ENGINEERING STUDY
for
WATERVIEW EAST - COMMERCIAL
PRELIMINARY PLAN
WATER SYSTEM IMPROVEMENTS

Prepared For:

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Section 1
EXECUTIVE SUMMARY

This report presents the results of the engineering study for water system improvements serving Waterview East - Commercial, located southeast of the Colorado Springs Airport in El Paso County, Colorado. Waterview East - Commercial is a development within the boundaries of what has been recognized as the Waterview Development, more specifically in recent county approvals within the boundaries of the Springs at Waterview East Preliminary Plan area.

Springs at Waterview East currently has a Metropolitan District in place (Waterview II Metropolitan District) to provide and coordinate services including water, wastewater, drainage, and open space maintenance among other services. Waterview East - Commercial will continue to be part of the Waterview II Metropolitan District. Waterview East – Commercial will receive water and wastewater services from Widefield Water and Sanitation District, gas service from Colorado Springs Utilities and electric service from MVEA.

Waterview East - Commercial is located within Phase 2 of the Waterview Sketch Plan. The Waterview East- Commercial Preliminary Plan proposes 9 commercial buildings on 22.1 acres. Proposing a gas station, a grocery store, a fast-food site, three restaurants, and four retail sites.

The average annual water demand for Waterview East - Commercial is estimated to be 13.42 acre-feet of water per year. Widefield Water and Sanitation District will be the service provider through an extension of the existing distribution system.

To meet Drinking Water Standards water suppliers filter and disinfect source water prior to storage and have met Colorado Department of Health and Environment Drinking Water Standards.

The Widefield Water and Sanitation District PWSID is CO0121900.

Section 2
INTRODUCTION

2.1 Purpose

The purpose of this report is to present water system improvements recommended to serve Waterview East - Commercial, a land development project located in El Paso County. It is also intended to serve as a guideline for the ensuing design of recommended improvements.

2.2 Scope

The scope of this report includes:

1. The definition of the service areas as well as identification of significant physical and environmental characteristics and constraints;

2. An analysis of available data to determine existing and to project future water supplies, demands and quality;

3. A description of legal, institutional and managerial arrangements that ensure adequate control of the proposed improvements; and,

4. A preliminary recommendation for a selected supply, treatment, pumping and transmission alternatives.

Section 3
EXISTING CONDITIONS

3.1 Description of the Service Area

Waterview East - Commercial consists of approximately 22.1 acres of commercial and open space uses and is located southeast of the City of Colorado Springs Airport, within Township 15 South, Range 65 West, Section 9.

3.2 Land Use

Waterview East - Commercial is located in El Paso County on the eastern edge of City of Colorado Springs and El Paso County urban development. Vacant land can be found north within the Colorado Springs Airport, west across Powers Boulevard in the Bluestem Prairie Open Space, east of the proposed development with current City of Colorado Springs residential use approvals and south of the proposed development in State Land Board Property. Some farming and ranching uses can still be found in these areas. Most of the vacant land has been through City or County planning processes for development.

3.3 Topography and Floodplains

The topography of the service area is typical of a high desert and short grass prairie. With existing slopes ranging from 2% to 9% prior to addition of a temporary stockpile created by adjoining construction. This stockpile has slopes of close to 30%. The stockpile is expected to be moved before construction begins on the Waterview East - Commercial development. The service area drains generally from north to south and is split between two El Paso County designated basins; Big Johnson/Crews Gulch to the west and Jimmy Camp Creek to the east.

There is no Federal Emergency Management Agency (FEMA) established a floodplain within the boundaries of Trails at Aspen Ridge.

3.4 Geology

The site is comprised of several different soil types. From the Soil Survey of El Paso County, the site falls into the following soil types:

1.“8” Blakeland loamy sand, 1 to 9 percent slopes; Type A Soil
2.“56” Nelson Tassel fine sandy loam, 3 to 19 percent slopes; Type B and D Soil
3.“86” Stoneham sandy loam, 3 to 8 percent slopes; Type B Soil
4.“108” Wiley silt loam, 3 to 9 percent slopes; Type B Soil
Note: “#” indicates Soil Conservation Survey soil classification number.

3.5 Groundwater

The Waterview East - Commercial development service area is located on the extreme southern reaches of the Denver Basin aquifers. These aquifers are generally considered not feasible for potable water production. Soil borings in the Waterview East - Commercial developed areas have indicated no shallow groundwater.

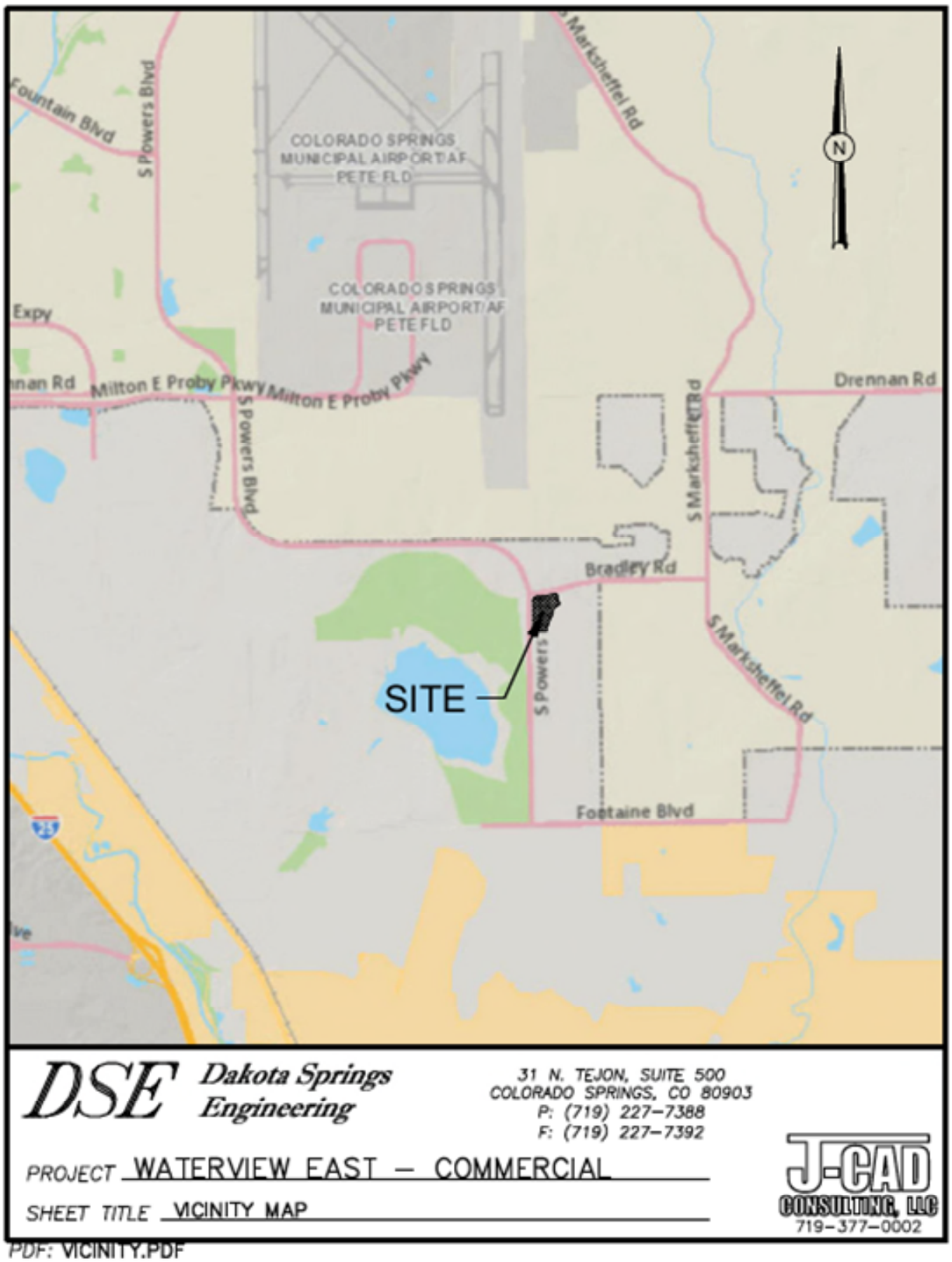
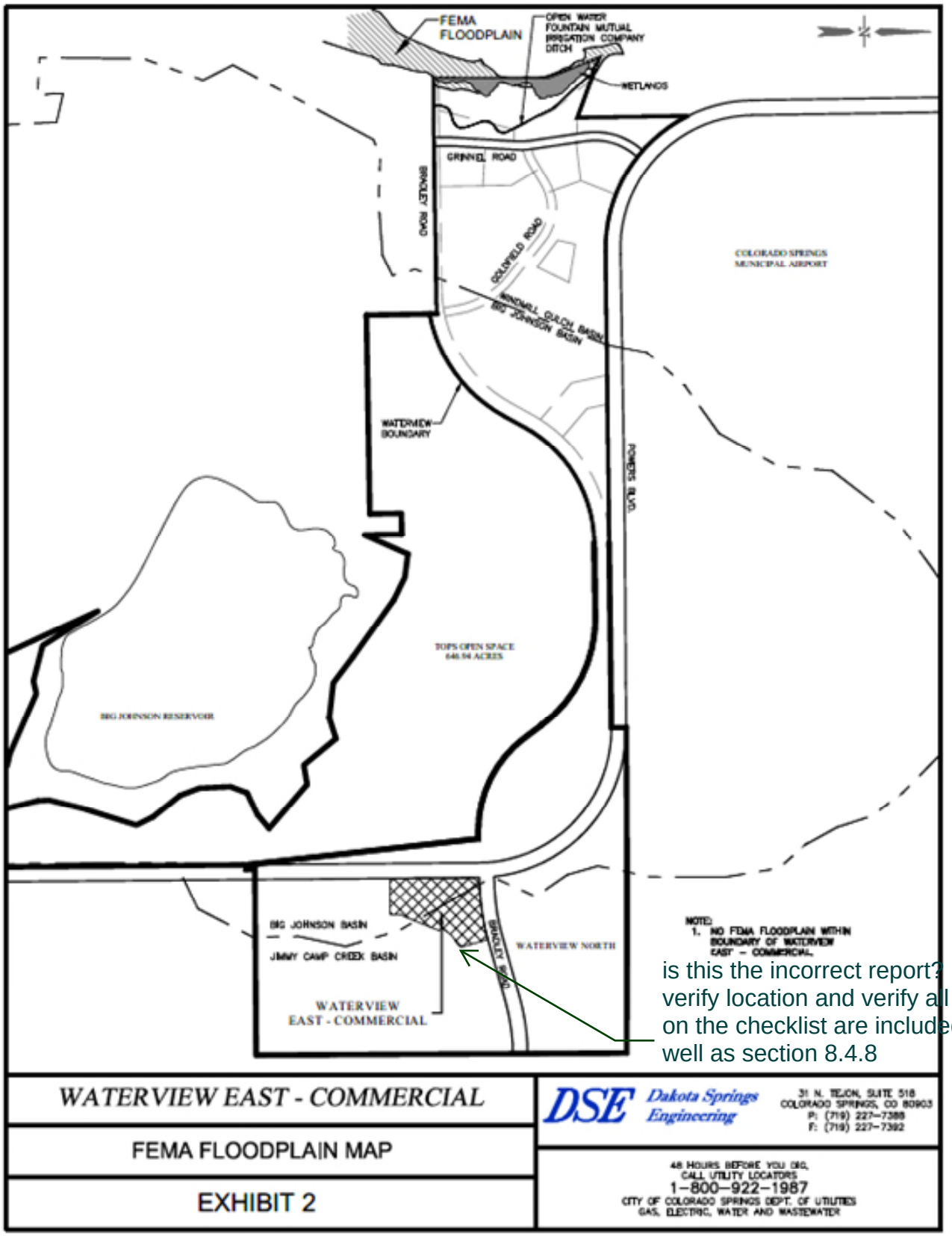


