WATER RESOURCES REPORT
FOR
Lots 1 & 2 Bradley Point Filing No. 1
BRADLEY POINT INDUSTRIAL
El Paso County, Colorado
September 2026

Prepared For:

Bradley Point, LLC
2010 Fox Mountain Point
Colorado Springs, CO 80906
Contact: Steve Schnurr
(719) 491-3101

Prepared By:

M & S Civil Consultants, Inc.
212 N. Wahsatch Ave. Ste. 305
Colorado Springs, CO 80903
Contact: Virgil Sanchez, P.E.
(719) 955-5485

M & S Project No. 70-074A
El Paso County File No. MS212
EA No. EA20100

PURPOSE

The purpose of this report is to provide a comprehensive analysis and interpretation of the existing Water Resources available to meet the demands for the proposed Bradley Point Industrial Development. Additionally, this report is intended to demonstrate that the estimated demands for the proposed development can be attained in terms of water quality, quantity, and sustainability. The proposed development is within the Security Water & Sanitation District service territory. This report references the 'Security Water District Water Resources Report' (SWRP), Updated June 23, 2025' by W.W. Wheeler & Associates, Inc., which includes an updated summary of the water rights and water supplies available to Security Water District, together with information concerning the current and anticipated future water demands. This report was the primary source of data and information outlined and summarized in the current report for this proposed development. Please reference the *Appendix* for said report.

This report adheres to standards and criteria set forth by El Paso County, Colorado - Land Development Code 8.4.7 Water Supply Standards (B) Water Resources Report (3) Water Resources Report (b) Information Regarding Sufficient Quantity of Water.

PROJECT OVERVIEW

The overall property area of the proposed development is approximately ±9.74 acres and is known as Lots 1 & 2, Bradley Point Filing No. 1 (Parcel No. 6503403002 & 6503403003). More specifically, the subject site is located in a portion of the NW ¼ of the SE ¼ and a portion of the SE ¼ of the SE ¼ of Section 03, Township 15 South, Range 66 West of the 6th Principal Meridian, County of El Paso, State of Colorado.

Per El Paso County LDC 8.4.7.B.7.d presumptive use values, the proposed development anticipates a total industrial water demand estimate of 2.24 annual acre-feet. Per the updated Landscaping Plan, the estimated irrigation water demand for the Project is 0.04 annual acre-feet. The Security Water & Sanitation District provided a letter of commitment to serve the proposed development with a total domestic water demand of 2.24 annual acre-feet and an irrigation water demand of 4.44 annual acre-feet. Therefore, the development estimates a total of 2.28 annual acre-feet but has a commitment of up to 6.68 annual acre-feet for overall water demand. The additional 4.40 annual acre-feet commitment from SW&SD provides additional irrigation water for potential future landscaping if necessary. Also, SW&SD committed to an estimated wastewater collection and treatment for the proposed development of 0.698 million gallons per year or 1,912 gallons per day. A copy of the commitment letter and proposed development estimates per the presumptive use values are available for reference in the *Appendix*.

The proposed development intends to consist of Industrial uses to include approximately ±20,000 square feet of industrial warehouse building space, an indoor / outdoor storage yard, a parking lot with drive aisles, water & wastewater utilities, and irrigation for proposed landscaping areas. The parcels are both currently zoned for Industrial and are currently vacant. The parcels were previously overlot graded and had constructed a driveway, fencing, and infiltration ponds on-site.

As previously stated, the development will be served by the Security Water & Sanitation District for both Water and Wastewater Services. The commitment letter provided from SW&SD reflects the most recent domestic and irrigation water demand estimates per the latest Bradley Point Industrial Site Plan for the proposed development, previously discussed above. Please reference the Commitment Letter from SW&SD and the Site Plan in the *Appendix*.

WATER QUANTITY, QUAILITY, & DEPENDABLITY

Per the SWRP, the SW&SD provides municipal water supply for population of approximately 20,000 people. SW&SD primarily obtains its water supply from various wells within its service district boundary (Reference Vicinity Map). The water supply is also supplemented by water delivered via the Fountain Valley Conduit and Southern Delivery System from Pueblo Reservoir.

QUANTITY

Per the SWRP, SW&SD water rights include a complex system of decrees, well permits, and agreements. These include but are not limited to wells drilled into the Widefield and Windmill Gulch Aquifers, the Fry-Ark Project water and rerun flows from this source of supply, and other fully consumable water sources used for augmentation purposes to replace out-of-priority well depletions and to support deliveries from Pueblo reservoir through the Fountain Valley Conduit.

