, maintain, test, and inspect backflow prevention assemblies and/or backflow prevention methods.

{ } Ordinance (attach copy) { } User Agreements (attach copy) {X} Other – explain below

District Rules and Regulations will address the requirement for maintaining, testing and inspection of all backflow devices.

(v) Process to track the installation, maintenance, testing, and inspection of all backflow prevention assemblies and backflow prevention methods used to control cross connections.

A tracking spreadsheet will be utilized to track devices as they are installed.

(vi) The process the supplier will use to ensure backflow prevention assemblies are tested by a Certified Cross-Connection Control Technician.

All testers will need to provide tester # and visual proof of being up-to-date on certifications.

Sample Backflow Prevention and Cross-connection Control Program

Department Notification

If we become aware of a suspected or confirmed backflow contamination event, the supplier must notify and consult with the Department on any appropriate corrective measures no later than 24 hours after learning of the backflow contamination event. The notification should be made to the **24-hour Environmental Release and Incident Report Hotline at 1-877-518-5608.**

When reporting the event, please have available the as much of the following information as possible:

- Date and time of event;
- Location of event;
- Type of threat or event;
- Public Water System Name and Identification Number;
- Water supplier contact name and phone number;
- Method of discovery (consumer complaint, witness, perpetrator, employee report);
- Response actions taken (water quality parameter testing, isolation of affected water);
- Recovery actions taken;
- Notifications made (customers, law enforcement, news media, etc.);
- Assessment of threat, if possible.

Regulation 11.39(7) requires that we notify the Department within 48 hours in any instance the supplier becomes aware of any backflow prevention and cross-connection control violation and any backflow prevention and cross-connection control treatment technique violation specified in Regulation 11.39(6).

Such notifications to the Department can be written, verbal, or made by other means. The Department can be notified via telephone at 303.692.2000 and contacting the Department's Water Quality Control Division's backflow prevention and cross connection control specialist. The Department can also be notified via email at cdphe.wqenginfo@state.co.us sent to the attention of the backflow prevention and cross-connection control specialist.

Public Notice Requirements

Regulation 11.39(7) requires that suppliers distribute Tier 2 public notice as specified in Regulation 11.33 in any instance the supplier becomes aware of any backflow prevention and cross-connection control treatment technique violation.

Regulation 11.39(7) requires that suppliers distribute Tier 3 public notice as specified in Regulation 11.33 a in any instance the supplier becomes aware of any backflow prevention and cross-connection control violation.

Please contact your Department assigned compliance officer with any questions regarding to public notice.

Sample Backflow Prevention and Cross-connection Control Program

(i) Survey Process and Documentation

Suppliers must survey all non-single-family-residential connections to the public water system to determine if the connection is a cross connection. The supplier must also survey all connections within the supplier's waterworks to determine if there are any cross connections present which could contaminate the public water systems or the facilities water supply system.

The supplier must identify the total number of non-single-family-residential connections to the public water system and connections within the supplier's waterworks. This number is the total number of connections to the public water distribution system that are not considered single – family connections. Acceptable survey process documentation includes the following: How the supplier will select service connections that need a survey; For example: Usage type - commercial, industrial, or multi-family; new or newly acquired connections; and/or questionnaire results.

Single-family means:

- A single dwelling which is occupied by a single family and is supplied by a separate service line;
- A single dwelling comprised of multiple living units where each living unit is supplied by a separate service line.
- If a water supplier has ownership and maintenance responsibilities of a service line up to a point of single-connections such connections may be considered a single-family-residential-connection even if this connection is to a multi-family dwelling unit. It is important to be aware that all other applicable parts of Regulation 11 will also apply to those new acquired waterworks (i.e. distribution system) and that any irrigation or other cross connections that are directly connected to the newly acquired service line would have to be controlled in accordance with Regulation 11.39.

Once the supplier has identified the total number of non-single family residential connections, the supplier must survey the connections to identify cross connections. The supplier must document the process for conducting surveys. Surveys can be performed onsite by a person designated by public water system or can be of a questionnaire type. The supplier's survey process should identify potential service connections and uses that when identified may trigger cross-connection control requirements. The supplier's process should address how the supplier will select individuals to perform the survey including experience and/or training or certification qualifications to perform a survey. Additionally the supplier must survey any waterworks and the water supply systems associated with those facilities for cross connections.

If the supplier uses questionnaires, various methods may be used to distribute the questionnaires: email surveys, web-based surveys, written surveys, or telephone surveys. Questionnaires should provide examples of common cross connections to the customer who completes the survey. Questionnaires should ask that the property-owner indicate that the information is accurate to the best of their knowledge. If the supplier does not receive a response to a questionnaire or the results are inconclusive, the supplier is required to perform an onsite survey for cross connections or control the connection with the most protective backflow prevention assembly or method.

The results of surveys should be kept in a manner that allows the supplier to demonstrate that a survey has been performed and if any action was required based on the result of the survey.

It is important that newly constructed and renovated buildings are constructed in accordance with the local plumbing code. The code is intended to protect the internal potable water system and its occupants from contamination that can be introduced via restrooms, kitchens, boilers, irrigation, HVAC systems, etc. It is equally important that the water supplier protect their distribution system from

contamination that can be introduced via car washes, auxiliary water sources, fire suppression systems, irrigation and many other sources. Water suppliers need to perform cross connection identification surveys to identify potential cross connections within their distribution system.

***Note to supplier. Describe in this section how the supplier complies with the regulation and its survey requirements

(ii & iv) Legal Authority

The supplier must have a legally-enforceable mechanism that implements its written backflow prevention and cross connection control program as described in 11.39(2). The Department recommends that the legally-enforceable mechanisms include specific provisions identifying customer requirements under 11.39(2)(a)(ii, iv) and the associated remedies that the supplier may utilize for failure of customer(s) to comply. If the supplier does not have a legally-enforceable mechanism in place, the Department expects the supplier to perform the actions necessary to complete the indicated requirements in the regulation.

***Note to supplier. Provide a copy of the ordinance or user agreement in this section or discuss how the supplier implements the actions necessary to complete the indicated requirements in the regulation. As a reminder suppliers are prohibited from installing or permitting any uncontrolled cross connection to the distribution system or within the supplier's waterworks.

- Installing an uncontrolled cross connection means modifications or additions to waterworks or water supply systems that create a cross connection. The supplier is prohibited from intentionally performing any actions which would result in the creation of a cross connection.
- Permitting an uncontrolled cross connection in the context of Regulation 11.39 means the supplier has allowed their users or customers to continue to have an uncontrolled cross connection past the regulatory-defined timelines. If the regulatory-defined timelines have elapsed and the supplier has not taken any of following actions; control the cross connection, remove the cross connection or suspends service to the identified connection***, then the supplier is allowing, or permitting, the cross connection to exist and is in violation of Regulation 11.

  *** Note to supplier. Before suspension of service can be considered appropriate action the Department expects that the supplier will confirm the following:

- The connection downstream of the valve used to suspend the service does not remain pressurized because the customer has access to an alternative source of water or a storage tank onsite
- If the cross connection is to a fire suppression system; suspension of service would not result in the building being inadequately protected from loss of life through fire. If there are service connections at the property separate from the fire suppression system causing the cross connection, a supplier may suspend service to one or all of those other service lines (e.g. domestic or irrigation) as an appropriate action.
- The supplier may receive a Department approved alternative compliance schedule for identified cross connections that have not been controlled within 120 days. Department-approval of an alternative compliance schedule means either an email or other written communication from the Department. The Department has provided in APPENDIX C – BPCCC Rule 120-Day Cross-connection Control Extension Application for such request.
- Suppliers must specify the process that the water system will use to require the installation, maintenance, testing, and inspection of all backflow prevention assemblies and backflow prevention methods used to control cross connections. Generally, this is specified in one of the following: local government ordinances, user agreements or the public water system assumes full responsibility.

(iii) Identification of Cross Connections and Backflow Prevention Assembly or Backflow Prevention Method Selection

If the supplier discovers an uncontrolled cross connection and believes that a backflow contamination event has not occurred, the supplier must: first determine the type of backflow prevention assembly or backflow prevention method needed to control the cross connection and second install and maintain or require the customer to install and maintain a backflow prevention assembly or backflow prevention method at the uncontrolled cross connection, suspend service to the customer, or remove the cross connection, no later than 120 days after its discovery.

***Note to supplier. Suppliers should include in the written BPCCC program guidelines and criteria used to select the type of backflow prevention assembly or method used to control an identified cross connection. Guidelines and criteria should address examples of cross connections throughout the water systems distribution system along with the corresponding appropriate backflow prevention assembly and or backflow prevention method used to control the identified cross connection. Part 4.3 of SDWP Policy 7 provides various examples of backflow prevention assemblies and methods and when the use of such assemblies and methods may be appropriate.

(v & vi) Tracking & Certified Tester Verification

Suppliers must specify the tracking mechanism it will use to verify the installation, maintenance, testing, and inspection of all backflow prevention assemblies and backflow prevention methods used to control cross connections. This section may include the process the supplier will use to ensure backflow prevention assemblies are tested by a Certified Cross-Connection Control Technician

***Note to supplier. Please provide a tracking spreadsheet or description of program or other method which the supplier is using to verify performance and compliance with Regulation 11.

i. To be considered adequate, test reports used to document compliance with Regulation 11 must include all of the following:

Assembly or method information:

a. Assembly or method type;
b. Assembly or method location;
c. Assembly make, model and serial number;
d. Assembly size;
e. Test date; and,
f. Test result (pass/fail).

Certified Cross-Connection Control Technician information:

a. Certified Cross-Connection Control Technician certification agency;
b. Certification number;
c. Certification expiration date or statement that certification is current;
d. As an alternative to a-c, suppliers may provide documentation of an alternative validation process such as electronic login to reporting software where only current, certified cross-connection control technicians (or their companies) are given a login.

NO ATTACHMENT

Attachment 9

Attachment 10

• Preliminary Operations and Maintenance Procedures

A comprehensive O&M (operations and maintenance) manual will be provided to Saddlehorn Ranch Metropolitan District (SRMD) prior to facility start-up. *Finalization of this manual is not possible until all equipment suppliers furnish their individual O&M manuals and requirements. The following serves only as a preliminary O&M document.*

Description:
The Saddlehorn Ranch Metropolitan District consists of planned residential development in El Paso County with approximately 816 acres and will be served by 2 wells and one 285,000 gallon finished water storage tank. The water system will also consist of raw water transmission lines, a groundwater water treatment plant to provide sand filter to remove iron and manganese and disinfection, a distribution and fire flow pumping system, and the potable water distribution system.

Domestic water demand will be met primarily by using Arapahoe and Laramie Fox Hills formation wells. Water rights are held in the Denver formation but will not be used for this proposed development.

Start-up/Operator Training:
Start-up and training on the system will begin during construction. Operation personnel will be incorporated into the later construction phase. Manufacturers' representatives will train personnel on each piece of equipment. A two-week break-in phase will involve all parties (manufacturer representatives, engineer, District personnel and operations staff), and only after concerns have been addressed will the operations staff assume normal operations of the facility.

Routine Maintenance:
Routine maintenance of the plant and equipment will be detailed in each manufacturer's manual. The final O&M document presented to Saddlehorn Ranch Metropolitan District will include these individual manuals.

Maintenance duties will include, but are not limited to:

- Exercising of valves, hydrants and PRVs according to manufacturer recommendations
- Well pump maintenance as outlined by supplier
- Chemical pump calibration and maintenance according to manufacturer O&M
- Pressure filter and backwash maintenance according to manufacturer O&M
- Regular site visits and record keeping, to include O&M records

Sampling and Analysis Schedules
Sampling requirements for regulatory compliance will be dictated by the Colorado Department of Health and Environment. The operator and/or District will prepare a monitoring plan to encompass necessary testing.

Iron and manganese diatomaceous earth filtration will have an alarm system to notify the person in charge if the system fails. This would not create an emergency as the filtration system is for aesthetic purposes only to remove iron and manganese from the raw water source.

Chlorine residual will be continuously monitored, and results that are outside of acceptable parameters will trigger an emergency dial-out to the person in charge.

Staffing, Training and Safety

Saddlehorn Ranch Metropolitan District requires a State of Colorado licensed water and distribution operator. The system is a Class C water system and a Class 1 distribution system. In the case of this District, the facility is not large enough, at least initially, to have direct full-time operations staff. As an alternative, the District will hire a contract operator who will fulfill the Operator in Responsible Charge for the District. Operator training and continuing education is available from a wide variety of sources, with the Colorado Rural Water Association (CRWA) and the Colorado Department of Public Health and Environment (CDPHE) being good resources.

Safety training will be provided by the District to its personnel. Contract operators will be responsible for training their employees. While OSHA will not be an enforcing authority of this metropolitan district, the District will attempt to adhere to OSHA guidelines for training and safety. The safety manual is provided at the end of this manual.

Potential Risks to the Water Supply

Saddlehorn Ranch Metropolitan District's raw water sources, current and future, are deep wells and are substantially buffered against potential risk and contamination. Potential risks to source water are minimal in this area. Proper sanitary seals and well construction will further minimize risk.

Continuous monitoring of the treated water chlorine residual will protect against residual levels outside of the acceptable range determined by the operations staff. The staff will determine these levels based on plant processes in accordance with the State Primary Drinking Water Regulations. SCADA and alarm systems will serve to notify the operator of any results that require immediate action.

The treatment facility will be secured and regularly checked by operations personnel, along with SCADA-provided alarms being in place.

Tracking Unaccounted for Water

Raw water sources, plant influent, plant effluent and individual users will be metered. This comprehensive metering program will enable the District to easily determine proximity and amounts of unaccounted for water.

Available External Resources

- ORC Water Professionals, Inc will provide technical assistance
- JDS Hydro Consultants will provide technical assistance.
- White-Bear-Ankele, P.C. will provide legal counsel to the District.

Emergency Management Plan

An emergency response plan (ERP) is a documented plan that describes actions that the water system will take in the event of a water emergency. Water emergencies encompass many possibilities including natural disasters, power outages, failure of a water source or treatment facility, and acts of terrorism.

The ERP is a working document and will be periodically reviewed and revised.

The Emergency Response Plan, located after the Safety Manual, will serve as a starting point for the District manager and the operations staff. The decision was made to keep this ERP general in nature so that it can be used by anyone without system vulnerabilities being exposed. System specific and sensitive information is available to the involved parties.

Manufacturers' Manuals

As previously discussed, equipment-specific manufacturer manuals will be part of the final O&M manual presented to the District upon plant start-up.

Water System Policies

The following section outlines policies adopted by the District and delineates responsibilities between participants in the District.

- The District's elected board will be responsible for development of an annual budget and for periodic review and revision of rate structure.
- The water system is responsible, primarily, for the provision of safe drinking water to the Saddlehorn Ranch development. Standards will be determined according to the Colorado Primary Drinking Water Regulations, along with other standards prescribed by the Colorado Department of Public Health and Environment (CDPHE). The water system will maintain the water treatment facility, storage tank, and distribution system through the customer meters.
- The water customer is responsible for their service connection, just past the meter, and the remaining service line to and throughout the residence. The water customer is also responsible for adherence with the cross-connection control program set forth by the District in accordance with CDPHE's Policy 7: Backflow Prevention and Cross-Contamination Control Rule Policy. This includes installation and necessary testing of backflow prevention devices associated with sprinkler systems, boiler units, hose bibs, water softeners, and other domestic cross-connection possibilities.
- Saddlehorn Ranch Metropolitan District, as part of its responsibility to provide safe water to its customers, will enforce a cross-connection control program as outlined in CDPHE's Policy 7: Backflow Prevention and Cross-Contamination Control Rule Policy.
- Saddlehorn Ranch Metropolitan District will provide an annual Consumer Confidence Report (CCR) to its customers. This report, by State design, educates customers about their water supply, treatment, testing, and water quality. If additional public notification is required by CDPHE for any reason, Saddlehorn Ranch Metropolitan District will comply with that request.
- Customer complaints will be received by the District office, or designated contact, and forwarded to the operations staff as required. Customer concerns will be addressed promptly and professionally, and a record of complaints will be kept in order to identify trends and persistent concerns.
- Water quality testing results will be sent to the District's administrative contact, typically a board member. Results will be promptly forwarded to the operations staff, with any water quality violations being responded to by the Board and directed to the attention of the District's engineer. The operations staff will play an active role in the reading of test results and bringing any water quality issues to the attention of the District.

Saddlehorn Ranch Metropolitan District

SAFETY MANUAL

TABLE OF CONTENTS

1.0 EMERGENCY RESPONSE
- **1.7 Accident Reporting**

2.0 GENERAL SAFETY
- **2.1 General Safety and Operational Rules**
- **2.3 Personal Protective Equipment**

3.0 Confined Spaces

4.0 Excavation Procedures

5.0 Training

CONTACT INFORMATION

ALL EMERGENCIES - Chemical, Medical, or Fire 911

CHAPTER 1.0 - EMERGENCY RESPONSE

During normal operations, there is always the potential for an emergency situation to arise. These emergencies can be the result of a chemical spill, fire, or the need for medical assistance. In the event of an emergency, an emergency response plan should be implemented. This plan would include evacuation of the facility if such action is deemed appropriate. Internal communication is very important during any emergency situation. It is essential that all employees know how to act and react during the emergency. To accomplish this, it is necessary that a written Emergency Response Plan be developed and that all employees are trained and participate in drills. All accidents, regardless of severity, should be reported and investigated. Key elements of an emergency procedure plan are summarized by the acronym NEAR; **N**otify, **E**vacuate, **A**ssemble, **R**eport.

SECTION 1.7 - ACCIDENT REPORTING

ALL injuries shall be reported and immediately logged on OSHA Form 301. Minor injuries many times are not reported because they are perceived to be embarrassing or that "careless actions" lead to the accident. However, minor injuries can sometimes lead to more serious complications that only become evident later. Liability and insurance matters will be handled more effectively if initial accident documentation exists. In addition, all minor accidents should be investigated by safety and management personnel. Taking corrective action as the result of a minor accident may keep a major incident from happening. Without knowledge of all minor accidents, the desirable investigation is circumvented.

Employees should understand that the purpose of reporting and documenting accidents is not to affix blame, but instead to determine the cause of the accident so that similar incidents may be prevented in the future.

CHAPTER 2.0 - GENERAL SAFETY

People who work in treatment facilities can be exposed to many kinds of hazards. This can be said of most workplaces; in some, the hazards are well recognized (those of ordinary fire, for example) and the precautions to be taken are obvious. This manual has been provided to inform and guide the operations staff in safe practices which should help to avoid injury.

This chapter sets forth those practices which are deemed good safety practices common to all treatment operations.

Section 2.1 - GENERAL SAFETY AND OPERATIONAL RULES

A. General Rules of Safety

1. No running, jumping, or horseplay in laboratory areas shall be permitted.

2. No employee shall work alone in a chemical storage area when performing a task that is considered unusually hazardous by the laboratory supervisor or safety officer.

3. Spills shall be cleaned immediately. Water spills can create a hazard because of the slip potential and flooding of instruments (particularly on the floor below.) Small spills of liquids and solids on bench tops shall be cleaned immediately to prevent contact with skin or clothing.

4. Ladders shall be in good condition and used in the manner for which they were designed. Wooden ladders shall not be covered with paint or other coating. (Structural defects may be hidden by the coating.)

5. Lifting of heavy items must be performed in the proper fashion, using the legs to lift, and not the back.

6. It is the responsibility of everyone working in the facility to make certain that it is left clean after work is performed.

B. Personal Hygiene

1. Wash promptly whenever a chemical has contacted the skin. Know what you are working with and have the necessary cleaning/neutralization material on hand and readily available.

2. No sandals, open toed shoes or clogs shall be worn by laboratory personnel.

3. Clothing worn in the facility should offer protection from splashes and spills, should be easily removable in case of accident, and should be at least fire resistant. Nonflammable, nonporous aprons offer the most satisfactory and the least expensive protection.

5. Inhalation is one of the four modes of entry for chemical exposure. "Sniff-testing" should not be done.

6. Do not drink, eat, smoke, or apply cosmetics in the chemical storage areas.

7. No food, beverage, tobacco, or cosmetics products are allowed in the chemical storage areas at any time. Cross contamination between these items and chemicals or samples is an obvious hazard and should be avoided.

C. Housekeeping

As in many general safety procedures, the following listing of good housekeeping practices indicate common sense activities which should be implemented as a matter of course in the laboratory. These recommendations are designed for accident prevention.

1. THE AREA MUST BE KEPT AS CLEAN AS THE WORK ALLOWS.

2. Each employee shall be responsible for maintaining the cleanliness of his/her area.

3. Reagents and equipment items should be returned to their proper place after use. This also applies to samples in progress. Contaminated or dirty glassware should be placed in specific cleaning areas and not allowed to accumulate.

4. Chemicals, especially liquids, should never be stored on the floor, except in closed door cabinets suitable for the material to be stored. Nor should large bottles (2.5l or larger) be stored above the bench top.

5. Counter tops should be kept neat and clean. Bench tops and fume hoods shall not be used for chemical storage.

6. Stored items, equipment, and glass tubing shall not project beyond the front of shelf or counter limits.

7. Stairways, hallways, passageways/aisles and access to emergency equipment and/or exits must be kept dry and not be obstructed in any fashion, including storage, equipment, phone or other wiring.

8. No combustible material such as paper, wooden boxes, pallets, etc., shall be stored under stairwells or in hallways. Hallways shall be kept free of boxes and materials so that exits or normal paths of travel will not be blocked.

9. Materials stored near aisles shall be restrained to prevent their falling.

10. Mats and carpeting shall be kept in good condition.

11. All working surfaces and floors should be cleaned regularly.

12. All containers must be labeled with at least the identity of the contents and the hazards those chemicals present to users. If the contents of all containers are known we will no longer have an unknown waste disposal problem.

D. Electrical

The typical water treatment facility requires a large quantity of electrical power. This increases the likelihood of electrically-related problems and hazards. One must address both the electrical shock hazard to the facility occupants **and** the fire hazard potential. The following recommendations are basic to a sound electrical safety program in the laboratory.

1. All electrical equipment shall be properly grounded.

2. All electrical equipment shall be U.L. listed and/or F.M. approved.

3. Sufficient room for work must be present in the area of breaker boxes. All the circuit breakers and the fuses shall be labeled to indicate whether they are in the "on" or "off" position, and what appliance or room area is served. Fuses must be properly rated.

4. Equipment, appliance and extension cords shall be in good condition.

5. Extension cords shall not be used as a substitute for permanent wiring.

6. Electrical cords or other lines shall not be suspended unsupported across rooms or passageways. Do not route cords over metal objects such as emergency showers, overhead pipes or frames, metal racks, etc. Do not run cords through holes in walls or ceilings or through doorways or windows. Do not place under carpet, rugs, or heavy objects. Do not place cords on pathways or other areas where repeated abuse can cause deterioration of insulation.

7. Multi-outlet plugs shall not be used unless they have a built-in circuit breaker. This causes overloading on electrical wiring, which will cause damage and possible overheating.

8. Most of the portable multiple outlets are rated at 15 amps. Employees shall check when all connections are made to determine that the total input average will never exceed 15 amps. (The amperage on electrical equipment is usually stamped on the manufacturer's plate).

9. All building electrical repairs, splices, and wiring shall be performed by a licensed electrician in the State of Colorado.

10. Electrical standards may be obtained by referencing NFPA 70 - NATIONAL ELECTRICAL CODE.

SECTION 2.3 - PERSONAL PROTECTIVE EQUIPMENT

OSHA's new final standard on personal protective equipment, 29CFR 1910 132, Subpart I (hereafter referred to as the standard), imposes several new and important requirements relating to basic safety and health programs. The standard adds new general requirements for the selection and use of personal protective equipment (PPE). Included in these requirements are the following:

- Employers must conduct a hazard assessment to determine if hazards present necessitate the use of PPE.
- Employers must certify in writing that the hazard assessment was conducted.
- PPE selection must be made based on hazard assessment and affected workers properly trained.
- Defective or damaged PPE must not be used.
- Established training requirements for employees using PPE must be established. This should include requirements for employees to demonstrate an understanding of the training.
- Employer must certify in writing that training programs were provided and understood.

A variety of personal protective equipment is commercially available and commonly used. However, for the equipment to perform the desired function, it must be used and managed properly. Supervisors shall determine a need for such equipment, monitor its effectiveness, train the employees, and monitor and enforce the proper use of such equipment.

A. <u>Eye Protection</u>

Eye protection is mandatory in all areas where there is potential for injury. This applies not only to persons who work continuously in these areas, but also to persons who may be in the area only temporarily, such as maintenance or clerical personnel. All eye protective equipment shall comply with the requirements set forth in the American National Standard for Occupational and Educational Eye and Face Protection, Z 87.1-1968.

1. The type of eye protection required depends on the hazard. For most situations, safety glasses with side shields are adequate. Where there is a danger of splashing chemicals, goggles are required. More hazardous operations include conducting reactions which have potential for explosion and using or mixing

strong caustics or acids. In these situations, a face shield or a combination of face shield and safety goggles or glasses should be used.

2. Plastic safety glasses should be issued to employees who do not require corrective lenses.

3. For persons requiring corrective lenses, safety glasses ground to their prescription are available in a safety frame.

5. If, despite all precautions, an employee should experience a splash of corrosive liquid in the eye, the employee is to proceed (with the assistance of a co-worker, if possible) to the nearest eyewash fountain and flush the eyes with water for at least 15 to 30 minutes. Flush from the eye outward. During this time, a co-worker should notify the proper authorities.

6. Visitors shall follow the same eye protection policy as employees. If they do not provide their own eye protection, it is the laboratory's responsibility to provide adequate protection. It should be the responsibility of the employee conducting the tour to enforce this policy. After use safety glasses/goggles used by visitors should be cleaned prior to reuse.

7. Care should be exercised in protective clothing selection; some protective clothing has very limited resistance to selected chemicals or fire.

8. Consult the MSDS for a chemical to find out the recommended clothing or PPE for a particular chemical. (Examples are latex, nitrile, or PVC gloves, or aprons.)

B. Gloves

When handling chemicals, it is recommended that the correct gloves be used to protect the worker from accidental spills or contamination. If the gloves become contaminated, they should be removed and discarded as soon as possible. There is no glove currently available that will protect a worker against all chemicals.

Protection of the hands when working with solvents, detergents, or any hazardous material is essential in the defense of the body against contamination. Exposure of the hands to a potentially hazardous chemical could result in burns, chafing of the skin due to extraction of essential oils ("de-fatting"), or dermatitis. The skin could also become sensitized to the chemical and once sensitized, could react to lesser quantities of chemicals than otherwise would have any effect. It is well documented that primary skin irritations and sensitizations account for significantly greater numbers of lost time incidents on the job than any other single type of industrial injury.