Figure 1: Vicinity Map



is this the incorrect report? Please verify location and verify all items on the checklist are included as well as section 8.4.8

Figure 2: FEMA Floodplain Map

3.6 Climate

The climate of the study area is characterized by mild summers and winters, light precipitation, high evaporation, and moderately high wind velocities.

The average annual monthly temperature is 48.4 F with an average monthly low of 30.3 F in the winter and an average monthly high of 68.1 F in the summer. Two years in ten will have a maximum temperature higher than 98 F and a minimum temperature lower than -16 F.

Precipitation averages 15.73 inches annually, with 80% of this occurring during the months of April through September. The average annual Class A pan evaporation is 45 inches.

3.7 Natural Hazards Analysis

Natural hazards analysis indicates that no unusual surface or subsurface hazards are located in the service area. However, because the soils are cohesionless, sloughing of steep banks during drilling and/or excavation could occur. By siting improvements in a manner that provides an opportunity to lay the banks of excavations back at a 1:1 slope during construction, the problems associated with sloughing soils can be minimized.

3.8 Organizational Context

Waterview East - Commercial is situated within two El Paso County identified Drainage Basins; Big Johnson/Crews Gulch and Jimmy Camp Creek. There are five water and sanitation utility providers near to or adjacent to the development. At the time of the original Sketch Plan approval there had been no legal actions to claim service rights for the service area by any of the adjacent service providers.

The Waterview II Metropolitan District has been established to provide and coordinate services including water, wastewater, drainage and open space maintenance among other services.

Widefield Water and Sanitation District have negotiated a service agreement for Springs at Waterview East which is inclusive of Waterview East - Commercial. The adjacent service providers considered include:

1. Colorado Springs Utilities; located north of the development-current gas and electricity provider.
2. Colorado Centre; located east of the development.
3. Widefield Water and Sanitation District; located south and east of the development.
4. City of Fountain (Water); located south (+/- 1 mile) of the development.
5. Security Water District

The service provider for Waterview East - Commercial is Widefield Water and Sanitation District and will be the entity responsible to finance construction and ensure the continuing operation and maintenance of improvements.

3.9 Water Facilities

The Widefield Water and Sanitation District have been providing potable water service for a long period of time in accordance with the Colorado Department of Health and Environment. The District will provide water, water treatment, water storage and water distribution for the development in exchange for fees and recurring periodic charges.

Appendix A contains the current Widefield Water and Sanitation District Water Report.

3.10 Relationship to Neighboring Water and Wastewater Facilities

The location of other major water and wastewater facilities, relative to the Waterview East – Commercial Development, are shown on Figure 3.

Figure 3 identifies water wells and habitable buildings within a 1-mile radius of the center of Waterview East - Commercial. No known wells are within the 1-mile radius.

3.11 Water Demand

The Waterview East - Commercial development will be serviced by Widefield Water and Sanitation District. The average district wide water demands for the district are indicated below:

Widefield Water and Sanitation District: 0.39 ac-ft./year per Single Family Equivalent (SFE)

These demands have been developed from actual usage records and recognized by the State Engineers Office. These water demands include irrigation; no separate meters are provided for irrigation.

Demand for commercial property is projected at 4 SFE's /acre (1.56 ac-ft/acre) plus irrigation.

Furthermore, the demand for inside commercial buildings is projected at 25 gpd per employee (0.03 ac-ft/year). These water demands have been used to project use for Waterview East - Commercial.

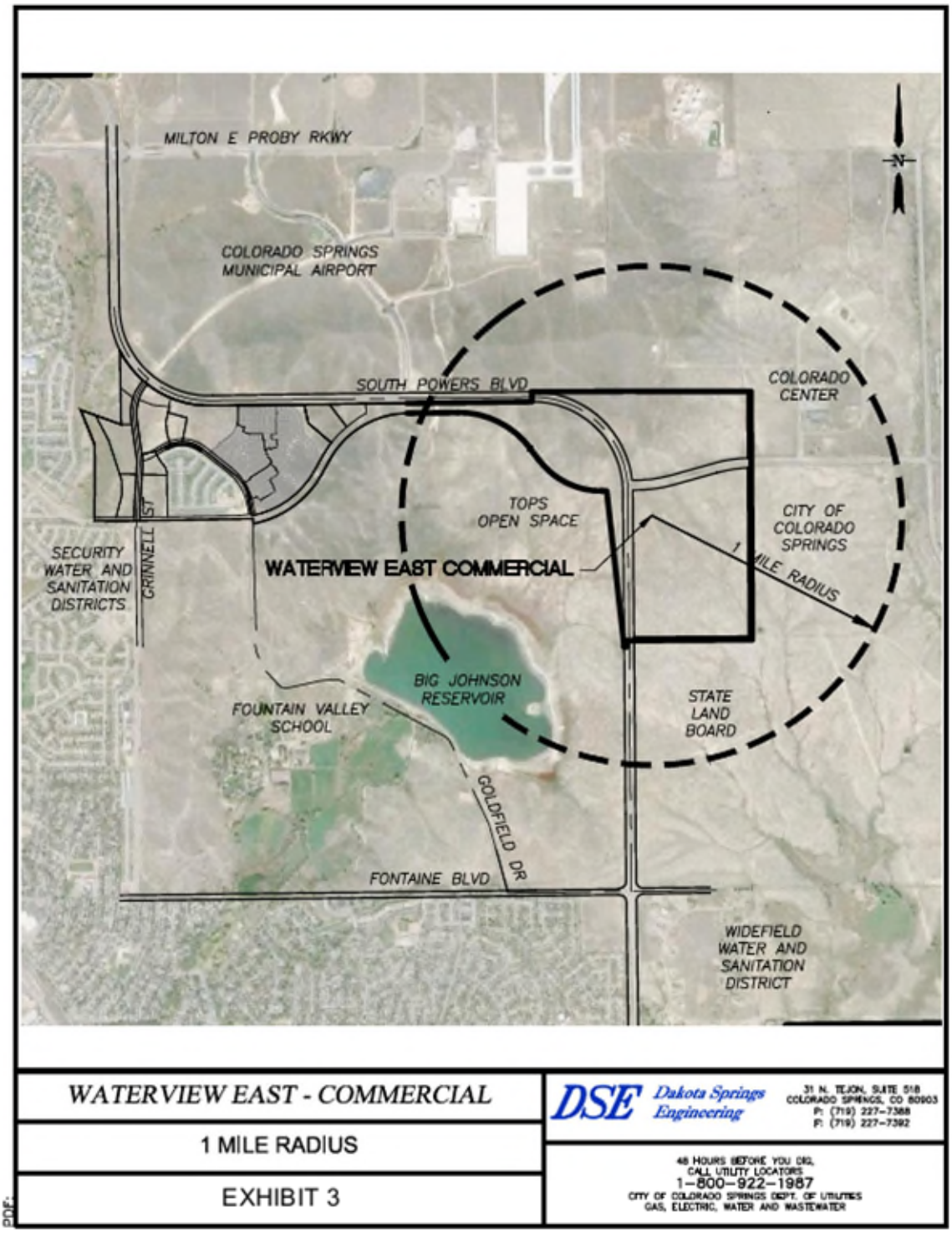


Figure 3: 1 MILE RADIUS

Section 4
DEVELOPED CONDITIONS

4.1 Land Use

Waterview East - Commercial consists of approximately 22.1 acres of commercial uses and is located southeast of the City of Colorado Springs Airport, within Township 15 South, Range 65 West, Section 9.

