



Bent Grass East Commercial Filing No. 4

Water Resources Report

Project No. 61198
February 20, 2024

Prepared for
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I. Introduction

The following report describes the water supply to proposed *Bent Grass East Commercial Filing No. 4* located at 8035 Meridian Park Dr. and holding El Paso County Tax Schedule No. 5301104002. The property is 1.457 acres in size and is located within the northeast quarter of the Section 1, Township 13 South, Range 65 West of the Sixth Principal Meridian in El Paso County, Colorado. *Bent Grass East Commercial Filing No. 4* is a replat of Lot 1A, Bent Grass East Commercial Filing No 2A. The proposed replat will subdivide the property into two (2) commercial lots to be provided water and wastewater services by Woodmen Hills Metropolitan District (WHMD). The sufficiency and quality of water resources are described in this report. This report is based on the *Water and Wastewater Commitment Letter for Final Plat for Bent Grass East Commercial Filing No. 4* as supplied by Woodmen Hills Metropolitan District.

The name of this subdivision has been revised from initial submittal. Certain details in the report are also amended. This Water Resources Report supersedes and replaces all previously submitted reports for Bent Grass East Commercial Filing No. 4, Lot 1A of Bent Grass East Commercial Filing No. 2A and Bent Grass Duncan Donuts.

II. Existing and Proposed Land Uses

The subject property is currently vacant.

Lands within the subject area are planned for commercial development in accordance with the assigned CS zone (Commercial Service). This report and associated commitments pertain to the lands proposed to encompass the land use for *Bent Grass East Commercial Filing No. 4*. Please refer to the Land Use Exhibit in Appendix B.

Proposed Lot 1 is 29,685 sf (0.681 acres) and Lot 2 is 33,776 sf (0.775 acres) in area for a total subdivision area of 63,462 sf (1.457 acres). A public utility and drainage easement (width varies between 10 and 20 feet) encircles the entirety of both lots as well as existing water and sanitary sewer stub-outs for use on site. There are no existing irrigation facilities present on site. The proposed southern commercial lot (Lot 1) will be improved with a new Dunkin Donuts store to be housed in a 1,998 SF single story building, a parking lot, a drive thru-aisle and landscaped areas. The proposed commercial lot to the north (Lot 2) will support a future development in accordance with the CS zoning district. Since the future building on Lot 2 is not planned at this time, the building square footage is not known. Water demands for properties in the district are projected using well established rates per acre of 3 SFE's per acre using the rounded acreage of 1 acre per lot for a total of 6 SFE's for the subdivision. The demand rates are established according to monitored data for land uses within the district and not by individual building square footage.

Woodmen Hills Metropolitan District tracts water demands and water use data on an annual basis which is accounted for as Single Family Equivalents (SFEs). The District has proscribed a factor of 0.327 annual acre-feet per SFE as a planning value for this project. Any type of commercial use within the district is estimated to be 3.0 SFE per acre. *Bent Grass East Commercial Filing No. 4* is 1.457 acres in area, so each lot is estimated at 3.0 SFE per lot or 0.98 acre-feet per lot for at total 1.96 acre-feet per year for the total subdivision. Appendix A of this report contains information from the district concerning Water Needs and Projected Demands for all development in the district as well as district water rights and supplies.

III. Water Demands

Bent Grass East Commercial Filing No. 4 Final Plat					
Estimates of Water Demands and Wastewater Loads					
		Water			Wastewater
Land Use	Unit	Area (AC) (Rounded)	Demand (SFE's)	Demand (AF/Yr)	At rate of 172 GPD/SFE
		Note 1 *	Note 2 **	Note 3 ***	
Commercial	Lot 1	1 ac	3.0	0.98	516
Commercial	Lot 2	1 ac	3.0	0.98	516
Total			6.0	1.96	1032
Note 1 *	Gross Area – Includes drainage tracts, rights-of-way, easements, setbacks, etc.				
Note 2 **	Based on a planning value of 3.0 SFE's per acre of commercial land established for the area				
Note 3 ***	Based on an determined value for this project of 0.327 AF/SFE/Yr				

The El Paso County Land Development Code Section 8.4.7(B)(7)(d) contains Presumptive Use Values for commercial uses of 0.1 gallon per day per each square foot of developed space plus landscape irrigation of 2.46 acre-feet per acre per year. These values are provided in the case of absence of data on water use. The district tracts water use and has provided the data noted above. Never the less, it is estimated that each of the proposed lots can support a commercial building of up to 2500 square feet in area along with landscape coverage of 35% of the lot or approximately 0.25 acres each. Therefore, the Presumptive Demand for the entire two-lot subdivision would be 0.560 acre-feet per year for the buildings and 0.615 acre-feet per year for irrigation for a total of 1.175 acre-feet per year. This is the presumptive value and the District estimate is deemed more conclusive and appropriate for use in this subdivision. The amount committed by WHMD of 1.96 acre feet per year is adequate to provide both the Land Development Code Presumptive Demand and the demand estimated in this report off 1.96 acre-feet per year as shown above.

IV. Water Supply

The two (2) proposed commercial lots are to be provided with water supply by Woodmen Hills Metropolitan District (WHMD) as stated on the *Water and Wastewater Commitment Letter for Final Plat for Bent Grass East Commercial Filing No. 4*.

WHMD is able to supply *Bent Grass East Commercial Filing No. 4* using a portion of their uncommitted annual water supply which is sourced from Denver Basin Aquifer and without without causing injury to decreed water rights. WHMD demonstrates the ability to serve in the information provided by WHMD which is attached in the included Appendix A of this report. The attached information includes sections on District Water Needs and Projected Demands, District Water Rights and Supply, District Water System Facilities and Physical Supply, and Compliance with the El Paso County Water Master Plan. The owner is responsible to extend water service lines to the existing water mains which are present in Meridian Park Dr. Appendix A of this report contains detailed information concerning district water supply sources and water rights and availability.

V. Water Quality

Woodmen Hills Metropolitan District provides water quality testing as required by the state of Colorado. The most recent test results indicate that water quality is sufficient for consumption in accordance with the state of Colorado water quality requirements. The *Woodmen Hills MD 2022 Drinking Water Quality Report* is contained in the Appendix F. The district has a backflow prevention device requirement and administers a backflow prevention device testing program to maintain water quality throughout the system.

Appendix Contents

Appendix A	WHMD Basis of Water Supply
Appendix B	Vicinity Map and Woodmen Hills MD Water Service Area Map
Appendix C	Land Use Exhibit
Appendix D	WHMD Water and Wastewater Service Commitment Letter
Appendix E	WHMD Overall Water Supply Summary
Appendix F	WHMD 2023 Drinking Water Quality Report
Appendix G	Water Supply Information Summary
Appendix H	Colorado Division of Water Resources July 24, 2023 Letter

Appendix A

WHMD Basis of Water Supply*

- District Water Needs and Projected Demands
- District Water Rights and Supply
- District Water System Facilities and Physical Supply
- Compliance with the El Paso County Water Master Plan

* Excerpted from “Owl Marketplace Water Resources Report” by RESPEC, LLC, dated October 2023.

3.0 DISTRICT WATER NEEDS AND PROJECTED DEMANDS

3.1 Actual Water Demand Summary

The Woodmen Hills Metropolitan District tracks water demands and water use on an annual basis. The three most recent water use data are as follows:

Table 3-1: Three-Year Use History

Year	Annual Water Use (AF)	SFEs (No.)	Unit User Characteristic (AF/SFE)
2020	902.90	2,954	0.306
2021	786.29	2,995	0.263
2022	846.25	3,033	0.279

3.2 Unit Water User Characteristics

Unit water user characteristics are counted on a Single Family Equivalent (SFE) basis. The actual delivered unit user characteristic varies year to year, and averages about 0.283 annual acre-feet (AF). The District has adopted a 0.353 AF/SFE/day planning demand factor that covers not only actual use, but also covers reserves, system losses, and water accountability.

All single-family homes are counted as one SFE. Commercial and non-residential land uses are projected in terms of SFE, where a single tap might be the equivalent to more than one SFE. If and when any multi-family development is proposed in Woodmen Hills, an adjustment will be allocated in which a dwelling unit may be less than one (1) SFE.

Over the last 10 years, the unit user characteristic has been trending downward due to water conservation awareness, limitations on turf grass, low-flow fixtures, and inverted block rates – all of which encourage water conservation. Although there is reasonable belief that the downward trend is likely to continue, WHMD has not assumed additional downward trending into long-range planning but will address the trend as it materializes.

3.3 Current Demands versus Supply

In 2022, WHMD used 846.25 acre-feet of water out of a potential supply of 1,457 acre-feet on a 300-year basis – about 58% of supply. The use of overall supply has varied over the last decade, with a maximum of 63% of 300-year supply being used in the year 2012 and a minimum use of 48% in 2014. This number will vary based on timing of water acquisitions, annual weather, and various other factors. See *Figure 3-1* for a graph of WHMD’s unit user characteristic vs. planning values.