Proper selection of the glove material is essential to the performance of the glove as a barrier to chemicals. Several properties of both the glove material and the chemical with which it is to be used should influence the choice of the glove. Some of these properties include: permeability of the glove material, breakthrough time of the chemical, temperature of the chemical, thickness of the glove material, and the amount of the chemical that can be absorbed by the glove material (solubility effect). Glove materials vary widely in respect to these properties; for instance, neoprene is good for protection against most common oils, aliphatic hydrocarbons, and certain other solvents, but is unsatisfactory for use against aromatic hydrocarbons, halogenated hydrocarbons, ketones, and many other solvents.

Gloves of various types are available and should be chosen for each specific job for compatibility and breakthrough characteristics. An excellent source of information is Guidelines for the Selection of Chemical Protective Clothing published by the American Conference of Governmental Industrial Hygienists (ACGIH) or information provided by glove manufacturers.

1. Selection

For concentrated acids and alkalis, and organic solvents, natural rubber, neoprene or nitrile gloves are recommended. For handling hot objects, gloves made of heat-resistant materials (leather or Nomex) should be available and kept near the vicinity of ovens or muffle furnaces. A hot object should never be picked up with rubber or plastic gloves. Special insulated gloves should be worn when handling very cold objects such as liquid N_2 or CO_2. Do not use asbestos containing gloves.

2. Inspection

Before each use, gloves should be inspected for discoloration, punctures, and tears. Rubber and plastic gloves may be checked by inflating with air and submersing them in water to check for air bubbles.

3. Usage

Gloves should always be rinsed with a compatible solvent, soap and water prior to handling wash bottles or other laboratory fixtures.

4. Cleaning

Before removal, gloves should be thoroughly washed, either with tap water or soap and water.

5. Removal

Employees shall remove gloves before leaving the immediate work site to prevent contamination of door knobs, light switches, telephones, etc. When gloves are removed, pull the cuff over the hand.

SECTION 3.0 - CONFINED SPACES

Although the regulations do not necessarily pertain to The Sanctuary, it will operate under OSHA regulations to the maximum extent possible. To clarify the regulations "confined spaces" have been defined below. Personnel will follow the appropriate procedures depending on the designation of the work site.

A. DEFINITIONS

1. Confined Space

A space that is large enough and so configured that an employee must bodily enter to perform assigned work, and has limited or restricted means for exit, and has the potential for a contaminates or oxygen deficient atmosphere or potential for engulfment.

2. Contaminated Atmosphere

Atmosphere containing a hazardous substance, (i.e. Chlorine gas, Sulfur Dioxide, Methane vapors, etc.)

3. Oxygen Deficient Atmosphere

Atmosphere with less than 19.5% oxygen by volume.

4. Engulfment

Surrounding and capturing a person by a liquid or flowable solid substance that can be aspirated to cause death by strangulation, constriction, or crushing.

5. Permit Required

Written documentation required to allow a controlled entry to a confined space.

6. Permit Not Required

Documentation is not required to enter a certain confined space. However, notification to other personnel on or near the site is required in order to provide for periodic checks.

7. Two Man Control

A system by which one employee will enter a confined space while one monitors his/her progress from outside the entrance. If more than one employee is required inside a confined space at least one other person must still be positioned outside.

8. Harness Required

Use of a tripod winch and harness is required by the person(s) entering the confined space.

B. Saddlehorn Ranch Metropolitan District CONFINED SPACES

For ease of definition, Saddlehorn Ranch Metropolitan District confined spaces and procedures for entry are described below.

1. Water Storage Tank (Permit Required, Two Man Control)

Atmosphere conditions will be tested and enhanced if necessary, before entry, continued during work if required. If chlorine or other hazardous substance is used to clean the inside, breathing apparatuses will be used by all workers.

2. Water Plant Reservoirs (Permit Not Required if reservoirs are empty)

Workers will notify other personnel of his/her work location. Atmospheric conditions will be enhanced, if necessary, during work.

3. Manholes and Vaults with Manhole Entrances (Permit Required, Harness Required, Two Man Control)

Atmosphere will be tested prior to lifting cover if possible, enhanced as necessary and a breathing apparatus will be used if required. Harness and atmospheric monitor will be worn by entering worker, lowered by tripod and monitored by another worker.

4. Vaults/Pressure Vessels with Large Hatch Entrances (Permit Not Required, Two Man Control)

Atmospheric conditions will be tested and enhanced if necessary.

NOTE: There will be **NO SMOKING** in or near any confined spaces!!!

SECTION 4.0 – EXCAVATION PROCEDURES

All personnel will use the operations checklist to prepare for excavation projects. The following precautions will be taken:

A. Hard hats will be worn around all operations. Fluorescent vests will be worn when working in or near traffic.

B. Ditches will be laid back, if at all possible, to avoid cave-ins.

   1. If oversize excavation is not possible (2:1 slope) then a trench box should be used when 4" deep or more.

   2. Soil test for soil type and cohesion must be performed to determine proper sloping (soil test consists of "clumping" method by hand.)

C. A ladder will be positioned within 25' of all operations in a ditch more than four feet deep (shallower if the ground material is particularly soft.) The ladder should extend above the ditch at least four (4) feet.

D. The minimum number of personnel will be in the ditch.

E. If the backhoe operator does not have full view of all personnel in a ditch a spotter will be positioned outside the ditch who can relay instructions.

F. Traffic control signs and procedures will be in place in accordance with the American Traffic Safety services Association (ATSSA) Guide.

G. Additional care will be taken when working in traffic to watch for vehicles. License plate numbers of all speeders or dangerous drivers that are a hazard in the excavation area will be passed to the district office.

H. Tailgate safety meeting will be performed prior to starting work and review of excavation worksheet, making sure all safety items are on hand and proper valves have been located and checked.

SECTION 5.0 - TRAINING

Employees shall be instructed in how to respond to unsafe conditions or practices and communicate safety concerns to the appropriate individuals.

A formal session in a classroom setting is not necessary to impart information or to train a group of employees, though it is often desirable for this purpose. Informal group or individual discussions with a supervisor, posted notices, or handout booklets can be effective. Commercially prepared programs can also be effective, especially if supplemented with details that pertain specifically to local conditions.

OSHA does not mandate the details of the instructional method to be used. OSHA requires that, if asked by an OSHA inspector, the employees must be able to answer to the issues. Hence, whatever technique or combination of techniques are used to impart information and to train, the effectiveness of the instruction should be evaluated prior to an OSHA inspection.

A. <u>Hazard Communication Training</u>

   1. Supervisors are responsible for providing departmental laboratory employees with information and training to ensure that they are informed of the hazards of chemicals present in their work area.

2. Such information and training shall be provided at the time of an employee's initial assignment to a work area where hazardous chemicals are present and prior to assignments involving new exposure situations. Refresher information and training shall be provided on at least an annual basis.

3. Employee Information:

   a. The PEL's, action levels, and other recommended exposure limits for hazardous chemical used in their laboratories.

   b. Signs and symptoms associated with exposures to the hazardous chemicals used.

   c. The location and availability of known reference material on the hazards, safe handling, storage and disposal of hazardous chemicals found in the laboratory including, but not limited to, Material Safety Data Sheets.

4. Employee training shall include:

   a. The methods and observations that may be used to detect the presence or release of a hazardous chemical.

   b. The physical and health hazards of chemicals used in the work area.

   c. The measures employees can use to protect themselves from these hazards, including specific procedures such as appropriate work practices, personal protective equipment to be used, and emergency procedures.

B. First Aid/CPR Training

This training shall include the following items:

1. The availability and location of First Aid equipment.

2. The names of individuals in the area who are trained in first aid and/or CPR. It is desirable that several individuals in each area be trained in basic first aid and cardiopulmonary resuscitation. The American Red Cross offers courses in Standard First Aid and CPR.

3. How to access Emergency Medical Services (EMS). For medical emergencies on- and off-campus, call **911**.

4. Someone knowledgeable about the accident should always accompany the injured person to the medical facility with a copy of the appropriate MSDS.

5. Consult a licensed physician qualified to handle chemical emergencies to determine if further examination and treatment is necessary following any first aid or emergency medical treatment for chemical exposure.

6. Post the location and phone number of a licensed physician qualified to handle chemical emergency cases in an obvious place.

C. Blood borne Pathogens Training

All employees with occupational exposure to blood or other potentially infectious material must receive training at the time of assignment to tasks where occupational exposure may take place, within 90 days after the effective date of the standard, at least annually thereafter, and additional training must be provided and documented when changes affect employees' occupational exposure. This training must be documented.

The minimum training program must include:

1. A copy of the regulatory text,
2. A general explanation of epidemiology of and symptoms of blood borne diseases,
3. Modes of transmission of blood borne pathogens,
4. Appropriate methods for recognizing tasks and other activities that may involve exposure to blood and other potentially infectious materials,
5. Use and limitations of engineering controls, work practices, and PPE,
6. Selection of PPE,
7. Information of hepatitis B vaccine, including efficacy, safety, etc.
8. Appropriate actions in emergencies with blood or other potentially infectious materials,
9. The procedure to follow if an exposure incident occurs,
10. Post-exposure evaluation information,
11. Signs and labels required, and
12. Questions and answer with instructor.

D. Fire Extinguisher Training

Training of employees in the use of fire extinguisher is required by OSHA 29 CFR 1910.157 (g) "where the employer has provided portable fire extinguisher for employee use in the work place." Such training shall be conducted at initial employment and annually thereafter.

E. Spill Response Training

All employees shall be trained in the proper methods for spill response.

Saddlehorn Ranch Metropolitan District

Emergency Response Plan

- System Specific Information
- Contact/Notification List
- Public Communication Policy
- Personnel Protection
- Alternate Water Sources
- Property Protection
- Chemical Risks
- SCADA
- Water Sampling and Monitoring
- Summary

System Specific Information

The specific location of system documents is not contained in this document for security reasons. System personnel are aware of the location of distribution maps, plan drawings, site plans, source water locations, and operations manuals.

MSDS sheets and the standard Safety Manual are available to personnel at all times.

The system contact/notification list follows.

In the case of The Sanctuary, the District Manager serves as the Emergency Response Leader, with the Operator in Responsible charge acting directly under that position.

Contact/Notification List

Emergency Response Leader District manager – Bill Guman	719-633-9700
Operator in Responsible Charge ORC Water Professionals	719.200.8141
Local Police/Fire	911
Power Utility (Xcel Energy)	800-895-4999
Hazmat	911
CDPHE-emergency line	Business Hours – 303-692-3500 After hours emergency – 1-877-518-5608
Chemtrec (Chemical emergency hotline)	1-800-262-8200
El Paso County Health Dept.	(719) 578-3199

Public Communication Policy
The District manager will handle all public/media communications. All other system personnel (field and office staff) will respectfully direct questions from the media to the District manager as the person in charge of public/media communications.

EPA notification samples are attached for "boil", "do not drink", and "do not use" orders. CDPHE should be contacted for their requirements in a specific situation.

Personnel Protection
Protection of the health and safety of District personnel, as well as the community, is priority during an emergency.

Evacuation of a District facility will be determined by the District manager, or the next person in line, if the manager is unavailable. Exits will be marked and unobstructed at all times.

Discussion and training regarding personnel safety and procedures will be regularly addressed by management, and the Safety Manual will act as a basic guideline.

Personal protective equipment (PPE), monitoring and lab equipment, alarm systems, and SCADA will be continuously maintained at a level commensurate with emergency use.

Alternate Water Sources
Saddlehorn Ranch Metropolitan District's finished water storage tank will provide potable water for a period of time if the raw water source is impaired. Backup power is recommended for the booster pumps, fire flow pumps and facility, but is not in place for the well pumps.
Contact should be made by the District manager to pre-arrange assistance by Xcel Energy and/or other neighboring water systems, in case the distribution system, storage, plant, or sources suffer damage that require that treatment and/or transmission of potable water cease. It is beneficial to all utilities to have these sorts of reciprocal agreements for aid in times of unexpected emergency. Fellow utilities may be instrumental in the provision of manpower and materials in time of need.

A bottled water supplier should be contacted to provide drinking water to the District's customers if potable water cannot be provided for a period of time.

While the District maintains parts for regular maintenance, large pumps and extensive amounts of distribution lines are not stocked. It is imperative for the District manager and operations personnel to maintain a contact list of suppliers and phone numbers, along with part details (i.e. serial #'s, model #'s, etc).

If a long-term outage is anticipated due to contamination or destruction of a portion of the system, an alternative should be in place. Each emergency situation will merit a different solution, and the District manager, operator, and supporting agencies should develop specific plans aimed to meet different levels of need.

This may include trucking in finished water to a temporary tank that is hooked up to the current distribution system. (Assuming the distribution system is intact and uncontaminated.) If the distribution system is compromised, temporary lines may be part of the solution along with a tank for hauled water.

A thirty-day supply of treatment chemicals should be on hand to meet any disruption in delivery.

Property Protection

The treatment facility is secured and monitored by a SCADA system to alert the operator of unusual conditions. The facility and well sites are also visited regularly by personnel and are checked for any signs of tampering.

Chemical Risks

The chemicals used by Saddlehorn Ranch Metropolitan District pose little risk to the community.

Sodium hypochlorite is in liquid form, easily contained, and is not stored in quantities that pose a grave threat to public health.

Chlorine residuals are continually monitored on the plant effluent, and alarm conditions will alert the operator of levels outside of normal operating parameters.

SCADA

While the SCADA system can be accessed from points outside the water treatment facility, the system is designed so that any adjustments to chemical feeds must be made physically, at the treatment facility. This reduces the possibility of tampering by unauthorized personnel. Any remote adjustments that are allowed by SCADA would pose only a nuisance if tampered with by an outsider.

It is advised that the SCADA computer not be internet accessible, and that user passwords remain confidential and are randomly changed.

Water Sampling and Monitoring

While it is not possible to continually analyze for all possible contaminants, certain water quality parameters act as indicators and are regularly monitored. Chlorine residual and pH are routinely tested at the treatment facility and are randomly checked throughout the distribution system. Results that fall outside normal operating parameters, as established by the operations staff, will be investigated.

Customer water quality concerns will be addressed promptly, as the customer is the District's best water quality control monitor. Again, abnormal results will be investigated, and appropriate action will be taken.

Additional testing may be required and should be sent to the appropriate laboratory. CDPHE may be helpful in determining the nature of additional testing desired, according to the water quality characteristics.

CDPHE will also be instrumental in helping the District with any orders regarding water use that should be issued to the District's customers.

Summary

The preceding emergency response plan is general in nature and will be further detailed as the water system and facility are constructed and operational. The District manager and

operations staff will be instrumental in expanding this information based on their acquired knowledge of the system, and their contacts with suppliers and other area water utilities.

Attachment 11

Tier 1 Public Notice Instructions

Delivery Requirements

Violations and other situations that require Tier 1 public notice have significant potential to have serious adverse effects on human health as a result of short-term exposure. Therefore, the water system must provide public notice to persons served as soon as practical but within 24 hours after learning of the violation or situation. The water system must issue a repeat notice at a frequency determined by the Water Quality Control Division for as long as the violation or situation persists. ***Public water systems that provide water to other water systems must deliver public notices to the owners or operators of all receiving water systems (consecutive water systems).***

Community systems must, at a minimum, use the following delivery method:

- ✓ Hand delivery

Non-community systems must, at a minimum, use the following delivery method:

- ✓ Posting in conspicuous locations

In addition, both community and non-community systems must use another method reasonably calculated to reach others if they would not be reached by the first method. Such methods could include emergency reverse 911 system phone calls, television, radio, newspapers, e-mail, or delivery to community organizations. If you post the notice, it must remain posted until the violation or situation is resolved, but no less than seven days.

Ten Required Elements of a Public Notice

1. Description of the violation or situation including contaminant(s) of concern and (as applicable) the contaminant level(s).
2. When the violation or situation occurred.
3. Any potential adverse health effects from the violation or situation, including any standard language provided in the rule. The health effects language may not be modified.
4. The population at risk; including subpopulations particularly vulnerable if exposed to the contaminant in their drinking water.
5. Whether alternate water supplies should be used.
6. What actions consumers should take, including when to seek medical help, if known.
7. What the system is doing to correct the violation or situation (corrective action).
8. When the system expects to return to compliance or resolve the situation.
9. Contact information: name, business address, and phone number of the water system owner or the owner's legal representative of the PWS that can provide additional information.
10. A statement encouraging notice recipients to distribute the notice to other persons served using the following standard language from the rule. This statement may not be modified: "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 public places or by distributing copies by hand."

Corrective Actions

In the notice, describe corrective actions the water system is taking. Use one or more of the following actions, if appropriate, or develop your own:

- ✓ We are sampling throughout the distribution system for the presence of [contaminant]
- ✓ We are monitoring chlorine levels and will adjust them as needed
- ✓ We have isolated the break and are working to correct the problem.

After Issuing the Notice

Make sure to send WQCD copies of all public notice(s) and a Tier 1 Certificate of Delivery Form within ten days after issuing the notice.

Recommendations:

Although not required, it is recommended that the water system issue a "Problem Corrected" public notice once the violation or situation has been resolved.

It is recommended that the water system notify health professionals in the area of the potential health risks. People may call their doctors with questions about how the violation may affect their health, and the doctors should have the information they need to respond appropriately. In addition, health professionals, including dentists, use tap water during their procedures and need to know of potential problems so they can use bottled water.

Tier 2 Public Notice Instructions

Delivery Requirements

Tier 2 public notices are required for violations and situations that can have potential serious adverse effects on human health. Water systems must provide public notice to persons served as soon as practical but within 30 days after learning of the violation. The water system must issue a repeat notice every three months for as long as the violation or situation persists. ***Public water systems that provide water to other water systems must deliver public notices to the owners or operators of all receiving water systems (consecutive water systems).***

Community systems must use at least one of the following delivery methods :

- ✓ Hand delivery or other direct delivery method
- ✓ Mail (can be included with the bill)

Non-community systems must use at least one of the following delivery methods:

- ✓ Posting in conspicuous locations
- ✓ Mail, hand delivery, or other direct delivery method to each user (where known)

In addition, both community and non-community systems must use another method reasonably calculated to reach others if they would not be reached by the first method. Such methods could include newspapers, e-mail, or delivery to community organizations. If you post the notice, it must remain posted until the violation is resolved, but no less than seven days.

Ten Required Elements of a Public Notice

1. Description of the violation or situation including contaminant(s) of concern and (as applicable) the contaminant level(s).
2. When the violation or situation occurred.
3. Any potential adverse health effects from the violation or situation, including any standard language provided in the rule. The health effects language may not be modified.
4. The population at risk; including subpopulations particularly vulnerable if exposed to the contaminant in their drinking water.
5. Whether alternate water supplies should be used.
6. What actions consumers should take, including when to seek medical help, if known.
7. What the system is doing to correct the violation or situation (corrective action).
8. When the system expects to return to compliance or resolve the situation.
9. Contact information: name, business address, and phone number of the water system owner or the owner's legal representative of the PWS that can provide additional information.
10. A statement encouraging notice recipients to distribute the notice to other persons served using the following standard language from the rule. This statement may not be modified: "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 public places or by distributing copies by hand."

Corrective Actions

In the notice, describe corrective actions the water system took or is taking. Listed below are some steps commonly taken by water systems with MCL violations. Choose the appropriate language, or develop your own:

- ✓ We are working with [*local/state agency*] to evaluate the water supply and researching options to correct the problem. These options may include treating the water to remove [*contaminant*] or connecting to [*system*]'s water supply.
- ✓ We have stopped using the contaminated well. We have increased pumping from other wells, and we are investigating drilling a new well.
- ✓ We will increase the frequency at which we test the water for [*contaminant*].
- ✓ We have since taken samples at this location and had them tested. They show that we meet the standards.

After Issuing the Notice

Make sure to send WQCD copies of all public notice(s) and a Tier 2 Certificate of Delivery Form within ten days after issuing the notice.

Tier 3 Public Notice Instructions

Delivery Requirements

Tier 3 public notices must be provided to persons served within one year (365 days) after you learn of the violation. Multiple monitoring violations can be serious. ***Public water systems that provide water to other water systems must deliver public notices to the owners or operators of all receiving water systems (consecutive water systems).***

Community systems must use at least one of the following delivery methods:

- ✓ Hand delivery or other direct delivery method
- ✓ Mail (can be included with the bill)
- ✓ Insert the notice in the Consumer Confidence Report, as long the CCR is directly delivered within one year (365 days) after you learn of the violation.

  Note: In order to meet the public notification requirement using the CCR the system **must use the direct delivery method** and **cannot use the waiver options for small systems**.

Non-community systems must use at least one of the following delivery methods:

- ✓ Posting in conspicuous locations
- ✓ Mail, hand delivery, or other direct delivery method to each user (where known)

In addition, both community and non-community systems must use another method reasonably calculated to reach others if they would not be reached by the first method. Such methods could include newspapers, e-mail, or delivery to community organizations. If you post the notice, it must remain posted until the violation is resolved, but no less than seven days.

Ten Required Elements of a Public Notice

1. Description of the violation or situation including contaminant(s) of concern and (as applicable) the contaminant level(s).
2. When the violation or situation occurred.
3. Any potential adverse health effects from the violation or situation, including any standard language provided in the rule. The health effects language may not be modified.
4. The population at risk; including subpopulations particularly vulnerable if exposed to the contaminant in their drinking water.
5. Whether alternate water supplies should be used.
6. What actions consumers should take, including when to seek medical help, if known.
7. What the system is doing to correct the violation or situation (corrective action).
8. When the system expects to return to compliance or resolve the situation.
9. Contact information: name, business address, and phone number of the water system owner or the owner's legal representative of the PWS that can provide additional information.
10. A statement encouraging notice recipients to distribute the notice to other persons served using the following standard language from the rule. This statement may not be modified: "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 public places or by distributing copies by hand."

Corrective Actions

In your notice, describe corrective actions you took or are taking. Listed below are some steps commonly taken by water systems with monitoring violations. Choose the appropriate language, or develop your own:

- ✓ We have since taken the required samples, as described in the last column of the table above. The samples showed we are meeting drinking water standards.
- ✓ We have since taken the required samples, as described in the last column of the table above. The sample for [contaminant] exceeded the limit. [Describe corrective action; use information from public notice prepared for violating the limit.]
- ✓ We plan to take the required samples soon, as described in the last column of the table above.

After Issuing the Notice

Make sure to send WQCD copies of all public notice(s) and a Tier 3 Certificate of Delivery Form within ten days after issuing the notice.

Public Notification (PN) Certificate of Delivery Form

Submit Form and a Copy of the Delivered PN No Later than 10 Days After Distribution

Submit Online: wqcdcompliance.com/login (preferred)

Fax: (303) 758-1398

WQCD – Drinking Water CAS

4300 Cherry Creek Drive South; Denver, CO 80246-1530

Revision: 12/08/2015

Section I - Public Water System Information

PWSID:		System Name:	
Contact Person:		Phone #:	
Comments:			

I hereby affirm the Public Notification for the violation or situation identified above has been provided to consumers and any consecutive water systems in accordance with the delivery, content, and format requirements of the Colorado Primary Drinking Water Regulations (CPDWR). I affirm that future requirements for notifying new billing units will be met. I also understand this notice may need to be repeated in accordance with the CPDWR and I must submit this form again with each repeated notice.

Signature of Owner or Owner's Legal Representative | Date

Printed Name of Owner or Owner's Legal Representative

Section II - Public Notification Report Delivery

Date of Violation Letter or Public Notice Requirement Letter:

Violation Tier Level (Check One): ○ Tier 1 ○ Tier 2 ○ Tier 3

Date Public Notice Distributed:

Reason for Notice (Description of Violation or Situation):

Check All Distribution Methods Used to Reach All Consumers

- ☐ **Direct Delivery Method (Includes Hand Delivery and U.S. Mail) - Required for Community Water Systems**
- ☐ **Continuously Posted: (List Locations):**
- ☐ **Television, Radio, and/or Newspaper:**
- ☐ **Delivery of Multiple Copies to Hospitals, Apartment Buildings, Schools, or Other Community Centers**
- ☐ **E-mail**
- ☐ **Other Method Approved by CDPHE:**
- ☐ **Emergency - 911 System Message**

List All Consecutive Water Systems (Systems that Purchase Water From Your System) the Notice was Delivered to:

Attachment 12

SADDLEHORN RANCH
METROPOLITAN DISTRICT NOS. 1-3

EL PASO COUNTY, COLORADO

Approved: July 23, 2019

CONSOLIDATED
SERVICE PLAN

FOR

SADDLEHORN RANCH

METROPOLITAN DISTRICT NOS. 1-3

Prepared by:

WHITE BEAR ANKELE TANAKA & WALDRON, P.C.
2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122
(303) 858-1800; bdickhoner@wbapc.com

Submitted: May 9, 2019
Resubmitted: June 4, 2019

Applicant

ROI Property Group, LLC
3505 El Camino Real
Palo Alto, CA 94306

Consultants

Underwriter D.A. Davidson & Co. Attn: Zach Bishop 1550 Market Street, Suite 300 Denver, CO 80202 Phone: (303)764-6000 Email: zbishop@dadco.com	Districts' Counsel White Bear Ankele Tanaka & Waldron, P.C. Attn: Blair Dickhoner 2154 East Commons Ave., Suite 2000 Centennial, CO 80122 Phone: (303) 858-1800 Email: bdickhoner@wbapc.com
Water Engineer SGM, Inc. Attn. Theresa Weidmann 118 W. Sixth Street, Suite 200 Phone (970) 945-1004 Email: theresaw@sgm-inc.com	Civil Engineer JR Engineering Attn: Mike Bramlett 7200 S Alton Way C400 Centennial, CO 80112 Phone: (303) 740-9393 Email: mbramlett@jrengineering.com

<u>Planner</u> William Guman & Associates, Ltd. Attn: Bill Guman 731 North Weber Street, Suite 10 Colorado Springs, CO 80903 Phone: (719) 633-9700 Email: bill@guman.net	

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY 1

II. DEFINITIONS 2

III. INTRODUCTION 5

- A. Overall Purpose and Intent 5
- B. Need for the Districts 5
- C. County Objectives in Forming the Districts 6
- D. Multiple District Structure 6
  - 1. Multiple District Structure 6
  - 2. Benefits of Multiple District Structure 7
- E. Specific Purposes -Facilities and Services 7
  - 1. Water 7
  - 2. Sanitation 8
  - 3. Street Improvements 8
  - 4. Transportation 8
  - 5. Safety Protection 8
  - 6. Drainage 8
  - 7. Parks and Recreation 9
  - 8. Mosquito Control 9
  - 9. Fire Protection 9
  - 10. Television Relay and Translation 9
  - 11. Covenant Enforcement and Design Review 9
  - 12. Security Services 9
  - 13. Solid Waste Disposal 9
- F. Other Powers 10
  - 1. Operations and Maintenance 10
  - 2. Amendments 10
  - 3. Authority to Modify Implementation of Financing Plan and Public Infrastructure 10
- G. Other Statutory Powers 10
- H. Eminent Domain 10
- I. Intergovernmental Agreements (IGAs) 10
- J. Description of Proposed Boundaries and Service Area 11
  - 1. District Boundaries 11

2. Additional Inclusion Areas/Boundary Adjustments 11
3. Extraterritorial Service Areas 11
4. Analysis of Alternatives 11
5. Material Modifications/Service Plan Amendment 11

IV. DEVELOPMENT ANALYSIS 12
A. Existing Developed Conditions 12
B. Total Development at Project Buildout 12
C. Development Phasing and Absorption 12
D. Status of Underlying Land Use Approvals 12

V. INFRASTRUCTURE SUMMARY 12

VI. FINANCIAL PLAN SUMMARY 13
A. Financial Plan Assumptions and Debt Capacity Model 13
B. Maximum Authorized Debt 13
C. Maximum Mill Levies 14
1. Maximum Debt Service Mill Levy 14
2. Maximum Operational Mill Levy 14
3. Maximum Special Purpose Mill Levy 14
4. Maximum Combined Mill Levy 14
D. Maximum Maturity Period for Debt 14
E. Developer Funding Agreements 14
F. Privately Placed Debt Limitation 15
G. Revenue Obligations 15

VII. OVERLAPPING TAXING ENTITIES, NEIGHBORING JURISDICTIONS 15
A. Overlapping Taxing Entities 15
B. Neighboring Jurisdictions 16

VIII. DISSOLUTION 17
A. Dissolution 17
B. Administrative Dissolution 17

IX. COMPLIANCE 17

X. MISCELLANEOUS 17
A. Special District Act 17
B. Disclosure to Prospective Purchasers 17
C. Local Improvements 18
D. Service Plan not a Contract 18

E. Land Use and Development Approvals 18
XI. CONCLUSION 18

EXHIBITS

A. Maps and Legal Descriptions
   1. Vicinity Map of District Nos. 1-3
   2. Map of District Boundaries – District No. 1
   3. Map of District Boundaries – District No. 2
   4. Map of District Boundaries – District No. 3
   5. Legal Description of District Boundaries – District No. 1
   6. Legal Description of District Boundaries – District No. 2
   7. Legal Description of District Boundaries – District No. 3

B. Development Summary

C. Infrastructure Capital Costs

D. Financial Plan Summary

E. Annual Report and Disclosure Form

I. EXECUTIVE SUMMARY

The following is a summary of general information regarding the proposed District provided for the convenience of the reviewers of this Service Plan. Please note that the following information is subject in all respects to the more complete descriptions contained elsewhere in this Service Plan.