The following tabulates land use for the development.

Table 1 – Land Use Plan

Land Use		Lot Area (AC)	Building Area (SF)	Employment Population	Population Equivalents	Percent Irrigated
Commercial						
LOT 1	BLDG 1	1.58	9750.00	16.25	3.25	11.36%
LOT 2	BLDG 2	1.13	23255.92	38.76	7.75	44.44%
LOT 3	BLDG 3	0.37	10800.00	18.00	3.60	66.32%
LOT 4	BLDG 4	0.29	2962.50	4.94	0.99	23.64%
LOT 5	BLDG 5	0.29	3277.84	5.46	1.09	27.60%
LOT 6	BLDG 6	5.21	8064.00	13.44	2.69	3.55%
	Storage Spaces		69865.68	NA	NA	
LOT 7	BLDG 7	0.38	10945.42	18.24	3.65	66.27%
LOT 8	BLDG 8	0.22	6600.00	11.00	2.20	68.92%
LOT 9	BLDG 9	0.30	9000.00	15.00	3.00	69.62%
Tracts	A-D	12.35	NA	NA	NA	15.00%
	TOTAL	**22.12**	**3.55**	**141.09**	**28.22**	**NA**

Assumptions: Commercial units at 600 square feet/employee
Employees are considered to be 0.2 SFE
25 gpd per employee (0.03 ac-ft/year)

4.2 Population and Employment

By using the land use information noted above and applying standard unit densities of 600 square feet per employee for commercial/industrial uses, permanent employment forecasts for Waterview East - Commercial are shown in the above table.

The above table uses the percent irrigation forecasts provided in Appendix E.

4.3 Water Demand

By applying Widefield Water and Sanitation District unit water demand factors to land use forecasts, water demands have been developed for ultimate build-out as shown in the following table:

WATER DEMAND

Land Use	SKETCH PLAN			
	AFY	ADD	MDD	PHD
		(gpm)	(gpm)	(gpm)
Potable				
Commercial Buildings Total				
BLDG 1	0.49	0.30	0.76	1.21
BLDG 2	1.16	0.72	1.80	2.88
BLDG 3	0.54	0.33	0.84	1.34
BLDG 4	0.15	0.09	0.23	0.37
BLDG 5	0.16	0.10	0.25	0.41
BLDG 6	0.40	0.25	0.62	1.00
BLDG 7	0.55	0.34	0.85	1.36
BLDG 8	0.33	0.20	0.51	0.82
BLDG 9	0.45	0.28	0.70	1.12
Tracts	0.00	0.00	0.00	0.00
Subtotal	4.23	2.62	6.56	10.50
Irrigation				
Commercial				
LOT 1	0.44	0.27	0.69	1.10
LOT 2	1.24	0.77	1.92	3.07
LOT 3	0.60	0.38	0.94	1.50
LOT 4	0.17	0.10	0.26	0.42
LOT 5	0.20	0.12	0.31	0.49
LOT 6	0.46	0.28	0.71	1.13
LOT 7	0.62	0.38	0.96	1.54
LOT 8	0.37	0.23	0.58	0.93
LOT 9	0.51	0.32	0.80	1.28
Tracts	4.57	2.83	7.08	11.33
Subtotal	9.18	5.69	14.24	22.78
TOTAL	13.42	8.32	20.80	33.28

Unit water demands are based on actual District records as described in section 3.11. Furthermore 25 gallons per day per employee for inside commercial uses and 0.0566 acre feet per year per 1000 square feet of landscaped area for irrigation of commercial properties. Using the percent irrigation forecasts from Appendix F to determine irrigation areas.

Water demand is first calculated in acre-feet per year (AFY) to determine water supply needs. This value is then factored to determine the average daily demand (ADD) in gallons per minute (gpm), which is used to project maximum day and peak hour demands as well as to estimate revenues and operating costs. Maximum day demand (MDD) and peak hour demand (PHD) have been determined by applying accepted peaking factors of 2.5 and 4.0 to the ADD, respectively. The MDD is used to determine storage needs and the PHD is used for modeling system delivery pressures and to size distribution piping.

Fire flow demand is another demand typically included in the design of water systems. A fire flow demand of 3500 gpm in commercial areas will be delivered at a minimum pressure of 20 psi by the respective water systems.

4.4 Water Supply

The Widefield Water and Sanitation District has numerous ground water and surface water rights; these water supply sources are summarized in Appendix A and B.

Based on the water demand and the available water sources the district is capable of servicing Waterview East - Commercial.

4.5 Water Quality

The Widefield Water and Sanitation District has been providing potable water in accordance with El Paso County health Department and Colorado Department of Health and Environment standards and reporting requirements for several decades. Each district provides treatment and disinfection of their raw water sources prior to distribution. Water Quality is summarized in Appendix A and B.

Section 5
WATER SYSTEM IMPROVEMENTS

5.1 General

The water system operated by Widefield Water and Sanitation District is classified as a "community water system" and meets the applicable requirements of the Colorado Department of Health and Environment (CDHE).

Filtration and disinfection facilities provide treatment of the raw water sources to ensure good water quality. Elevation differences that exist throughout the district boundaries require different pressure zones to ensure that water is delivered at no less than 40 psi during peak hour flow and at no more than 120 psi during periods of low use. In addition, storage facilities and distribution piping will be provided to ensure that residual pressure requirements are achieved both during peak hour demands and during maximum day demands with a superimposed fire flow of 3500 gpm. The pressure zones are served by both storage facilities as well as transfer pumping equipment.

5.2 Groundwater Wells

Widefield Water and Sanitation District has multiple sources of water including groundwater wells as outlined in Appendix A.

5.3 Water Treatment

Treating and filtering of the water sources meets Drinking Water Standards.

In addition, CDHE standards require that the water supply be disinfected and that the supply receives minimum chlorine contact time of 30 minutes before first use.

5.4 Storage

Storage reservoirs are ground mounted and elevated steel tanks designed in accordance with CDHE and AWWA Standards.

Storage is sized to provide a minimum of 30% of maximum day demand and includes a reserve to supply a fire flow of 3500 gpm for three hours.

5.5 Distribution

The water distribution system provides water at a maximum static pressure of 120 psi during periods of low use, at a minimum residual pressure of 40 psi during peak hour demand and at a minimum residual pressure of 20 psi during maximum day demand with a superimposed fire flow of 3500 gpm. Because the storage tank is ground mounted within the development the system must be pressurized by pumps. The pressure zone will use a loop type system of piping to maximize the efficiency of the system and will be provided with minimum 6-inch diameter pipe and fire hydrants throughout. All pipe and appurtenances will be designed to meet or exceed AWWA standards.