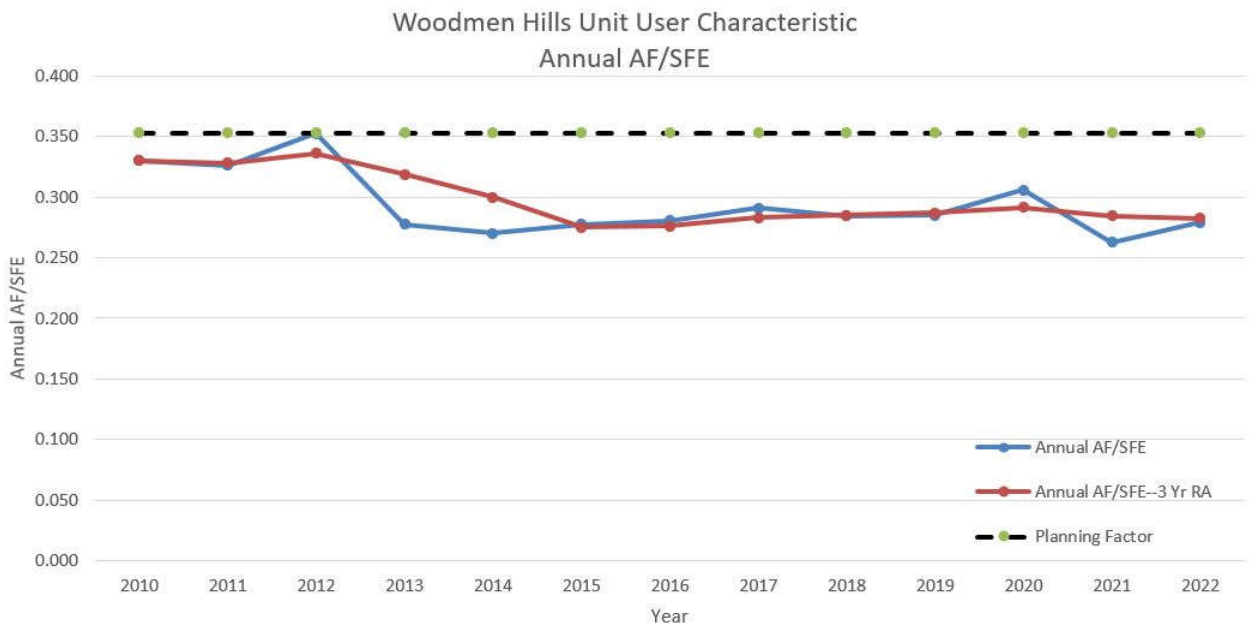


Figure 3-1 – Woodmen Hills Demand vs. Planning Values

4.0 WATER RIGHTS AND SUPPLY

4.1 District Water Rights

The District has numerous and varied local and off-site water rights. The rights include both renewable sources and Denver Basin non-renewable sources. The Property's total legal supply on a 300-year basis currently stands at 1,457.6 annual acre-feet₃₀₀. A narrative description of the nature of those supplies is discussed in subsequent sections. **Appendix C** contains the District's current legal water supply inventory.

4.2 Adequacy of Water Rights

Current water rights holdings are adequate for current demands and average expected buildout demands. The District's planning or desired holdings are also within 20% of meeting 2040 and 2060 buildout projections on a 300-year basis (District buildout is expected to occur prior to 2040). The perceived planning shortage would be 25 annual acre-feet. However, the District expects to make acquisitions far in excess of the perceived shortage.

- Current Use 846 acre-feet
- Buildout Average Need 1,260 acre-feet (includes 2040 and 2060)
- Buildout Planning Target 1,482.6 acre-feet (includes 2040 and 2060)
- Existing 300-Year Rights 1,457.6 acre-feet₃₀₀

The District's current water rights supply provides for a conjunctive water supply, mixing fully-consumable, non-renewable, and renewable sources. While current 300-year supplies exceed expected full buildout (including 2040 and 2060 scenarios), WHMD is actively pursuing long-term, additional future supplies to bolster its long-term water security and address anticipated physical depletions of non-renewable water.

4.3 Description of Current Water Rights

The District's current water rights include renewable and non-renewable supplies in the Denver Basin. These are each discussed further in this section.

Renewable Water Supply

Woodmen Hills and the surrounding area are within a designated groundwater basin known as the Upper Black Squirrel (UBS) Groundwater Management District. Rules regarding use, access, and other management issues are governed by the UBS and the State Groundwater Commission. These rules vary from other areas in the State. Water types managed within the District are alluvial groundwater that exists in the uppermost sands, which are only 15 to 25 feet deep in the Falcon area, but up to 350 feet deep in the Guthrie Ranch area. Alluvial water in the UBS is "over-appropriated," meaning no additional alluvial water rights are available. Therefore, acquisition of alluvial rights is limited to

the purchase of someone else’s existing alluvial rights. The Guthrie alluvial rights were obtained in such a fashion. Alluvial rights are renewable.

The District has renewable resources in two categories. One is a direct alluvial pumping right in the UBS basin at Guthrie, and the other is a perpetual, contractual right through Cherokee Metropolitan District (Cherokee, CMD). The direct alluvial right is for 89 annual acre-feet and, as a renewable right, it does not need to be counted on a 300-year basis. It is currently fully and physically available and is used at an average of 90% of its full capacity.

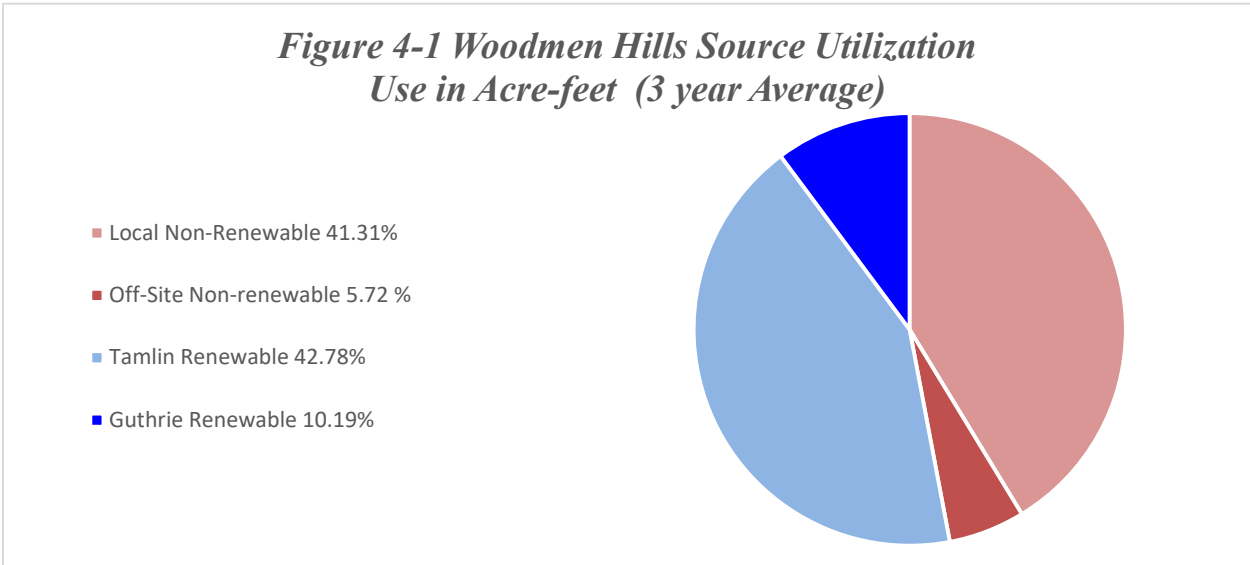
The second renewable source is a 350 annual acre-feet contractual and perpetual right through Cherokee. It is typically used near its face value capacity since it is perpetual at about 98%. This water is delivered to the District through a three-mile long, off-site system south of the District.

In prior years, the renewable rights supplied about 53% of the District’s annual needs. **Figure 4-1** illustrates WHMD’s source of supply breakdown of renewable and non-renewable sources.

Non-Renewable Denver Basin Supply

The second type of groundwater in the Falcon area is Denver Basin water. The Denver Basin is a vast, deep-rock aquifer that stretches from south of Falcon northerly to beyond Denver. Rights that are granted in the Denver basin are based on the ownership of the surface property; the larger the parcel, the larger the allocation. This water is much deeper, ranging up to 2,650 feet deep. Denver Basin water is considered finite and therefore non-renewable water. In the Falcon area, there are four main formations that make up the Denver Basin: Dawson, Denver, Arapahoe, and Laramie-Fox Hills, described from top to bottom.

The District has numerous determinations under the existing District boundaries, which total 793 annual acre-feet on a 300-year basis, and 2,378 annual acre-feet on a 100-year basis. Except maybe for support of future Aquifer



Storage/Recharge (ASR) projects, it is not anticipated that the number of local well sites will be increased in the near future.

Although there is significant unused pumping capability in the Falcon area, the District has relied less on their local sources in the past five to ten years.

The District has also acquired additional off-site Denver Basin rights.

These areas have yet to be fully developed as physical supply. The Hart well field already has future easements and well sites dedicated, but because there is no current need, no wells have been drilled yet in the Hart area.

Because the Guthrie area has not been accessed by any other Denver Basin users at this time, its physical capacity has remained strong. Not counting the Dawson or Denver formations, the Guthrie and Hart areas have a total of 860 annual acre-feet₁₀₀ and 287 acre-feet₃₀₀.

The Guthrie well field is the location where WHMD expects additional physical sources (additional wells) will be drilled as needed in the near future (next 2 to 20 years).

5.0 WATER SYSTEM FACILITIES AND PHYSICAL SUPPLY

5.1 Source of Supply

Woodmen Hills has multiple sources of supply as discussed below.

Local Wells:

The District has 11 wells in the Falcon area, mainly in the Arapahoe and Laramie-Fox Hills formations. These wells are all within the District’s service area boundary.

Off-Site Wells:

The District operates four (4) Denver Basin wells at the Guthrie field, which is about 12 miles east of the Falcon area. The Denver Basin wells are in the Arapahoe and Laramie-Fox Hills formations.