Proposed District:	Saddlehorn Ranch Metropolitan District Nos. 1-3 (the "District").
Property Owner:	ROI Property Group, LLC
Developer:	ROI Property Group, LLC
Description of Development:	The Saddlehorn Ranch Development is comprised of 824 acres, located generally east of Curtis Road and south of Judge Orr Road, wholly within El Paso County. The proposed development is residential, and at buildout will consist of 227 single family residences on lots approximately 2.5 acres.
Proposed Improvements to be Financed:	The Districts anticipate financing public improvements including water, streets, sanitation, drainage, safety protection, parks and recreation, mosquito control, television relay and translation.
Proposed Ongoing Services:	The Districts anticipate providing services related to the construction and ongoing operation and maintenance of certain public improvements within the Districts not otherwise dedicated to the County or third party entities for ownership and/or ongoing operation and maintenance.
Infrastructure Capital Costs:	Approximately $ 22,480,550
Maximum Debt Authorization:	$ 45,000,000, combined for District Nos. 1-3.
Proposed Debt Mill Levy:	For each District 50 Mills, subject to the Gallagher Adjustment.
Proposed O & M Mill Levy:	For each District, 10 Mills, subject to the Gallagher Adjustment.
Proposed Special Purpose Mill Levy:	For each District, 5 Mills, subject to the Gallagher Adjustment.

Proposed Maximum Mill Levies:	For each District, an aggregate of 65 Mills, subject to the Gallagher Adjustment.
Proposed Fees:	All fees, rates, tolls, penalties, or charges as authorized in Section 32-1-1001(1)(j)(I), C.R.S. Capital facility fee/development fee and operations, maintenance and administrative fees may be imposed by the Districts.

II. DEFINITIONS

The following terms are specifically defined for use in this Service Plan. For specific definitions of terms not listed below please also refer to the El Paso County Special District Policies, the El Paso County Land Development Code and Colorado Revised Statutes, as may be applicable.

Additional Inclusion Areas: means the property described in Section III.J.2 that is anticipated for future inclusion into the boundaries of the Districts, together with other real property located within a 5 mile radius of the combined area described in **Exhibits A.5-A.7** that may be included upon petition of the property owners thereof.

Annual Report and Disclosure Statement: means the statement of the same name required to be filed annually with the Board of County Commissioners pursuant to Resolution 06-472 as may be amended.

Board(s): means the Board of Directors of any District, or in the plural, the Boards of Directors of all the Districts.

Board of County Commissioners: means the Board of County Commissioners of El Paso County.

Control District: means District No. 1, which is initially intended to include property owned by the organizers of the Districts, and whose Board of Directors is intended to be occupied by representatives of the organizers of the Districts during the phases of development in order to direct the activities of the Districts to achieve an overall development plan for Public Improvements. References to "**District No. 1**" shall be deemed to refer to the Control District.

County: means El Paso County, Colorado

Debt: means bonds or other obligations for the payment of which the Districts have promised to impose an *ad valorem* property tax mill levy without such promise being subject to annual appropriation.

Developer Funding Agreement: An agreement of any kind executed between a special district and a Developer as this term is specifically defined below, including but not limited to advance funding agreements, reimbursement agreements or loans to the special district from a Developer, where such an agreement creates an obligation of any kind which may require the special district to re-pay the Developer. The term "**Developer**" means any person or entity (including but not limited to corporations, venture partners, proprietorships, estates and trusts) that

owns or has a contract to purchase undeveloped taxable real property greater than or equal to ten percent (10%) of all real property located within the boundaries of the special district. The term "**Developer Funding Agreement**" shall not extend to any such obligation listed above if such obligation has been converted to Debt issued by the special district to evidence the obligation to repay such Developer Funding Agreement, including the purchase of such Debt by a Developer.

Development Services Department: The department of the County formally charged with administering the development regulations of the County.

Districts' Boundaries: means the boundaries of the Districts as described in Section III.J.1, depicted on the maps in **Exhibits A.2-A.4.**, and as legally described in the legal descriptions found at **Exhibits A.5-A.7**.

District No. 1: means the Control District and Saddlehorn Ranch Metropolitan District No. 1.

District No. 2: means a Financing District and Saddlehorn Ranch Metropolitan District No. 2.

District No. 3: means a Financing District and Saddlehorn Ranch Metropolitan District No. 3.

Districts: means collectively, the Saddlehorn Ranch Metropolitan District Nos. 1-3.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the District for which External Advisor Services are being rendered, and (iv) has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financing District(s): means District Nos. 2 and 3, which are expected to include residential development that will produce the required revenue to fund the Public Improvements and any operations and maintenance costs, and repay Debt obligations. References to "**District No. 2**" or "**District No. 3**" or "**District Nos. 2 and 3**" shall be deemed to refer to as the Financing District(s).

Gallagher Adjustment: means an allowed adjustment to the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy, or Maximum Special Mill Levy intended to offset the effect of adjustments to the ratio between market value and assessed value of taxable property within the applicable District that would cause a reduction in the revenue otherwise produced from such Maximums based on the ratio between market value and assessed value as of January 1 in the year in which the applicable District's organizational election is held.

Local Public Improvements: means facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, but which do not qualify under the definition of Regional Public Improvements. Examples would include local streets and appurtenant facilities, water and sewer lines which serve individual properties and drainage facilities that do not qualify as reimbursable under adopted drainage basin planning studies.

Material Modification: has the meaning described in Section 32-1-207, C.R.S., as it may be amended from time to time.

Maximum Combined Mill Levy: The maximum combined ad valorem mill levy the applicable District may certify against any property within said District for any purposes.

Maximum Debt Authorization: means the maximum principal amount of Debt that the Districts combined may have outstanding at any time, which under this Service Plan is $45,000,000.

Maximum Debt Service Mill Levy: The maximum ad valorem mill levy the applicable District may certify against any property within said District for the purpose of servicing any Debt incurred by or on behalf of said District.

Maximum Operational Mill Levy: The maximum ad valorem mill levy the applicable District may certify against any property within said District for the purposes providing revenues for ongoing operation, maintenance, administration or any other allowable services and activities other than the servicing of Debt. This Maximum Operational Mill Levy is exclusive of any Maximum Special Mill Levy which might be separately authorized.

Maximum Special Purpose Mill Levy: means maximum ad valorem mill levy which is allowed in addition to the allowable Maximum Debt Service Mill Levy and the Maximum Operational Mill Levy that each District may certify against any property within that District's Boundaries for the purposes of providing covenant enforcement and design review services.

Project: means the Saddlehorn Ranch development contained within the boundaries of the Districts.

Public Improvements: Those improvements constituting Regional Public Improvements and Local Public Improvements collectively.

Regional Public Improvements: Facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, and which serve the needs of the region.

Revenue Obligations: means bonds or other obligations not subject to annual appropriation that are payable from a pledge of revenues other than *ad valorem* property taxes.

Service Plan: means this Service Plan for the Districts.

Special District Act: means Section 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Underlying Land Use Approvals: means Board of County Commissioners approval of the applicable land use plans that form the basis for the need for the Districts and its proposed financing plan and/or services. Such approvals may be in the form of one or a combination of Sketch Plans, Generalized Planned Unit Development (PUD) Development Plans, site-specific PUD plans, or subdivision plans.

III. INTRODUCTION

A. Overall Purpose and Intent

The Districts will be created pursuant to the Special District Act, and are being created with a Control District/Financing District structure under El Paso County policies. The Districts are independent units of local government, separate and distinct from the County, and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the County only insofar as they may deviate in a material matter from the requirements of the Service Plan. It is intended that the Districts, in their discretion, will provide a part or all of various Public Improvements necessary and appropriate for the development of a project within the unincorporated County to be known as Saddlehorn Ranch (the "**Project**"). The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants, property owners and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements. Additional major purposes will include the District's power to furnish covenant enforcement and design review services within the District's Boundaries, and any ongoing operation and maintenance of the public improvements within the District not otherwise dedicated to the County or third party entities for ownership and/or ongoing operation and maintenance.

District No. 1 is proposed to be the Control District, and is expected to coordinate the financing and construction of all Public Improvements. District Nos. 2 and 3 are proposed to be the Financing Districts, and are expected to include residential development that (under the direction of District No. 1) will produce the required revenue to fund the Public Improvements and any operations and maintenance costs, and repay Debt obligations.

B. Need for the Districts

There are currently no private parties or other governmental entities, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment and financing of the Public Improvements needed for the Project. Formation of the Districts is therefore necessary in order for the Public Improvements, required for the development of the Project, to be provided in the most economic manner possible. The size and scope of the Project necessitate phasing made possible through the formation of multiple Districts.

C. County Objectives in Forming the Districts

The County recognizes the Districts as independent quasi-municipal entities which are duly authorized for the purposes and functions identified in the Service Plan. Future County involvement in the affairs of the Districts will generally be limited to functions as required by the Colorado Revised Statutes, reporting and disclosure functions, determinations as to compliance with the limits as set forth in this Service Plan or any conditions attached to its approval, as well as additional activities or relationships as may be stipulated in any intergovernmental agreements which may be entered in to between the Districts and the County in the future.

In approving this Service Plan the objectives of the County include an intent to allow the applicant reasonable access to public tax-exempt financing for reasonable costs associated with the generally identified Public Improvements and to allow the applicant the ability to prudently obligate future property owners for a reasonable share of the repayment costs of the Public Improvements which will benefit the properties within the Districts.

It is the additional objective of the County to allow for the Districts to provide for the identified ongoing services which either cannot or will not be provided by the County and/or other districts.

D. Multiple District Structure

1. Multiple District Structure. This Service Plan sets forth the general parameters for the working relationship between the Control District and the Financing Districts. This structure is intended to provide for the fair and equitable allocation of the costs of the Public Improvements and related services within the various development areas of the Project.

District No. 1 is expected to be responsible for managing the construction, acquisition, installation and operation and maintenance of the Public Improvements. The Financing Districts are expected to be responsible for providing the funding and tax base needed to support the plan for financing the Public Improvements, the payment of Debt obligations, and for costs associated with the operation, maintenance and administrative functions. The allocation of responsibility for all such functions among the Districts may occur in any combination based upon the best interests of the property owners and residents within the Project.

Each District will be authorized to provide improvements and services, including but not limited to acquisition of completed improvements, to the property within and without their respective legal boundaries, as they may be amended from time to time. Debt may be issued by either District No. 1 and/or the Financing Districts as appropriate to deliver the improvements and services to the property within the Project.

Due to the interrelationship between the Districts, it is anticipated that the Districts will enter into an Intergovernmental Agreement that will set forth the rights and obligations of the Financing Districts to fully fund the Public Improvements and services of the Districts, and the Control District to construct, operate and maintain the Public Improvements and services of the Districts. The Intergovernmental Agreement will be designed to help assure the orderly development of essential services and facilities resulting in a community that is an aesthetic and economic asset to the County.

2. Benefits of Multiple District Structure. The use of a multiple district structure as described in this Service Plan serves the best interests of the County, the applicant and the future taxpayers within the Districts. The benefits of using the multiple district structure include: (a) coordinated administration of construction and operation of the Public Improvements and delivery of those improvements in a timely manner; and (b) assurance that the Public Improvements required by the County are constructed in a timely and cost-effective manner.

(a) Coordinated Services. As presently planned, development of the Project will proceed in phases, which will require the extension of public services and facilities. The multiple district structure will assure that the construction and operation of each phase of Public Improvements will be administered consistent with a long-term construction and operations program. Use of District No. 1 to direct financing, construction, acquisition and installation of the Public Improvements and for management of operation and maintenance needs will facilitate a well-planned financing effort through all phases of construction, which will assist in the coordinated extension of services.

(b) Debt Allocation. Allocation of the responsibility for paying the Debt obligations for the Public Improvements will be managed through development of a unified financing plan and through development of an integrated operating plan for long-term operations and maintenance for those Public Improvements that are not dedicated to and accepted by the County, but retained by the Districts as appropriate. Use of District No. 1 to manage these functions will help assure that no area within the Project becomes obligated for more than its share of the costs of the Public Improvements and operations. Additionally, equity is also promoted due to the fact that there must be a rational relationship between the land that is subject to a district's mill levy and the improvements or services being funded.

E. Specific Purposes -Facilities and Services

The Districts are authorized to provide the following facilities and services, both within and without the boundaries of the Districts as may be necessary:

1. Water. The design, acquisition, installation, construction and operation and maintenance of a complete water and irrigation water system, including but not limited to water rights, water quality, treatment, storage, pumping, transmission and distribution systems for domestic and other public or private purposes, together with all necessary and proper treatment facilities, wells, water rights, equipment and appurtenances incident thereto which may include, but shall not be limited to, transmission lines, distribution mains and laterals, storage facilities, land and easements, together with extensions of and improvements to said systems, but excluding private on-site development. It is anticipated that the Districts will own and operate the treatment facilities for potable and non-potable water constructed to provide services to the Districts' Boundaries. In addition, any water improvements not conveyed to the County, other appropriate jurisdiction or an owners' association will be owned and maintained by the Districts.

The Districts do not intend to join the El Paso County Water Authority following formation.

2. Sanitation. The design, acquisition, installation, construction and operation and maintenance of sanitation improvements including, wastewater mains and wastewater drainage collection facilities and all necessary or proper equipment and appurtenances incident thereto, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities or systems, but excluding private on-site development. It is anticipated that sewer improvements not conveyed to the county, other appropriate jurisdiction or an owners' association will be owned and maintained by the Districts.

3. Street Improvements. The design, acquisition, installation, construction and operation and maintenance of improvements to existing roadways as well as new roadway improvements, including but not limited to curbs, sidewalks, bridges, underpasses, streets, medians, roundabouts, islands, paving, lighting, sleeving, grading, landscaping, and other street improvements, together with all necessary, incidental, and appurtenant facilities, together with extensions of and improvements to said facilities. It is anticipated that street improvements not conveyed to the County, other appropriate jurisdiction or an owners' association will be owned and maintained by the Districts.

4. Transportation. The design, acquisition, installation, construction and operation and maintenance of a system to transport the public by bus, rail or any other means of conveyance, or any combination thereof, including but not limited to, bus stops and shelters, park and ride facilities, parking facilities, bike storage facilities, together with all necessary, incidental and appurtenant facilities, land easements, and all extensions of and improvements to said facilities. It is anticipated that transportation improvements not conveyed to the County, or other appropriate or owners' association will be owned and maintenance by the Districts. It is anticipated that transportation improvements will be conveyed to the County; however, those transportation improvements not conveyed to the County, other appropriate jurisdiction or an owners' association will be owned and maintained by the Districts.

5. Safety Protection. The design, acquisition, installation and construction of traffic and safety protection facilities and services through traffic and safety controls and devices on streets and highways, environmental monitoring, as well as other facilities and improvements including but not limited to, speed control devices, signalization at intersections, traffic signs, area identification signs, directional assistance, and driver information signs, together with all necessary, incidental, and appurtenant facilities, together with extensions of and improvements to said facilities. It is anticipated that safety protection improvements will be conveyed to the County; however, those safety protection improvements not conveyed to the County, other appropriate jurisdiction or an owners' association will be owned and maintained by the Districts.

6. Drainage. The design, acquisition, installation, construction and operation and maintenance of drainage improvements including, but not limited to, storm sewers, channels, flood and surface drainage, gutters, culverts, and other drainage facilities such as detention ponds, retaining walls, and all necessary or proper equipment and appurtenances incident thereto, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities or systems. It is anticipated that drainage improvements not conveyed to the county, other appropriate jurisdiction or an owners' association will be owned and maintained by the Districts.

7. Parks and Recreation. The design, acquisition, installation, construction and operation and maintenance of public park and recreation facilities including, but not limited to, pocket parks, paths, trails, fencing, open space, common areas, play· structures, community pool and recreation center, street trees, streetscapes, entry features, landscaping and irrigation, weed control, outdoor lighting, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities or systems. It is anticipated that parks and recreation improvements not conveyed to the county, other appropriate jurisdiction or an owners' association will be owned and maintained by the Districts.

The Districts shall not have the authority to apply for or utilize any Conservation Trust funds without the express prior consent of the Board of County Commissioners. The Districts shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants. Such approval, although required, is not considered to be a major modification which would require the need to revise this Service Plan.

8. Mosquito Control. Provide for the eradication and control of mosquitoes, including but not limited to elimination or treatment of breeding grounds and purchase, lease, contracting or other use of equipment or supplies for mosquito control.

9. Fire Protection. Design, acquire, construct, install, relocate, redevelop and operate and maintain improvements for fire protection, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. The District will not provide Fire Protection services. It is anticipated that fire protection and emergency response services will be provided by one of the fire protection districts within the County.

10. Television Relay and Translation. The design, acquisition, installation, construction and operation and maintenance of television relay and translation facilities and programs, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities.

11. Covenant Enforcement and Design Review. Subject to the provisions of Section 32-1-1004(8), C.R.S., the Districts shall have the power to furnish covenant enforcement and design review services within the Service Area. Currently, the District(s) will provide such services in lieu of a homeowners' association/ owners' association ("HOA"). However, in the event, the future property owners of the community and Board of Directors of the District(s) deem it in their best interest to form an HOA, the District(s) will not impose the Special Purpose Mill Levy, and the Maximum Combined Mill Levy Cap for that District shall be sixty (60) mills.

12. Security Services. Subject to the provisions of Section 32-1-1004(7), C.R.S., the Districts shall have the power to furnish security services within the Service Area. .

13. Solid Waste Disposal. Subject to the provisions of Section 32-1-1006(6) and (7) C.R.S., the Districts shall have the power to furnish solid waste disposal facilities or collection and transportation of solid waste.

F. Other Powers

1. Operations and Maintenance. The Districts shall be authorized to operate and maintain the Public Improvements not conveyed to the County, other governmental entities having proper jurisdiction, or an owners' association.

2. Amendments. The Districts shall have the power to amend this Service Plan as needed, subject to appropriate statutory procedures as set forth in Section 32-1-207, C.R.S.

3. Authority to Modify Implementation of Financing Plan and Public Infrastructure. The Financial Plan provides projections and estimates based on the financial market and industry conditions existing at the time of this Service Plan submittal. These projections and estimates are not to be interpreted as the only method of implementation of the Districts' goals and objectives but rather a representation of a feasible alternative. The actual amounts, interest rates, and terms of any Debt, issued by the Districts, will likely change from that reflected in the Financial Plan and each issue of Debt will be based upon the actual conditions existing at the time of issuance, subject to the limitations of the Service Plan. Without amending this Service Plan, the Districts may defer, forego, reschedule or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resources availability, and potential inclusions of property within the Districts.

G. Other Statutory Powers

The Districts may exercise such powers as are expressly or impliedly granted by Colorado law, if not otherwise limited by the Service Plan or its conditions of approval.

H. Eminent Domain

The Districts may exercise the power of eminent domain or dominant eminent domain only as necessary to further the clear public purposes of the Districts.

The power of eminent domain and/or dominant eminent domain shall be limited to the acquisition of property that the applicable District intends to own, control or maintain by the applicable District or other governmental entity and is for the material use or benefit of the general public. The term "material use or benefit for the general public" shall not include the acquisition of property for the furtherance of an economic development plan, nor shall it include as a purpose an intent to convey such property or to make such property available to a private entity for economic development purposes. The phrase "furtherance of an economic development plan" does not include condemnation of property to facilitate public infrastructure that is necessary for the development of the Project.

I. Intergovernmental Agreements (IGAs)

The Districts are authorized to enter into IGAs to the extent permissible by law. As of the date of approval of this Service Plan, the Districts anticipate on entering into an IGA that will facilitate the coordination of all activities as contemplated in this Service Plan, as between the Districts, including, but not limited to, the management and administrative responsibilities, the

provision of essential services, and the financing, construction, operation and maintenance of the Public Improvements.

J. Description of Proposed Boundaries and Service Area

1. District Boundaries. A vicinity map showing the general location of the area that may be served by the Districts is included as Exhibit A.1. Maps of the each District's Boundaries are found at Exhibits A.2-A.4, with legal descriptions of each District's Boundaries found at Exhibit A.5.

2. Additional Inclusion Areas/Boundary Adjustments. Currently, the Districts do not anticipate including additional areas beyond the initially included properties within each District. In order to accommodate the needs of Project phasing and other contingencies, the boundaries of the Districts may be adjusted via inclusion or exclusion, and the Districts shall be authorized to include territory, including but not limited to, the real property located within a five (5) mile radius of the combined areas described in Exhibits A.5-A.7 and as depicted in Exhibits A.2-A.4., without the County's prior approval, upon petition of the property owners thereof, and in accordance with the applicable provisions of the Special District Act.

3. Extraterritorial Service Areas. Currently, the Districts do not anticipate providing services to areas outside of the Districts' Boundaries. If in the future, property outside of the Districts' Boundaries wish to receive services from the Districts, the Districts shall be authorized to provide such services in accordance with the applicable provisions of the Special District Act.

4. Analysis of Alternatives. The Project is not presently served with the facilities and/or services proposed to be provided by the Districts, nor does the County nor any other special district have any plans to provide such services within a reasonable time and on a comparable basis. There are currently no other governmental entities, including the County, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements needed for the Project.

5. Material Modifications/Service Plan Amendment. Material modifications of this Service Plan shall, at a minimum, trigger the need for prior approval of the Board of County Commissioners at an advertised public hearing and may require a need for a complete re-submittal of an amended Service Plan along with a hearing before the County's planning commission. For the purpose of this Service Plan the following changes shall be considered material modifications:

(a) Any change in the basic services provided by the Districts, including the addition of any types of services not authorized by this Service Plan.

(b) Any other matter which is now, or may in the future, be described as a material modification by the Special District Act.

(c) Imposition of a mill levy in excess of any of the Maximum Mill Levies as authorized in this approved Service Plan.

(d) Issuance of Debt in excess of the Maximum Debt Authorization authorized in this Service Plan

(e) Issuance of any Debt with a maturity period of greater than thirty (30) years, from the date of issuance of such Debt.

(f) Creation of any sub-districts as contemplated in the Special District Act.

(g) Inclusion of property into the Districts of any property over five (5) miles from the combined area of the District's Boundaries and the property described in **Exhibit**s **A.5-A.7** unless explicitly contemplated in this Service Plan.

IV. DEVELOPMENT ANALYSIS

A. Existing Developed Conditions

The Districts' Boundaries contain approximately 824 acres of undeveloped, vacant land. Apart from platting, preliminary water and soil investigations; no work has taken place within the Districts' Boundaries. Prior to the Developer's ownership of the property consisting of the Project, the previous owner had drilled two commercial wells in the southwest portion of District No. 2's Boundaries.

B. Total Development at Project Buildout

At complete Project build-out, development within the Districts is planned to consist of 224 single family homes, the prices of homes in the project are expected to average between $300,000 and $325,000 in year 2019 dollars. The total estimated population of the Districts upon completion of development is 672 people.

C. Development Phasing and Absorption

Absorption of the project is projected to take four (4) years, beginning in 2020 and ending in 2024 and is further described in the Development Summary Table found at **Exhibit B**.

D. Status of Underlying Land Use Approvals

The subdivision of Saddlehorn Ranch is pending approval by the El Paso County Planning and Community Development Department as well as the Board of County Commissioners. The Developer has submitted the final plan and preliminary plan for approval, in conjunction with the submittal of this service plan.