5.6 Other Costs and Gains

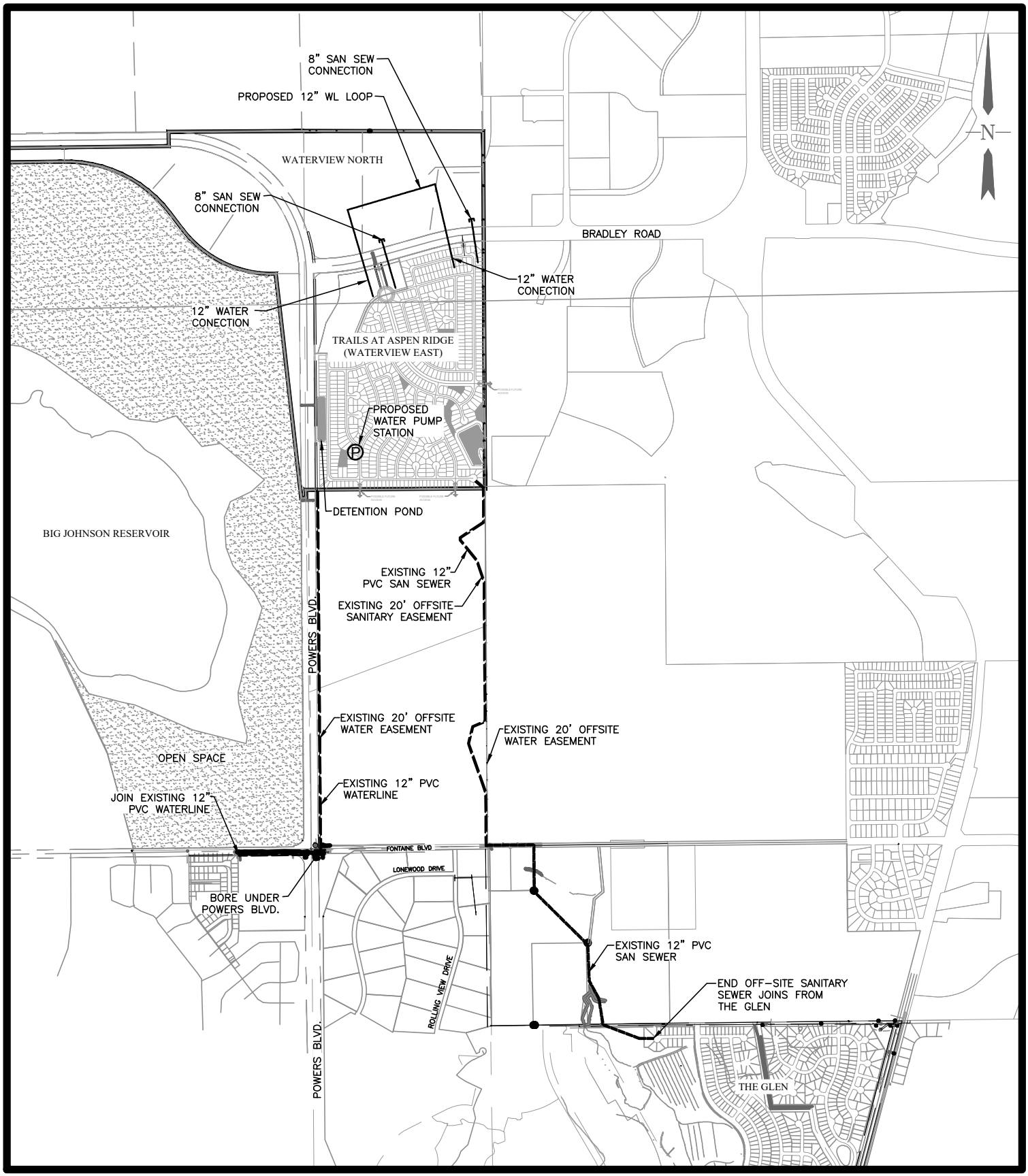
Estimated Costs

Item	Units	Quantity	Unit Price	Extension
Waterview Phase 2, 3 & 4				
Water Pump Station	LS	1	$1,200,000	$1,200,000
Water Main Extension	LF	6500	$85	$552,500
Additional Storage	gal	1,000,000	$1.25	$1,250,000
Total Estimated Cost				*$3,002,500*

The above system improvements are all constructed as part of Waterview East or are under construction by others. These costs only include capital costs for water system improvements required to serve Waterview and are estimated from best available data. These costs do not include other costs or gains that may be incurred in the acquisition of land, financing, investing, local distribution, the salvage value of equipment or other necessary infrastructure, among others, unless specifically noted.

5.7 Rates and Charges

The Widefield Water and Sanitation District will impose one-time charges to recoup the cost of constructing water system improvements as well as regular periodic billings to recoup continuing costs for operations, maintenance and equipment replacement. This system of rates and charts is published by each district annually.



WATERVIEW NORTH

WATER AND SEWER SYSTEM IMPROVEMENTS

EXHIBIT 4

DSE Dakota Springs Engineering
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388
F: (719) 227-7392

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

PDF:

Appendix A

Widefield Water and Sanitation District

WIDEFIELD WSD 2022 Drinking Water Quality Report
Covering Data For Calendar Year 2021

Public Water System ID: CO0121900

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

We are pleased to present to you this year's water quality report. Our constant goal is to provide you with a safe and dependable supply of drinking water. Please contact JOHN PAXTON at 719-491-6981 with any questions or for public participation opportunities that may affect water quality. **Please see the water quality data from our wholesale system(s) (either attached or included in this report) for additional information about your drinking water.**

General Information

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

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

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

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

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

Lead in Drinking Water

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

Source Water Assessment and Protection (SWAP)

The Colorado Department of Public Health and Environment may have provided us with a Source Water Assessment Report for our water supply. For general information or to obtain a copy of the report please visit wqcdcompliance.com/ccr. The report is located under "Guidance: Source Water Assessment Reports". Search the table using 121900, WIDEFIELD WSD, or by contacting JOHN PAXTON at 719-491-6981. The Source Water Assessment Report provides a screening-level evaluation of potential contamination that ***could*** occur. It ***does not*** mean that the contamination ***has or will*** occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan. Potential sources of contamination in our source water area are listed on the next page.

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

Our Water Sources

Sources (Water Type - Source Type)	Potential Source(s) of Contamination
W4 WELL (Groundwater-Well) W2 WELL (Groundwater-Well) W3 WELL (Groundwater-Well) WELL C1 (Groundwater-Well) W7 WELL (Groundwater-Well) WELL E2 (Groundwater-Well) WELL C3 (Groundwater-Well) WELL C36 (Groundwater-Well) JHW2 WELL REDRILL (Groundwater-Well) JHW5R WELL (Groundwater-Well) JHW4R WELL (Groundwater-Well) WELL C2 REDRILL (Groundwater-Well) PURCHASED FROM CO0121275 (Groundwater-Consecutive Connection) W1 WELL (Groundwater-Well) PURCHASED FROM CO0121775 (Surface Water-Consecutive Connection) PURCHASED FROM CO0121300 (Surface Water-Consecutive Connection)	EPA Abandoned Contaminated Sites, EPA Hazardous Waste Generators, EPA Chemical Inventory/Storage Sites, EPA Toxic Release Inventory Sites, Permitted Wastewater Discharge Sites, Aboveground, Underground and Leaking Storage Tank Sites, Solid Waste Sites, Existing/Abandoned Mine Sites, Concentrated Animal Feeding Operations, Other Facilities, Commercial/Industrial/Transportation, High Intensity Residential, Low Intensity Residential, Urban Recreational Grasses, Row Crops, Fallow, Pasture / Hay, Septic Systems, Road Miles

Terms and Abbreviations

- **Maximum Contaminant Level (MCL)** − The highest level of a contaminant allowed in drinking water.
- **Treatment Technique (TT)** − A required process intended to reduce the level of a contaminant in drinking water.
- **Health-Based** − A violation of either a MCL or TT.
- **Non-Health-Based** − A violation that is not a MCL or TT.
- **Action Level (AL)** − The concentration of a contaminant which, if exceeded, triggers treatment and other regulatory requirements.
- **Maximum Residual Disinfectant Level (MRDL)** − The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Maximum Contaminant Level Goal (MCLG)** − The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Maximum Residual Disinfectant Level Goal (MRDLG)** − The level of a drinking water disinfectant, below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Violation (No Abbreviation)** − Failure to meet a Colorado Primary Drinking Water Regulation.
- **Formal Enforcement Action (No Abbreviation)** − Escalated action taken by the State (due to the risk to public health, or number or severity of violations) to bring a non-compliant water system back into compliance.
- **Variance and Exemptions (V/E)** − Department permission not to meet a MCL or treatment technique under certain conditions.
- **Gross Alpha (No Abbreviation)** − Gross alpha particle activity compliance value. It includes radium-226, but excludes radon 222, and uranium.
- **Picocuries per liter (pCi/L)** − Measure of the radioactivity in water.
- **Nephelometric Turbidity Unit (NTU)** − Measure of the clarity or cloudiness of water. Turbidity in excess of 5 NTU is just noticeable to the typical person.
- **Compliance Value (No Abbreviation)** – Single or calculated value used to determine if regulatory contaminant level (e.g. MCL) is met. Examples of calculated values are the 90th Percentile, Running Annual Average (RAA) and Locational Running Annual Average (LRAA).
- **Average (x-bar)** − Typical value.
- **Range (R)** − Lowest value to the highest value.
- **Sample Size (n)** − Number or count of values (i.e. number of water samples collected).

- **Parts per million = Milligrams per liter (ppm = mg/L)** − One part per million corresponds to one minute in two years or a single penny in $10,000.
- **Parts per billion = Micrograms per liter (ppb = ug/L)** − One part per billion corresponds to one minute in 2,000 years, or a single penny in $10,000,000.
- **Not Applicable (N/A)** – Does not apply or not available.
- **Level 1 Assessment** – A study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
- **Level 2 Assessment** – A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Detected Contaminants

WIDEFIELD WSD routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table(s) show all detections found in the period of January 1 to December 31, 2021 unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one year old. Violations and Formal Enforcement Actions, if any, are reported in the next section of this report.