Off-site Alluvial Wells:

Additionally, the District owns and operates two (2) alluvial wells in the Guthrie Ranch area which pump renewable water from the Upper Black Squirrel Basin.

Cherokee Water:

This water is alluvial from the Upper Black Squirrel Basin and is renewable. The annual quantity obtained from Cherokee is 350 acre-feet and is a perpetual right.

5.2 Water Treatment

The District owns and operates three water treatment plants and provides water treatment to its entire supply. The plants are all within the service area and treat at the following capacities:

Filter Plant #1	0.86 MGD Treatment Capacity
Filter Plant #2	0.36 MGD Treatment Capacity
Filter Plant #3	1.30 MGD Treatment Capacity

Woodmen Hills is currently constructing a new treatment facility with a capacity of 2.16 MGD. This facility will take the place of existing Filter Plant #1. Overall additional capacity above existing will be 1.3 MGD (2.16 MGD – 0.86 MGD). This new facility will be online by the end of 2023. The District will also be upgrading Filter Plant #2’s capacity to 0.86 MGD in 2024.

5.3 Water Storage

The District currently owns and operates three (3) water storage facilities with a total capacity of 4.25 million gallons. They have recently brought their “West Water System” online, which consists of a 4-mile, 18-inch pipeline and a new 3.0-million-gallon concrete water storage tank.

This new tank is located such that it will bolster fire flow, service pressures, system reliability, and potable water storage.

5.4 *Distribution, Pumping, and Transmission Lines*

The District has two major off-site transmission lines which are jointly owned with Meridian Service Metropolitan District (MSMD). The names of the transmission lines are the Guthrie Line and the Tamlin Line.

The Tamlin system is a 12-inch line extending roughly three miles south-westerly of the District and is connected to the Cherokee Metropolitan District. The ultimate capacity of the Tamlin system is 1.8 MGD. The Tamlin system includes a 1.5 MGD pumping station.

The Guthrie system is a 14-mile long, 12-inch pipeline extending to the east of the District along Judge Orr Road. It includes wells, pumping facilities, and a mid-point pumping station. Its current capacity is 1.94 MGD.

The District has additional pump stations within its boundaries, including the Theriot Pump Station and an integral pump station inside a water treatment facility.

There are multiple pressure zones within the District's service boundary, and roughly 63 miles of internal distribution lines.

5.5 *Recent and Upcoming System Expansions*

The District has recently expanded its water system, and it has future expansions currently in planning phases.

West Water System:

As mentioned above, the District has recently completed its "West Water System." This system does not include any additional water rights, but does enhance the fire supply, service pressure, and system reliability. While no source of supply is being added, the new transmission line does open the door for future joint projects, shared supplies, and/or regionalization options. This project was brought online in early December 2020.

Guthrie Expansion:

As a joint project with MSMD, a well field expansion is slated within the Guthrie system which is scheduled to be online in 2024/2025. This project is the second phase of the overall *Guthrie Master Plan*. The expansion will broaden the Guthrie collection system while also adding two new wells. This project does not add any legal supply but enhances the physical capabilities of the system.

5.6 *Water Quality*

The District treats and filters its raw water sources. Filtration is generally for iron and manganese removal. Water is disinfected to meet or exceed all CDPHE drinking water standards. **Appendix D** contains a copy of the "WHMD 2023 Drinking Water Quality Report," which outlines water quality delivered to District consumers.

6.0 EL PASO COUNTY MASTER PLANNING ELEMENTS

6.1 *County Water Master Plan 2040 and 2060 Projections*

WHMD lies within the El Paso County Master Planning area, Region #3. The master plan generally shows WHMD in its correct location.

Buildout:

Expected buildout of WHMD is based on the extrapolated overall SFE density. The existing overall gross developed density is 1.5 SFE/gross acre. Gross acres include numerous non-water-using lands, such as drainageways, open spaces, roads, rights of way, etc. They also include mixed use, with very low-density development (lot sizes of one acre or larger), commercial, and urban density development.

Based on known and future land use and a projection of development for non-planned areas, it is expected that WHMD buildout may approach 4,000 to 4,200 SFE.

Annual growth rates over the last decade have varied from no growth in 2011 to nearly 5% growth in 2018. Overall, the 10-year annual growth rate in WHMD has been 1.73% per year. The District's projections plot growth at both a 2% and a 3% rate.

2040 Buildout:

Since WHMD already exceeds 80% buildout, full buildout would be anticipated within the 2040 timeframe. The Woodmen Hills service area is likely to be fully built out between the years 2032 and 2038. Therefore, the WHMD 2040 needs are being addressed in terms of full buildout.

The 2040 buildout is currently expected to be 4,200 SFE. Using the current unit user characteristic, water average, annual planning suggests a 1,188.6 acre-feet average annual need, with a planning need of 1,482.6 acre-feet which includes roughly 20% reserves. Current holdings are 1,457.6 acre-feet on a 300-year basis.

In 2040, actual expected needs will be more than met with the current supply, but since WHMD is currently planning based on over 20% reserves, a possible, very small shortage of 25 annual acre-feet might be expected.

2060 Buildout:

WHMD is expected to be fully built-out prior to 2040; therefore, 2060 projections are the same as 2040

6.2 *Description of Long-Term Planning and Future Sources of Supply*

In theory, the 300-year supply of water for WHMD appears to be more than adequate for full buildout, which would include both the 2040 and 2060 scenarios. Even with the projected WHMD 20% reserve desire, the current 300-

year supply is less than 2% short. However, portions of the District's water supply are based on non-renewable sources.

The District currently relies on about 47% of its water supply to come from non-renewable water sources (Denver Basin wells). Although these sources are substantial, the District anticipates yield degradation of non-renewable physical supplies over time and believes that expansion of its water supply is advisable. While some Denver Basin water may be added, a focus on additional renewable sources is a priority.

In 2018, the District developed a water policy intended to facilitate the goal of continued addition of water with a priority of seeking additional renewable resources. Elements of the policy aim to:

1. Cause development to "pay its way" in terms of water and capital improvements.
2. Develop separate funding supply dedicated to:
 - Acquisition of new water
 - Development of physical infrastructure
 - Investment in additional and/or improved sources

In addition to adding off-site sources, an additional priority is to acquire and/or invest in additional renewable water supplies. WHMD's current use is met with an average of 53% renewable water sources.

Long-Term Planning:

Although there is no near-term perceived shortage expected in supply, the District will be increasing water reliability, increasing efficiency, and acquiring/improving sources of supply over time.

New sources/expansions are expected to come from five areas:

1. Developer Inclusions

The service area considered for full build-out includes areas that are currently not in the formal District boundaries. Developers must relinquish any and all water as a term of inclusion. While limited, the District will place these into its inventory. Some have existing determinations, and some lands are not quantified. As such, these sources will be rather limited, and are expected to be non-renewable and less than 100 annual acre-feet₃₀₀.

2. Acquisitions

The District established a funding mechanism in 2018 dedicated to the development of additional legal and physical supply. This mechanism is entirely funded through development revenues and the current fund has become substantial.

Ongoing negotiations cannot be disclosed for obvious reasons. It should be noted that the District pursues both non-renewable and renewable sources with emphasis on the renewables.

3. Regionalization

There are two forms of regionalization described herein:

- a. One factor is the development of close cooperative ties with adjacent Districts in order to develop water efficiency through joint efforts. WHMD is the largest water provider and the regional wastewater provider among the five Falcon Districts. It is geographically central to all five of the major Falcon Districts, making it key to Falcon's regional water development. WHMD already has joint water projects with Meridian Service Metropolitan District and Falcon Highlands Metropolitan District. These joint actions allow for more comprehensive water projects and greater water efficiency.
- b. The second element is much broader regionalization. WHMD has been open to cooperative actions with Colorado Springs Utilities (CSU). CSU potentially is open to shared physical facility utilization, which would enable WHMD to expand its scope in seeking water rights. While it is not expected that CSU will provide actual water, the access to facilities opens greater doors for WHMD.

4. Facility Expansion

WHMD jointly owns extensive transmission systems with Meridian Service Metropolitan District, which extend 14 miles easterly and 5 miles southerly of its service area. While certain water rights are already associated with these facilities, additional and/or replacement supplies are being considered as non-renewable replacements and/or additional rights. WHMD recently completed a transmission line to the west of its boundaries which provides substantial storage, enhanced fire protection, and allows for more regionalization options.

5. Indirect, Lawn Irrigation Return Flows (LIRF) Credits, Aquifer Storage/Recharge, and Direct Reuse

While WHMD plans on adding additional renewable water resources, it understands the value of its ability to retain consumptive use of its non-renewable resources. Therefore, we project that at least some continued pumping of Denver Basin water should extend out many decades as it creates the basis for reuse for both indirect and future direct reuse. The conjunctive use of renewable and non-renewable supplies also allows for future potential for aquifer storage and recharge, which is expected to become an option for WHMD within the Arapahoe aquifer.

Currently, WHMD discharges roughly 300 acre-feet per year of water, which is fully consumable and reusable. In addition, WHMD has quantified its LIRF

credits, which are currently being used to offset underdrain flows. However, the District has implemented underdrain control systems that will eliminate the need for using LIRF credits for augmentation, allowing the LIRF credits to be converted to potable use.

Miscellaneous Future Supplies:

1. Unquantified Lands:

As the District includes additional lands, further determinations will either be added to the District's supplies or the un-quantified rights will be relinquished to the District, which will then be quantified, determined, and ultimately added to the District's supplies.