V. INFRASTRUCTURE SUMMARY

Attached as **Exhibit C**, is a summary of the estimated costs for the construction of the Public Improvements which are necessary for the development of the Project. A general description of the categories of Public Improvements is included in Section III.E. of this Service Plan. The total costs of the Public Improvements are estimated to be approximately $22,480,550 in year 2019 dollars. It is estimated that the Districts will finance approximately all of this

estimated amount, but the amount ultimately financed by the Districts will be subject to the Maximum Authorized Debt limit.

All Public Improvements will be designed and constructed in accordance with the standards of the governmental entity to which such Public Improvements will be dedicated (including, with respect to storm sewer and drainage facilities, the applicable NPDES standards), and otherwise in accordance with applicable El Paso County standards. The composition of specific Public Improvements will be determined in connection with applicable future land use and development approvals required by El Paso County rules and regulations.

VI. FINANCIAL PLAN SUMMARY

A. Financial Plan Assumptions and Debt Capacity Model

Attached at **Exhibit D**, is a summary of development assumptions, projected assessed valuation, description of revenue sources (including applicable mill levies and fees) and expenses for both operations and debt service, and an overall debt capacity model associated with projected future development of the Project. The model demonstrates that the Districts are capable of providing sufficient and economic service within the Project, and that the Districts have or will have the financial ability to discharge the Districts' Debt on a reasonable basis. The financial model, attached as **Exhibit D**, is an example of the manner in which the Districts may finance the Public Improvements. The specific structure for financing the Public Improvements shall be determined in the discretion of the Boards of Directors of the Districts, subject to the limitations set forth in this Service Plan. The parameters in the Financial Plan are based upon current estimates and will change based on actual development of the Project.

The Financial Plan is one projection of the issuance of Debt by the Districts and is based on certain development assumptions. It is expected that actual development (including, but not limited to product types, market values, and absorption rates) will vary from that projected and illustrated in the Financial Plan, which variations and deviations shall not constitute a material modification of this Service Plan. Notwithstanding anything in this Service Plan to the contrary, the projections set forth in this Service Plan and the Financial Plan are projections based upon current market conditions. The actual amounts, interest rates, and terms of any Debt will likely change from that reflected in the Financial Plan and each issue of Debt will be based upon the actual conditions existing at the time of issuance, subject to the limitations of the Service Plan.

B. Maximum Authorized Debt

The Districts are authorized to issue Debt up to $45,000,000 million in principal amount (total combined for all Districts). The Districts shall not issue Debt in excess of the Maximum Authorized Debt, provided, however, any refunding Debt shall not county against the Maximum Authorized Debt.

The Maximum Authorized Debt established in this Service Plan is derived from the estimated costs of the Public Improvements as provided for in **Exhibit C**, and the bonding capacity provided for in the Financial Plan. The Financial Plan accounts for future changes due to market changes, changes in development approvals, and inflation to provide sufficient flexibility without the need for future amendments to this Service Plan.

C. Maximum Mill Levies

1. Maximum Debt Service Mill Levy. The Maximum Debt Service Mill Levy, for each District, shall be fifty (50) mills, subject to Gallagher Adjustment. All Debt issued by the Districts must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

2. Maximum Operational Mill Levy. The Maximum Operational Mill Levy, for each District, shall be ten (10) mills, subject to Gallagher Adjustment.

3. Maximum Special Purpose Mill Levy. The Maximum Special Purpose Mill Levy, for each District, is five (5) Mills, subject to Gallagher Adjustment.

4. Maximum Combined Mill Levy. The Maximum Combined Mill Levy, for each District, is sixty-fix (65) Mills, subject to Gallagher Adjustment.

In the event that the Districts elect to provide covenant enforcement services, it will need sufficient revenues available, as necessary, to pay for the expenses of the covenant enforcement and design review services, plus ongoing operations and maintenance expenses, and debt service obligations. As such, each District will be permitted to impose the Maximum Special Purpose Mill Levy, which, when combined with the Maximum Debt Service Mill Levy and the Maximum Operational Mill Levy, increases the Maximum Combined Mill Levy Cap for each District to sixty-five (65) mills, subject to the Gallagher Adjustment. Notwithstanding the foregoing, if a District does not provide covenant enforcement services and/or design review services, the Maximum Combined Mill Levy Cap for that District shall be sixty (60) mills, subject to Gallagher Adjustment.

Increases to or removal of any of the Maximum Mill Levies shall be subject to the Board of County Commissioners approval without the need for a formal Service Plan Amendment (unless the Board otherwise requires).

D. Maximum Maturity Period for Debt

The period of maturity for issuance of any Debt (but not including Developer Funding Agreements) shall be limited to no more than thirty (30) years without express, prior approval of the Board of County Commissioners. Such approval, although required, is not considered to be a Material Modification of the Service Plan which would trigger the need to amend said Service Plan. However, the Districts are specifically authorized to refund or restructure existing Debt so long as the period of maturity for the refunding or restructured Debt is no greater than thirty (30) years from the date of the issuance thereof.

E. Developer Funding Agreements

The Developer does intend to enter into Developer Funding Agreements with the Districts in addition to recovery of the eligible costs associated with creation of the Districts. It is anticipated that in the formative years the Districts will have shortfalls in funding its capital costs and monthly operations and maintenance expenses. The Developer may fund these obligations for

the Districts to promote the Project's development subject to the Developer being repaid from future District revenues.

Developer Funding Agreements may allow for the earning of simple interest thereon, but under no circumstances shall any such agreement permit the compounding of interest. The Developer Funding Agreements may permit an interest rate that does not exceed the prime interest rate plus two points thereon.

The maximum term for repayment of a Developer Funding Agreement shall be thirty (30) years from the date of the District entering into such agreement becomes obligated to repay the Developer Funding Agreement under the associated contractual obligation. For the purpose of this provision, Developer Funding Agreements are considered repaid once the obligations are fully paid in cash or when converted to bonded indebtedness of the applicable District (including privately placed bonds). Any extension of such term is considered a Material Modification and must be approved by the Board of County Commissioners.

Required disclosure notices shall clearly identify the potential for the Districts to enter into obligations associated with Developer Funding Agreements.

F. Privately Placed Debt Limitation

Prior to the issuance of any privately placed Debt, the District proposing such issuance shall obtain the certification of an External Financial Advisor substantially as follows: We are [I am] an External Financial Advisor within the meaning of this Service Plan.

> We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

G. Revenue Obligations. The Districts shall also be permitted to issue Revenue Obligations in such amount as the Districts may determine. Amounts issued as Revenue Obligations are not subject to the Maximum Debt Authorization.

VII. OVERLAPPING TAXING ENTITIES, NEIGHBORING JURISDICTIONS

A. Overlapping Taxing Entities

The directly overlapping taxing entities and their respective year 2019 mill levies are as follows:

El Paso County	7.738 mills
El Paso County Road and Bridge	0.330 mills
El Paso County Conservation	0.000 mills

El Paso School District No. 49	43.044 mills
OR	
Peyton School District No. 23	30.469 mills
Pikes Peak Library District	4.000 mills
Falcon Fire Protection District	14.886 mills
Upper BLK Squirrel CRK Ground Water	1.082 mills
Central Colorado Conservation	0.000 mills

Total Existing Mill Levy (in El Paso School District No. 49): 71.080 mills

Total Existing Mill Levy (in Peyton School District No. 23): 58.505 mills

The Total Mill Levy including the initially proposed District Mill Levy (in El Paso School District No. 49): 136.080 mills

The Total Mill Levy including the initially proposed District Mill levy (in Peyton School District No. 23): 123.505 mills.

The Districts do not anticipate any adverse impacts to the listed entities in this Section.

B. Neighboring Jurisdictions

The following additional taxing and or service providing entities include territory within three miles of the Districts' Boundaries:

4-WAY RANCH METRO #1
4-WAY RANCH METRO #2
BENT GRASS METROPOLITAN
BOBCAT MEADOWS METROPOLITAN
CENTRAL COLORADO CONSERVATION
EL PASO COUNTY
EL PASO COUNTY CONSERVATION
EL PASO COUNTY PID #2
EL PASO COUNTY SCHOOL NO 49
ELLICOTT FIRE PROTECTION
ELLICOTT METROPOLITAN
ELLICOTT SCHOOL NO 22
FALCON FIRE PROTECTION
FALCON HIGHLANDS METROPOLITAN
FALCON REGIONAL TRANSPORTATION METRO
HIGH PLAINS RANCH METRO
MERIDIAN RANCH METRO 2018 SUBDISTRICT
MERIDIAN RANCH METROPOLITAN
MERIDIAN SERVICE METROPOLITAN

PEYTON FIRE PROTECTION
PEYTON SCHOOL NO 23
PIKES PEAK LIBRARY
UPPER BLK SQUIRREL CRK GROUND WATER
WOODMEN HILLS METROPOLITAN
WOODMEN ROAD METROPOLITAN

The Districts do not anticipate any adverse impacts to the listed entities in this Section.

VIII. DISSOLUTION

A. Dissolution. Upon an independent determination of the Board of County Commissioners that the purposes for which a particular District was created have been accomplished, such District agrees to file a petition in the appropriate District Court for dissolution, pursuant to the applicable State statutes. In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

B. Administrative Dissolution. The Districts shall be subject to administrative dissolution by the Division of Local Government as set forth in Section 32-1-710, C.R.S.

IX. COMPLIANCE

A. An Annual Report and Disclosure Form will be required and submitted as described in Section 32-1-207(3)(d), C.R.S. and as further articulated by Board of County Commissioners Resolution No. 07-273 (a single report may be issued for all the Districts).

B. Material Modifications of this Service Plan shall be subject to the provisions contained in Section 32-1-207, C.R.S., relating to approvals and notices thereof.

X. MISCELLANEOUS

The following is additional information to further explain the functions of the Districts:

A. Special District Act

The contemplated municipal services are under the jurisdiction of the Special District Act and not the Public Utilities Commission.

B. Disclosure to Prospective Purchasers

After formation of the Districts, and in conjunction with final platting of any properties within a particular District, the applicable Board of Directors of the District shall prepare a notice acceptable to the Development Services Department Staff informing all purchasers of property within the District of the District's existence, purpose and debt, taxing, and other revenue-raising powers and limitations. Such notice obligation shall be deemed satisfied by recording the notice with this Service Plan and each final plat associated with the Project, or by such other means

as the Development Services Department approves. Such notice shall be modified to address the potential for future Debt issuance which may be required to meet the obligations associated with loans incurred by the District. Additionally, the notice shall disclose the limited representation elements associated with the Control District/Financing District structure. In conjunction with subsequent plat recordings, Development Services Department staff is authorized to administratively approve updates of the disclosure form to reflect current information.

C. Local Improvements

Prior to the financing of Local Public Improvements, and if required by County policy uniformly applied, agreements shall be in place to prevent a loss of sales tax revenue from sales of construction materials that would otherwise accrue to the County.

D. Service Plan not a Contract

The grant of authority contained in this Service Plan does not constitute the agreement or binding commitment of the Districts enforceable by third parties to undertake the activities described, or to undertake such activities exactly as described.

E. Land Use and Development Approvals

Approval of this Service Plan does not imply approval of the development of a specific area within the Project, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto. All such land use and development approvals shall be processed and obtained in accordance with applicable El Paso County rules, regulations and policies.

XI. CONCLUSION

It is submitted that this Service Plan for the Districts establishes that:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts;

B. The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;

C. The proposed Districts are capable of providing economical and sufficient service to the Project;

D. The area to be included in the proposed Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

E. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

F. The facility and service standards of the proposed Districts are compatible with the facility and service standards of the County;

G. The proposal is in substantial compliance with the County master plan; and

H. The creation of the proposed Districts is in the best interests of the area proposed to be served.

EXHIBIT A

MAPS AND LEGAL DESCRIPTIONS

EXHIBIT A.1

VICINITY MAP – DISTRICT NOS. 1-3

SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1-3
VICINITY MAP

VICINITY MAP

Project No: 181005	Drawn: DWC	Date: 05/07/2019
	Check: SLM	Sheet 1 of 1

Clark Land Surveying Inc
177 S. Tiffany Dr., Unit 1 ● Pueblo West, CO 81007 ● 719.582.1270
www.clarkls.com

EXHIBIT A.2

MAP OF DISTRICT BOUNDARIES – DISTRICT NO. 1

SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1-3
DISTRICT NO. 1 BOUNDARY

LEGEND

DISTRICT NO. 1 & DIRECTOR PARCEL NO. 1

N

GRAPHIC SCALE

0 500 1 000

(IN FEET)

1 inch =1000 ft.

Project No: 181005	Drawn: DWC	Date: 05/07/2019
	Check: SLM	Sheet 1 of 1

Clark Land Surveying Inc
177 S. Tiffany Dr., Unit 1 ● Pueblo West, CO 81007 ● 719.582.1270
www.clarkls.com

EXHIBIT A.3

MAP OF DISTRICT BOUNDARIES – DISTRICT NO. 2

SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1-3

DISTRICT NO. 2 BOUNDARY

LEGEND

DISTRICT NO. 2

DIRECTOR PARCEL NO. 2

N

GRAPHIC SCALE

0 500 1000

(IN FEET)

1 inch =1000 ft.

Project No: 181005	Drawn: DWC	Date: 05/07/2019
	Check: SLM	Sheet 1 of 1

Clark Land Surveying Inc
177 S. Tiffany Dr., Unit 1 ● Pueblo West, CO 81007 ● 719.582.1270
www.clarkls.com

EXHIBIT A.4

MAP OF DISTRICT BOUNDARIES – DISTRICT NO. 3

SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1-3
DISTRICT NO. 3 BOUNDARY

LEGEND

DISTRICT NO. 3

DIRECTOR PARCEL NO. 3

N

GRAPHIC SCALE

0 500 1000

(IN FEET)

1 inch =1000 ft.

Project No: 181005	Drawn: DWC	Date: 05/07/2019
	Check: SLM	Sheet 1 of 1

Clark Land Surveying Inc
177 S. Tiffany Dr., Unit 1 ● Pueblo West, CO 81007 ● 719.582.1270
www.clarkls.com

EXHIBIT A.5

LEGAL DESCRIPTION OF DISTRICT BOUNDARIES – DISTRICT NO. 1

LEGAL DESCRIPTION OF DISTRICT BOUNDARIES - DISTRICT NO. 1

May 7, 2019

A parcel of land located in Section 3, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 3; thence along the North line of said Section 3, N89°59’23”W, (Basis of bearings is the North line of Section 3, Township 13 South, Range 64 West of the 6th Principal Meridian, monumented at the West end by a No. 6 Rebar with a 3-1/4" aluminum cap, properly marked, in a monument box, "PLS 17496" and at the East end by a No. 6 rebar with a 3-1/2" aluminum cap, properly marked, in a monument box, "PLS 17496", having a measured bearing and distance of S89°59'23"E, 5275.26'. Bearings are relative to Colorado State Plane Central Zone (0502)), a distance of 764.87 feet; thence leaving the North line of said Section 3 at a right angle, S00°00’37”W, a distance of 2,458.76 feet, to the **POINT OF BEGINNING**; thence S89°59’52”E, a distance of 337.40 feet; thence S00°10’38”E, a distance of 332.74 feet; thence S89°59’32”W, a distance of 334.22 feet; thence N00°43’26”W, a distance of 332.82 feet, to the **POINT OF BEGINNING**.

Containing 111,746 S.F. or 2.565 acres, more or less.

COLORADO REGISTERED
STEWART L MAPES JR.
38245
5/7/2019
PROFESSIONAL LAND SURVEYOR

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

EXHIBIT A.6

LEGAL DESCRIPTION OF DISTRICT BOUNDARIES – DISTRICT NO. 2

LEGAL DESCRIPTION OF DISTRICT BOUDARIES - DISTRICT NO. 2

May 7, 2019

A parcel of land located in Section 3 and Section 10, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3; thence along the West line of said Section 3, S00°32’28”E, (Basis of bearings is the North line of Section 3, Township 13 South, Range 64 West of the 6th Principal Meridian, monumented at the West end by a No. 6 Rebar with a 3-1/4" aluminum cap, properly marked, in a monument box, "PLS 17496" and at the East end by a No. 6 rebar with a 3-1/2" aluminum cap, properly marked, in a monument box, "PLS 17496", having a measured bearing and distance of S89°59'23"E, 5275.26'. Bearings are relative to Colorado State Plane Central Zone (0502)), a distance of 2,719.92 feet; thence leaving the West line of said Section 3 at a right angle, S89°27’32”W, a distance of 30.00 feet to a point on East right-of-way line of Curtis Road, and the **POINT OF BEGINNING**; thence N89°54'33"E, a distance of 411.76 feet; thence S89°27'49"E, a distance of 58.11 feet; thence N89°54'03"E, a distance of 305.40 feet; thence along the arc of a non-tangent curve to the right, whose center bears S00°00’00”E, having a radius of 779.79 feet, a central angle of 18°45’16”, a distance of 255.25 feet; thence S71°14'52"E, a distance of 260.85 feet; thence along the arc of a non-tangent curve to the right, whose center bears S19°04’00”W, having a radius of 2,919.37 feet, a central angle of 12°29’08”, a distance of 636.17 feet; thence S58°08'00"E, a distance of 223.80 feet; thence S58°08'00"E, a distance of 60.04 feet; thence N29°38'31"E, a distance of 450.98 feet; thence S66°12'08"E, a distance of 147.07 feet; thence along the arc of a non-tangent curve to the right, whose center bears S06°40’58”E, having a radius of 121.09 feet, a central angle of 73°34’36”, a distance of 155.50 feet; thence S15°47'40"E, a distance of 89.57 feet; thence S71°12'11"E, a distance of 135.13 feet; thence S73°45'53"E, a distance of 173.81 feet; thence S83°26'02"E, a distance of 70.67 feet; thence S74°48'43"E, a distance of 39.19 feet; thence S85°38'01"E, a distance of 120.03 feet; thence S89°55'23"E, a distance of 169.67 feet; thence S32°45'49"W, a distance of 179.09 feet; thence S13°40'22"E, a distance of 171.43 feet; thence S48°07'46"E, a distance of 319.88 feet; thence S04°16'52"E, a distance of 119.45 feet; thence S16°34'05"W, a distance of 264.06 feet; thence S27°00'14"E, a distance of 61.75 feet; thence S86°49'39"E, a distance of 102.30 feet; thence S20°24'00"E, a distance of 4.06 feet; thence S22°26'23"E, a distance of 43.29 feet; thence S15°37'39"E, a distance of 57.65 feet; thence S17°01'53"E, a distance of 44.47 feet; thence S36°09'32"E, a distance of 117.07 feet; thence along the arc of a non-tangent curve to the left, whose center bears N44°36’18”E, having a radius of 175.00 feet, a central angle of 19°58’18”, a distance of 61.00 feet; thence S55°13'47"W, a distance of 108.86 feet; thence N46°15'27"W, a distance of 229.97 feet; thence S80°50'47"W, a distance of 56.75 feet; thence S13°08'16"E, a distance of 233.71 feet; thence S20°15'42"W, a distance of 464.96 feet; thence along the arc of a non-tangent curve to the right, whose center bears S84°57’58”W, having a radius of 660.63 feet, a central angle of 05°34’52”, a distance of 64.35 feet; thence S00°05'24"W, a distance of 395.27 feet, to a point on the South line of said Section 3, also being the North line of said Section 10, said point being distant, S89°33’13”W, 2005.96 feet from the Northeast corner of said Section 10; thence leaving said North line, thence S00°05'24"W, a distance of 30.67 feet; thence S83°39'27"E, a distance of 331.46 feet; thence S55°12'14"E, a distance of 112.42 feet; thence S00°06'02"E, a distance of 195.68 feet; thence S00°00'28"E, a distance of 154.15 feet; thence S13°04'44"W, a distance of 147.26 feet; thence S00°00'28"E, a distance of 309.49 feet; thence S00°00'28"E, a distance

of 316.56 feet; thence S05°19'15"E, a distance of 64.76 feet, to a point on the South line of the North 1/2 of the North 1/2 of said Section 10, being distant, S89°37’46”W, 1,603.46 feet from the N1/16 corner of said Section 10 and Section 11 of said Township and Range; thence along said South line, S89°28’15”W, a distance of 1,039.32 feet; thence S89°34’07”W, a distance of 2612.73 feet, to a point being distant, N89°34’07”E, 30.00 feet from the N1/16 corner of said Section 10 and Section 9 of said Township and Range; thence N00°05’52”E, a distance of 1,319.15 feet, to a point being distant N89°33’13”E, 30.00 feet from the Northwest corner of said Section 10, also being the Southwest corner of said Section 3; thence N00°32’28”W, a distance of 2,787.39 feet, to the **POINT OF BEGINNING**.

Containing 13,339,626 S.F. or 306.236 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

SADDLEHORN RANCH METROPOLITAN DISTRICT NO. 2 - DIRECTOR PARCEL

May 7, 2019

A parcel of land located in Section 10, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 10; thence along the West line of said Section 10, S00°05’54”W, (Basis of bearings is the North line of Section 3, Township 13 South, Range 64 West of the 6th Principal Meridian, monumented at the West end by a No. 6 Rebar with a 3-1/4" aluminum cap, properly marked, in a monument box, "PLS 17496" and at the East end by a No. 6 rebar with a 3-1/2" aluminum cap, properly marked, in a monument box, "PLS 17496", having a measured bearing and distance of S89°59'23"E, 5275.26'. Bearings are relative to Colorado State Plane Central Zone (0502)), a distance of 565.63 feet; thence leaving said West line at a right angle, S89°54’06”E, a distance of 71.95 feet, to the **POINT OF BEGINNING**; thence S89°54'35"E, a distance of 332.99 feet; thence S00°05'24"W, a distance of 222.24 feet; thence along the arc of a curve to the right, having a radius of 65.00 feet, a central angle of 15°56’33”, a distance of 18.09 feet; thence along the arc of a reverse curve to the left, having a radius of 65.00 feet, a central angle of 52°17’13”, a distance of 59.32 feet; thence S40°51'13"W, a distance of 175.40 feet; thence N89°54'35"W, a distance of 226.11 feet; thence N00°05'25"E, a distance of 429.32 feet, to the **POINT OF BEGINNING**.

Containing 136,240 S.F. or 3.128 acres, more or less.

COLORADO REGISTERED
STEWART L MAPES JR.
38245
5/7/2019
PROFESSIONAL LAND SURVEYOR

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

EXHIBIT A.7

LEGAL DESCRIPTION OF DISTRICT BOUNDARIES – DISTRICT NO. 3

LEGAL DESCRIPTION OF DISTRICT BOUNDARIES - DISTRICT NO. 3

May 7, 2019

A parcel of land located in Section 3 and Section 10, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 3; thence along the north line of said Section 3, N89°59'23"W (Basis of bearings is the North line of Section 3, Township 13 South, Range 64 West of the 6th Principal Meridian, monumented at the West end by a No. 6 Rebar with a 3-1/4" aluminum cap, properly marked, in a monument box, "PLS 17496" and at the East end by a No. 6 rebar with a 3-1/2" aluminum cap, properly marked, in a monument box, "PLS 17496", having a measured bearing and distance of S89°59'23"E, 5275.26'. Bearings are relative to Colorado State Plane Central Zone (0502)), a distance of 78.90 feet; thence leaving said North line of Section 3 at a right angle, S00°00'37"W, a distance of 50.00 feet to the South right-of-way line of Judge Orr Road and to the **POINT OF BEGINNING**; thence along said South right-of-way line, S89°59'23"E, a distance of 822.24 feet; thence continuing along said South right-of-way line, N00°00'37"E, a distance of 20.00 feet; thence continuing along said South right-of-way line S89°59'23"E, a distance of 4374.49 feet to a point on the East line of said Section 3; thence leaving said South right-of-way line, along said East line, S00°42'27"E, a distance of 5,435.28 feet to the Northeast corner of said Section 10; thence along the East line of said Section 10, S00°19'53"W, a distance of 1320.51 feet to the North 1/16 corner of said section 10 and section 11; thence along the south line of the North 1/2 of the North 1/2 of said Section 10, S89°37'46"W, a distance of 1,603.46 feet; thence leaving said South line, N05°19'15"W, a distance of 64.76 feet; thence N00°00'28"W, a distance of 316.56 feet; thence N00°00'28"W, a distance of 309.49 feet; thence N13°04'44"E, a distance of 147.26 feet; thence N00°00'28"W, a distance of 154.15 feet; thence N00°06'02"W, a distance of 195.68 feet; thence N55°12'14"W, a distance of 112.42 feet; thence N83°39'27"W, a distance of 331.46 feet; thence N00°05'24"E, a distance of 30.67 feet to a point on the south line of said section 3, being distant S89°40'07"E 2,005.77 feet from a point on the east line of said Section 3 thence N00°05'24"E, a distance of 395.27 feet; thence along the arc of a non-tangent curve to the left, whose center bears N89°27'10"W, having a radius of 660.63 feet, a central angle of 05°34'52", a distance of 64.35 feet; thence N20°15'42"E, a distance of 464.96 feet; thence N13°08'16"W, a distance of 233.71 feet; thence N80°50'47"E, a distance of 56.75 feet; thence S46°15'27"E, a distance of 229.97 feet; thence N55°13'47"E, a distance of 108.86 feet; thence along the arc of a non-tangent curve to the right, whose center bears N24°38'00"E, having a radius of 175.00 feet, a central angle of 19°58'18", a distance of 61.00 feet; thence N36°09'32"W, a distance of 117.07 feet; thence N17°01'53"W, a distance of 44.47 feet; thence N15°37'39"W, a distance of 57.65 feet; thence N22°26'23"W, a distance of 43.29 feet; thence N20°24'00"W, a distance of 4.06 feet; thence N86°49'39"W, a distance of 102.30 feet; thence N27°00'14"W, a distance of 61.75 feet; thence N16°34'05"E, a distance of 264.06 feet; thence N04°16'52"W, a distance of 119.45 feet; thence N48°07'46"W, a distance of 319.88 feet; thence N13°40'22"W, a distance of 171.43 feet; thence N32°45'49"E, a distance of 179.09 feet; thence N89°55'23"W, a distance of 169.67 feet; thence N85°38'01"W, a distance of 120.03 feet; thence N74°48'43"W, a distance of 39.19 feet; thence N83°26'02"W, a distance of 70.67 feet; thence N73°45'53"W, a distance of 173.81 feet; thence N71°12'11"W, a distance of 135.13 feet; thence N15°47'40"W, a distance of 89.57 feet; thence along the arc of a non-tangent curve to the left, whose center bears S66°53'37"W, having a radius of 121.09 feet, a central angle of 73°34'36", a distance of 155.50 feet; thence N90°00'00"E, a distance of 0.00 feet; thence N66°12'08"W, a distance of 147.07 feet; thence S29°38'31"W, a distance of 450.98

feet; thence N58°08'00"W, a distance of 60.04 feet; thence N58°08'00"W, a distance of 223.80 feet; thence along the arc of a non-tangent curve to the left, whose center bears S31°33'08"W, having a radius of 2919.37 feet, a central angle of 12°29'08", a distance of 636.17 feet; thence N71°14'52"W, a distance of 260.85 feet; thence along the arc of a curve to the left, having a radius of 779.79 feet, a central angle of 18°45'16", a distance of 255.25 feet; thence S89°54'03"W, a distance of 305.40 feet; thence S89°59'12"W, a distance of 469.87 feet, to a point on the East right-of-way line of Curtis road; thence along said East right-of-way line, N00°32'28"W, a distance of 1526.43 feet; thence N89°27'32"E, a distance of 19.98 feet; thence N00°32'28"W, a distance of 820.00 feet; thence N44°46'13"E, a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing 22,223,841 S.F. or 510.189 acres, more or less.