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

Disinfectants Sampled in the Distribution System
TT Requirement: At least 95% of samples per period (month or quarter) must be at least 0.2 ppm ***OR***
If sample size is less than 40 no more than 1 sample is below 0.2 ppm
Typical Sources: Water additive used to control microbes

Disinfectant Name	Time Period	Results	Number of Samples Below Level	Sample Size	TT Violation	MRDL
Chlorine	December, 2021	Lowest period percentage of samples meeting TT requirement: 100%	0	25	No	4.0 ppm

Lead and Copper Sampled in the Distribution System

Contaminant Name	Time Period	90th Percentile	Sample Size	Unit of Measure	90th Percentile AL	Sample Sites Above AL	90th Percentile AL Exceedance	Typical Sources
Copper	07/01/2021 to 11/24/2021	0.92	61	ppm	1.3	1	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead	03/18/2021 to 06/30/2021	5.5	62	ppb	15	1	No	Corrosion of household plumbing systems; Erosion of natural deposits

Lead and Copper Sampled in the Distribution System								
Contaminant Name	**Time Period**	**90th Percentile**	**Sample Size**	**Unit of Measure**	**90th Percentile AL**	**Sample Sites Above AL**	**90th Percentile AL Exceedance**	**Typical Sources**
Copper	03/18/2021 to 06/30/2021	0.75	62	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead	07/01/2021 to 11/24/2021	5.8	61	ppb	15	1	No	Corrosion of household plumbing systems; Erosion of natural deposits

Disinfection Byproducts Sampled in the Distribution System									
Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Total Haloacetic Acids (HAA5)	2021	8.79	1.4 to 20.3	16	ppb	60	N/A	No	Byproduct of drinking water disinfection
Total Trihalomethanes (TTHM)	2021	24.19	2.6 to 62.6	16	ppb	80	N/A	No	Byproduct of drinking water disinfection

Radionuclides Sampled at the Entry Point to the Distribution System									
Contaminant Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Combined Uranium	2021	10.3	10.3 to 10.3	1	ppb	30	0	No	Erosion of natural deposits
Gross Beta Particle Activity	2017	2	2 to 2	1	pCi/L*	50	0	No	Decay of natural and man-made deposits
*The MCL for Gross Beta Particle Activity is 4 mrem/year. Since there is no simple conversion between mrem/year and pCi/L EPA considers 50 pCi/L to be the level of concern for Gross Beta Particle Activity.									

Inorganic Contaminants Sampled at the Entry Point to the Distribution System									
Contaminant Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Barium	2021	0.08	0.08 to 0.08	1	ppm	2	2	No	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Fluoride	2020	0.75	0.54 to 0.92	3	ppm	4	4	No	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Mercury	2021	0.3	0.3 to 0.3	1	ppb	2	2	No	Erosion of natural deposits; discharge from refineries and factories; runoff from landfills; runoff from cropland
Nitrate	2021	4.67	0.03 to 6.3	11	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium	2021	2.2	2.2 to 2.2	1	ppb	50	50	No	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines
Nitrate: *Nitrate in drinking water at levels above 10 ppm* is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant you should ask advice from your health care provider.									

Volatile Organic Contaminants Sampled at the Entry Point to the Distribution System									
Contaminant Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Tetrachloroethylene	2021	0.57	0 to 2.5	13	ppb	5	0	No	Discharge from factories and dry cleaners

Secondary Contaminants**						
**Secondary standards are non-enforceable guidelines for contaminants that may cause cosmetic effects (such as skin, or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water.						
Contaminant Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**Secondary Standard**
Sodium	2021	0.04	0.04 to 0.04	1	ppm	N/A

Unregulated Contaminants***

EPA has implemented the Unregulated Contaminant Monitoring Rule (UCMR) to collect data for contaminants that are suspected to be present in drinking water and do not have health-based standards set under the Safe Drinking Water Act. EPA uses the results of UCMR monitoring to learn about the occurrence of unregulated contaminants in drinking water and to decide whether or not these contaminants will be regulated in the future. We performed monitoring and reported the analytical results of the monitoring to EPA in accordance with its Unregulated Contaminant Monitoring Rule (UCMR). Once EPA reviews the submitted results, the results are made available in the EPA's National Contaminant Occurrence Database (NCOD) (epa.gov/dwucmr/national-contaminant-occurrence-database-ncod) Consumers can review UCMR results by accessing the NCOD. Contaminants that were detected during our UCMR sampling and the corresponding analytical results are provided below.

Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure

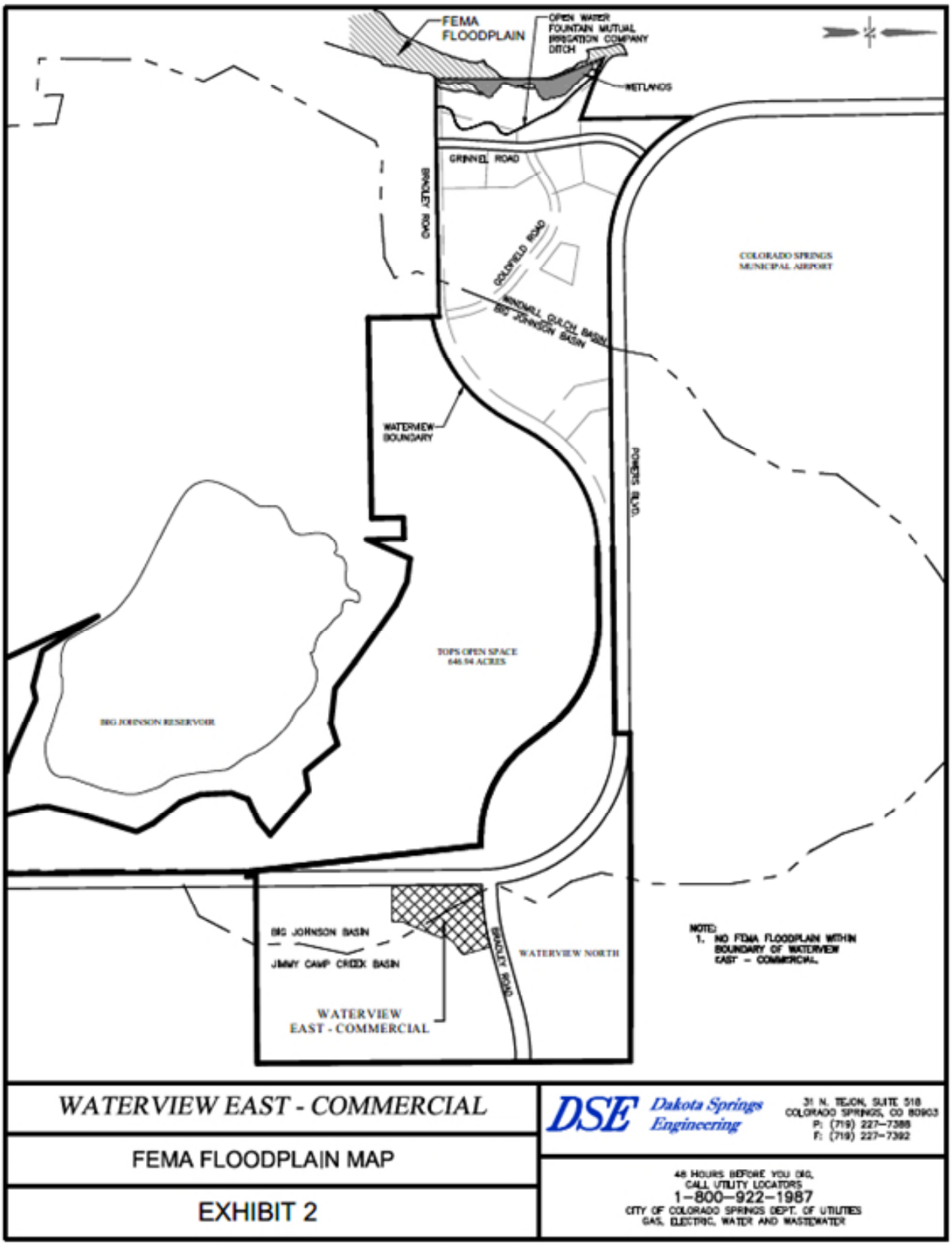
***More information about the contaminants that were included in UCMR monitoring can be found at: drinktap.org/Water-Info/Whats-in-My-Water/Unregulated-Contaminant-Monitoring-Rule-UCMR. Learn more about the EPA UCMR at: epa.gov/dwucmr/learn-about-unregulated-contaminant-monitoring-rule or contact the Safe Drinking Water Hotline at (800) 426-4791 or epa.gov/ground-water-and-drinking-water.

Violations, Significant Deficiencies, and Formal Enforcement Actions

No Violations or Formal Enforcement Actions

Appendix B

100 Year Flood Plain Certification



Appendix C

District Letter of Commitment

August 9, 2022

Kimley-Horn and Associates
Attn: Larry Salazar
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903

County Attorney's Office
Attn: Cole Emmons
27 East Vermijo Avenue
Colorado Springs, Colorado 80903

Re: Commitment Letter for Preliminary Plan of Waterview East-Commercial

Dear Dan and Cole:

The Widefield Water and Sanitation District commits to providing water and sewer service to the above-mentioned subdivision per this letter.