SW&SD is continually expanding and improving in an effort to provide additional capacity in anticipation of growth within its water service area, and to maintain redundancy and reliability of physical deliveries to their distribution system.

The wells in the Widefield and Windmill Gulch Aquifers pump water that is considered to be tributary to Fountain Creek and the Arkansas River Basin. The Colorado Division of Water Resources strictly administers Security's wells to ensure that water is pumped only in accordance with Security's augmentation plans. The SW&SD augmentation plans provide replacement water on a yearly basis to ensure all depletions arre replaced.

All water supply is obtained from annually renewable and perpetual sources, so the '300-year' quantity of water per El Paso County regulations is not an applicable concept for SW&SD water supply.

Most of the wells used by SW&SD are located within the vicinity of the Widefield Aquifer. This aquifer is an important component for municipal and agricultural water users in the southern Colorado Springs metropolitan area. The aquifer is approximately 3.5 square miles in size and generally located on the eastern side of Fountain Creek. Municipal wells in the central part of the aquifer produce sustainable flows of over 600 gpm. In a 1985 inlfow-outlfow study by the USGS, it was estimated that the total inflow to the aquifer is roughly 12,000 acre-feet per year.

SW&SD own five (5) wells (W-8 through W-12) in the Windmill Gulch Aquifer. For planning purposes, reliable yield of the Windmill Gulch Wells is estimated at 240 acre-feet per year.

Per the SWRP, SW&SD currently has a water system yield of 5,434 acre-feet per year, subject to continuing analysis and revision. As of April 2025, there were approximately 7,959 water service connections within SW&SD service area. Water use demand in recent years has been trending towards a decline given the minor growth within the service area and due to updated water conservation practices being implemented and becoming more established. Over a ten-year span, the water demand for SW&SD has ranged from 2,189 acre-feet per year to 2,813 acre-feet per year, with an average of 2,533 acre-feet per year, and a current demand (planning purposes) of 2,813 acre-feet per year. The future anticipated demand based off new commitments to serve proposed developments is 3,131 acre-feet per year. SW&SD estimated that their future demand would be 3,879 acre-feet per year to account for serving additional future developments. With these demands, and a total water supply of 5,434 acre-feet per year, SW&SD currently has a surplus water supply of 2,621 acre-feet per year.

QUALITY

There was a time from 2016-2020 when SW&SD relied solely on water supplies delivered from Pueblo Reservoir and on purchased deliveries from Colorado Springs Utilities. This was because the wells belonging to SW&SD had exceeded the lifetime health advisory levels set by the U.S. EPA and Colorado Department of Public Health and Environment for Perfluoroalkyl substances (PFAS). However, SW&SD has since resumed operations of its wells in 2021 when their water treatment facility came online.

Per the SWRP, prior to 2016, the quality of the Widefield and Windmill Gulch Aquifers generally met all state and federal drinking water standards after appropriate disinfection conducted at Security's wells. However, two (2) of SW&SD's wells, S-10 and S-14 has concentrations of tetrachloroethane (PCE) greater than the maximum contamination level permitted by the Safe Drinking Water Act regulations. The main sources of contamination were identified, and remediation plans were implemented. Water treatment plants have been constructed for removal of PCE from these wells, bringing the system into water quality compliance with respect to PCE.

Water quality of the Fry-Ark Project water and other supplies delivered from Pueblo Reservoir is good, meeting all state and federal drinking water regulations. Because the Fry-Ark Project and other fully consumable water from Pueblo Reservoir is derived from a surface streamflow source, treatment provided by the Fountain Valley Authority and Southern Delivery System facilities includes filtration and disinfection.

DEPENDABILITY

Per the SWRP, a map was provided to show locations of SW&SD water resources to include existing well locations. As mentioned, SW&SD also utilizes water resources from Pueblo Reservoir (Fry-Ark Project) in addition to the aquifers discussed above.

Security has developed an extensive and reliable portfolio of water supply sources and water rights. Security obtains its water supply from numerous wells, mostly located in the Widefield Aquifer near Security's service area. Such groundwater supplies are supplemented by Fry-Ark Project water and Fry-Ark Project return flows stored in Pueblo Reservoir and delivered to Security through the Fountain Valley Conduit and Southern Delivery System. Security also obtains its water supply from other fully consumable water sources delivered from Pueblo Reservoir through the Fountain Valley Conduit. Security's water rights include a complex system of decrees, well permits, and agreements.