Excluding the Parcel of Land Described as follows:

COMMENCING at the Northeast corner of said Section 3; thence along the North line of said Section 3, N89°59’23”W, (Basis of bearings is the North line of Section 3, Township 13 South, Range 64 West of the 6th Principal Meridian, monumented at the West end by a No. 6 Rebar with a 3-1/4" aluminum cap, properly marked, in a monument box, "PLS 17496" and at the East end by a No. 6 rebar with a 3-1/2" aluminum cap, properly marked, in a monument box, "PLS 17496", having a measured bearing and distance of S89°59'23"E, 5275.26'. Bearings are relative to Colorado State Plane Central Zone (0502)), a distance of 764.87 feet; thence leaving the North line of said Section 3 at a right angle, S00°00’37”W, a distance of 2,458.76 feet, to the **POINT OF BEGINNING**; thence S89°59’52”E, a distance of 337.40 feet; thence S00°10’38”E, a distance of 332.74 feet; thence S89°59’32”W, a distance of 334.22 feet; thence N00°43’26”W, a distance of 332.82 feet, to the **POINT OF BEGINNING**.

Containing 111,746 S.F. or 2.565 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

SADDLEHORN RANCH METROPOLITAN DISTRICT NO. 3 - DIRECTOR PARCEL

May 7, 2019

A parcel of land located in Section 10, Township 13 South, Range 64 West of the 6th P.m., El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 3, thence along the West line of said Section 10, S00°32'28"E, (Basis of bearings is the North line of Section 3, Township 13 South, Range 64 West of the 6th Principal Meridian, monumented at the West end by a No. 6 Rebar with a 3-1/4" aluminum cap, properly marked, in a monument box, "PLS 17496" and at the East end by a No. 6 rebar with a 3-1/2" aluminum cap, properly marked, in a monument box, "PLS 17496", having a measured bearing and distance of S89°59'23"E, 5275.26'. Bearings are relative to Colorado State Plane Central Zone (0502)), a distance of 2719.92' feet; thence leaving said West line at a right angle, N89°27'32"E, a distance of 30.00 feet to a point on the East right-of-way line of Curtis road, and the **POINT OF BEGINNING**; thence N00°32'28"W, a distance of 294.60 feet; thence N89°59'32"E, a distance of 414.56 feet; thence S00°00'08"W, a distance of 293.99 feet; thence S89°54'33"W, a distance of 411.76 feet to a point on said East right-of-way line and the **POINT OF BEGINNING.**

Containing 121,590 S.F. or 2.791 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

EXHIBIT B

DEVELOPMENT SUMMARY

EXHIBIT B

DEVELOPMENT SUMMARY

SADDLEHORN RANCH

A. Existing Developed Conditions

Currently, no part of the project has been developed. There are two commercial wells located in the south west portion of the property that were drilled by a previous owner. The area has been designed for 224 lots and is pending re-zone approval. No work has taken place on the property aside from preliminary water and soil testing.

The project will consist of 224 single family detached lots, and 5 tracts consisting of approximately 85 acres dedicated for drainage and open space. Saddlehorn Ranch is pending re-zone approval by the El Paso County Development services as well as the El Paso County Commissioners. The Preliminary Plat and Final Plat are planned to be submitted by April of 2019.

B. Total Development at Project Buildout

Total Development at Project Buildout is planned to consist of 224 single family homes. The project also includes 5 tracts that will contain drainage basins and pedestrian access. The prices of the homes are projected to be between $300,000 and $325,000 in year 2019 dollars. The price is driven by construction costs that have been given to us from local homebuilders in the area. Existing home values were not applicable to Saddlehorn Ranch as the lot sizes are substantially smaller than those offered at Saddle Horn Ranch, and the home age is substantially older than those offered at Saddlehorn Ranch. The total estimated population of the project upon completion of development is 672.

C. Development Phasing and Absorption

Absorption is expected to take 4 years, beginning in 2020 and ending in 2024. This absorption is based on several factors. The first is from recommendations by local homebuilders who are interested in assisting on the buildout of this project. These builders have expressed that they already have buyers lined up to purchase finished product in Saddlehorn Ranch “as quickly as the homes can be built.” The absorption is also based on the interest that the broker for this property has collected. The broker has collected over 20 LOI’s from potential buyers who want to put a deposit down on a home. These were all collected over a year from when the development is scheduled to have homes on the ground. The last reason is based on the targeted price point that the homes in the development will be marketed for in relation to the other homes available on the market. Saddlehorn Ranch is going to be delivering a brand new product on a 2.5 acre lot that is move in ready for less than $350,000 which no other community is offering in Falcon.

EXHIBIT C

ESTIMATED INFRASTRUCTURE CAPITAL COSTS

ENGINEER'S PROBABLE COST ESTIMATE

SADDLEHORN RANCH METROPOLITAN DISTRICTS NOS. 1-3
EL PASO COUNTY, CO
03/18/2019
JOB NO. 25142.00
PREPARED BY:
JR ENGINEERING

SUMMARY OF FILING 1-5 INFRASTRUCTURE

FILING 1	**TOTAL**	**$**	**8,563,532**
EARTHWORK		$	95,783
EROSION CONTROL		$	1,056,000
STORM SEWER		$	220,282
WATER LINE, TREATMENT & STORAGE		$	5,616,370
LOCAL STREETS & LOTS		$	1,575,097
FILING 2	**TOTAL**	**$**	**3,556,148**
EARTHWORK		$	173,001
EROSION CONTROL		$	693,000
STORM SEWER		$	66,176
WATER LINE		$	1,397,155
LOCAL STREETS & LOTS		$	1,226,815
FILING 3	**TOTAL**	**$**	**3,776,788**
EARTHWORK		$	92,917
EROSION CONTROL		$	1,060,620
STORM SEWER		$	155,936
WATER LINE		$	1,109,032
LOCAL STREETS & LOTS		$	1,358,282
FILING 4	**TOTAL**	**$**	**4,026,916**
EARTHWORK		$	91,293
EROSION CONTROL		$	996,600
STORM SEWER		$	181,069
WATER LINE		$	1,242,724
LOCAL STREETS & LOTS		$	1,515,230
FILING 5	**TOTAL**	**$**	**2,557,167**
EARTHWORK		$	113,747
EROSION CONTROL		$	759,000
STORM SEWER		$	68,024
WATER LINE		$	733,559
LOCAL STREETS & LOTS		$	882,837
	FILING 1-5 TOTAL COST	**$**	**22,480,550**

ENGINEER'S PROBABLE COST ESTIMATE
SADDLEHORN RANCH METROPOLITAN DISTRICTS NOS. 1-3
Filing 1 Costs
EL PASO COUNTY, CO
03/18/2019
JOB NO. 25142.00
PREPARED BY:
JR ENGINEERING

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
EARTHWORK				
Mobilization	1	LS	$ 35,000.00	$ 35,000.00
Unclassified Excavation (Import)	10,415	CY	$ 5.00	$ 52,075.00
			SUBTOTAL	**$ 87,075.00**
			10% Contingency	$ 8,707.50
			EARTHWORK - TOTAL	**$ 95,782.50**
EROSION CONTROL				
Erosion Control	160	AC	$ 6,000.00	$ 960,000.00
			SUBTOTAL	**$ 960,000.00**
			10% Contingency	$ 96,000.00
			EROSION CONTROL - TOTAL	**$ 1,056,000.00**
STORM SEWER				
Mobilization	1	LS	$ 10,000.00	$ 10,000.00
18" CMP	384	LF	$ 66.00	$ 25,344.00
24" CMP	102	LF	$ 96.00	$ 9,792.00
60" RCP	70	LF	$ 216.00	$ 15,120.00
Full Spectrum Water Quality Ponds	3	EA	$ 30,000.00	$ 90,000.00
Channel Improvements (Draiangeway T-6)	1	LS	$ 50,000.00	$ 50,000.00
			SUBTOTAL	**$ 200,256.00**
			10% Contingency	$ 20,025.60
			STORM SEWER - TOTAL	**$ 220,281.60**
WATER LINE				
Water Treatment Plant	1	LS	$ 3,800,000.00	$ 3,800,000.00
8" PVC Water Line	7,000	LF	$ 94.00	$ 658,000.00
8" Gate Valves	63	EA	$ 1,852.00	$ 116,676.00
16" PVC Water Line	3,200	LF	$ 130.00	$ 416,000.00
16" Gate Valves	11	EA	$ 4,200.00	$ 46,200.00
Residential Services	55	EA	$ 1,253.00	$ 68,915.00
			SUBTOTAL	**$ 5,105,791.00**
			10% Contingency	$ 510,579.10
			WATER LINE - TOTAL	**$ 5,616,370.10**
LOCAL STREETS & LOTS, CONCRETE FLATWORK				
Mobilization	1	LS	$ 30,000.00	$ 30,000.00
Subgrade Preparation (1' Depth)	35,468	SY	$ 3.10	$ 109,952.31
HMA (Grading SG) (75) (PG 64-22) [3"]	6,118	TON	$ 72.00	$ 440,518.62
HMA (Grading S) (75) (PG 64-22) [3"]	6,118	TON	$ 77.10	$ 471,722.02
Aggregate Base Course (Class 6) [12"]	21,228	TON	$ 17.65	$ 374,672.26
Signage	12	EA	$ 200.00	$ 2,400.00
Striping	1,761	LF	$ 1.50	$ 2,641.50
			SUBTOTAL	**$ 1,431,906.72**
			10% Contingency	$ 143,190.67
			LOCAL STREET - TOTAL	**$ 1,575,097.39**

ENGINEER'S PROBABLE COST ESTIMATE

SADDLEHORN RANCH METROPOLITAN DISTRICTS NOS. 1-3

Filing 2 Costs

EL PASO COUNTY, CO

03/18/2019

JOB NO. 25142.00

PREPARED BY:

JR ENGINEERING

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
EARTHWORK				
Mobilization	1	LS	$ 35,000.00	$ 35,000.00
Unclassified Excavation (Export)	40,758	CY	$ 3.00	$ 122,274.00
			SUBTOTAL	**$ 157,274.00**
			10% Contingency	$ 15,727.40
			EARTHWORK - TOTAL	**$ 173,001.40**
EROSION CONTROL				
Erosion Control	105	AC	$ 6,000.00	$ 630,000.00
			SUBTOTAL	**$ 630,000.00**
			10% Contingency	$ 63,000.00
			EROSION CONTROL - TOTAL	**$ 693,000.00**
STORM SEWER				
Mobilization	1	LS	$ 10,000.00	$ 10,000.00
18" CMP	224	LF	$ 66.00	$ 14,784.00
24" CMP	56	LF	$ 96.00	$ 5,376.00
Full Spectrum Water Quality Ponds	1	EA	$ 30,000.00	$ 30,000.00
			SUBTOTAL	**$ 60,160.00**
			10% Contingency	$ 6,016.00
			STORM SEWER - TOTAL	**$ 66,176.00**
WATER LINE				
8" PVC Water Line	5,500	LF	$ 94.00	$ 517,000.00
8" Gate Valves	18	EA	$ 1,852.00	$ 33,336.00
12" PVC Water Line	2,000	LF	$ 104.00	$ 208,000.00
12" Gate Valves	7	EA	$ 3,000.00	$ 21,000.00
16" PVC Water Line	3,115	LF	$ 130.00	$ 404,950.00
16" Gate Valves	10	EA	$ 4,200.00	$ 42,000.00
Residential Services	35	EA	$ 1,253.00	$ 43,855.00
			SUBTOTAL	**$ 1,270,141.00**
			10% Contingency	$ 127,014.10
			WATER LINE - TOTAL	**$ 1,397,155.10**
LOCAL STREETS & LOTS, CONCRETE FLATWORK				
Mobilization	1	LS	$ 30,000.00	$ 30,000.00
Subgrade Preparation (1' Depth)	27,392	SY	$ 3.10	$ 84,915.20
HMA (Grading SG) (75) (PG 64-22) [3"]	4,725	TON	$ 72.00	$ 340,208.64
HMA (Grading S) (75) (PG 64-22) [3"]	4,725	TON	$ 77.10	$ 364,306.75
Aggregate Base Course (Class 6) [12"]	16,394	TON	$ 17.65	$ 289,356.08
Signage	10	EA	$ 200.00	$ 2,000.00
Striping	3,000	LF	$ 1.50	$ 4,500.00
			SUBTOTAL	**$ 1,115,286.67**
			10% Contingency	$ 111,528.67
			LOCAL STREET - TOTAL	**$ 1,226,815.34**

ENGINEER'S PROBABLE COST ESTIMATE

SADDLEHORN RANCH METROPOLITAN DISTRICTS NOS. 1-3

Filing 3 Costs

EL PASO COUNTY, CO

03/18/2019

JOB NO. 25142.00

PREPARED BY:

JR ENGINEERING

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
EARTHWORK				
Mobilization	1	LS	$ 35,000.00	$ 35,000.00
Unclassified Excavation (Import)	16,490	CY	$ 3.00	$ 49,470.00
			SUBTOTAL	**$ 84,470.00**
			10% Contingency	$ 8,447.00
			EARTHWORK - TOTAL	**$ 92,917.00**
EROSION CONTROL				
Erosion Control	161	AC	$ 6,000.00	$ 964,200.00
			SUBTOTAL	**$ 964,200.00**
			10% Contingency	$ 96,420.00
			EROSION CONTROL - TOTAL	**$ 1,060,620.00**
STORM SEWER				
Mobilization	1	LS	$ 10,000.00	$ 10,000.00
18" CMP	224	LF	$ 66.00	$ 14,784.00
24" CMP	56	LF	$ 96.00	$ 5,376.00
10' x 4' Reinforced Concrete Box Culvert	60	LF	$ 260.00	$ 15,600.00
Headwalls	2	EA	$ 5,000.00	$ 10,000.00
Wingwalls	4	EA	$ 9,000.00	$ 36,000.00
Channel Improvements (Draiangeway MS-06)	1	LS	$ 50,000.00	$ 50,000.00
			SUBTOTAL	**$ 141,760.00**
			10% Contingency	$ 14,176.00
			STORM SEWER - TOTAL	**$ 155,936.00**
WATER LINE				
8" PVC Water Line	3,100	LF	$ 94.00	$ 291,400.00
8" Gate Valves	10	EA	$ 1,852.00	$ 18,520.00
12" PVC Water Line	5,600	LF	$ 104.00	$ 582,400.00
12" Gate Valves	19	EA	$ 3,000.00	$ 57,000.00
Residential Services	47	EA	$ 1,253.00	$ 58,891.00
			SUBTOTAL	**$ 1,008,211.00**
			10% Contingency	$ 100,821.10
			WATER LINE - TOTAL	**$ 1,109,032.10**
LOCAL STREETS & LOTS, CONCRETE FLATWORK				
Mobilization	1	LS	$ 30,000.00	$ 30,000.00
Subgrade Preparation (1' Depth)	30,480	SY	$ 3.10	$ 94,488.00
HMA (Grading SG) (75) (PG 64-22) [3"]	5,258	TON	$ 72.00	$ 378,561.60
HMA (Grading S) (75) (PG 64-22) [3"]	5,258	TON	$ 77.10	$ 405,376.38
Aggregate Base Course (Class 6) [12"]	18,242	TON	$ 17.65	$ 321,976.24
Signage	22	EA	$ 200.00	$ 4,400.00
			SUBTOTAL	**$ 1,234,802.22**
			10% Contingency	$ 123,480.22
			LOCAL STREET - TOTAL	**$ 1,358,282.44**

ENGINEER'S PROBABLE COST ESTIMATE

SADDLEHORN RANCH METROPOLITAN DISTRICTS NOS. 1-3

Filing 4 Costs

EL PASO COUNTY, CO
03/18/2/019
JOB NO. 25142.00
PREPARED BY:
JR ENGINEERING

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
EARTHWORK				
Mobilization	1	LS	$ 35,000.00	$ 35,000.00
Unclassified Excavation (Export)	15,998	CY	$ 3.00	$ 47,994.00
			SUBTOTAL	**$ 82,994.00**
			10% Contingency	$ 8,299.40
			EARTHWORK - TOTAL	**$ 91,293.40**
EROSION CONTROL				
Erosion Control	151	AC	$ 6,000.00	$ 906,000.00
			SUBTOTAL	**$ 906,000.00**
			10% Contingency	$ 90,600.00
			EROSION CONTROL - TOTAL	**$ 996,600.00**
STORM SEWER				
Mobilization	1	LS	$ 10,000.00	$ 10,000.00
18" CMP	280	LF	$ 66.00	$ 18,480.00
24" CMP	168	LF	$ 96.00	$ 16,128.00
Full Spectrum Water Quality Ponds	4	EA	$ 30,000.00	$ 120,000.00
			SUBTOTAL	**$ 164,608.00**
			10% Contingency	$ 16,460.80
			STORM SEWER - TOTAL	**$ 181,068.80**
WATER LINE				
8" PVC Water Line	7,800	LF	$ 94.00	$ 733,200.00
8" Gate Valves	26	EA	$ 1,852.00	$ 48,152.00
12" PVC Water Line	2,500	LF	$ 104.00	$ 260,000.00
12" Gate Valves	9	EA	$ 3,000.00	$ 27,000.00
Residential Services	49	EA	$ 1,253.00	$ 61,397.00
			SUBTOTAL	**$ 1,129,749.00**
			10% Contingency	$ 112,974.90
			WATER LINE - TOTAL	**$ 1,242,723.90**
LOCAL STREETS & LOTS, CONCRETE FLATWORK				
Mobilization	1	LS	$ 30,000.00	$ 30,000.00
Subgrade Preparation (1' Depth)	34,113	SY	$ 3.10	$ 105,750.30
HMA (Grading SG) (75) (PG 64-22) [3"]	5,884	TON	$ 72.00	$ 423,683.46
HMA (Grading S) (75) (PG 64-22) [3"]	5,884	TON	$ 77.10	$ 453,694.37
Aggregate Base Course (Class 6) [12"]	20,417	TON	$ 17.65	$ 360,353.53
Signage	20	EA	$ 200.00	$ 4,000.00
			SUBTOTAL	**$ 1,377,481.66**
			10% Contingency	$ 137,748.17
			LOCAL STREET - TOTAL	**$ 1,515,229.83**

ENGINEER'S PROBABLE COST ESTIMATE

SADDLEHORN RANCH METROPOLITAN DISTRICTS NOS. 1-3

Filing 5 Costs

EL PASO COUNTY, CO
03/18/2019
JOB NO. 25142.00
PREPARED BY:
JR ENGINEERING

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
EARTHWORK				
Mobilization	1	LS	$ 35,000.00	$ 35,000.00
Unclassified Excavation (Export)	22,802	CY	$ 3.00	$ 68,406.00
			SUBTOTAL	**$ 103,406.00**
			10% Contingency	$ 10,340.60
			EARTHWORK - TOTAL	**$ 113,746.60**
EROSION CONTROL				
Erosion Control	115	AC	$ 6,000.00	$ 690,000.00
			SUBTOTAL	**$ 690,000.00**
			10% Contingency	$ 69,000.00
			EROSION CONTROL - TOTAL	**$ 759,000.00**
STORM SEWER				
Mobilization	1	LS	$ 10,000.00	$ 10,000.00
18" CMP	168	LF	$ 66.00	$ 11,088.00
24" CMP	112	LF	$ 96.00	$ 10,752.00
Full Spectrum Water Quality Ponds	1	EA	$ 30,000.00	$ 30,000.00
			SUBTOTAL	**$ 61,840.00**
			10% Contingency	$ 6,184.00
			STORM SEWER - TOTAL	**$ 68,024.00**
WATER LINE				
8" PVC Water Line	2,000	LF	$ 94.00	$ 188,000.00
8" Gate Valves	7	EA	$ 1,852.00	$ 12,964.00
12" PVC Water Line	3,700	LF	$ 104.00	$ 384,800.00
12" Gate Valves	12	EA	$ 3,000.00	$ 36,000.00
Residential Services	36	EA	$ 1,253.00	$ 45,108.00
			SUBTOTAL	**$ 666,872.00**
			10% Contingency	$ 66,687.20
			WATER LINE - TOTAL	**$ 733,559.20**
LOCAL STREETS & LOTS, CONCRETE FLATWORK				
Mobilization	1	LS	$ 30,000.00	$ 30,000.00
Subgrade Preparation (1' Depth)	19,556	SY	$ 3.10	$ 60,623.60
HMA (Grading SG) (75) (PG 64-22) [3"]	3,373	TON	$ 72.00	$ 242,885.52
HMA (Grading S) (75) (PG 64-22) [3"]	3,373	TON	$ 77.10	$ 260,089.91
Aggregate Base Course (Class 6) [12"]	11,704	TON	$ 17.65	$ 206,580.29
Signage	12	EA	$ 200.00	$ 2,400.00
			SUBTOTAL	**$ 802,579.33**
			10% Contingency	$ 80,257.93
			LOCAL STREET - TOTAL	**$ 882,837.26**

EXHIBIT D

FINANCIAL PLAN SUMMARY

SADDLEHORN RANCH METROPOLITAN DISTRICT

Development Projection at 55.277 (target) District Mills for Debt Service -- 05/09/2019

Series 2020, G.O. Bonds, 100x, Non-Rated, 30-yr. Maturity; Service Plan

	< < < < < < < Residential > > > > > > > >				< Platted/Developed Lots >						
YEAR	Total Res'l Units	Mkt Value Biennial Reasses'mt @ 6.0%	Cumulative Market Value	As'ed Value @ 7.20% of Market (2-yr lag)	Cumulative Market Value	As'ed Value @ 29.00% of Market (2-yr lag)	Total Assessed Value	District D/S Mill Levy [55.277 Target] [55.277 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	Total Available Revenue
2017	0		0		0						
2018	0		0		0						
2019	0		0	0	2,250,000	0	0				
2020	60	0	22,950,000	0	2,250,000	0	0	55.277	$0	$0	$0
2021	60		46,359,000	0	2,250,000	652,500	652,500	55.277	35,347	2,121	37,468
2022	60	2,781,540	73,017,720	1,652,400	1,500,000	652,500	2,304,900	55.277	124,860	7,492	132,351
2023	40		89,254,202	3,337,848	0	652,500	3,990,348	55.277	216,163	12,970	229,133
2024	0	5,355,252	94,609,455	5,257,276	0	435,000	5,692,276	55.277	308,359	18,502	326,860
2025	0		94,609,455	6,426,303	0	0	6,426,303	55.277	348,122	20,887	369,010
2026	0	5,676,567	100,286,022	6,811,881	0	0	6,811,881	55.277	369,010	22,141	391,150
2027	0		100,286,022	6,811,881	0	0	6,811,881	55.277	369,010	22,141	391,150
2028	0	6,017,161	106,303,183	7,220,594	0	0	7,220,594	55.277	391,150	23,469	414,619
2029	0		106,303,183	7,220,594	0	0	7,220,594	55.277	391,150	23,469	414,619
2030	0	6,378,191	112,681,374	7,653,829	0	0	7,653,829	55.277	414,619	24,877	439,496
2031	0		112,681,374	7,653,829	0	0	7,653,829	55.277	414,619	24,877	439,496
2032	0	6,760,882	119,442,257	8,113,059	0	0	8,113,059	55.277	439,496	26,370	465,866
2033	0		119,442,257	8,113,059	0	0	8,113,059	55.277	439,496	26,370	465,866
2034	0	7,166,535	126,608,792	8,599,842	0	0	8,599,842	55.277	465,866	27,952	493,818
2035	0		126,608,792	8,599,842	0	0	8,599,842	55.277	465,866	27,952	493,818
2036	0	7,596,528	134,205,319	9,115,833	0	0	9,115,833	55.277	493,818	29,629	523,447
2037	0		134,205,319	9,115,833	0	0	9,115,833	55.277	493,818	29,629	523,447
2038		8,052,319	142,257,639	9,662,783	0	0	9,662,783	55.277	523,447	31,407	554,854
2039			142,257,639	9,662,783	0	0	9,662,783	55.277	523,447	31,407	554,854
2040		8,535,458	150,793,097	10,242,550	0	0	10,242,550	55.277	554,854	33,291	588,145
2041			150,793,097	10,242,550	0	0	10,242,550	55.277	554,854	33,291	588,145
2042		9,047,586	159,840,683	10,857,103	0	0	10,857,103	55.277	588,145	35,289	623,434
2043			159,840,683	10,857,103	0	0	10,857,103	55.277	588,145	35,289	623,434
2044		9,590,441	169,431,124	11,508,529	0	0	11,508,529	55.277	623,434	37,406	660,840
2045			169,431,124	11,508,529	0	0	11,508,529	55.277	623,434	37,406	660,840
2046		10,165,867	179,596,991	12,199,041	0	0	12,199,041	55.277	660,840	39,650	700,490
2047			179,596,991	12,199,041	0	0	12,199,041	55.277	660,840	39,650	700,490
2048		10,775,819	190,372,811	12,930,983	0	0	12,930,983	55.277	700,490	42,029	742,520
2049			190,372,811	12,930,983	0	0	12,930,983	55.277	700,490	42,029	742,520
2050		11,422,369	201,795,179	13,706,842	0	0	13,706,842	55.277	742,520	44,551	787,071
	220	115,322,517							14,225,708	853,543	15,079,251

SADDLEHORN RANCH METROPOLITAN DISTRICT

Development Projection at 55.277 (target) District Mills for Debt Service -- 05/09/2019