The water commitment is for Waterview East-Commercial is for <u>9 Commercial Lots and 12.35 acres of irrigated land, please see Exhibit A, with an annual water requirement of 31.15 acre-feet</u>. These numbers are calculated using AWWA M22 manual for SFE per tap size, please see Exhibit B. Deviation from the estimated tap size will require the District to take an additional look at the water supply. Car washes have not been considered in this commitment and would need to be reevaluated for approval. The District has existing legal and physical water supply to meet the expected demand. **The estimated wastewater load is 8,815 gallons per day.**

Sincerely,

Robert Bannister, PE, District Engineer

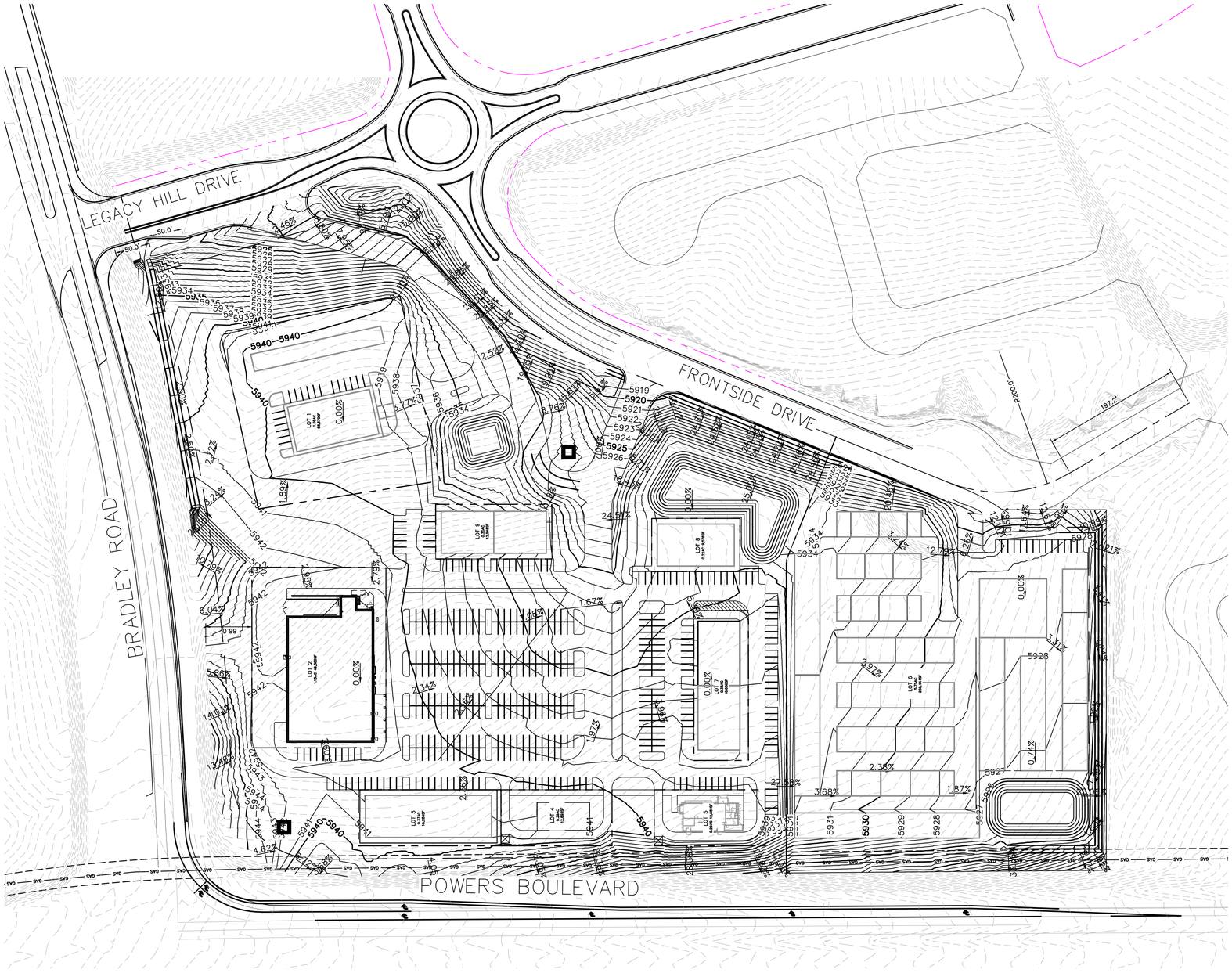
C: Travis Jones, Director of Operations

WATERVIEW EAST-COMMERCIAL

PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Exhibit A



LOT DATA	
LOT	SF/AC±
1	68,670/1.58
2	49,366/1.13
3	16,284/0.37
4	12,693/0.29
5	12,681/0.29
6	250,444/5.75
7	16,656/0.38
8	9,576/0.22
9	12,948/0.30

TRACT DATA	
TRACT	SF/AC
A	395,960/9.09

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

K:\COS_LA\196195000 - Waterview East Commercial\CADD\PlanSheets\DP-DP.dwg Jun 14, 2022 7:44am

Waterview East Commercial Water Demand Estimates

Lot	Land Area (sqft)	Land Area (acres)	Building Area (sqft)	Use	Assumed Tap Size (inches)	SFE/Acre	SFE's	SFE's x 317 gpd/SFE = ADD (gpd)	SFE's x 677 gpd/SDF = MDD (gpd)
1	68,670	1.58	7,800	Commercial/Gas	1.5	4	6.3	1,999	4,269
2	49,366	1.13	21,939	Commercial/Grocery	3	4	4.5	1,437	3,069
3	16,284	0.37	10,800	Commercial/Retail	1	4	1.5	474	1,012
4	12,693	0.29	3,000	Commercial/Fast Food	1.5	4	1.2	369	789
5	12,681	0.29	3,500	Commercial/Fast Food	1.5	4	1.2	369	788
6	226,977	5.21	8,064	Commercial/Storage	0.75	4	20.8	6,607	14,111
7	16,656	0.38	11,038	Commercial/Retail	1	4	1.5	485	1,035
8	9,576	0.22	6,600	Commercial/Retail	1	4	0.9	279	595
9	12,948	0.30	9,015	Commercial/Retail	1	4	1.2	377	805
A	478,965	11.00		Landscaping	1.5	4	44.0	13,942	29,776
B	12,179	0.28		Landscaping	1.5	4	1.1	355	757
C	23,134	0.53		Landscaping	1.5	4	2.1	673	1,438
D	23,467	0.54		Landscaping	1.5	4	2.2	683	1,459
Totals	**963,596**	**22.12**	**81,756**				**89**	**28,213**	**60,253**

Exhibit B

Appendix D

Water Supply Summary

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-122.(d). C.R.S. requires that the applicant submit to the County. "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water.

1. NAME OF DEVELOPMENT AS PROPOSED
Waterview East - Commercial

2. LAND USE ACTION
Preliminary Plan

3. NAME OF EXISTING PARCEL AS RECORDED
Waterview East - Commercial

SUBDIVISION **FILING** **BLOCK** **LOT**

4. TOTAL ACREAGE **22.1**

5. NUMBER OF LOTS PROPOSED **9 Commercial Lots**

PLAT MAP ENCLOSED ☐ **YES**

6. PARCEL HISTORY – The most recent sketch plan amendment for Waterview North was approved July 15, 2021.

A. Was parcel recorded with county prior to June 1, 1972? ☐ **YES** ☒ **NO**
B. Has the parcel ever been part of a division of land action since June 1, 1972? ☐ **YES** ☒ **NO**
If yes, describe the previous action
_____

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

__--__ ¼ of _--- _1/4 SECTION___9___ TOWNSHIP___15_ _ ☐ N ☒ S RANGE ____65_____ ☐ E ☒ W
__--__ ¼ of _---__1/4 SECTION_____ TOWNSHIP____ ___ ☐ N ☒ S RANGE ___ _____ ☐ E ☒ W

PRINCIPAL MERIDIAN: ☒ **6TH** ☐ **N.M.** ☐ **UTE** ☐ **COSTILLA**

8. PLAT – Location of all wells on property must be plotted and permit numbers provided
Surveyors plat ☐ **Yes** ☐ **No** **If not, scaled hand drawn** ☐ **Yes** ☒ **No** No Wells

9. ESTIMATED WATER REQUIREMENTS – Gallons per day or Acre Feet per Year

HOUSEHOLD USE (inc. lot irr)	_____ GPD	_____AF
COMMERCIAL/INDUSTRIAL USE	_____ GPD	4.23 AF
IRRIGATION	_____GPD	9.18 AF
STOCK WATERING	_____ GPD	_____AF
OTHER __ 268.90	_____ GPD	_____ AF
TOTAL	_____ GPD	13.42 AF

10. WATER SUPPLY SOURCE

☐ **EXISTING WELLS** ☐ **DEVELOPED SPRINGS**
WELL PERMIT NUMBERS
_____
_____
_____

☒ **NEW WELLS – Proposed**
☐ **Alluvial** ☐ **Upper Arapahoe**
☐ **Upper Dawson** ☐ **Lower Arapahoe**
☐ **Lower Dawson** ☐ **Laramie Fox Hills**
☐ **Denver** ☐ **Dakota**
☐ **Other** _____