In recent years, Security has acquired senior water rights in the Fountain Mutual Irrigation Company, Lock Ditch, Chilcott Ditch Company, and on the Hayden Ranch, which have been changed for municipal and augmentation use. Security has also acquired additional shares in the Fountain Mutual Irrigation Company and the Chilcott Ditch Company that are subject to pending and future changes to allow municipal use and augmentation use by Security. Security also participated with Colorado Springs Utilities, the City of Fountain, and Pueblo West Metropolitan District for construction of the Southern Delivery System. Security's participation in the SDS Project includes Long-Term Excess Capacity Contract storage space in Pueblo Reservoir to support the SDS deliveries. Security also joined with the Southeastern Colorado Water Conservancy District and numerous other municipal water supply entities in a Master Contract for Long-Term Excess Capacity storage space in Pueblo Reservoir. Finally, Security has entered into an agreement with Colorado Springs Utilities to receive deliveries from Pueblo Reservoir through interconnection with Colorado Springs Utilities' distribution system.

All of the above activities have enhanced Security's ability to provide augmentation for its wells in the Widefield Aquifer and the Windmill Gulch Aquifer, to provide water deliveries from Pueblo Reservoir through the Fountain Valley Conduit and the Southern Delivery System, and to diversify and enhance the reliability of its water supply. Please reference the *Appendix* for the SWRP.

WATER DEMAND

The basis for obtaining the domestic water demand estimates was taken from the El Paso County LDC 8.4.7.B.7.d Presumptive Use Values. This section states that commercial and industrial inside use 0.1 gallon per day for each square foot of developed space. The proposed development utilized the estimate provided per the updated Landscaping Plan by Kimley-Horn and Associates, Inc. for the irrigation water demand. A copy of the Water Commitment Letter and updated Landscaping Plan is included in the *Appendix*.

The proposed development includes approximately 20,000 sf of industrial building area which has an associated industrial water demand estimate of 2.24 annual acre-feet. Per the updated Landscaping Plan, the proposed development estimates 0.04 annual acre-feet of irrigation water. The SW&SD committed to a domestic water demand of 2.24 annual acre-feet and an irrigation water demand of 4.44 annual acre-feet. Therefore, the total overall water demand estimated for the proposed development is 2.28 annual acre-feet with a total water commitment of 6.68 annual acre-feet. Again, the additional 4.40 annual acre-feet commitment from SW&SD provides additional irrigation water for potential future landscaping if necessary. The total commitment for wastewater collection and treatment requirements for the proposed development are estimated at a maximum of 0.698 million gallons per year or 1,912 gallons per day.