Series 2020, G.O. Bonds, 100x, Non-Rated, 30-yr. Maturity; Service Plan

YEAR	Net Available for Debt Svc	Ser. 2020 $7,500,000 Par [Net $5.425 MM] Net Debt Service	Annual Surplus	Surplus Release @ to $750,000	Cumulative Surplus $750,000 Target	Debt/ Assessed Ratio	Debt/ Act'l Value Ratio	Cov. of Net DS: @ 55.277 Target	Cov. of Net DS: @ 55.277 Cap
2017			n/a						
2018			n/a			n/a	n/a	0%	0%
2019			n/a			n/a	n/a	0%	0%
2020	$0	$0	$0		$0	1149%	15%	0%	0%
2021	37,468	0	37,468	$0	37,468	325%	10%	0%	0%
2022	132,351	0	132,351	0	169,819	188%	8%	0%	0%
2023	229,133	187,500	41,633	0	211,452	132%	8%	122%	122%
2024	326,860	375,000	(48,140)	0	163,312	117%	8%	87%	87%
2025	369,010	375,000	(5,990)	0	157,322	110%	7%	98%	98%
2026	391,150	390,000	1,150	0	158,472	110%	7%	100%	100%
2027	391,150	389,250	1,900	0	160,372	103%	7%	101%	101%
2028	414,619	413,500	1,119	0	161,491	103%	7%	100%	100%
2029	414,619	411,500	3,119	0	164,610	97%	7%	101%	101%
2030	439,496	434,500	4,996	0	169,606	96%	7%	101%	101%
2031	439,496	436,250	3,246	0	172,853	89%	6%	101%	101%
2032	465,866	462,750	3,116	0	175,969	88%	6%	101%	101%
2033	465,866	462,750	3,116	0	179,085	82%	6%	101%	101%
2034	493,818	492,500	1,318	0	180,403	80%	5%	100%	100%
2035	493,818	490,500	3,318	0	183,721	74%	5%	101%	101%
2036	523,447	523,250	197	0	183,918	72%	5%	100%	100%
2037	523,447	519,000	4,447	0	188,365	66%	4%	101%	101%
2038	554,854	554,500	354	0	188,719	64%	4%	100%	100%
2039	554,854	552,750	2,104	0	190,823	58%	4%	100%	100%
2040	588,145	585,500	2,645	0	193,468	55%	4%	101%	101%
2041	588,145	586,000	2,145	0	195,613	49%	3%	100%	100%
2042	623,434	620,750	2,684	0	198,297	46%	3%	100%	100%
2043	623,434	623,000	434	0	198,730	40%	3%	100%	100%
2044	660,840	659,250	1,590	0	200,320	36%	2%	100%	100%
2045	660,840	657,750	3,090	0	203,410	30%	2%	101%	101%
2046	700,490	700,250	240	0	203,650	26%	2%	100%	100%
2047	700,490	699,500	990	0	204,641	20%	1%	100%	100%
2048	742,520	742,500	20	0	204,660	16%	1%	100%	100%
2049	742,520	742,000	520	0	205,180	10%	1%	100%	100%
2050	787,071	782,729	4,342	209,522	0	0%	0%	101%	101%
	15,079,251	14,869,729	209,522	209,522					

[CMay0919 20nrspC]

SADDLEHORN RANCH METROPOLITAN DISTRICT

Development Projection -- Buildout Plan (updated 5/9/19)

	Residential Development					Residential Summary			
			SFDs						
YEAR	# Lots Devel'd	Incr/(Decr) in Finished Lot Value @ 10%	# Units Completed 220 target	Price Inflated @ 2%	Market Value	Total Residential Market Value	Total Res'l Units	Value of Platted & Developed Lots Adjustment	Value of Platted & Developed Lots Adjusted Value
2017	0	0		$375,000	0	$0	0	*0*	0
2018	0	0		375,000	0	0	0	*0*	0
2019	60	2,250,000		375,000	0	0	0	*0*	2,250,000
2020	60	0	60	382,500	22,950,000	22,950,000	60	*0*	0
2021	60	0	60	390,150	23,409,000	23,409,000	60	*0*	0
2022	40	(750,000)	60	397,953	23,877,180	23,877,180	60	*0*	(750,000)
2023	0	(1,500,000)	40	405,912	16,236,482	16,236,482	40	*0*	(1,500,000)
2024	0	0	0	414,030	0	0	0	*0*	0
2025	0	0	0	422,311	0	0	0	*0*	0
2026	0	0	0	430,757	0	0	0	*0*	0
2027	0	0	0	439,372	0	0	0	*0*	0
2028	0	0	0	448,160	0	0	0	*0*	0
2029	0	0	0	457,123	0	0	0	*0*	0
2030	0	0	0	466,265	0	0	0	*0*	0
2031	0	0	0	475,591	0	0	0	*0*	0
2032	0	0	0	485,102	0	0	0	*0*	0
2033	0	0	0	494,805	0	0	0	*0*	0
2034	0	0	0	504,701	0	0	0	*0*	0
2035	0	0	0	514,795	0	0	0	*0*	0
2036	0	0	0	525,091	0	0	0	*0*	0
2037		0	0	535,592	0	0	0	*0*	0
	220	0	220		86,472,662	86,472,662	220	0	0

SOURCES AND USES OF FUNDS

SADDLEHORN RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2020
55.277 (target) Mills
Non-Rated, 100x, 30-yr. Maturity, SERVICE PLAN
(Full Growth + Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2020
Delivery Date	12/01/2020

Sources:	
Bond Proceeds:	
Par Amount	7,500,000.00
	7,500,000.00

Uses:	
Project Fund Deposits:	
Project Fund	5,425,229.17
Other Fund Deposits:	
Capitalized Interest Fund	937,500.00
Debt Service Reserve Fund	687,270.83
	1,624,770.83
Delivery Date Expenses:	
Cost of Issuance	300,000.00
Underwriter's Discount	150,000.00
	450,000.00
	7,500,000.00

BOND SUMMARY STATISTICS

SADDLEHORN RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2020
55.277 (target) Mills
Non-Rated, 100x, 30-yr. Maturity, SERVICE PLAN
(Full Growth + Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2020
Delivery Date	12/01/2020
First Coupon	06/01/2021
Last Maturity	12/01/2050
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.148949%
Net Interest Cost (NIC)	5.000000%
All-In TIC	5.460524%
Average Coupon	5.000000%
Average Life (years)	23.985
Weighted Average Maturity (years)	23.985
Duration of Issue (years)	13.850
Par Amount	7,500,000.00
Bond Proceeds	7,500,000.00
Total Interest	8,994,500.00
Net Interest	9,144,500.00
Bond Years from Dated Date	179,890,000.00
Bond Years from Delivery Date	179,890,000.00
Total Debt Service	16,494,500.00
Maximum Annual Debt Service	1,470,000.00
Average Annual Debt Service	549,816.67
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2050	7,500,000.00	100.000	5.000%	23.985	11/25/2044	11,625.00
	7,500,000.00			23.985		11,625.00

	TIC	All-In TIC	Arbitrage Yield
Par Value	7,500,000.00	7,500,000.00	7,500,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-150,000.00	-150,000.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	7,350,000.00	7,050,000.00	7,500,000.00
Target Date	12/01/2020	12/01/2020	12/01/2020
Yield	5.148949%	5.460524%	5.000000%

BOND DEBT SERVICE

SADDLEHORN RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2020
55.277 (target) Mills
Non-Rated, 100x, 30-yr. Maturity, SERVICE PLAN
(Full Growth + Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2021			187,500	187,500	
12/01/2021			187,500	187,500	375,000
06/01/2022			187,500	187,500	
12/01/2022			187,500	187,500	375,000
06/01/2023			187,500	187,500	
12/01/2023			187,500	187,500	375,000
06/01/2024			187,500	187,500	
12/01/2024			187,500	187,500	375,000
06/01/2025			187,500	187,500	
12/01/2025			187,500	187,500	375,000
06/01/2026			187,500	187,500	
12/01/2026	15,000	5.000%	187,500	202,500	390,000
06/01/2027			187,125	187,125	
12/01/2027	15,000	5.000%	187,125	202,125	389,250
06/01/2028			186,750	186,750	
12/01/2028	40,000	5.000%	186,750	226,750	413,500
06/01/2029			185,750	185,750	
12/01/2029	40,000	5.000%	185,750	225,750	411,500
06/01/2030			184,750	184,750	
12/01/2030	65,000	5.000%	184,750	249,750	434,500
06/01/2031			183,125	183,125	
12/01/2031	70,000	5.000%	183,125	253,125	436,250
06/01/2032			181,375	181,375	
12/01/2032	100,000	5.000%	181,375	281,375	462,750
06/01/2033			178,875	178,875	
12/01/2033	105,000	5.000%	178,875	283,875	462,750
06/01/2034			176,250	176,250	
12/01/2034	140,000	5.000%	176,250	316,250	492,500
06/01/2035			172,750	172,750	
12/01/2035	145,000	5.000%	172,750	317,750	490,500
06/01/2036			169,125	169,125	
12/01/2036	185,000	5.000%	169,125	354,125	523,250
06/01/2037			164,500	164,500	
12/01/2037	190,000	5.000%	164,500	354,500	519,000
06/01/2038			159,750	159,750	
12/01/2038	235,000	5.000%	159,750	394,750	554,500
06/01/2039			153,875	153,875	
12/01/2039	245,000	5.000%	153,875	398,875	552,750
06/01/2040			147,750	147,750	
12/01/2040	290,000	5.000%	147,750	437,750	585,500
06/01/2041			140,500	140,500	
12/01/2041	305,000	5.000%	140,500	445,500	586,000
06/01/2042			132,875	132,875	
12/01/2042	355,000	5.000%	132,875	487,875	620,750
06/01/2043			124,000	124,000	
12/01/2043	375,000	5.000%	124,000	499,000	623,000
06/01/2044			114,625	114,625	
12/01/2044	430,000	5.000%	114,625	544,625	659,250
06/01/2045			103,875	103,875	
12/01/2045	450,000	5.000%	103,875	553,875	657,750
06/01/2046			92,625	92,625	
12/01/2046	515,000	5.000%	92,625	607,625	700,250
06/01/2047			79,750	79,750	
12/01/2047	540,000	5.000%	79,750	619,750	699,500
06/01/2048			66,250	66,250	
12/01/2048	610,000	5.000%	66,250	676,250	742,500
06/01/2049			51,000	51,000	
12/01/2049	640,000	5.000%	51,000	691,000	742,000
06/01/2050			35,000	35,000	
12/01/2050	1,400,000	5.000%	35,000	1,435,000	1,470,000
	7,500,000		8,994,500	16,494,500	16,494,500

NET DEBT SERVICE

SADDLEHORN RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2020
55.277 (target) Mills
Non-Rated, 100x, 30-yr. Maturity, SERVICE PLAN
(Full Growth + Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2021		375,000	375,000		375,000	
12/01/2022		375,000	375,000		375,000	
12/01/2023		375,000	375,000		187,500	187,500.00
12/01/2024		375,000	375,000			375,000.00
12/01/2025		375,000	375,000			375,000.00
12/01/2026	15,000	375,000	390,000			390,000.00
12/01/2027	15,000	374,250	389,250			389,250.00
12/01/2028	40,000	373,500	413,500			413,500.00
12/01/2029	40,000	371,500	411,500			411,500.00
12/01/2030	65,000	369,500	434,500			434,500.00
12/01/2031	70,000	366,250	436,250			436,250.00
12/01/2032	100,000	362,750	462,750			462,750.00
12/01/2033	105,000	357,750	462,750			462,750.00
12/01/2034	140,000	352,500	492,500			492,500.00
12/01/2035	145,000	345,500	490,500			490,500.00
12/01/2036	185,000	338,250	523,250			523,250.00
12/01/2037	190,000	329,000	519,000			519,000.00
12/01/2038	235,000	319,500	554,500			554,500.00
12/01/2039	245,000	307,750	552,750			552,750.00
12/01/2040	290,000	295,500	585,500			585,500.00
12/01/2041	305,000	281,000	586,000			586,000.00
12/01/2042	355,000	265,750	620,750			620,750.00
12/01/2043	375,000	248,000	623,000			623,000.00
12/01/2044	430,000	229,250	659,250			659,250.00
12/01/2045	450,000	207,750	657,750			657,750.00
12/01/2046	515,000	185,250	700,250			700,250.00
12/01/2047	540,000	159,500	699,500			699,500.00
12/01/2048	610,000	132,500	742,500			742,500.00
12/01/2049	640,000	102,000	742,000			742,000.00
12/01/2050	1,400,000	70,000	1,470,000	687,270.83		782,729.17
	7,500,000	8,994,500	16,494,500	687,270.83	937,500	14,869,729.17

BOND SOLUTION

SADDLEHORN RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2020
55.277 (target) Mills
Non-Rated, 100x, 30-yr. Maturity, SERVICE PLAN
(Full Growth + Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2021		375,000	-375,000		37,468	37,468	
12/01/2022		375,000	-375,000		132,351	132,351	
12/01/2023		375,000	-187,500	187,500	229,133	41,633	122.20414%
12/01/2024		375,000		375,000	326,860	-48,140	87.16278%
12/01/2025		375,000		375,000	369,010	-5,990	98.40254%
12/01/2026	15,000	390,000		390,000	391,150	1,150	100.29490%
12/01/2027	15,000	389,250		389,250	391,150	1,900	100.48814%
12/01/2028	40,000	413,500		413,500	414,619	1,119	100.27064%
12/01/2029	40,000	411,500		411,500	414,619	3,119	100.75798%
12/01/2030	65,000	434,500		434,500	439,496	4,996	101.14988%
12/01/2031	70,000	436,250		436,250	439,496	3,246	100.74413%
12/01/2032	100,000	462,750		462,750	465,866	3,116	100.67337%
12/01/2033	105,000	462,750		462,750	465,866	3,116	100.67337%
12/01/2034	140,000	492,500		492,500	493,818	1,318	100.26761%
12/01/2035	145,000	490,500		490,500	493,818	3,318	100.67645%
12/01/2036	185,000	523,250		523,250	523,447	197	100.03766%
12/01/2037	190,000	519,000		519,000	523,447	4,447	100.85685%
12/01/2038	235,000	554,500		554,500	554,854	354	100.06382%
12/01/2039	245,000	552,750		552,750	554,854	2,104	100.38062%
12/01/2040	290,000	585,500		585,500	588,145	2,645	100.45177%
12/01/2041	305,000	586,000		586,000	588,145	2,145	100.36606%
12/01/2042	355,000	620,750		620,750	623,434	2,684	100.43235%
12/01/2043	375,000	623,000		623,000	623,434	434	100.06964%
12/01/2044	430,000	659,250		659,250	660,840	1,590	100.24116%
12/01/2045	450,000	657,750		657,750	660,840	3,090	100.46976%
12/01/2046	515,000	700,250		700,250	700,490	240	100.03431%
12/01/2047	540,000	699,500		699,500	700,490	990	100.14157%
12/01/2048	610,000	742,500		742,500	742,520	20	100.00265%
12/01/2049	640,000	742,000		742,000	742,520	520	100.07004%
12/01/2050	1,400,000	1,470,000	-687,271	782,729	787,071	4,342	100.55468%
	7,500,000	16,494,500	-1,624,771	14,869,729	15,079,251	209,522	

SADDLEHORN RANCH METROPOLITAN DISTRICT

Development Projection at 55.277 (target) District Mills for Debt Service -- 05/09/2019

Series 2030, G.O. Bonds, Pay & Cancel Refg of (proposed) Series 2020+New, 100x, Assumes Investment Grade, 30-yr. Maturity; Service Plan

	< < < < < < < Residential > > > > > > >				< Platted/Developed Lots >						
YEAR	Total Res'l Units	Mkt Value Biennial Reasses'mt @ 6.0%	Cumulative Market Value	As'ed Value @ 7.20% of Market (2-yr lag)	Cumulative Market Value	As'ed Value @ 29.00% of Market (2-yr lag)	Total Assessed Value	District D/S Mill Levy [55.277 Target] [55.277 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	Total Available Revenue
2017	0		0		0						
2018	0		0		0						
2019	0		0	0	2,250,000	0	0				
2020	60	0	22,950,000	0	2,250,000	0	0	55.277	$0	$0	$0
2021	60		46,359,000	0	2,250,000	652,500	652,500	55.277	35,347	2,121	37,468
2022	60	2,781,540	73,017,720	1,652,400	1,500,000	652,500	2,304,900	55.277	124,860	7,492	132,351
2023	40		89,254,202	3,337,848	0	652,500	3,990,348	55.277	216,163	12,970	229,133
2024	0	5,355,252	94,609,455	5,257,276	0	435,000	5,692,276	55.277	308,359	18,502	326,860
2025	0		94,609,455	6,426,303	0	0	6,426,303	55.277	348,122	20,887	369,010
2026	0	5,676,567	100,286,022	6,811,881	0	0	6,811,881	55.277	369,010	22,141	391,150
2027	0		100,286,022	6,811,881	0	0	6,811,881	55.277	369,010	22,141	391,150
2028	0	6,017,161	106,303,183	7,220,594	0	0	7,220,594	55.277	391,150	23,469	414,619
2029	0		106,303,183	7,220,594	0	0	7,220,594	55.277	391,150	23,469	414,619
2030	0	6,378,191	112,681,374	7,653,829	0	0	7,653,829	55.277	414,619	24,877	439,496
2031	0		112,681,374	7,653,829	0	0	7,653,829	55.277	414,619	24,877	439,496
2032	0	6,760,882	119,442,257	8,113,059	0	0	8,113,059	55.277	439,496	26,370	465,866
2033	0		119,442,257	8,113,059	0	0	8,113,059	55.277	439,496	26,370	465,866
2034	0	7,166,535	126,608,792	8,599,842	0	0	8,599,842	55.277	465,866	27,952	493,818
2035	0		126,608,792	8,599,842	0	0	8,599,842	55.277	465,866	27,952	493,818
2036	0	7,596,528	134,205,319	9,115,833	0	0	9,115,833	55.277	493,818	29,629	523,447
2037	0		134,205,319	9,115,833	0	0	9,115,833	55.277	493,818	29,629	523,447
2038		8,052,319	142,257,639	9,662,783	0	0	9,662,783	55.277	523,447	31,407	554,854
2039			142,257,639	9,662,783	0	0	9,662,783	55.277	523,447	31,407	554,854
2040		8,535,458	150,793,097	10,242,550	0	0	10,242,550	55.277	554,854	33,291	588,145
2041			150,793,097	10,242,550	0	0	10,242,550	55.277	554,854	33,291	588,145
2042		9,047,586	159,840,683	10,857,103	0	0	10,857,103	55.277	588,145	35,289	623,434
2043			159,840,683	10,857,103	0	0	10,857,103	55.277	588,145	35,289	623,434
2044		9,590,441	169,431,124	11,508,529	0	0	11,508,529	55.277	623,434	37,406	660,840
2045			169,431,124	11,508,529	0	0	11,508,529	55.277	623,434	37,406	660,840
2046		10,165,867	179,596,991	12,199,041	0	0	12,199,041	55.277	660,840	39,650	700,490
2047			179,596,991	12,199,041	0	0	12,199,041	55.277	660,840	39,650	700,490
2048		10,775,819	190,372,811	12,930,983	0	0	12,930,983	55.277	700,490	42,029	742,520
2049			190,372,811	12,930,983	0	0	12,930,983	55.277	700,490	42,029	742,520
2050		11,422,369	201,795,179	13,706,842	0	0	13,706,842	55.277	742,520	44,551	787,071
2051			201,795,179	13,706,842	0	0	13,706,842	55.277	742,520	44,551	787,071
2052		12,107,711	213,902,890	14,529,253	0	0	14,529,253	55.277	787,071	47,224	834,295
2053			213,902,890	14,529,253	0	0	14,529,253	55.277	787,071	47,224	834,295
2054		12,834,173	226,737,063	15,401,008	0	0	15,401,008	55.277	834,295	50,058	884,353
2055			226,737,063	15,401,008	0	0	15,401,008	55.277	834,295	50,058	884,353
2056		13,604,224	240,341,287	16,325,069	0	0	16,325,069	55.277	884,353	53,061	937,414
2057			240,341,287	16,325,069	0	0	16,325,069	55.277	884,353	53,061	937,414
2058		14,420,477	254,761,764	17,304,573	0	0	17,304,573	55.277	937,414	56,245	993,659
2059			254,761,764	17,304,573	0	0	17,304,573	55.277	937,414	56,245	993,659
2060		15,285,706	270,047,470	18,342,847	0	0	18,342,847	55.277	993,659	59,620	1,053,278
	220	183,574,808							22,848,152	1,370,889	24,219,041

SADDLEHORN RANCH METROPOLITAN DISTRICT

Development Projection at 55.277 (target) District Mills for Debt Service -- 05/09/2019

Series 2030, G.O. Bonds, Pay & Cancel Refg of (proposed) Series 2020+New, 100x, Assumes Investment Grade, 30-yr. Maturity; Service Plan

YEAR	Net Available for Debt Svc	Ser. 2020 $7,500,000 Par [Net $5.425 MM] Net Debt Service	Ser. 2030 $10,400,000 Par [Net $3.645 MM] [Escr $7.325 MM] Net Debt Service	Total Net Debt Service	Funds on Hand Used as Source*	Annual Surplus	Surplus Release @ to $1,040,000	Cumulative Surplus $1,040,000 Target	Debt/ Assessed Ratio	Cov. of Net DS: @ 55.277 Target	Cov. of Net DS: @ 55.277 Cap
2017						n/a					
2018						n/a					
2019						n/a					
2020	$0	$0		$0		$0		$0	1149%	0.0%	0.0%
2021	37,468	0		0		37,468	$0	37,468	325%	0.0%	0.0%
2022	132,351	0		0		132,351	0	169,819	188%	0.0%	0.0%
2023	229,133	187,500		187,500		41,633	0	211,452	132%	122.2%	122.2%
2024	326,860	375,000		375,000		(48,140)	0	163,312	117%	87.2%	87.2%
2025	369,010	375,000		375,000		(5,990)	0	157,322	110%	98.4%	98.4%
2026	391,150	390,000		390,000		1,150	0	158,472	110%	100.3%	100.3%
2027	391,150	389,250		389,250		1,900	0	160,372	103%	100.5%	100.5%
2028	414,619	413,500		413,500		1,119	0	161,491	103%	100.3%	100.3%
2029	414,619	411,500		411,500		3,119	0	164,610	97%	100.8%	100.8%
2030	439,496	434,500	$0	434,500	$135,000	(130,004)	0	34,606	136%	101.1%	101.1%
2031	439,496	[Ref'd by Ser. '30]	468,000	468,000		(28,504)	0	6,103	128%	93.9%	93.9%
2032	465,866		468,000	468,000		(2,134)	0	3,969	128%	99.5%	99.5%
2033	465,866		468,000	468,000		(2,134)	0	1,835	121%	99.5%	99.5%
2034	493,818		493,000	493,000		818	0	2,653	121%	100.2%	100.2%
2035	493,818		491,875	491,875		1,943	0	4,596	114%	100.4%	100.4%
2036	523,447		520,750	520,750		2,697	0	7,293	113%	100.5%	100.5%
2037	523,447		523,275	523,275		172	0	7,465	106%	100.0%	100.0%
2038	554,854		550,575	550,575		4,279	0	11,744	105%	100.8%	100.8%
2039	554,854		551,525	551,525		3,329	0	15,073	98%	100.6%	100.6%
2040	588,145		587,250	587,250		895	0	15,968	97%	100.2%	100.2%
2041	588,145		586,175	586,175		1,970	0	17,938	90%	100.3%	100.3%
2042	623,434		619,875	619,875		3,559	0	21,497	88%	100.6%	100.6%
2043	623,434		621,775	621,775		1,659	0	23,155	82%	100.3%	100.3%
2044	660,840		658,225	658,225		2,615	0	25,770	80%	100.4%	100.4%
2045	660,840		657,650	657,650		3,190	0	28,960	73%	100.5%	100.5%
2046	700,490		696,625	696,625		3,865	0	32,825	71%	100.6%	100.6%
2047	700,490		698,350	698,350		2,140	0	34,966	64%	100.3%	100.3%
2048	742,520		739,400	739,400		3,120	0	38,085	62%	100.4%	100.4%
2049	742,520		737,975	737,975		4,545	0	42,630	55%	100.6%	100.6%
2050	787,071		785,875	785,875		1,196	0	43,826	52%	100.2%	100.2%
2051	787,071		785,850	785,850		1,221	0	45,047	46%	100.2%	100.2%
2052	834,295		829,925	829,925		4,370	0	49,417	42%	100.5%	100.5%
2053	834,295		831,075	831,075		3,220	0	52,637	36%	100.4%	100.4%
2054	884,353		881,100	881,100		3,253	0	55,890	32%	100.4%	100.4%
2055	884,353		882,750	882,750		1,603	0	57,492	26%	100.2%	100.2%
2056	937,414		933,050	933,050		4,364	0	61,856	22%	100.5%	100.5%
2057	937,414		934,750	934,750		2,664	0	64,520	16%	100.3%	100.3%
2058	993,659		989,875	989,875		3,784	0	68,304	11%	100.4%	100.4%
2059	993,659		990,950	990,950		2,709	0	71,013	5%	100.3%	100.3%
2060	1,053,278		1,050,225	1,050,225		3,053	74,066	0	0%	100.3%	100.3%
	24,219,041	2,976,250	21,033,725	24,009,975	135,000	74,066	74,066				
		[CMay0919 20nrspC]	[CMay0918 30igr20C]								

[*] Estimated (tbd)

SADDLEHORN RANCH METROPOLITAN DISTRICT

Development Projection -- Buildout Plan (updated 5/9/19)

	Residential Development					Residential Summary			
			SFDs						
YEAR	# Lots Devel'd	Incr/(Decr) in Finished Lot Value @ 10%	# Units Completed 220 target	Price Inflated @ 2%	Market Value	Total Residential Market Value	Total Res'l Units	Value of Platted & Developed Lots Adjustment	Value of Platted & Developed Lots Adjusted Value
2017	0	0		$375,000	0	$0	0	*0*	0
2018	0	0		375,000	0	0	0	*0*	0
2019	60	2,250,000		375,000	0	0	0	*0*	2,250,000
2020	60	0	60	382,500	22,950,000	22,950,000	60	*0*	0
2021	60	0	60	390,150	23,409,000	23,409,000	60	*0*	0
2022	40	(750,000)	60	397,953	23,877,180	23,877,180	60	*0*	(750,000)
2023	0	(1,500,000)	40	405,912	16,236,482	16,236,482	40	*0*	(1,500,000)
2024	0	0	0	414,030	0	0	0	*0*	0
2025	0	0	0	422,311	0	0	0	*0*	0
2026	0	0	0	430,757	0	0	0	*0*	0
2027	0	0	0	439,372	0	0	0	*0*	0
2028	0	0	0	448,160	0	0	0	*0*	0
2029	0	0	0	457,123	0	0	0	*0*	0
2030	0	0	0	466,265	0	0	0	*0*	0
2031	0	0	0	475,591	0	0	0	*0*	0
2032	0	0	0	485,102	0	0	0	*0*	0
2033	0	0	0	494,805	0	0	0	*0*	0
2034	0	0	0	504,701	0	0	0	*0*	0
2035	0	0	0	514,795	0	0	0	*0*	0
2036	0	0	0	525,091	0	0	0	*0*	0
2037		0	0	535,592	0	0	0	*0*	0
	220	0	220		86,472,662	86,472,662	220	0	0