☐ **MUNICIPAL**
☐ **ASSOCIATION**
☐ **COMPANY**
☒ **DISTRICT**
NAME Widefield Water & Sanitation District
LETTER OF COMMITMENT FOR SERVICE ☒ **YES** ☐ **NO**

WATER COURT DECREE CASE NO.
_____

11. ENGINEER'S WATER SUPPLY REPORT ☒ **YES** ☐ **NO** **IF YES, PLEASE FORWARD WITH THIS FORM.**

12. TYPE OF SEWAGE DISPOSAL SYSTEM

☐ **SEPTEC TANKLEACH**
_____

☐ **LAGOON**
_____

☐ **ENGINEERED SYSTEM (Attach a copy of engineering design)**

☒ **CENTRAL SYSTEM – DISTRICT NAME**
Widefield Water and Sanitation District

☐ **VAULT – LOCATION SEWAGE HAULED TO**
_____

☐ **OTHER** _____

Appendix E

Waterview East – Commercial Preliminary Plan

WATERVIEW COMMERCIAL EAST BUILDING SF AND IRRIGATED AREAS			
Lot	SF	Building or Irrigation SF	Use
1	68,670	7,800	Commercial/Gas
2	49,366	21,939	Commercial/Grocery
3	16,284	10,800	Commercial/Retail
4	12,693	3,000	Commercial/Fast Food
5	12,681	3,500	Commercial/Fast Food
6	226,977	8,064	Commercial/Storage
7	16,656	11,038	Commercia/ Retail
8	9,576	6,600	Commercial/ Retail
9	12,948	9,015	Commercial/ Retail
Total SF		81,756	
Tract		Irrigation SF	
A	478,965	71,845	Est. 15%
B	12,179	1,827	Est. 15%
C	23,134	3,470	Est. 15%
D	23,467	3,520	Est. 15%
Total Irrigated area		80,662	

WATERVIEW EAST-COMMERCIAL

PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PM, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;
THENCE S00°19'32"E ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
THE FOLLOWING THREE (3) COURSES ARE ON SAID SOUTHERLY RIGHT–OF–WAY LINE OF SAID BRADLEY ROAD;
1) THENCE S89°30'29"W A DISTANCE OF 3.77 FEET TO A POINT OF CURVE TO THE LEFT;
2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 730.29 FEET, A DELTA ANGLE OF 15°09'41" WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 728.16 FEET;
3) THENCE S74°20'48"W A DISTANCE OF 930.15 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID RIGHT–OF–WAY S15°39'12"W A DISTANCE OF 394.68 FEET TO A POINT OF NON–TANGENT CURVE TO THE RIGHT WHOSE RADIAL BEARS N75°43'37"W;
THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 56.94 FEET, A DELTA ANGLE OF 43°29'55" WHOSE LONG CHORD BEARS S36°01'21" W A DISTANCE OF 55.58 FEET;
THENCE S57°46'18"W A DISTANCE OF 68.47 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE ON SAID CURVE, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 280.72 FEET, A DELTA ANGLE OF 35°44'30" WHOSE LONG CHORD BEARS S39°54'03"W, A DISTANCE OF 267.19 FEET;
THENCE S67°58'24"E A DISTANCE OF 40.00 FEET;
THENCE S22°01'36"W A DISTANCE OF 538.15 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE ON SAID CURVE, HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 61.46 FEET, A DELTA ANGLE OF 13°32'35", WHOSE LONG CHORD BEARS S28°47'53"W A DISTANCE OF 61.31 FEET;
THENCE S00°00'00"W A DISTANCE OF 148.75 FEET;
THENCE N90°00'00"W A DISTANCE OF 515.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT– OF–WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21);
THE FOLLOWING FIVE (5) COURSES ARE ON SAID RIGHT–OF–WAY LINE AND THE NORTHERLY RIGHT–OF–WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY:
1) THENCE N00°29'10"W A DISTANCE OF 1123.38 FEET TO A POINT OF CURVE TO THE RIGHT;
2) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 229.91 FEET, A DELTA ANGLE OF 87°49'03", WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET:
3) THENCE N87°19'53" E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;
4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2,969.79 FEET, AN ARC LENGTH OF 673.03 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;
5) THENCE N47°20'48"E A DISTANCE OF 21.87 FEET TO THE POINT BEGINNING.

PARCEL CONTAINS 963,596 SQUARE FEET OR 22.121 ACRES MORE OR LESS.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS NOTES

1. A GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION, CROSSROADS NORTH, MARKSHEFFEL ROAD AND STATE HIGHWAY 24, EL PASO COUNTY, COLORADO, FOR THE EQUITY GROUP, WAS COMPLETED BY CTL THOMPSON ON OCTOBER 6, 2020 AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE CROSSROADS NORTH DEVELOPMENT. THE GEOLOGY AND SOILS REPORT FOR THE CROSSROADS NORTH DEVELOPMENT WAS PROVIDED AS PART OF THE CROSSROADS NORTH PRELIMINARY PLAN SUBMITTED TO THE EL PASO BOARD OF COUNTY COMMISSIONERS. PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER [TBD]. DEVELOPERS AND HOME OWNERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS. **
2. THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC CONSTRAINTS DO EXIST RELATED TO THE POTENTIAL FOR SHALLOW GROUNDWATER TABLES, EXPANSIVE CLAY OR CLAYEY SANDSTONE, ERODIBLE SANDY SOILS. THESE GEOLOGICAL CONDITIONS ARE CONSIDERED RELATIVELY COMMON TO THE AREA WITH MITIGATION ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES. IF THE PREVIOUSLY LISTED POTENTIAL GEOLOGICAL HAZARDS ARE FOUND TO EXIST, AN EVALUATION SHALL BE PERFORMED AT THE TIME OF FINAL GEOTECHNICAL INVESTIGATION FOR THOSE INDIVIDUAL LOTS.
   WE DID NOT IDENTIFY GEOLOGIC HAZARDS THAT WE BELIEVE PRECLUDED DEVELOPMENT OF THE SITE. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE CONSTRAINTS TO DEVELOPMENT INCLUDED THE PRESENCE OF POTENTIALLY HYDRO–COMPACTIVE SOILS, EXISTING FILL STOCKPILES, AND EROSION. REGIONAL GEOLOGIC CONDITIONS THAT IMPACT THE SITE INCLUDE SEISMICITY AND RADIOACTIVITY. WE BELIEVE EACH OF THESE CONDITIONS CAN BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THIS AREA. THESE CONDITIONS ARE DISCUSSED IN GREATER DETAIL IN THE SECTIONS THAT FOLLOW. **
3. CONVENTIONAL SPREAD FOOTINGS AND MAT FOUNDATIONS UNDERLAIN BY THE ON–SITE, NATURAL SANDS AND GRADING FILL WILL BE APPROPRIATE FOR LIGHTLY TO MODERATELY–LOADED BUILDINGS AT THE SITE. MODERATELY TO MORE HEAVILY–LOADED STRUCTURES MAY REQUIRE MODIFICATION OF THE NEAR–SURFACE AND SOILS (SUB–EXCAVATION AND DENSE COMPACTION UNDER CONTROLLED CONDITIONS), PRIOR TO CONSTRUCTION OF FOOTING FOUNDATIONS. A DEEP FOUNDATION SUCH AS DRILLED BEDROCK PIERS MAY BE AN APPROPRIATE OPTION FOR HEAVILY–LOADED STRUCTURES, IF THE BEDROCK FORMATION IS ENCOUNTERED AS A REASONABLE DEPTH. **
4. SITE–SPECIFIC SOILS STUDIES SHALL BE PERFORMED FOR THE LOTS WITHIN THIS SUBDIVISION PRIOR TO FOUNDATION CONSTRUCTION TO IDENTIFY SUBSURFACE SOIL CONDITIONS ANTICIPATED TO SUPPORT FOUNDATIONS AND PROVIDE PERTINENT GEOTECHNICALLY–RELATED PARAMETERS AND RECOMMENDATIONS FOR FOUNDATION DESIGN AND CONSTRUCTION. **
5. GEO REPORT, OVERALL PLANS SHOULD PROVIDE FOR THE RAPID CONVEYANCE OF SURFACE RUNOFF TO THE STORM DRAIN SYSTEM AND CENTRALIZED DRAINAGE CHANNELS, WHICH WILL BE PROVIDED WITHIN THE EXISTING ROADWAY/PUBLIC SPACE TRACTS AND PROPOSED LOT DRAINAGE EASEMENTS.