The District does not immediately process all unquantified rights upon obtaining ownership but holds such ownership until an adequate amount of lands are processed, making determinations reasonable in cost. At this time, the District is holding about 30 acres in wait, which would represent roughly an additional 9 to 10 annual acre-feet³⁰⁰ to its inventory. The District usually likes to have roughly 40 acres before processing determinations. These are not added to the District's inventory until formally determined.

2. Determinations Which Might be Dedicated Upon Inclusion

Within the expected service area are lands that are not yet included which will also be bringing existing determinations to the table and dedicating these supplies to the District. These will not be added to the District's inventory until deeded to the District.

3. Future Acquisitions

WHMD recently adopted a water management and acquisition policy which allows for the generation of funds dedicated to procurement of future water rights acquisitions. WHMD's Water Acquisition Fund has now exceeded several million dollars. The fund is dedicated strictly to acquiring and/or developing additional future supplies. Obviously, negotiations that are ongoing for purchase of both renewable and non-renewable resources cannot be discussed here.

4. Regionalization

WHMD is not planning, or at least not depending, on any additional supplies which may be obtained through regionalization. WHMD is one of the largest districts among the five Falcon districts. WHMD is central to interconnecting each of the five Falcon districts and has been pursuing joint operations with its neighbors for years. Ultimately, joint operations could dramatically enhance the reliability and efficiency of the Falcon Districts.

WHMD also participates in one-on-one and joint discussions with CSU, which may ultimately provide regional delivery systems that allow for a broader range of acquisitions for WHMD.

6.3 *Municipal Interconnects*

WHMD operates over 51 miles of wastewater collection system and owns and operates three lift stations. This development will be required to install gravity sewer facilities in accordance with WHMD standards and approvals. Said gravity sewer facilities will connect to existing collection systems owned and operated by WHMD.

In addition to joint water supply sources, the District has several interconnects with other municipal systems that can provide two-way flows between the said districts. Certain additional interconnects may be added in the future.

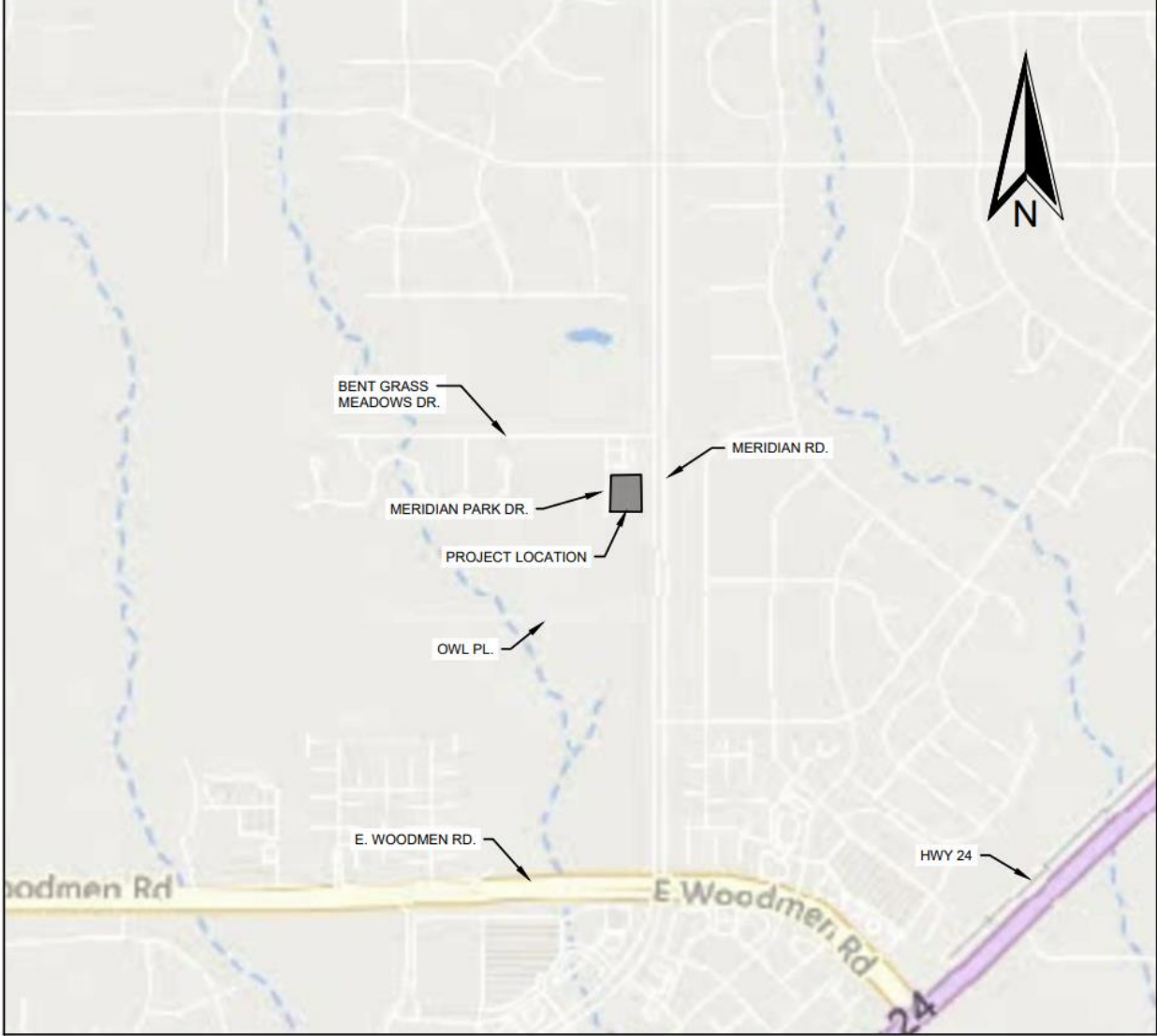
WHMD has both a raw water interconnect with Cherokee that feeds one way to Cherokee as well as the Tamlin interconnect on the potable water system that conveys water to WHMD.

7.0 **CONCLUSION**

The Woodmen Hills Metropolitan District (WHMD, the District) has adequate water supply to meet the needs of this proposed land use on a 300-year basis. Additionally, the Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this proposed land use.

Appendix B

Vicinity Map and Woodmen Hills MD Water Service Area Map

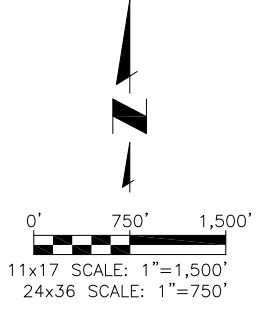
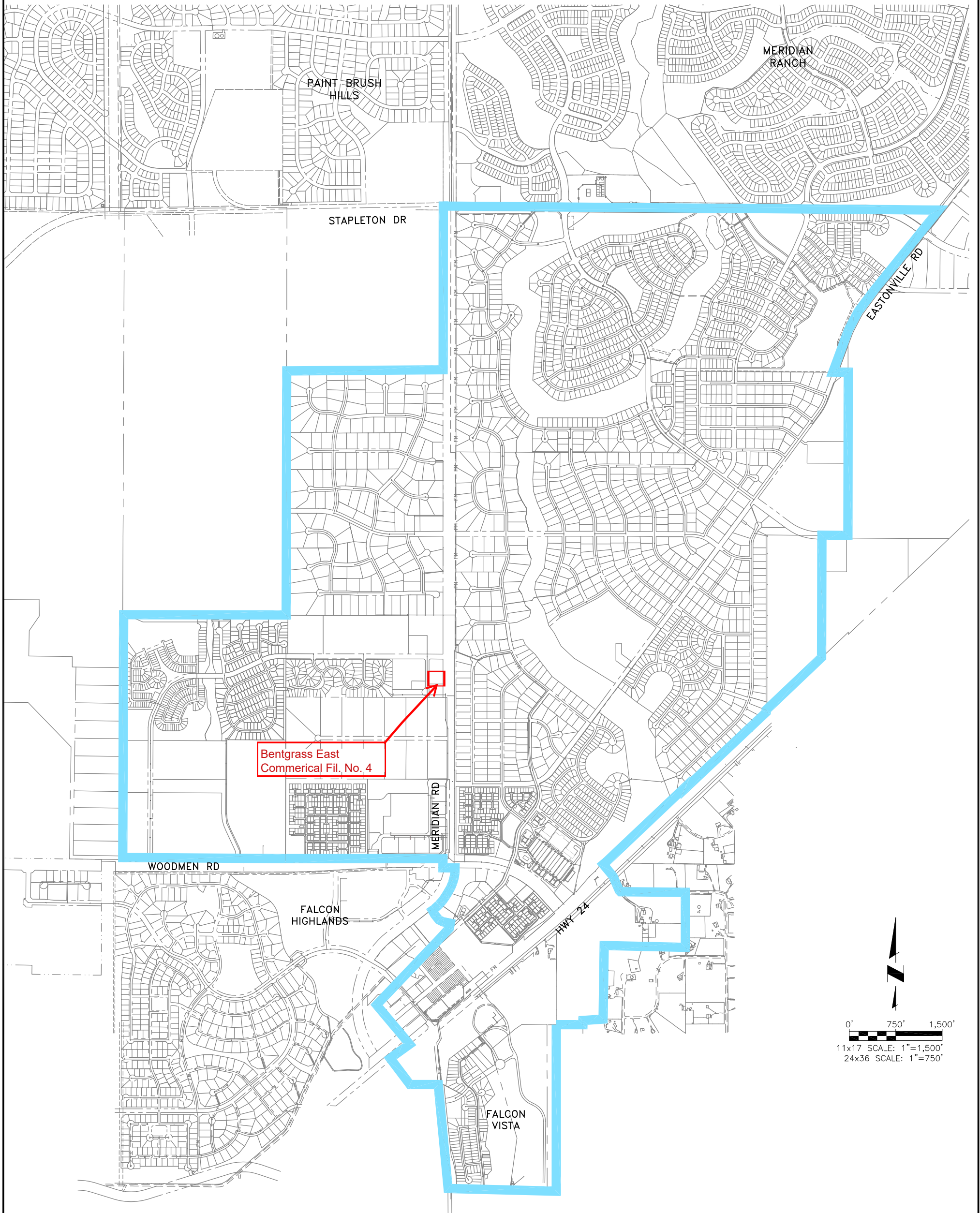