SOURCES AND USES OF FUNDS

SADDLEHORN RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity, SERVICE PLAN
(Full Growth + Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2030
Delivery Date	12/01/2030

Sources:	
Bond Proceeds:	
Par Amount	10,400,000.00
Other Sources of Funds:	
Funds on Hand (est.)*	135,000.00
Series 2020 - DSRF	687,270.83
	822,270.83
	11,222,270.83

Uses:	
Project Fund Deposits:	
Project Fund	3,645,270.83
Refunding Escrow Deposits:	
Cash Deposit*	7,325,000.00
Cost of Issuance:	
Other Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	52,000.00
	11,222,270.83

[*] Estimated balances (tbd)

BOND SUMMARY STATISTICS

SADDLEHORN RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity, SERVICE PLAN
(Full Growth + Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2030
Delivery Date	12/01/2030
First Coupon	06/01/2031
Last Maturity	12/01/2060
Arbitrage Yield	4.500000%
True Interest Cost (TIC)	4.536309%
Net Interest Cost (NIC)	4.500000%
All-In TIC	4.678405%
Average Coupon	4.500000%
Average Life (years)	22.722
Weighted Average Maturity (years)	22.722
Duration of Issue (years)	14.104
Par Amount	10,400,000.00
Bond Proceeds	10,400,000.00
Total Interest	10,633,725.00
Net Interest	10,685,725.00
Bond Years from Dated Date	236,305,000.00
Bond Years from Delivery Date	236,305,000.00
Total Debt Service	21,033,725.00
Maximum Annual Debt Service	1,050,225.00
Average Annual Debt Service	701,124.17
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2060	10,400,000.00	100.000	4.500%	22.722	08/21/2053	17,056.00
	10,400,000.00			22.722		17,056.00

	TIC	All-In TIC	Arbitrage Yield
Par Value	10,400,000.00	10,400,000.00	10,400,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-52,000.00	-52,000.00	
- Cost of Issuance Expense		-200,000.00	
- Other Amounts			
Target Value	10,348,000.00	10,148,000.00	10,400,000.00
Target Date	12/01/2030	12/01/2030	12/01/2030
Yield	4.536309%	4.678405%	4.500000%

BOND DEBT SERVICE

SADDLEHORN RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity, SERVICE PLAN
(Full Growth + Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2031			234,000.00	234,000.00	
12/01/2031			234,000.00	234,000.00	468,000
06/01/2032			234,000.00	234,000.00	
12/01/2032			234,000.00	234,000.00	468,000
06/01/2033			234,000.00	234,000.00	
12/01/2033			234,000.00	234,000.00	468,000
06/01/2034			234,000.00	234,000.00	
12/01/2034	25,000	4.500%	234,000.00	259,000.00	493,000
06/01/2035			233,437.50	233,437.50	
12/01/2035	25,000	4.500%	233,437.50	258,437.50	491,875
06/01/2036			232,875.00	232,875.00	
12/01/2036	55,000	4.500%	232,875.00	287,875.00	520,750
06/01/2037			231,637.50	231,637.50	
12/01/2037	60,000	4.500%	231,637.50	291,637.50	523,275
06/01/2038			230,287.50	230,287.50	
12/01/2038	90,000	4.500%	230,287.50	320,287.50	550,575
06/01/2039			228,262.50	228,262.50	
12/01/2039	95,000	4.500%	228,262.50	323,262.50	551,525
06/01/2040			226,125.00	226,125.00	
12/01/2040	135,000	4.500%	226,125.00	361,125.00	587,250
06/01/2041			223,087.50	223,087.50	
12/01/2041	140,000	4.500%	223,087.50	363,087.50	586,175
06/01/2042			219,937.50	219,937.50	
12/01/2042	180,000	4.500%	219,937.50	399,937.50	619,875
06/01/2043			215,887.50	215,887.50	
12/01/2043	190,000	4.500%	215,887.50	405,887.50	621,775
06/01/2044			211,612.50	211,612.50	
12/01/2044	235,000	4.500%	211,612.50	446,612.50	658,225
06/01/2045			206,325.00	206,325.00	
12/01/2045	245,000	4.500%	206,325.00	451,325.00	657,650
06/01/2046			200,812.50	200,812.50	
12/01/2046	295,000	4.500%	200,812.50	495,812.50	696,625
06/01/2047			194,175.00	194,175.00	
12/01/2047	310,000	4.500%	194,175.00	504,175.00	698,350
06/01/2048			187,200.00	187,200.00	
12/01/2048	365,000	4.500%	187,200.00	552,200.00	739,400
06/01/2049			178,987.50	178,987.50	
12/01/2049	380,000	4.500%	178,987.50	558,987.50	737,975
06/01/2050			170,437.50	170,437.50	
12/01/2050	445,000	4.500%	170,437.50	615,437.50	785,875
06/01/2051			160,425.00	160,425.00	
12/01/2051	465,000	4.500%	160,425.00	625,425.00	785,850
06/01/2052			149,962.50	149,962.50	
12/01/2052	530,000	4.500%	149,962.50	679,962.50	829,925
06/01/2053			138,037.50	138,037.50	
12/01/2053	555,000	4.500%	138,037.50	693,037.50	831,075
06/01/2054			125,550.00	125,550.00	
12/01/2054	630,000	4.500%	125,550.00	755,550.00	881,100
06/01/2055			111,375.00	111,375.00	
12/01/2055	660,000	4.500%	111,375.00	771,375.00	882,750
06/01/2056			96,525.00	96,525.00	
12/01/2056	740,000	4.500%	96,525.00	836,525.00	933,050
06/01/2057			79,875.00	79,875.00	
12/01/2057	775,000	4.500%	79,875.00	854,875.00	934,750
06/01/2058			62,437.50	62,437.50	
12/01/2058	865,000	4.500%	62,437.50	927,437.50	989,875
06/01/2059			42,975.00	42,975.00	
12/01/2059	905,000	4.500%	42,975.00	947,975.00	990,950
06/01/2060			22,612.50	22,612.50	
12/01/2060	1,005,000	4.500%	22,612.50	1,027,612.50	1,050,225
	10,400,000		10,633,725.00	21,033,725.00	21,033,725

NET DEBT SERVICE

SADDLEHORN RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity, SERVICE PLAN
(Full Growth + Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Net Debt Service
12/01/2031		468,000	468,000	468,000
12/01/2032		468,000	468,000	468,000
12/01/2033		468,000	468,000	468,000
12/01/2034	25,000	468,000	493,000	493,000
12/01/2035	25,000	466,875	491,875	491,875
12/01/2036	55,000	465,750	520,750	520,750
12/01/2037	60,000	463,275	523,275	523,275
12/01/2038	90,000	460,575	550,575	550,575
12/01/2039	95,000	456,525	551,525	551,525
12/01/2040	135,000	452,250	587,250	587,250
12/01/2041	140,000	446,175	586,175	586,175
12/01/2042	180,000	439,875	619,875	619,875
12/01/2043	190,000	431,775	621,775	621,775
12/01/2044	235,000	423,225	658,225	658,225
12/01/2045	245,000	412,650	657,650	657,650
12/01/2046	295,000	401,625	696,625	696,625
12/01/2047	310,000	388,350	698,350	698,350
12/01/2048	365,000	374,400	739,400	739,400
12/01/2049	380,000	357,975	737,975	737,975
12/01/2050	445,000	340,875	785,875	785,875
12/01/2051	465,000	320,850	785,850	785,850
12/01/2052	530,000	299,925	829,925	829,925
12/01/2053	555,000	276,075	831,075	831,075
12/01/2054	630,000	251,100	881,100	881,100
12/01/2055	660,000	222,750	882,750	882,750
12/01/2056	740,000	193,050	933,050	933,050
12/01/2057	775,000	159,750	934,750	934,750
12/01/2058	865,000	124,875	989,875	989,875
12/01/2059	905,000	85,950	990,950	990,950
12/01/2060	1,005,000	45,225	1,050,225	1,050,225
	10,400,000	10,633,725	21,033,725	21,033,725

BOND SOLUTION

SADDLEHORN RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity, SERVICE PLAN
(Full Growth + Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2031		468,000	468,000	439,496	-28,504	93.90946%
12/01/2032		468,000	468,000	465,866	-2,134	99.54402%
12/01/2033		468,000	468,000	465,866	-2,134	99.54402%
12/01/2034	25,000	493,000	493,000	493,818	818	100.16592%
12/01/2035	25,000	491,875	491,875	493,818	1,943	100.39501%
12/01/2036	55,000	520,750	520,750	523,447	2,697	100.51792%
12/01/2037	60,000	523,275	523,275	523,447	172	100.03288%
12/01/2038	90,000	550,575	550,575	554,854	4,279	100.77717%
12/01/2039	95,000	551,525	551,525	554,854	3,329	100.60358%
12/01/2040	135,000	587,250	587,250	588,145	895	100.15243%
12/01/2041	140,000	586,175	586,175	588,145	1,970	100.33610%
12/01/2042	180,000	619,875	619,875	623,434	3,559	100.57412%
12/01/2043	190,000	621,775	621,775	623,434	1,659	100.26679%
12/01/2044	235,000	658,225	658,225	660,840	2,615	100.39726%
12/01/2045	245,000	657,650	657,650	660,840	3,190	100.48504%
12/01/2046	295,000	696,625	696,625	700,490	3,865	100.55485%
12/01/2047	310,000	698,350	698,350	700,490	2,140	100.30647%
12/01/2048	365,000	739,400	739,400	742,520	3,120	100.42192%
12/01/2049	380,000	737,975	737,975	742,520	4,545	100.61583%
12/01/2050	445,000	785,875	785,875	787,071	1,196	100.15217%
12/01/2051	465,000	785,850	785,850	787,071	1,221	100.15535%
12/01/2052	530,000	829,925	829,925	834,295	4,370	100.52656%
12/01/2053	555,000	831,075	831,075	834,295	3,220	100.38746%
12/01/2054	630,000	881,100	881,100	884,353	3,253	100.36917%
12/01/2055	660,000	882,750	882,750	884,353	1,603	100.18157%
12/01/2056	740,000	933,050	933,050	937,414	4,364	100.46771%
12/01/2057	775,000	934,750	934,750	937,414	2,664	100.28499%
12/01/2058	865,000	989,875	989,875	993,659	3,784	100.38225%
12/01/2059	905,000	990,950	990,950	993,659	2,709	100.27335%
12/01/2060	1,005,000	1,050,225	1,050,225	1,053,278	3,053	100.29073%
	10,400,000	21,033,725	21,033,725	21,073,185	39,460	

SUMMARY OF BONDS REFUNDED

SADDLEHORN RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity, SERVICE PLAN
(Full Growth + Reassessment Projections)
[Preliminary -- for discussion only]

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
5/9/19: Ser 20 NR LF, 5.000%, 100x, FG+6%BiRe - Service Plan Version:					
TERM50	12/01/2031	5.000%	70,000.00	12/01/2030	100.000
	12/01/2032	5.000%	100,000.00	12/01/2030	100.000
	12/01/2033	5.000%	105,000.00	12/01/2030	100.000
	12/01/2034	5.000%	140,000.00	12/01/2030	100.000
	12/01/2035	5.000%	145,000.00	12/01/2030	100.000
	12/01/2036	5.000%	185,000.00	12/01/2030	100.000
	12/01/2037	5.000%	190,000.00	12/01/2030	100.000
	12/01/2038	5.000%	235,000.00	12/01/2030	100.000
	12/01/2039	5.000%	245,000.00	12/01/2030	100.000
	12/01/2040	5.000%	290,000.00	12/01/2030	100.000
	12/01/2041	5.000%	305,000.00	12/01/2030	100.000
	12/01/2042	5.000%	355,000.00	12/01/2030	100.000
	12/01/2043	5.000%	375,000.00	12/01/2030	100.000
	12/01/2044	5.000%	430,000.00	12/01/2030	100.000
	12/01/2045	5.000%	450,000.00	12/01/2030	100.000
	12/01/2046	5.000%	515,000.00	12/01/2030	100.000
	12/01/2047	5.000%	540,000.00	12/01/2030	100.000
	12/01/2048	5.000%	610,000.00	12/01/2030	100.000
	12/01/2049	5.000%	640,000.00	12/01/2030	100.000
	12/01/2050	5.000%	1,400,000.00	12/01/2030	100.000
			7,325,000.00		

ESCROW REQUIREMENTS

SADDLEHORN RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity, SERVICE PLAN
(Full Growth + Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2030
Delivery Date	12/01/2030

5/9/19: Ser 20 NR LF, 5.000%, 100x, FG+6%BiRe - Service Plan Version

Period Ending	Principal Redeemed	Total
12/01/2030	7,325,000.00	7,325,000.00
	7,325,000.00	7,325,000.00

PRIOR BOND DEBT SERVICE

SADDLEHORN RANCH METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity, SERVICE PLAN
(Full Growth + Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2031			183,125	183,125	
12/01/2031	70,000	5.000%	183,125	253,125	436,250
06/01/2032			181,375	181,375	
12/01/2032	100,000	5.000%	181,375	281,375	462,750
06/01/2033			178,875	178,875	
12/01/2033	105,000	5.000%	178,875	283,875	462,750
06/01/2034			176,250	176,250	
12/01/2034	140,000	5.000%	176,250	316,250	492,500
06/01/2035			172,750	172,750	
12/01/2035	145,000	5.000%	172,750	317,750	490,500
06/01/2036			169,125	169,125	
12/01/2036	185,000	5.000%	169,125	354,125	523,250
06/01/2037			164,500	164,500	
12/01/2037	190,000	5.000%	164,500	354,500	519,000
06/01/2038			159,750	159,750	
12/01/2038	235,000	5.000%	159,750	394,750	554,500
06/01/2039			153,875	153,875	
12/01/2039	245,000	5.000%	153,875	398,875	552,750
06/01/2040			147,750	147,750	
12/01/2040	290,000	5.000%	147,750	437,750	585,500
06/01/2041			140,500	140,500	
12/01/2041	305,000	5.000%	140,500	445,500	586,000
06/01/2042			132,875	132,875	
12/01/2042	355,000	5.000%	132,875	487,875	620,750
06/01/2043			124,000	124,000	
12/01/2043	375,000	5.000%	124,000	499,000	623,000
06/01/2044			114,625	114,625	
12/01/2044	430,000	5.000%	114,625	544,625	659,250
06/01/2045			103,875	103,875	
12/01/2045	450,000	5.000%	103,875	553,875	657,750
06/01/2046			92,625	92,625	
12/01/2046	515,000	5.000%	92,625	607,625	700,250
06/01/2047			79,750	79,750	
12/01/2047	540,000	5.000%	79,750	619,750	699,500
06/01/2048			66,250	66,250	
12/01/2048	610,000	5.000%	66,250	676,250	742,500
06/01/2049			51,000	51,000	
12/01/2049	640,000	5.000%	51,000	691,000	742,000
06/01/2050			35,000	35,000	
12/01/2050	1,400,000	5.000%	35,000	1,435,000	1,470,000
	7,325,000		5,255,750	12,580,750	12,580,750

EXHIBIT E

ANNUAL REPORT AND DISCLOSURE FORM

EL PASO COUNTY SPECIAL DISTRICTS
ANNUAL REPORT and DISCLOSURE FORM

1. Name of District(s):	
2. Report for Calendar Year:	
3. Contact Information	
4. Meeting Information	
5. Type of District(s)/Unique Representational Issues (if any)	
6. Authorized Purposes of the District(s)	
7. Active Purposes of the District(s)	
8. Current Certified Mill Levies a. Debt Service b. Operational c. Other d. Total	
9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable)	
10. Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioner approvals) a. Debt Service b. Operational c. Other d. Total	
11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable)	
12. Current Outstanding Debt of the Districts (as of the end of the year of this report)	
13. Total voter-authorized debt of the Districts (including current debt)	
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year	
15. Major facilities/infrastructure improvements initiated or completed in the prior year	
16. Summary of major property exclusion or inclusion activities in the past year	

Reminder:

A. As per Colorado Revised Statutes, Section 32-1-306, the special district shall maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor.

B. Colorado Revised Statutes, Section 32-1-823(1), states a certificate of election results shall be filed with the County Clerk and Recorder.

_____

Name and Title of Respondent

_____

Signature of Respondent Date

RETURN COMPLETED FORM TO: El Paso County Board of County Commissioners
Attention: Clerk to the Board
200 South Cascade Avenue
Colorado Springs, Colorado 80903

****NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor - 27 East Vermijo, Colorado Springs, CO 80903

County Treasurer - 27 East Vermijo, Colorado Springs, CO 80903

Attachment 13

Saddlehorn Metropolitan District

	Acct. No.	Category	Estimated 2020	Actual 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	Rate of Inflation	Notes
		Beginning Balance		-	(5,739,549)	(4,860,540)	(3,419,487)	(1,902,516)	353,766	517,010	696,556	886,875	1,060,131		
		Projected Tap Sales		43	43	44	44	44	-	-	-	-	-		
Revenue															
	4010	Contract Tap Sales		2,924,000	2,924,000	2,992,000	2,992,000	2,992,000	-	-	-	-	-		Assumed 43-44 taps per year for 5 Years $67,000/TE
	4050	Metered Water Sales		50,981	103,768	163,434	228,808	304,500	319,725	335,712	352,497	370,122	388,628	5%	Assumed 161/1000 usage per TE from MCQWD, $4.7/1000
	4056	Late Fee - Water Charges		-	-	-	-	-	-	-	-	-	-		
	4427	Additional Water Sales		-	-	-	-	-	-	-	-	-	-		
	4450	Miscellaneous		-	-	-	-	-	-	-	-	-	-		
	4610	Mill Levy		-	-	-	-	-	-	-	-	-	-		
	4611	Mill Levy - Interest		-	-	-	-	-	-	-	-	-	-		
		Total Revenue	-	**2,974,981**	**3,027,768**	**3,155,434**	**3,220,808**	**3,296,500**	**319,725**	**335,712**	**352,497**	**370,122**	**388,628**		
		Total Available	-	2,974,981	(2,711,781)	(1,705,106)	(198,680)	1,393,984	673,492	852,721	1,049,053	1,256,997	1,448,760		
Expenditures															
	5005	Gross Wages/Salaries		36,000	37,000	38,000	39,900	39,900	41,895	41,895	43,990	43,990	46,189	5.0%	OCR - $24000, Admin P/T $12000
	5011	Retirement and Insurances		7,135	7,333	7,532	7,946	7,946	8,383	8,383	8,844	8,844	9,330	5.5%	Ratio of Retirement/Gross Wages from MCQWD, One part time employee
	5013	HRA Health Reimbursement		479	492	505	505	505	505	505	505	505	505		Ratio of HRA/Gross Wages from MCQWD
	5025	Computer/Printer: Supply & Mtn		2,500	300	300	300	300	300	300	300	300	300		Computer first Year
	5050	Misc. Office Expense		200	200	200	200	200	200	200	200	200	200		Paper and Ink
	5060	Business Meals		150	150	150	150	150	150	150	150	150	150		Assumed
	5070	Office Supplies		300	300	300	300	300	300	300	300	300	300		Pens, note pads, envelopes
	5071	ACH and Credit Cards Fees		1,137	1,137	1,137	1,160	1,160	1,183	1,183	1,207	1,207	1,231	2.0%	$5.0146/tap MCQWD
	5072	Professional Fees and Dues		1,200	1,200	1,200	1,212	1,212	1,224	1,224	1,236	1,236	1,249	1.0%	Assumed
	5073	Monthly Bills and Printing		341	341	341	344	344	347	347	351	351	354	1.0%	$1.5 per tap from MCQWD
	5090	Postage Expense		304	607	911	1,214	1,498	1,513	1,528	1,544	1,559	1,575	1.0%	$0.55 per stamp with 12 mailing
	5150	Telephone Expense		1,440	1,440	1,440	1,483	1,483	1,528	1,528	1,574	1,574	1,621	3.0%	$120 per month for one line
	5155	Locate Expense		2,500	2,500	2,500	2,525	2,525	2,500	2,525	2,525	2,550	2,550	1.0%	Assumed
	5160	General Insurance		3,200	3,200	3,200	3,296	3,296	3,395	3,395	3,497	3,497	3,602	3.0%	
	5210	Office Maintenance Expense		9,600	9,600	9,600	10,560	10,560	11,616	11,616	12,778	12,778	14,055	10.0%	Assumed office rent of $800
	5260	WTP Maintenance		3,500	3,500	3,500	3,570	3,570	3,641	3,641	3,714	3,714	3,789	2.0%	SCADA and communication costs, should not have much maintenance
	5460	Advertising		150	150	150	158	165	174	182	191	201	211	5.0%	Assumed - Legal Advertising
	5470	General Legal		5,000	5,000	5,000	5,100	5,100	5,202	5,202	5,306	5,306	5,412	2.0%	Legal is only for Water Issues
	5480	Audit, Budget and Other Accounting		3,500	3,500	3,500	3,570	3,570	3,641	3,641	3,714	3,714	3,789	2.0%	From MCQWD
	5482	Auditor		5,500	5,500	5,500	5,555	5,555	5,611	5,611	5,667	5,667	5,723	1.0%	Half of the Cost of MCQWD
	5490	Engineering - General		2,500	2,500	2,500	2,550	2,550	2,601	2,601	2,653	2,653	2,706	2.0%	Water Rights Accounting
	5500	Manager-Travel-Seminars etc..		1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200		
	5505	Travel & Consulting - Director		1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200		Assumed
	5510	Director Fees		6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000		$100 per director per meeting
	5515	Interest Bond	-	737,880	601,586	460,215	310,243	155,866	-	-	-	-	-		Debt is paid off in five years with Tap fees
	5542	Election Expense			500	-	500	-	500	-	500	-	500		
	5581	Energy Expense - Pump Stations and WTP		16,788	16,788	16,788	17,627	17,627	18,509	18,509	19,434	19,434	20,406	5.0%	From Saddlehorn - Expense spreadsheet
	5583	Energy Expense - Office		3,000	3,000	3,000	3,150	3,150	3,308	3,308	3,473	3,473	3,647	5.0%	$250 per month
	5600	Chemicals - Chlorine		3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180	3,180		From Saddlehorn - Expense spreadsheet
	5603	Water Testing		1,000	1,000	1,000	1,020	1,020	1,040	1,040	1,061	1,061	1,082	2.0%	Assumed Two Water Test per year and some are covered by ORC
	5608	Well House O & M		500	500	600	600	612	624	637	649	662	676	2.0%	New Well House
	5610	Repairs - Pipeline - General		-	6,000	6,000	6,000	6,120	6,120	6,242	6,242	6,367	6,367	2.0%	Flushing, water line break.
	5620	Tools & Supplies - General		12,000	8,000	2,000	2,040	2,040	2,081	2,081	2,122	2,122	2,165	2.0%	Locate Equipment, GPS unit, general, for the first two years
	5621	Supplies - Uniforms		500	500	500	500	500	500	500	500	500	500		
	5626	Water Storage Tank O&M		93	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000		
	5627	Vehicle O&M		1,000	1,000	1,000	1,050	1,050	1,103	1,103	1,158	1,158	1,216	5.0%	Assumed on Vechile/4-wheeler.
	5628	Equipment O&M		200	200	200	204	204	208	208	212	212	216	2.0%	Miscellenanous Tools purchases
	5698	Cap-Out New Raw Water Purchases		2,200,000	-	-	-	-	-						Initial Purchase of water rights.
	5700	Cap.Out New Water Lines		1,436,370	1,397,155	1,109,032	1,242,723	733,559	-	-	-	-	-		Assumed one year per filling.
	5701	Cap.Out Vehicles		25,000	-	-	-	-	-	-	-	35,000	-		Puchase of a small company truck.
	5711	Cap- Out Water treatment Plant		4,180,000	-	-	-	-	-	-	-	-	-		Water treatment plant and tank.
	5731	Computer & Tech. Equipment		1,983	-	-	-	-	-	-	-	-	-		Computer for Staff/Billing etc.
		TOTAL Expenses / Expenditures	-	8,714,529	2,148,759	1,714,381	1,703,836	1,040,218	156,482	156,166	162,178	196,866	168,196		
				8,581,233	1,998,741	1,569,247	1,552,966	889,425	-	-	-	35,000	-		
		Net Non-GAAP Revenue and Expendi	-												
		Total Capitol Expenses	-	8,619,494	751,604	605,349	461,113	306,659	156,482	156,166	162,178	161,866	168,196		
		Ending Balance	$-	$(5,739,549)	$(4,860,540)	$(3,419,487)	$(1,902,516)	$353,766	$517,010	$696,556	$886,875	$1,060,131	$1,280,564		
		Operating Expenses	-	133,296	150,018	145,134	150,870	150,793	156,482	156,166	162,178	161,866	168,196		

Saddlehorn Metropolitan District
RATE ANALYSIS
EFFECTIVE CALENDAR YEAR > 2021

	Proposed Rate Schedule						
	Volume	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**
Min. Service Charge		$30.00	$30.00	$30.00	$30.00	$33.50	$37.00
Tier 1	3,000	$2.25	$2.25	$2.25	$2.25	$2.25	$2.36
Tier 2	5,000	$3.50	$3.50	$3.50	$3.50	$3.50	$3.68
Tier 3	20,000	$5.50	$5.50	$5.50	$5.50	$5.50	$5.78
Tier 4	60,000	$10.50	$10.50	$10.50	$10.50	$10.50	$11.03
Tier 5	150,000	$15.50	$15.50	$15.50	$15.50	$15.50	$16.28

Projected Revenue With Proposed Rates							
	Proposed Tap Cost	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**
5/8" Meters	$65,510	$46,698	$93,396	$140,094	$186,792	$245,904	$262,973
3/4" Meters	$131,020		$0	$0	$0	$0	$0
1" Meters	$262,040		$0	$0	$0	$0	$0
1.5" Meters			$0	$0	$0	$0	$0
2" Meters			$0	$0	$0	$0	$0
Total		**$46,698**	**$93,396**	**$140,094**	**$186,792**	**$245,904**	**$262,973**
Increase Over Prior Year			100%	50%	33%	32%	7%