** REFER TO THE SOILS REPORT FOR MORE DETAILED INFORMATION.

FLOODPLAIN NOTES

1. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE X AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0768G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

PRELIMINARY PLAN NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
2. TRACT–A, CONSIST OF A BLANKET EASEMENT FOR ALL PUBLIC AND PRIVATE UTILITIES, DRAINAGE, PARKING AND ACCESS FOR ALL ASSOCIATED LOTS. TRACT–A WILL BE THE RESPONSIBILITY OF THE WATERVIEW III METRO DISTRICT.
3. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED.
4. UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS ON THE PRIVATE LOTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. THE RESPONSIBILITY OF THE COMMON TRACT AND RELATED EASEMENTS WILL BE WITH THE WATERVIEW III METRO DISTRICT
5. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
6. NO DRIVEWAYS SHALL BE ESTABLISHED ALONG PUBLIC STREET UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
7. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOTS WILL HAVE FULL ACCESS AND SHARED PARKING BY WAY OF THE OVERALL TRACT–A.
8. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE SECURITY FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
9. NO–BUILD AREAS ARE AS SHOWN ON THE PLANS. NO–BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO, WITHIN DESIGNATED DRAINAGE–EASEMENTS AND TRACTS, NO–BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO–BUILD AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S AND ASSOCIATED WATERVIEW III METRO DISTRICT.
10. THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL AND AIRPORT PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
11. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
12. RETAINING WALLS EXCEEDING 4–FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
13. ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
14. PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, OR DESIGNEE MUST BE RECORDED, OR AUTHORIZED DESIGNEE, AND THE PLAT SHALL BE RECORDED.
15. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATIONS. UPON ACCEPTANCE BY EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
16. NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
17. DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR CR ZONING, AND THE COMMERCIAL AVIATION DISTRICT OVERLAY (CAD–O)
18. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED '08041C0768G', DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.
19. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE WIDEFELD WATER AND SANITARY DISTRICT (WWSD) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS.
20. THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
21. A 30 DB(A) INDOOR NOISE REDUCTION SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE PRIOR TO SITE DEVELOPMENT PLAN APPROVAL.
22. A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
23. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER FOR INDIVIDUAL LOT, BUT COMMON LANDSCAPE ASSOCIATED WITH TRACT–A WILL BE THE RESPONSIBILITY OF WATERVIEW III METRO DISTRICT
24. LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOCC.
25. THERE SHALL BE NO DIRECT LOT ACCESS TO POWERS BOULEVARD AND BRADLEY ROAD.

SITE DATA TABLE:

TAX ID NUMBERS	5509200002
CURRENT ZONING:	CR CAD-O
PROPOSED ZONING:	CR CAD-O
PROPOSED LOTS:	9
TOTAL SITE ACREAGE	22.10 AC
MINIMUM LOT SIZE	0.22 AC
TOTAL LOT ACREAGE	13.01 AC±
PRIVATE ROAD ACREAGE	XX.XX AC±
DETENTION POND ACREAGE	0.91 AC±
OPEN SPACE ACREAGE	XX.XX AC±

SHEET INDEX:

01	COVER SHEET
02	PRELIMINARY PLAN – 1
03	PRELIMINARY PLAN – 2
04	LANDSCAPE SHEET
05	LANDSCAPE STREET DETAIL SHEET

PROJECT TEAM

OWNER/ DEVELOPER:
WATERVIEW COMMERCIAL INVESTORS, LLC
2727 GLEN ARBOR DRIVE
COLORADO SPRINGS, CO 80920

PLANNER/LANDSCAPE ARCH.:
KIMLEY–HORN
2 NORTH NEVADA AVENUE
SUITE 300
COLORADO SPRINGS, CO 80903

CIVIL ENGINEER
KIMLEY–HORN
2 NORTH NEVADA AVENUE
SUITE 300
COLORADO SPRINGS, CO 80903

PLANNING AND COMMUNITY DEVELOPMENT

Kimley»Horn

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COLORADO SPRINGS, COLORADO 80903 (719) 453–0180

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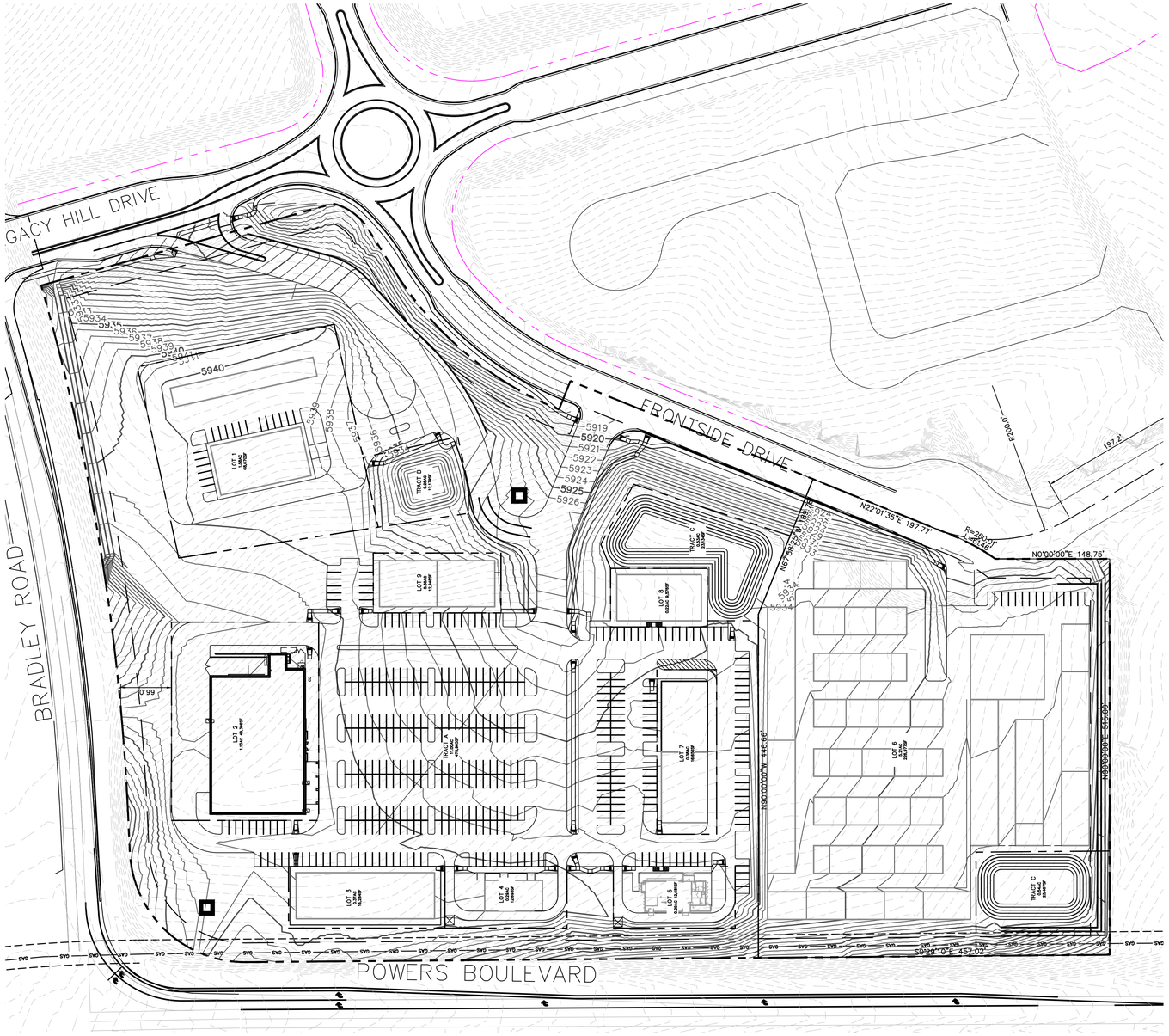
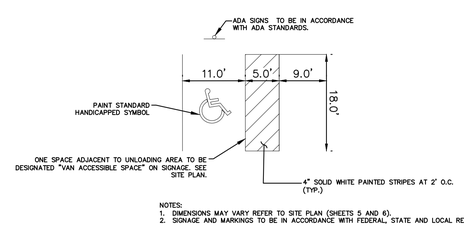
WATERVIEW EAST-COMMERCIAL

PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

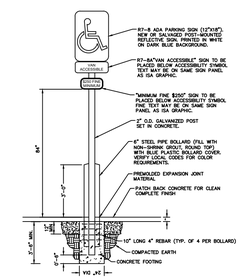


LOT DATA	
LOT	SF/AC±
1	68,670/1.58
2	49,366/1.13
3	16,284/0.37
4	12,693/0.29
5	12,681/0.29
6	226,977/5.21
7	16,656/0.38
8	9,576/0.22
9	12,948/0.30
TRACT DATA	
TRACT	SF/AC
A	478,965/11.00
B	12,179/0.28
C	23,134/0.53
D	23,467/0.54

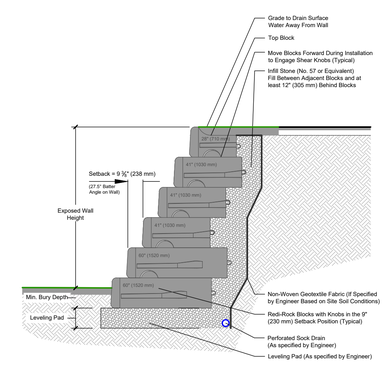


NOTES:
1. DIMENSIONS MAY VARY REFER TO SITE PLAN (SHEETS 5 AND 6).
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

A ADA PARKING STALL DETAIL
NTS



B ADA PARKING SIGN DETAIL
NTS



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

C RETAINING WALL DETAIL
NTS

Kimley»Horn

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NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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