VICINITY MAP

NOT TO SCALE

WOODMEN HILLS

METROPOLITAN DISTRICT



SHEET --- OF 1

Proj.#: 112.113
Date: 08/10/20
Design: JPM
Drawn: SKG
Check: JPM

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

WOODMEN HILLS METROPOLITAN DISTRICT

DISTRICT MAPPING

APPENDIX A-1

WATER SERVICE AREA



Colorado Springs, CO
5540 Tech Center Dr., Suite 100
Colorado Springs, CO 80919
Phone: 719.227.0072
www.respec.com

Appendix C

Land Use Exhibit

BENT GRASS EAST COMMERCIAL FILING NO. 4

A REPLAT OF LOT 1A "BENT GRASS EAST COMMERCIAL FILING NO. 2A", RECORDED UNDER RECEPTION NO. 214713554 IN THE EL PASO COUNTY, COLORADO RECORDS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, T13S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT CD MERIDIAN & BENT GRASS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

PARCEL A
 LOT 1A, "BENT GRASS EAST COMMERCIAL FILING NO. 2A" AS RECORDED UNDER RECEPTION NO. 214713554 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, T13S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO.
 SAID PARCEL CONTAINS A CALCULATED AREA OF 63,462 SQUARE FEET (1.457 ACRES MORE OR LESS).

PARCEL B:
 THOSE EASEMENT RIGHTS CREATED BY RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE AGREEMENT RECORDED JUNE 04, 2013 UNDER RECEPTION NO. 213072561 AND FIRST AMENDMENT TO RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE AGREEMENT RECORDED JULY 07, 2013 UNDER RECEPTION NO. 213098588.

SEE GENERAL PLAT NOTE 1 FOR BASIS OF BEARING.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "BENT GRASS EAST COMMERCIAL FILING NO. 4". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

BY: ALEXANDER APODAC, MANAGER,
 CD MERIDIAN & BENT GRASS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

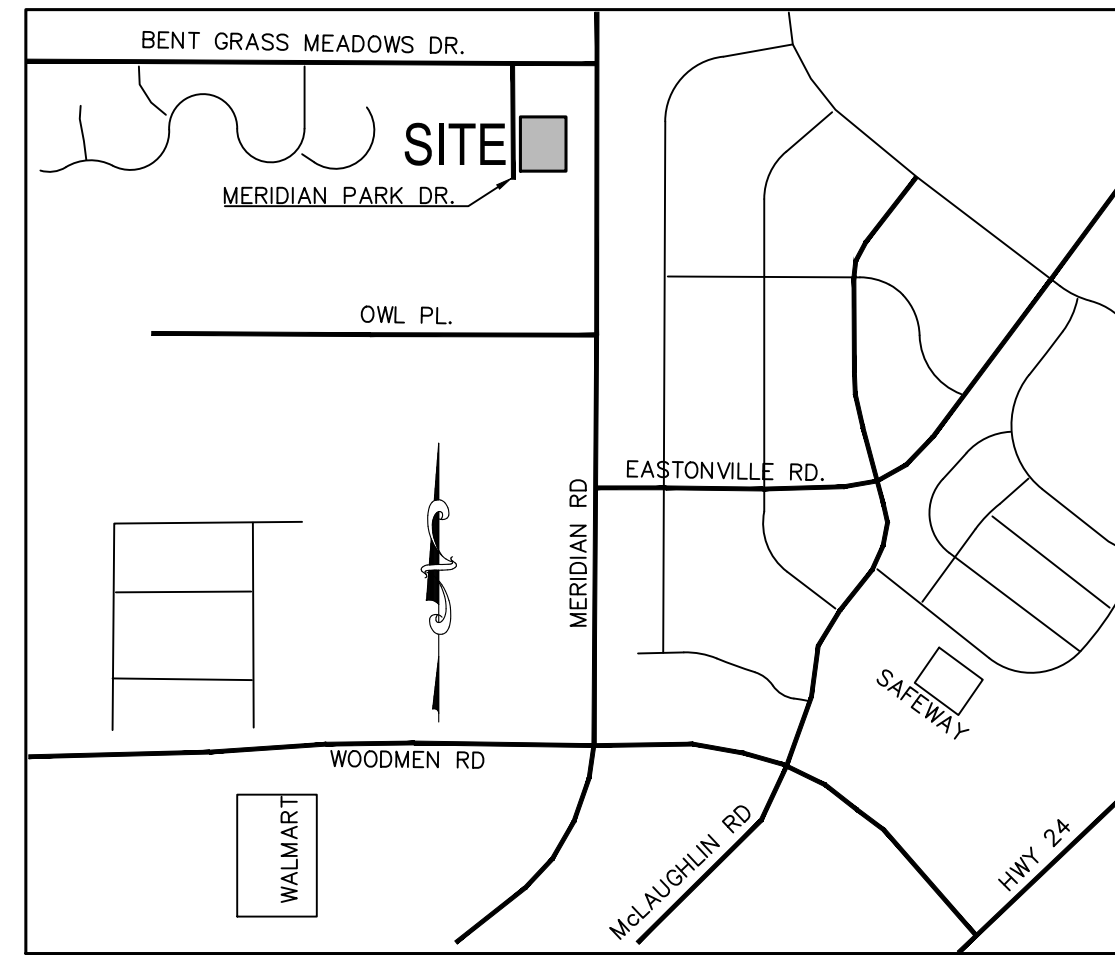
NOTARIAL:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY ALEXANDER APODAC, AS MANAGER, CD MERIDIAN & BENT GRASS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



VICINITY MAP
 N.T.S.

GENERAL PLAT NOTES:

- BASIS OF BEARINGS: BEARINGS ARE DERIVED FROM STATE PLANE COORDINATES ON THE WEST LINE OF LOT 1A "BENT GRASS EAST COMMERCIAL FILING NO. 2A" RECORDED UNDER RECEPTION NO. 214713554 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END WITH A FOUND NO. 5 REBAR WITH 1.25" ALUMINUM CAP STAMPED "CCES PLS 30118", SAID LINE BEARS N00°29'16"W (N00°00'00"E RECORD) A DISTANCE OF 282.10 (282.16 RECORD) FEET. THE UNIT OF MEASUREMENT FOR THIS PLAT IS THE U.S. SURVEY FOOT.
- THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0553G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS, AND RIGHTS-OF-WAY, M&S CIVIL CONSULTANTS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED JUNE 6, 2023 BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MAY 27, 2023 AT 5:00 P.M., ORDER NO. SC55101622-8, WHICH HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. ADDITIONAL REAL ESTATE RECORD RESEARCH WAS NOT CONDUCTED BY M&S CIVIL CONSULTANTS.
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES REGULATIONS AND SPECIFICATIONS.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THERE SHALL BE NO DIRECT ACCESS TO MERIDIAN ROAD ALLOWED. ACCESS IS BY MERIDIAN PARK DRIVE VIA BENT GRASS MEADOWS DRIVE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICES REGULATIONS.
- 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 INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENT.
- THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED AT RECEPTION NO. 21309866 AND USE RESTRICTION AGREEMENT UNDER RECEPTION NO. 214085629 OF THE RECORDS OF EL PASO COUNTY.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT 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.
- PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 214092268 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

GENERAL PLAT NOTES: (CONT.)

- 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 IT RELATES TO THE LISTED SPECIES.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 19-471), AS AMENDED, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FULL FEE OBLIGATION FOR LOT 1 SHALL BE PAID UP FRONT. THE METHOD OF PAYMENT FOR THE REMAINING PORTIONS OF THE OBLIGATED FEES SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY.
- WOODMEN ROAD DISTRICT NOTE: ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- SOIL AND GEOLOGY CONDITIONS:
 GEOLOGIC HAZARDS: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SUBSURFACE SOIL INVESTIGATION DUNKIN DONUTS MERIDIAN ROAD AND BENT GRASS MEADOWS DRIVE EL PASO COUNTY, COLORADO" BY ENTECH ENGINEERING, INC. SEPTEMBER 23, 2022 IN FILE ENTECH JOB NO. 221761 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
 • ARTIFICIAL FILL: LOTS 1 AND 2 - FILL ASSOCIATED WITH CONTROLLED FILL PLACED ON THE SITE, AND MINOR FILL PILES OBSERVED ON THE SITE. AREAS OF FILL OTHER THAN THOSE MAPPED MAY BE ENCOUNTERED. THE FILL AT THE SITE WAS PERIODICALLY OBSERVED AND TESTED BY PERSONNEL OF ENTECH ENGINEERING INC. ANY UNCONTROLLED FILL ENCOUNTERED BENEATH FOUNDATIONS WILL REQUIRE COMPLETE PENETRATION AND REMOVAL AND RECOMPACTION UNDER CONTROLLED CONDITIONS.
 MITIGATION: IT IS ANTICIPATED THAT THE FILL PILES WILL BE REMOVED DURING SITE GRADING. AREAS OF FILL OTHER THAN THOSE ENCOUNTERED MAY BE ENCOUNTERED. THE FILL PILES ARE CONSIDERED UNCONTROLLED. ANY UNCONTROLLED FILL ENCOUNTERED BENEATH FOUNDATIONS SHOULD BE REMOVED AND RECOMPACTED AT A MINIMUM OF 95% OF ITS MAXIMUM MODIFIED PROCTOR DRY DENSITY, ASTM D-1557.
- LOTS 1 AND 2 OF THIS PLAT SHALL BE SUBJECT TO THE DECLARATION OF CROSS ACCESS EASEMENT RECORDED UNDER RECEPTION NO. 223092254.
- THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE PROVIDER'S RULES, REGULATIONS, AND SPECIFICATIONS.
- ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) SUBJECT TO THE PROVIDER'S RULES, REGULATIONS, AND SPECIFICATIONS.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES, REGULATIONS, AND SPECIFICATIONS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

EASEMENTS:

UNLESS OTHERWISE INDICATED, SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A FIVE (5) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL OTHER EASEMENTS ARE AS SHOWN ON THIS PLAT.