SUMMARY

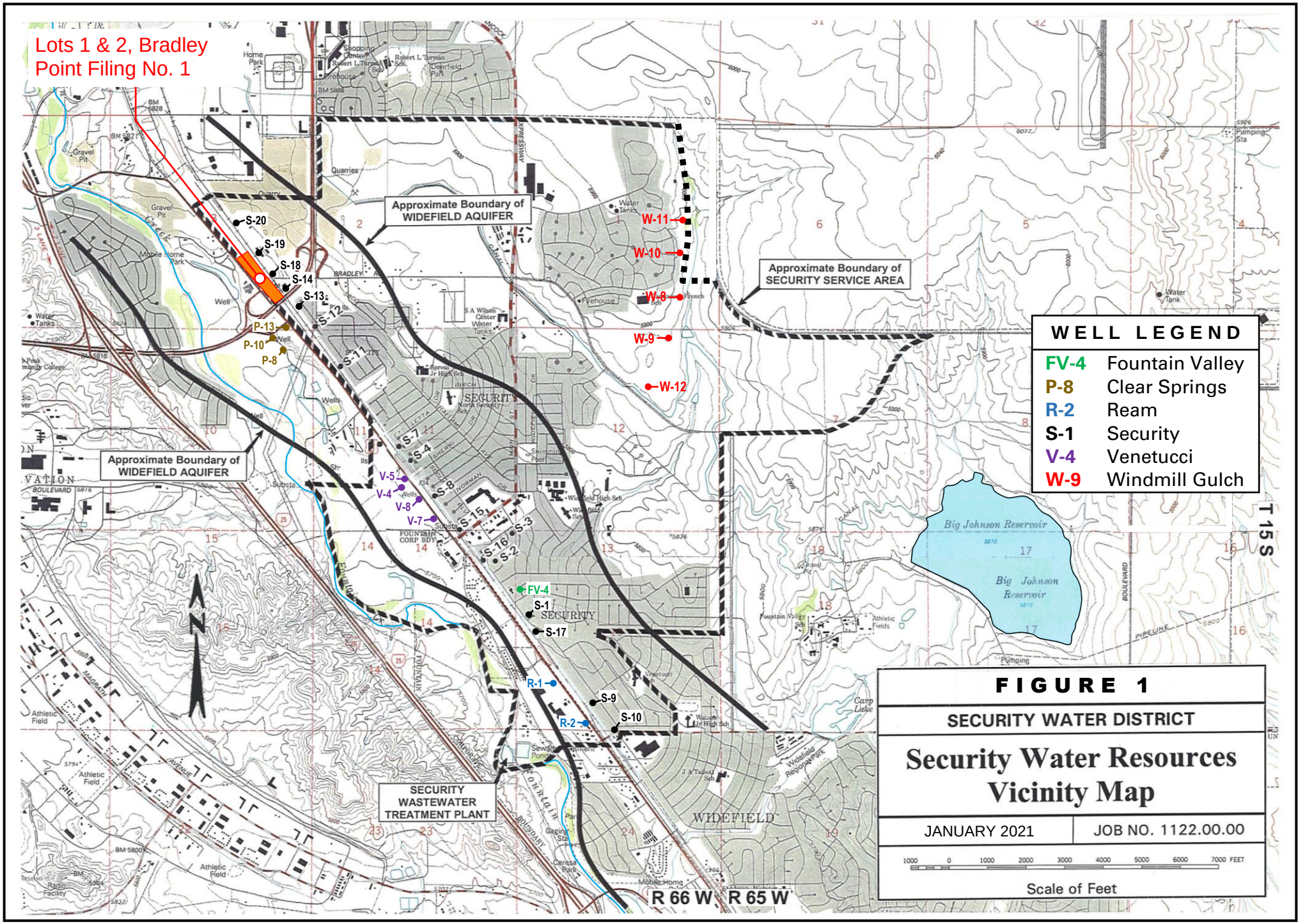
This Water Resources Report is intended to supplement the 'Security Water District Water Resources Report' (SWRP), Updated June 23, 2025' by W.W. Wheeler & Associates, Inc., which is referenced and summarized greatly in this report. The aforementioned report is included in the *Appendix* and should be considered a vital component in this report regarding its intended purposes, findings, data, and conclusions for the subject property.

The previously referenced report along with the Commitment Letter demonstrates that the Security Water & Sanitation District has adequate water supply and treatment facilities to provide reliable, high-quality water for the proposed Bradley Point Industrial Development.

APPENDIX

- Security Water Resources Vicinity Map
- Water Supply Information Summary
- Bradley Point Industrial Water Demand Estimate
- Bradley Point Industrial Concept Plan
- SW&SD Commitment Letter
- Security Water District Water Resources Report
- Landscaping Plan by Kimley-Horn and Associates, Inc.

SECURITY WATER RESOURCES VICINITY MAP


Lots 1 & 2, Bradley Point Filing No. 1
Approximate Boundary of WIDEFIELD AQUIFER
Approximate Boundary of SECURITY SERVICE AREA
Approximate Boundary of WIDEFIELD AQUIFER
SECURITY WASTEWATER TREATMENT PLANT
S-20
S-19
S-18
S-14
S-13
S-12
P-13
P-10
P-8
S-11
S-7
S-4
V-5
V-4
V-8
V-7
S-8
S-15
S-16
S-3
S-2
FV-4
S-1
S-17
R-1
S-9
S-10
R-2
W-11
W-10
W-8
W-9
W-12
WELL LEGEND
FV-4 Fountain Valley
P-8 Clear Springs
R-2 Ream
S-1 Security
V-4 Venetucci
W-9 Windmill Gulch
Big Johnson Reservoir
SECURITY
WIDEFIELD
T 15 S
R 66 W
R 65 W
FIGURE 1
SECURITY WATER DISTRICT
Security Water Resources Vicinity Map
JANUARY 2021
JOB NO. 1122.00.00
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
Scale of Feet

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:
Bradley Point Industrial

2. LAND USE ACTION: Industrial

3. NAME OF EXISTING PARCEL AS RECORDED:
SUBDIVISION: Lots 1 & 2, Bradley Point Filing No. 1 , FILING (UNIT) , BLOCK , LOT

4. TOTAL ACREAGE: 9.74

5. NUMBER OF LOTS PROPOSED N/A 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:

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

____1/4 of the SE 1/4, Section 03, Township 15 ☐ N or ☑ S, Range 66 ☐ 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.