Attachment 14

Saddlehorn Metropolitan District

Acct. No.	Category	Estimated 2020	Actual 2021	Projected 2022	2023	2024	2025	2026	2027	2028	2029	2030	Rate of Inflation	Notes
	CASH FLOW PROJECTION		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**		
	Operating Revenue	$0	$50,981	$103,768	$163,434	$228,808	$304,500	$319,725	$335,712	$352,497	$370,122	$388,628		
	Less Operating Expenses	$0	$133,296	$150,018	$145,134	$150,870	$150,793	$156,482	$156,166	$162,178	$161,866	$168,196		
	Net Operating Income	$0	($82,316)	($46,251)	$18,300	$77,938	$153,707	$163,243	$179,546	$190,320	$208,256	$220,432		
	Plus													
	Non Operating Revenue													
	Tap Fees	$0	$2,924,000	$2,924,000	$2,992,000	$2,992,000	$2,992,000	$0	$0	$0	$0	$0		
	Property Taxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
	Interest & Dividends	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
	Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
	Less Non-Operating Expenses													
	Debt Service	$0	$737,880	$601,586	$460,215	$310,243	$155,866	$0	$0	$0	$0	$0		
	Minor Capital Improvements	$0	$1,983	$0	$0	$0	$0	$0	$0	$0	$0	$0		
	Annual Reserves	$0	$2,101,821	$2,276,163	$2,550,085	$2,759,694	$2,989,841	$163,243	$179,546	$190,320	$208,256	$220,432		
	Beginning Balance	$0	$0	($5,739,549)	($4,860,540)	($3,419,487)	($1,902,516)	$353,766	$517,010	$696,556	$886,875	$1,060,131		
	Plus Annual Reserves	$0	$2,101,821	$2,276,163	$2,550,085	$2,759,694	$2,989,841	$163,243	$179,546	$190,320	$208,256	$220,432		
	Plus Income from Bonds & Grants	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
	Less Major Capital Improvements	$0	$7,841,370	$1,397,155	$1,109,032	$1,242,723	$733,559	$0	$0	$0	$35,000	$0		
	Ending Balance	$0	($5,739,549)	($4,860,540)	($3,419,487)	($1,902,516)	$353,766	$517,010	$696,556	$886,875	$1,060,131	$1,280,564		
	Proposed Rate Adjustment	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%		
	Operating Revenue w/Adjustment	$0	$53,530	$114,404	$189,195	$278,117	$388,628	$428,462	$472,380	$520,799	$574,181	$602,890		
	Less Operating Expenses	$0	$133,296	$150,018	$145,134	$150,870	$150,793	$156,482	$156,166	$162,178	$161,866	$168,196		
	Net Operating Income	$0	($79,767)	($35,615)	$44,062	$127,247	$237,835	$271,981	$316,214	$358,621	$412,315	$434,694		
	Non Operating Revenue													
	Proposed Tap Fee Increase		0%	5%	5%	5%	5%	5%	5%	5%	0%	0%		
	Tap Fee Revenue w/Proposed Fee	$0	$2,924,000	$3,070,200	$3,141,600	$3,141,600	$3,141,600	$0	$0	$0	$0	$0		
	Property Taxes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
	Interest & Dividends	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
	Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
	Total Non Operating Revenue	$0	$2,924,000	$3,070,200	$3,141,600	$3,141,600	$3,141,600	$0	$0	$0	$0	$0		
	Less Non-Operating Expenses													
	Debt Service	$0	$737,880	$601,586	$460,215	$310,243	$155,866	$0	$0	$0	$0	$0		
	Minor Capital Improvements	$0	$1,983	$0	$0	$0	$0	$0	$0	$0	$0	$0		
	Total Non-Operating Expenses	$0	$739,863	$601,586	$460,215	$310,243	$155,866	$0	$0	$0	$0	$0		
	Annual Reserves	$0	$2,104,370	$2,432,999	$2,725,446	$2,958,604	$3,223,569	$271,981	$316,214	$358,621	$412,315	$434,694		
	Beginning Balance	$0	$0	($5,737,000)	($4,701,155)	($3,084,741)	($1,368,860)	$1,121,150	$1,393,131	$1,709,345	$2,067,966	$2,445,281		
	Plus Annual Reserves	$0	$2,104,370	$2,432,999	$2,725,446	$2,958,604	$3,223,569	$271,981	$316,214	$358,621	$412,315	$434,694		
	Plus Income from Bonds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0		
	Less Major Capital Improvements	$0	$7,841,370	$1,397,155	$1,109,032	$1,242,723	$733,559	$0	$0	$0	$35,000	$0		
	ENDING BALANCE With Rate Adj.	$0	($5,737,000)	($4,701,155)	($3,084,741)	($1,368,860)	$1,121,150	$1,393,131	$1,709,345	$2,067,966	$2,445,281	$2,879,975		

Attachment 15

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/31/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER KPD Insurance PO Box 29 Springfield OR 97477	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 541-741-0550 **FAX (A/C, No):** 541-741-1674 **E-MAIL ADDRESS:**
	INSURER(S) AFFORDING COVERAGE / **NAIC #**
	INSURER A : US Specialty Insurance Co. / 29599
INSURED Gorilla Capital, Inc. 1342 High Street Eugene OR 97401	**INSURER B :**
	INSURER C :
	INSURER D :
	INSURER E :
	INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 929806540 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY**			ATN2065663	1/1/2020	1/1/2021	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:						BI/PD Ded per Occ	$ 10,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Sample Certificate

CERTIFICATE HOLDER

Gorilla Capital
1342 High Street
Eugene OR 97401

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Attachment 16

William Guman & Associates, Ltd.
Est. 1982
Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001
URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT
731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-97
http://www.gumanltd.com/
MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
EXCELLENCE 37 YEARS IN SERVICE

EL PASO COUNTY

LETTER OF INTENT FOR: SADDLEHORN RANCH
824 ACRE CURTIS ROAD SUBDIVISION
Preliminary Plan

Amended July 21, 2020

- **OWNER/APPLICANT, AND PLANNING CONSULTANT:**

Owner/Applicant: ROI Property Group, LLC
Rob Fuller
2495 Rigdon Street
Napa, CA 94558
707-365-6891

Planner: William Guman & Associates, ltd.
Bill Guman, RLA/ASLA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700

El Paso County Planner: Nina Ruiz, Project Manager/Planner II
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6313

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The Saddlehorn Ranch (aka *824 Acre Curtis Road Subdivision*) property for this Preliminary Plan application is located in El Paso County in Peyton, CO, approximately 12 miles east of downtown Colorado Springs, situated east of Curtis Road and the Town of Falcon, Colorado,

and south of Judge Orr Road. The site is bordered by Judge Orr Road on the north and Curtis Road on the west. It is approximately 2-1/2 miles east of CO Highway 24.

The Applicant proposes to develop the site as a planned community of new single-family detached manufactured residential dwelling units that recognizes and respects the character of the rural surrounding community. The total acreage of the proposed development is approximately 816 acres, of which approximately 608+/- acres will be developed with up to 218 single family residences on lots each not less than 2.5 acre size.

Approximately 134 acres (16.4%) of the 816 acre site is bisected in three distinct areas by jurisdictional and non-jurisdictional wetlands, which are identified on the Preliminary Plan as separate tracts. These areas will be preserved as open space with limited recreational use having a primary emphasis on walking and equestrian trails. None of the proposed 218 residential lots encroaches into any floodplain. All 134 acres of open space will remain as no-build tracts.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Peyton and Meadow Lake Estates communities, internal circulation will be comprised of paved Rural Local roads with roadside ditches.

A small windmill and water tank related to grazing activity exist on the property and will remain to help preserve and promote a rural identity for the proposed development. Two existing capped well heads also are located on the site. The windmill and water tank are both located on the Preliminary Plan and Final Plat.

Adjacent land to the east of the property is vacant. Land to the south and west of the property is zoned A-35. Single family residences exist to the west of the site, across from Curtis Road, and to the north of the site across from Judge Orr Road and are zoned RR-5.0, with RR-2.5 zone districts located about one mile south from the site on Curtis Road, PUD zoning within the adjacent Meadow Lake Airport, and RR-2.5 zoning approximately two miles west of the site on Judge Orr Road.

DEVELOPMENT REQUEST

The Owner and Applicant request approval of a Preliminary Plan for the development of 218 rural residential single family residential lots on approximately 816 acres (e.g. .267 DU/Acre density). Early grading operations are requested for Filing 1 and part of Filing 2. The Type C Application Form (1-2B) is submitted.

DEVIATIONS AND WAIVERS

1.) Re. Cul-de-sac length: Deviation request from the standards of or in Section ECM Section 2.3.8 Roadway Terminations for cul-de-sac horizontal design of the Engineering Criteria Manual (ECM) is requested. ECM criteria for maximum cul-de-sac length of 1,600 feet for rural condition. The reason for the requested deviation for maximum cul-de-sac length is due to the phasing of the Saddlehorn development. In future filings of Saddlehorn Ranch, El Raiceno Trail and Carranza Trail will be completed and will eliminate the temporary cul-de-sacs with a loop. The loop is not being built in Filing 1 because it would require 6,361 feet of additional roadway without any platted lots and therefore isn't practical. Temporary cul-de-sacs have been added to the proposed end of the street to allow for fire access. There will be no lots served by these temporary cul-de-sacs.
2.) Re. Curtis Road: Deviation request from the standards of or in section ECM Section 2.2.4 Figure 2-4 Figure Rural Minor Arterial of the Engineering Criteria Manual (ECM) is requested. ECM criteria for a rural minor arterial cross sections requires a 12' travel lane and an 8' paved shoulder. The reason for the requested deviation for the cross section of a rural minor arterial cross section is that ROW would need to be obtained from property owners to have the full 8' paved shoulder on the west side of the road. While the minor arterial cross section could be built on the east side of the road, it is not the appropriate time to build out the full section until both sides of the road can be constructed. The proposed alternative is for the 8' paved shoulder to be reduced to a 2' paved shoulder, which is the maximum that may fit inside the existing western ROW.
3.) Re. Judge Orr Road: Deviation request from the standards of or in section ECM Section 2.2.4 Roadway Functional Classifications of the Engineering Criteria Manual (ECM) is requested. The 824 acre Curtis Road Development Traffic Impact Analysis Indicates Judge Orr Road is classified as a "4 Lane Minor Arterial" in the El Paso County 2040 Major Transportation Corridors Plan. The ECM currently has no standard cross section for a 4 lane minor arterial. It is assumed that a 4 lane minor arterial (rural) cross section would add a 12 ft. travel lane in each direction to the roadway. The reason for the requested deviation for the 4-lane minor arterial cross section is that additional ROW would need to be obtained in order to build the full street section. At this time, Saddlehorn Ranch is dedicating an additional 40' of ROW to facilitate this in the future; however, no additional ROW is being obtained on the north side of Judge Orr Road. The proposed alternative is to leave Judge Orr Road in its existing condition (12' paved travel lanes with 4' gravel shoulder), compared to the ECM standard for a 4-lane minor arterial.
4.) Re. Cul-de-sac length: Deviation request from the standards of or in Section ECM Section 2.3.8 Roadway Terminations for cul-de-sac horizontal design of the Engineering Criteria Manual (ECM) is requested. ECM criteria for maximum cul-de-sac length of 1,600 feet for rural condition. The reason for the requested deviation for maximum cul-de-sac length is due to planning for future development of the parcels to the east and south of

the Saddlehorn development. The land plan assumes that in the future, when the parcel to east and south are developed; Barrosito Trail will become an interconnected street to the south and La Noria Way will become an interconnected street to the east. Until the land develops to the east and south, Barrosito Trail functions as a dead end cul-de-sac with a length of 4,392 feet from its intersection with Del Cambre Trail to its terminus at the southern property line of Saddlehorn Ranch. Temporary cul-de-sacs have been added to the proposed end of Barrosito Trail and La Noria Way to allow for fire access and a public turnaround. There will be no lots served by these temporary cul-de-sacs. A considered alternative site plan would be to extend a roadway west at Copperas Court that intersects with Benito Wells Trail. The alternative roadway would be 1,211 feet in length, serve no lots, and require a box culvert crossing an existing drainageway. This alternative is not preferred for the reasons mentioned above. Other nearby municipalities allow for flexibility in cul-de-sac lengths in certain situations.

5.) Re. Centerline radius: Deviation request from the ECM criteria for minimum rural centerline radius. Applicant wishes to use the urban local centerline radius of 200 feet in four locations within the property as opposed to the rural local centerline radius of 300 feet. The applicant believes the reduced radius is appropriate for the roadway geometry at these four requested locations. In the four locations where the deviation is requested, the natural features of the site (floodplain constraints and nearby Curtis Road) lend themselves to the use of a “reduced radius” to create an efficient layout. Each area serves less than ten lots. Use of the required 300 foot centerline radius would create the need for excessively long flag lots or excessively large lots for the underlying RR-2.5 zoning. If the deviation is granted, the applicant would reduce the posted speed from 30 mph (rural local) to 25 mph (urban local). The daily traffic volume on these streets is minimal; each location only serves 10 or less nearby lots. This request is not based on financial consideration, but rather the lack of a “low volume reduction” in geometrical standards similar to ECM urban criteria. This deviation achieves a superior lot layout that improves the subdivision. The applicant believes excessively long flag lots are less desirable than the reduced centerline radius. Falcon Fire Protection District (Trent Harwig) had accepted the originally proposed knuckle layout (no longer proposed). The roadway may be signed to announce a speed limit of 25 mph, consistent with urban local speeds. Maintenance of the roadway will be unaffected by the reduced centerline radius. The use of the reduced roadway radius does not adversely affect aesthetic appearance as compared to the use of excessively long flag lots.

TOTAL NUMBER OF ACRES IN THE PRELIMINARY PLAN AREA: 608.98 acres single family residential, 134.33 acres jurisdictional and non-jurisdictional wetland (floodplain/open space, no-build), 13.19 acres of detention and 59.98 acres roads/ROW for a total of 816.48 acres.

TOTAL NUMBER OF ACRES WITHIN THIS APPLICATION: 816.00+/- acres

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the EPCLDC including the ***Falcon/ Peyton Small Area Master Plan***. The proposed Preliminary Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

EXISTING AND PROPOSED IMPROVEMENTS

Proposed improvements will include the construction of county-owned (e.g. public) and maintained asphalt roadways ('Rural Local' classification with roadside ditches). Drainage and storm water detention facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadways up to all new lots. Water will be provided via a central water system to be developed by the Owner/Applicant and will be operated and maintained by the Saddlehorn Ranch Metropolitan District (organization of a Metropolitan District will be completed at the time of Final Plat recording). Individual septic systems will be provided via an On Site Wastewater Treatment system (OSWT) prepared by the Owner in accordance with El Paso County Department of Health policy guidelines.

Improvements to Curtis Road and Judge Orr Road to be completed during the full build-out of Saddlehorn Ranch are as listed in the attached *"Table 10 – Roadway Improvements for Saddlehorn Ranch."* This data appears in the Traffic Improvement Study report that has been submitted with the Preliminary Plan application.

Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over most of the site.

The Colorado Geological Survey's review comment of the submitted geotechnical report (as posted on EDARP) indicates:

<<Provided Entech's recommendations are adhered to, and lot-specific investigations and analyses are conducted for use in design of individual foundations, floor systems, subsurface drainage, and pavements, CGS has no objection to approval of the 218-lot residential subdivision as proposed.>>

As such, prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a Note on the Preliminary Plan.

LAND DEVELOPMENT CODE, COMPREHENSIVE PLAN AND COUNTY MASTER PLAN CONSISTENCY

ADHERENCE WITH THE EL PASO COUNTY POLICY PLAN

Goal 6.1 a *Encourage patterns of growth and development which complement the regions' unique natural environments and which reinforce community character.*

The El Paso County Policy Plan (the "Master Plan") addresses issues directly related to the Preliminary Plan and development of the *Saddlehorn Ranch* development. The policies specifically related to the Preliminary Plan request include:

Policy 6.1.3 - *Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

The Preliminary Plan proposed for 218 new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Judge Orr Road and Curtis Road corridors. New lots will be similar in size to existing lots and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

Policy 6.1.6 - *Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*

Saddlehorn Ranch is proposed as a development of single family rural residences within a non-urban density area of the Falcon/Peyton community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

Policy 6.1.11 - *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

The Preliminary Plan with RR-2.5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5, RR-5, and PUD.

Policy 6.1.14 - *Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.*

The Applicant proposes to avoid overlot grading across the 816 acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use

character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

Goal 6.2
Protect and Enhance Existing and Developing Neighborhoods

Policy 6.2.1 - *Fully consider the potential impact of proposed zone changes and development on the integrity of existing neighborhoods.*

Policy 6.2.2
Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.

The Applicant proposes to incorporate hiking and equestrian trails in the floodplains and in various part of the proposed development to promote non-motorized multi-modal transportation linkages within the development. Ideally, residents might travel by horseback from their home to their neighbor's home.

The Preliminary Plan for lower density development that is compatible with the character and use of the non-urban density communities of Falcon/Peyton. Jurisdictional and non-jurisdictional wetlands within the floodplain areas of the site will be preserved as open space no-build areas, which will also lend themselves well toward sustaining the rural nature and character and maintaining the integrity of the surrounding community.

The Owner/Applicant furthermore propose to introduce a new public trail system within Saddlehorn Ranch to include equestrian use to further promote a rural character that is compatible with existing adjacent neighborhoods.

The Applicant proposes that varying housing types will be developed within the project, including the introduction of manufactured housing products to promote attainability by a wider segment of new home buyers.

Goal 6.4 *Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services.*

Policy 6.4.3 - *Allow rural residential development in those areas with sufficient "carrying capacity" including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.*

The surrounding area of the Preliminary Plan has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational

facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services have been submitted with this Preliminary Plan application.

Policy 6.4.4 - *Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential areas or to be incorporated as a buffer between higher density and undevelopable areas.*

The Preliminary Plan design, which includes 2.5 acre home sites and larger expanses of open space (16.4% within the floodplains), ensures that development of this site will remain compatible and contiguous with existing rural residential areas. At .267 DU/Ac, Saddlehorn Ranch is compatible with numerous other subdivisions adjacent to and within a 2 mile radius of the property.

Policy 6.4.6 - *Allow for the accommodation of necessary supporting commercial uses within or in proximity to rural residential areas in a manner that preserves the rural character of these areas.*

Policy 6.4.11 - *Support planning and regulatory approaches which limit the adverse impacts of grazing on lots of 5 acres and less.*

Livestock and grazing will be permitted on lots of 5 acres and less but will be limited to recreational animals (horses) and small livestock including chickens or goats. Covenants for Saddlehorn Ranch have been drafted and include the following language:

"No animals, birds, livestock, reptiles or insects of any kind may be raised, bred, kept or boarded in or on a Lot, except for bona fide household pets as permitted by applicable local laws or ordinances and in compliance with any Rules and Regulations not in conflict with such laws or ordinances. Additionally, owners may keep a reasonable number of horses, goats, chickens and other animals as may be permitted by the Rules and Regulations or allowed by the Board of Directors on a Lot, and may, with the prior written approval of the ARC, construct such barns, corrals, and/or fenced areas as necessary to contain the same. Each animal must be controlled by its owner and is not allowed off the owner's Lot except when properly controlled and accompanied by its owner or his or representative, who is responsible for collecting and properly disposing of any animal waste. An Owner's and/or Occupant's right to keep animals is coupled with the responsibility to pay for any damage caused by such animal, as well as any costs incurred as a result of such animals. "

ADHERENCE TO THE FALCON / PEYTON SMALL AREA PLAN

The property is within the boundaries of the Falcon Peyton Small Area Plan (2008) *[Section 4.4.7 Stapleton-Curtis Corridor]*

With specific regard to the Stapleton-Curtis Road Corridor, Saddlehorn Ranch adheres to the following criteria of the Plan:

3 Goals and Principles

3.1 Land Use

*3.1.1 Provide a **balance of land uses** that respects existing and historical patterns while providing opportunities for future residents and businesses.*

*3.1.3 Preserve the **core rural character** of the area.*

*3.1.4 Provide a **variety of different densities** of development options.*

The Preliminary Plan will provide for single-family detached homes on 2.5 acre lots, which is compatible with the RR-2.5 and RR-5 zone districts and current uses within the adjacent areas of the Plan. This lower density of the development, combined with nearly 134 acres of non-jurisdictional and jurisdictional wetlands and floodplain area that are to be preserved in perpetuity as no-build open space parcels also help to preserve the core rural character of the area. A system of equestrian trails proposed throughout the open space parcels also will help to maintain the rural character of the Plan area.

3.3 Residential Areas and Densities

*3.3.1 Encourage **diversity and variety in housing** types, sizes, locations, and prices to meet the needs of existing and new residents.*

*3.3.2 Promote **predictable growth** in the housing market that is consistent with the Small Area Master Plan.*

*3.3.4 Meet the **housing needs** of as many existing and new residents of differing ages, incomes, and desired living accommodations*.

The Preliminary Plan encourages diverse housing types and prices to meet the needs of existing and new residents. The applicant envisions manufactured housing products as an alternate to stick-built tract housing, which will facilitate the development of new homes on 2.5 acre lots that are attainably priced (in comparison to tract subdivisions within the Plan area). This will help to meet the needs of existing and new residents of differing ages and incomes by providing an alternative housing product to that offered elsewhere within the Plan area.

The Preliminary Plan anticipates a finite quantity of 218 homes that can be built on 2.5 acre lots within the 816 acre development, which promotes predictable growth that is consistent with the Plan.

3.4 Facilities and Services (Fire Protection, School Districts, Wastewater Facilities, etc.)

*3.4.1 Encourage development in urban areas where **adequate public facilities** or services exist or can be provided in an efficient manner.*

*3.4.2 Provide for the efficient provision of **public safety** in the area.*

*3.4.3 Encourage the **availability** of facilities and services within the planning area, close to the residents.*

Letters of Commitment to Serve all the area within the Preliminary Plan have been provided with this submittal for public safety, gas, and electric. No new facilities for fire protection or schools are proposed or required for this application.

The Applicant is in the process of establishing a Metropolitan District for the creation of a water district that will develop two existing wells (located in the southeast vicinity of the 816 acre site) to facilitate the construction of a central water supply and serve all new homes within the Preliminary Plan area.

3.5 Transportation

El Paso County Road Impact Fee Program

This project will be subject to participation in the El Paso County Road Impact Fee Program.

This project will request annexation into the 10 mil PID. The up-front fees will be per the current 2019 fee schedule for Single Family Detached housing.

Upfront Road Impact fees are due at plat recordation.

*3.5.1 Recommend land use patterns that make **efficient use** of existing transportation infrastructure and limit the cost of future extensions and upgrades*.

*3.5.2 **Mitigate congestion** by providing flexibility for areas of higher population densities while protecting lower density areas from the negative effects of traffic.*

*3.5.5 Enhance the future role of **Meadow Lake Airport** through the recommendation of compatible land uses.*

*3.5.6 **Balance** long term transportation infrastructure needs with current requirements.*

A Traffic Impact Study [TIS] has been prepared and provided with the Preliminary Plan application. The TIS addresses the use of the two major transportation corridors (e.g. Curtis

Road and Judge Orr Road) that provide primary access/egress to and from the Preliminary Plan area. No "negative effects" of traffic would be triggered as a result of the need to construct additional major arterial infrastructure; all new roads within the Preliminary Plan area would be a local residential category.

With regard to Meadow Lake Airport, as originally indicated on Page 2 of this LOI the Preliminary Plan area had once before been approved by the county as a PUD development with up to 5,370 urban-density dwelling units on 6,300 acres. This Preliminary Plan application proposes significantly fewer units (e.g. 218) on 2.5 acre lots within the 816 acre site, and would be very compatible with the character and type of residential development that has been allowed to occur immediately adjacent to the Airport.

3.6 Water Supply

*3.6.1 Plan for **water resources** in a thoughtful way that recognizes the non-renewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.*

The Applicant is in the process of establishing a Metropolitan District for the creation of a water district that will develop two existing wells (located in the southeast vicinity of the 816 acre site) to facilitate the construction of a central water supply that will service all new homes within the Preliminary Plan area. This will allow for sustainable, planned growth as the Preliminary Plan area does not rely on development of numerous new wells as a primary source of water for new residences.

3.7 Parks, Trails, and Open Space

*3.7.1 Provide **recreational amenities** for area residents.*

The Preliminary Plan indicates 134 acres of jurisdictional and non-jurisdictional wetlands and floodplains that will remain as no-build open space area. The Owner/Applicant proposes that equestrian trails will be developed for area residents within some of these open spaces.

All parks, trails, and open space tracts will be maintained by the *Saddlehorn Ranch Metropolitan District*, which will be formed and organized prior to the approval of the Final Plat.

3.8 Natural Systems

*3.8.1 Preserve **important natural features** that are critical to the function of natural systems such as watersheds and wildlife corridors.*

The Preliminary Plan indicates there are 134 acres of jurisdictional and non-jurisdictional wetlands and floodplains that will remain as no-build open space area. These areas will remain as no-build preservation tracts to protect natural watersheds and wildlife corridors.

WATER DEPENDABILITY

The following information was provided by request of El Paso County:

Water Sufficiency:

- A Technical, Managerial, and Financial Capacity assessment is currently being drafted for this project. It will be submitted to CDPHE in August 2020.
- The Basis of Design Report (BDR) for the system will be submitted to CDPHE in August 2020.
- Per the Water Resources and Wastewater Report submitted in 2019, Saddlehorn Ranch has the following Supply and Demands:

Water Supply and Demand Summary

LOTS	Total Supply (AF/Year)	Total Demand (AF/Year)
224	198.16	150.08

Water Quality

- Two wells, an Arapahoe and a Laramie-Fox Hills, have been drilled, screened, cased, and tested for this subdivision. Both well completion reports were done in 2008.
- Saddlehorn Ranch Metropolitan District (SRMD) has sampled both wells for three quarters in 2019.
- None of the primary constituents that were tested were above their respective Maximum Contaminant Level (MCL). Only Total Dissolved Solids, a secondary standard, was above its MCL.
- Chlorination and filtration to remove Iron and Manganese are planned for this system. This will likely be accomplished via a pressure-sand filtration. Although filtration is not mandatory, it will be done for water taste and aesthetics.

System Certification

- Upon completion of construction of the water system, the design engineer will certify that it has been built in general conformance with the appropriate plans specifications (CDPHE, AWWA, IBC, etc.)
- Prior to completion of the system, and during the BDR phase, a designated Operator in Responsible Charge (ORC) will be selected and identified.

END