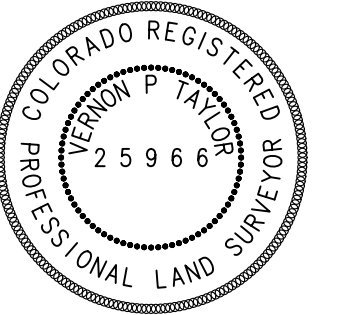
THE SOLE RESPONSIBILITY FOR MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE APRIL 2021, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 -; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2023.

VERNON P. TAYLOR DATE _____
 COLORADO PLS NO. 25966,
 FOR AND ON BEHALF OF
 M&S CIVIL CONSULTANTS, INC



NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "BENT GRASS EAST COMMERCIAL FILING NO. 4" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ THIS _____ DAY OF _____, 2023, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FREE: _____ STEVE SCHLEIKER, RECORDER

SURCHARGE: _____ BY: _____ DEPUTY

FEES:

DRAINAGE FEE:	_____
BRIDGE FEE:	_____
SCHOOL FEE:	_____
URBAN PARK FEE:	_____
REGIONAL PARK FEE:	_____

SUMMARY:

2 LOTS	1.457 ACRES	100.00%
	TOTAL	100.00%

FINAL PLAT
 BENT GRASS EAST COMMERCIAL FILING NO. 4
 JOB NO. 70-110

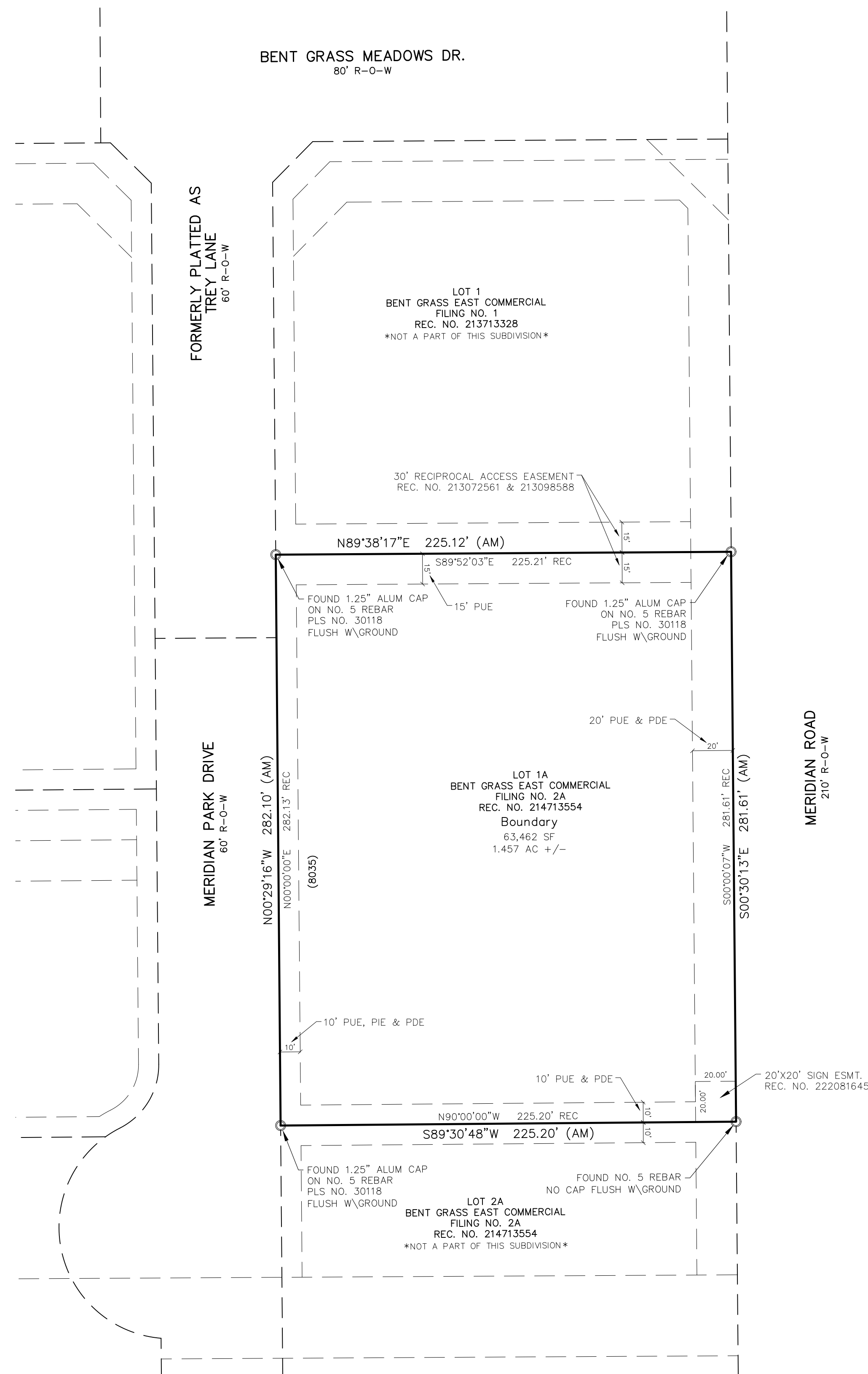
- DATE PREPARED: 05/31/2023
- DATE REVISED: 06/21/2023
- DATE REVISED: 09/06/2023
- DATE REVISED: 09/22/2023
- DATE REVISED: 11/03/2023
- PCD FIL. NO. VR2316



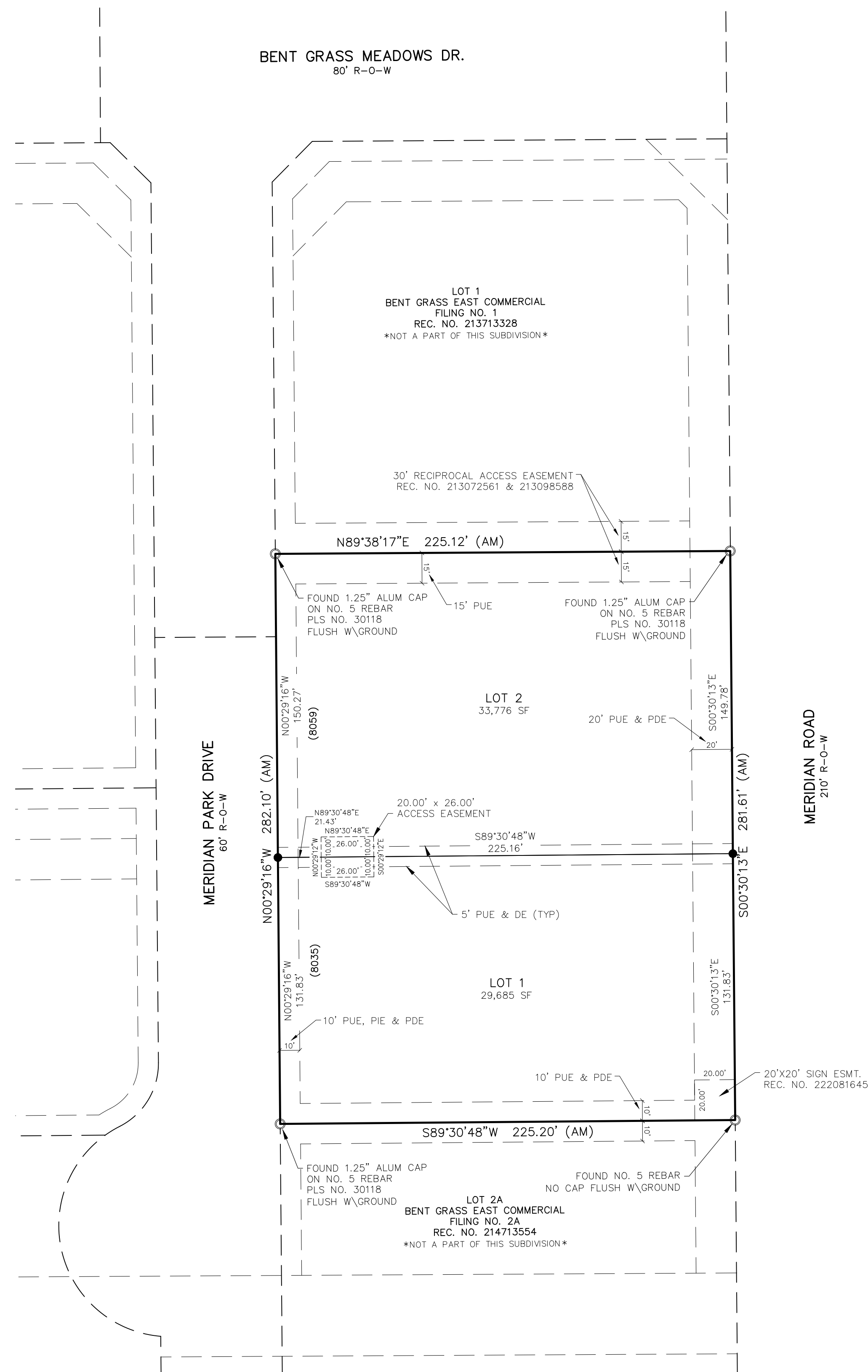
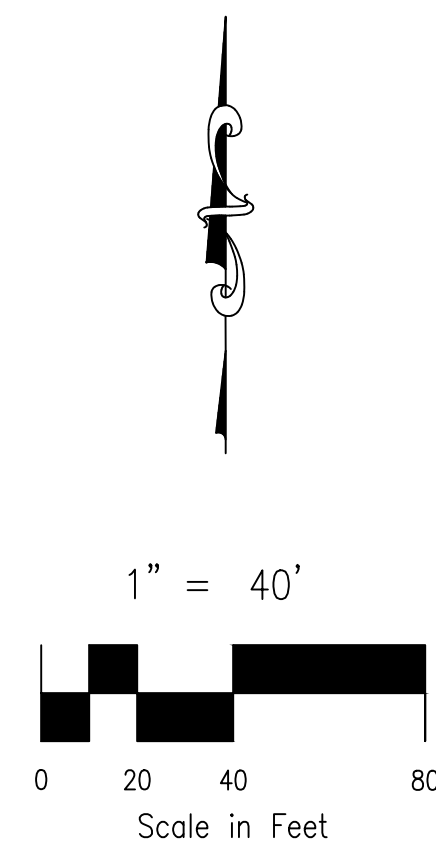
File: 0_210104-Bent Grass Replat-Details (Board) (Survey) (Part) (2010-08-16).dwg, PlotDate: 11/17/2023, 3:43 PM