Surveyor's Plat: ☐ YES or ☐ NO If not, scaled hand drawn sketch: ☐ YES or ☐ NO

NO WELLS ON-SITE

9. ESTIMATED WATER REQUIREMENTS

USE	WATER REQUIREMENTS Gallons per Day	Acre-Feet per Year
HOUSEHOLD USE # ____ of units		
COMMERCIAL USE # ____ of S. F		
IRRIGATION # ____ of acres No. of Trees: 99	36	0.04
STOCK WATERING # ____ of head		
OTHER: Industrial - 0.46 acres	2,000	2.24
TOTAL		2.28

10. WATER SUPPLY SOURCE

☐ EXISTING WELL ☐ DEVELOPED SPRING

WELL PERMIT NUMBERS

_____

_____

_____

☑ MUNICPAL
☐ ASSOCIATION
☐ COMPANY
☐ DISTRICT

NAME Security W&SD

LETTER OF COMMITMENT FOR SERVICE ☑ YES or ☐ NO

☐ NEW WELLS -

PROPOSED AQUIFERS – (CHECK ONE)

☐ ALLUVIAL ☐ UPPER ARAPAHOE
☐ UPPER DAWSON ☐ LOWER ARAPAHOE
☐ LOWER DAWSON ☐ LARAMIE FOX HILLS
☐ DENVER ☐ DAKOTA
☐ OTHER: _____

WATER COURT DECREE CASE NUMBERS:

_____

_____

_____

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

☐ SEPTIC TANK/LEACH FIELD

☐ LAGOON

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

☑ CENTRAL SYSTEM
DISTRICT NAME: Security W&SD

☐ VAULT
LOCATION SEWAGE HAULED TO: _____

☐ OTHER:

BRADLEY POINT INDUSTRIAL WATER DEMAND ESTIMATE

Bradley Point Industrial Water Estimate - Lots 1 & 2 (M&S Civil Consultants)				SW&SD Domestic Water Commitment
Industrial Developed Area (ac)	Industrial Developed Area (sf)	Gallons per Day	Annual Acre-Feet	Annual Acre-Feet
0.46	20,000	2,000	2.24	2.24

Bradley Point Industrial Irrigation Water Estimate - Lots 1 & 2 (Kimley-Horn and Associates, Inc.)				SW&SD Irrigation Water Commitment
# of Trees	Gallons per Tree per Week	Gallons per Day	Annual Acre-Feet	Annual Acre-Feet
99	3.022	36	0.04	4.44

Total Water Demand Estimated	*2.28 annual acre-feet*
Total SW&SD Water Demand Commitment	*6.68 annual acre-feet*
Surplus	*4.40 annual acre-feet*