BENT GRASS EAST COMMERCIAL FILING NO. 4

A REPLAT OF LOT 1A "BENT GRASS EAST COMMERCIAL FILING NO. 2A", RECORDED UNDER RECEPTION NO. 214713554 IN THE EL PASO COUNTY, COLORADO RECORDS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, T13S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



AS PLATTED
RECEPTION NO. 214713554



AS REPLATTED

- LEGEND**
- FOUND PROPERTY CORNER AS DESCRIBED
 - SET NO. 5 REBAR AND ORANGE PLASTIC CAP COLO. PLS NO. 25966 FLUSH W/GRADE
 - R-O-W RIGHT OF WAY
 - DE DRAINAGE EASEMENT
 - PDE PUBLIC DRAINAGE EASEMENT
 - PIE PUBLIC IMPROVEMENT EASEMENT
 - PUE PUBLIC UTILITY EASEMENT

FINAL PLAT
BENT GRASS EAST COMMERCIAL FILING NO. 4
JOB NO. 70-110
DATE PREPARED: 05/31/2023
DATE REVISED: 06/21/2023
DATE REVISED: 09/06/2023
DATE REVISED: 09/22/2023
DATE REVISED: 11/03/2023
PCD FIL. NO. VR2316

CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
SHEET 2 OF 2

Appendix D

Woodmen Hills MD Water and Wastewater Service Commitment Letter

WOODMEN HILLS

METROPOLITAN DISTRICT

February 20, 2024
David R. Gorman, P.E.
M.V.E, Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, Colorado 80909
(719) 635-5736
daveg@mvecivil.com

Re: Water and Wastewater Commitment Letter
Bent Grass East Commercial Filing No. 4 Final Plat

Dear Dave Gorman:

The above-named subdivision is within the Woodmen Hills Metropolitan District (WHMD, the District) service area for water and wastewater. The District commits to providing both water and sewer service for this subdivision.

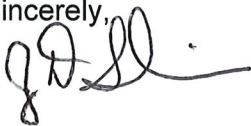
The estimated commitment is 1.96 acer feet per year to be divided between 2 lots. WHMD has adequate water resources to meet anticipated demand.

Wastewater service will also be provided for both lots. Adequate wastewater system and treatment capacity exists to meet the anticipated wastewater loading.

Estimates for water and sewer are based on a final plat that delineates 1.457 acers of commercial property between the two lots. Demands were estimated using an established rate for commercial buildings constructed on the land.

If you have any questions, please do not hesitate to call.

Sincerely,



Woodmen Hills Metropolitan District
JD Shivvers, Water Enterprise Director

Cc: *Ryan Mangino, RESPEC, LLC*

Appendix E

Woodmen Hills MD Overall Water Supply Summary

**Woodmen Hills Metropolitan District Legal Water Supply Inventory
Summary Sheet**

Land Formation/Aquifer	Determination/Decree	Tributary Status	Annual Allocation 100 Year	Annual Allocation 300 Year	Well Permit(s)
			Acre-Feet/Year	Acre-Feet/Year	
<u>Woodmen Hills Non-Renewable Water Supply</u>					
Dawson	129-BD	NNT - RP	55.00	18.33	60830-F; 60831-F
Dawson	133-BD	NNT - RP	102.00	34.00	60832-F; 60833-F
Dawson/Denver			240.00	80.00	11335-F
Denver	Pre-128-BD	NNT 4%	0.00	0.00	28030-F
Denver	128-BD	NNT 4%	530.90	176.97	
Denver	132-BD	NNT 4%	251.00	83.67	
Arapahoe	127-BD	NT	195.60	65.20	A-1 (59180-F) A-2 (59179-F) A-3 (59183-F)
Arapahoe	131-BD	NT	173.00	57.67	A-5 (56121-F) A-6 (57848-F)
Laramie Fox Hills	126-BD	NT	335.80	111.93	LFH-1 (59181-F) LFH-2 (59182-F) LFH-3 (59184-F)
Laramie Fox Hills	130-BD	NT	145.00	48.33	LFH-5 (56118-F) LFH-6 (57849-F)
<u>Guthrie Ranch</u>					
Arapahoe	229-BD	NT	241.00	80.33	GA-1 (61236-F) GA-2 (61237-F)
Laramie Fox Hills	228-BD	NT	290.00	96.67	GLFH-1 (61234-F) GLFH-2 (61235-F)
<u>Falcon Vista</u>					
Denver	49-BD	NNT 4%	22.10	7.37	
Arapahoe	45307-F	NT	7.00	2.33	45307-F
Laramie Fox Hills	48-BD	NT	15.00	5.00	45306-F
<u>Bentgrass</u>					
Denver	373-BD	NNT 4%	98.80	32.93	
Denver	562-BD	NNT 4%	19.40	6.47	
Arapahoe	372-BD	NT	56.00	18.67	
Arapahoe	561-BD	NT	10.20	3.40	
Laramie Fox Hills	371-BD	NT	50.80	16.93	
Laramie Fox Hills	560-BD	NT	10.50	3.50	
<u>Hart Water</u>					
Arapahoe	2100-BD	NT	51.50	17.17	
Laramie Fox Hills	2099-BD	NT	62.50	20.83	
<u>Gaddie Inclusion</u>					
Denver	1314-BD	NNT	12.70	4.23	Corrected 092220
Arapahoe	1313-BD	NT	9.29	3.10	Converting Ownership
Laramie Fox Hills	1312-BD	NT	10.66	3.55	Converting Ownership
<u>Falcon Fields Inclusion</u>					
Denver	505-BD	NNT	25.66	8.55	Converting Ownership/Location
Arapahoe	504-BD	NT	16.33	5.44	Converting Ownership/Location
Laramie Fox Hills	503-BD	NT	18.12	6.04	Converting Ownership/Location
<u>Sub Total Non-Renewable Supply</u>			3055.86	1018.62	
<u>Woodmen Hills Non-Renewable Water Supply</u>					
Guthrie Alluvial	Finding 5/5/83	Trib	89.00	89.00	612-RFP; 27554-FP
Cherokee Contract			350.00	350.00	
<u>Sub Total Renewable Supply</u>			439.00	439.00	
TOTAL WATER SUPPLY			3494.86	1457.62	
<u>Woodmen Hills Miscellaneous Water Supplies</u>					
1. Surface Water Diversion				25% of 2 cfs	Currently GC Irrigation
2. Evaporation Deficit and Lawn Irrigation Return Flow Credit (Replacement Plan)				-25.00	Pending
3. Non-determined and/or un-included Lands 83 acres					Underlying Water Rights held by WHMD but awaiting determinations. These are often processed in batches
Non-renewable Supplies					
Denver			53.25	17.75	
Arapahoe			33.87	11.29	
Laramie Fox Hills			37.59	12.53	

Appendix F

Woodmen Hills MD 2023 Drinking Water Quality

Report

WOODMEN HILLS MD 2023 Drinking Water Quality Report

Covering Data For Calendar Year 2022

Public Water System ID: CO0121930

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 JD SHIVVERS at 719-896-0274; 719-495-2500 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

Lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high quality drinking water and removing lead pipes, but cannot control the variety of materials used in plumbing components in your home. You share the responsibility for protecting yourself and your family from the lead in your home plumbing. You can take responsibility by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Before drinking tap water, flush your pipes for several minutes by running your tap, taking a shower, doing laundry or a load of dishes. You can also use a filter certified by an American National Standards Institute accredited certifier to reduce lead in drinking water. If you are concerned about lead in your water and wish to have your water tested, contact JD SHIVVERS at 719-896-0274; 719-495-2500. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available 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 our system name or ID, or by contacting JD SHIVVERS at 719-896-0274; 719-495-2500. 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

<u>Sources (Water Type - Source Type)</u>	<u>Potential Source(s) of Contamination</u>
WELL A1 (Groundwater-Well) WELL LFH1 (Groundwater-Well) WELL A2 (Groundwater-Well) WELL LFH2 (Groundwater-Well) WELL DW3 (Groundwater-Well) WELL DW1 (Groundwater-Well) WELL A3 (Groundwater-Well) WELL LFH3 (Groundwater-Well) WELL A5 (Groundwater-Well) WELL LFH5 (Groundwater-Well) WELL A6 (Groundwater-Well) WELL LFH6 (Groundwater-Well) GA1 WELL (Groundwater-Well) GLFH1 WELL (Groundwater-Well) GA2 WELL (Groundwater-Well) GLFH2 WELL (Groundwater-Well) GALV1 WELL (Groundwater-Well) GALV2 WELL (Groundwater-Well) PURCHASED FROM CO0121125 CHEROKEE MD (Groundwater- Consecutive Connection)	No potential sources of contamination identified. Please contact us for more information.

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

WOODMEN HILLS MD 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, 2022 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 <u>OR</u> 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, 2022	<u>Lowest period</u> percentage of samples meeting TT requirement: 100%	0	12	No	4.0 ppm

Lead and Copper Sampled in the Distribution System								
Contaminant Name	Time Period	90 th Percentile	Sample Size	Unit of Measure	90 th Percentile AL	Sample Sites Above AL	90 th Percentile AL Exceedance	Typical Sources
Copper	07/26/2021 to 08/09/2021	0.33	20	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits

Disinfection Byproducts Sampled in the Distribution System

Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	MCL	MCLG	MCL Violation	Typical Sources
Total Haloacetic Acids (HAA5)	2022	6.7	6.7 to 6.7	1	ppb	60	N/A	No	Byproduct of drinking water disinfection
Total Trihalomethanes (TTHM)	2022	42.2	42.2 to 42.2	1	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
Gross Alpha	2019	1.62	0 to 3.46	4	pCi/L	15	0	No	Erosion of natural deposits
Combined Uranium	2019	0.5	0 to 2	4	ppb	30	0	No	Erosion of natural deposits

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
Arsenic	2022	0.5	0 to 2	4	ppb	10	0	No	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium	2022	0.03	0.01 to 0.09	4	ppm	2	2	No	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Chromium	2022	3	3 to 3	4	ppb	100	100	No	Discharge from steel and pulp mills; erosion of natural deposits

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
Fluoride	2020	0.92	0.67 to 1.24	4	ppm	4	4	No	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Nitrate	2022	1.15	0 to 4.4	4	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium	2022	0.75	0 to 3	4	ppb	50	50	No	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines

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	2022	109.68	80 to 133.3	4	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
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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: drinktaps.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

Non-Health-Based Violations

These violations do not usually mean that there was a problem with the water quality. If there had been, we would have notified you immediately. We missed collecting a sample (water quality is unknown), we reported the sample result after the due date, or we did not complete a report/notice by the required date.

Name	Description	Time Period
REVISED TOTAL COLIFORM RULE (RTCR)	FAILURE TO HAVE ADEQUATE COLIFORM BACTERIA SAMPLE SITES - R518	06/13/2022 - 06/13/2022

Non-Health-Based Violations

These violations do not usually mean that there was a problem with the water quality. If there had been, we would have notified you immediately. We missed collecting a sample (water quality is unknown), we reported the sample result after the due date, or we did not complete a report/notice by the required date.

Name	Description	Time Period
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Additional Violation Information

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

Describe the steps taken to resolve the violation(s), and the anticipated resolution date: During Sanitary Survey conducted on 5/25/2022 it was found that 4 sample sites were missed out of 28 sites in the sampling pool. The 4 sample sites was added back into the sampling pool, water tests collected, and resolved on 6/13/2022.

Appendix G

Water Supply Information Summary

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 dwr.colorado.gov

Section 30-28-133,(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: **Bent Grass East Commercial Filing No. 4**

2. LAND USE ACTION: **Replat**

3. NAME OF EXISTING PARCEL AS RECORDED:
SUBDIVISION: **Bent Grass Commercial**, FILING (UNIT) **2A**, BLOCK, LOT **1A**

4. TOTAL ACREAGE: **1.457 Ac** | 5. NUMBER OF LOTS PROPOSED **2** | PLAT MAP ENCLOSED? YES or NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.

- A. Was parcel recorded with county prior to June 1, 1972? YES or NO
 - B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO
- If yes, describe the previous action: **Final Plat of Bent Grass East Commercial Filing No. 2A**

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

 1/4 of the NE 1/4, Section 1, Township 13 N or S, Range 65 E or W
Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, Zone 12 or Zone 13
Easting: _____
Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided. -- N/A --
Surveyor's Plat: YES or NO | If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS | 10. WATER SUPPLY SOURCE - Various -

USE	WATER REQUIREMENTS		<input checked="" type="checkbox"/> EXISTING WELL <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS <u>Multiple existing wells in the District's portfolio</u>	<input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS – (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER: _____
	Gallons per Day	Acre-Foot per Year		
HOUSEHOLD USE # _____ of units	_____	_____	<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input checked="" type="checkbox"/> DISTRICT NAME <u>Woodmen Hills Metropolitan District</u> LETTER OF COMMITMENT FOR SERVICE <input checked="" type="checkbox"/> YES or <input type="checkbox"/> NO	WATER COURT DECREE CASE NUMBERS: <u>373-BD, 562-BD, 372-BD, 561-BD</u> <u>371-BD, 560-BD together with</u> <u>Numerous additional determinations and water rights</u>
COMMERCIAL USE # * 1.457 AC	1,893 GPD	2.12 AF/Yr		
IRRIGATION # ** _____ of acres	_____	_____		
STOCK WATERING # _____ of head	_____	_____		
OTHER: _____	_____	_____		
TOTAL	_____	2.12 AF/Yr		

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM.
(This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM **Central Sewer**

- SEPTIC TANK/LEACH FIELD
- LAGOON
- ENGINEERED SYSTEM (Attach a copy of engineering design.)
- CENTRAL SYSTEM
DISTRICT NAME: Woodmen Hills Metropolitan District
- VAULT
LOCATION SEWAGE HAULED TO: _____
- OTHER:

Appendix H

Colorado Division of Water Resources July 24, 2023 Letter



July 24, 2023

Ashlyn Mathy, Project Manager
El Paso County Development Services Department
Transmitted via the EPC EDARP Portal

Re: Bent Grass Lot 1A Filing 2A Replat (File # VR2316)
Part of the E ½ SE ¼ NE ¼ of Sec. 1, Twp. 13S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Basin

Dear Ashlyn Mathy:

We have reviewed the above referenced referral concerning the replat of Lot 1A, Bent Grass Commercial Filing No. 2A. This lot is 1.457 acres and is proposed to be replatted into two commercial lots, one for a Dunkin Donuts and one to be sold for a future commercial development. These lots will be served by the Woodmen Hills Metropolitan District.

Water Supply Demand

According to the submittal, the anticipated water demands are 1.96 acre-feet/year for commercial use for both lots.

Source of Water Supply

The proposed water supplier is the Woodmen Hills Metropolitan District (District). According to the letter dated June 3, 2022, the District is committed to providing water and wastewater service to the commercial lots. Information available in our office from 2021 indicates the District's water supply totals approximately 1,426.5 acre-feet/year for a period of 300 years (or 987.5 acre-feet/year from bedrock aquifers and 439 acre-feet/year from the alluvial aquifer), and it has approximately 1,211 acre-feet/year committed to supplying subdivisions and replacement obligations. The uncommitted annual water supply of 215.5 acre-feet/year is more than the estimated annual demand of 1.96 acre-feet/year for this development.

The District's source of water for this subdivision is primarily bedrock aquifers in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this **allocation** approach, the annual amounts of water allocated under the District's determinations of water rights are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

The El Paso County Land Development Code, Section 8.4.7.(B)(7)(b) states:

"(7) Finding of Sufficient Quantity

(b) Required Water Supply. The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of 300 years."

The State Engineer's Office does not have evidence regarding the length of time for which this source will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an **allocation** approach based on 300 years, the allowed average annual amount of withdrawal would be reduced to one third of that amount, which is **greater** than the annual demand of 1.96



acre-feet for this development. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

State Engineer's Office Opinion

Based upon the above and pursuant to sections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is **adequate** and can be provided **without causing injury to decreed water rights**.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be provided **without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses on the subdivided land is **greater** than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to determinations of water rights and permits, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Additional Comments

According to the submitted material, storm water detention structure(s) will be developed on the site. The Applicant should be aware that, unless the structures can meet the requirements of a "storm water detention and infiltration facility" as defined in Designated Basin Rule 5.11, the structures may be subject to administration by this office. The Applicant should review Rule 5.11 to determine whether the structures meet the requirements of the Rule and ensure any notification requirement is met.

Please contact Wenli Dickinson at (303) 866-3581 x8206 or at Wenli.Dickinson@state.co.us with questions.

Sincerely,

Handwritten signature of Wenli Dickinson in cursive script, followed by the word "for" in a smaller font.

Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: Subdivision File No. 30876
Woodmen Hills Metro District File
Upper Black Squirrel Ground Water Management District