BRADLEY POINT INDUSTRIAL CONCEPT PLAN

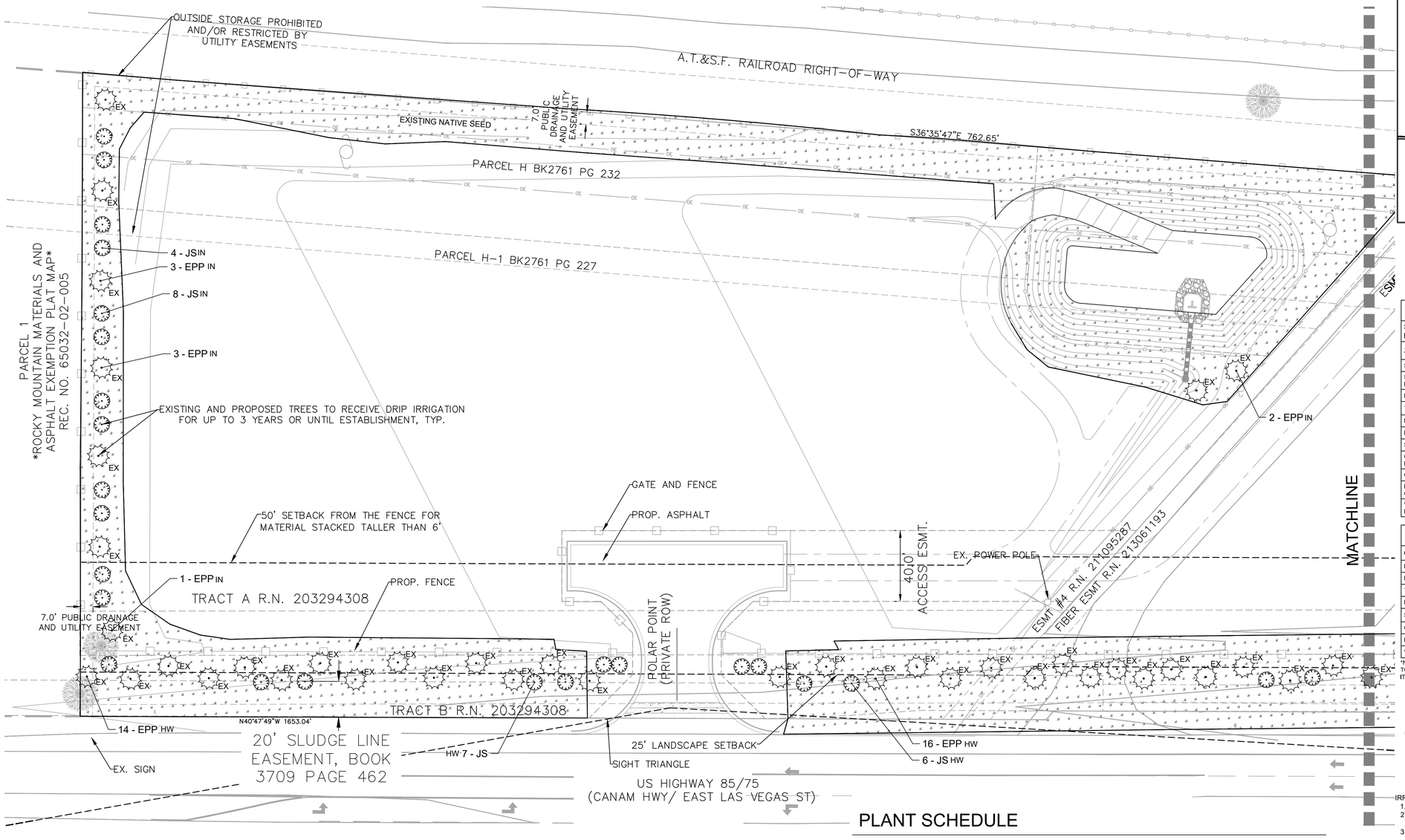
BRADLEY POINT INDUSTRIAL EXHIBIT
JOB NO. 70-074A
DATE PREPARED: 05/05/2026
DATE REVISED: 06/23/2026

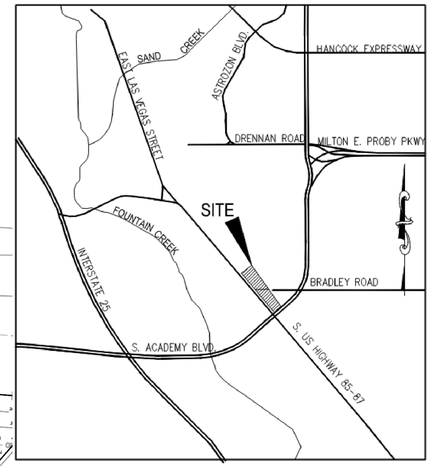
CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

BRADLEY POINT INDUSTRIAL
LANDSCAPING PLAN - BY OTHERS

BRADLEY POINT FILING NO. 1- DRY SUBDIVISION

LANDSCAPE PLAN





VICINITY MAP

N.T.S.

LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	HWY 85-87	SOUTH BNDY	EAST BNDY	NORTH BNDY
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO
STREET CLASSIFICATION:	EXPRESSWAY	N/A	N/A	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	N/A	N/A	N/A
LINEAR FOOTAGE:	1375'	256'	1372'	363'
TREE PER FEET REQ.:	1 TREE PER 20 LF	N/A	N/A	N/A
NUMBER OF TREES REQ. / PROV.	68 / 77*	N/A	N/A	N/A
EVERGREEN TREES REQ. / PROV.	N/A	N/A	N/A	N/A
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	HW	N/A	N/A	N/A
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%	N/A	N/A	N/A

INTERNAL LANDSCAPING	
GROSS SITE AREA:	303,830 SF (6.97 AC)*
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.	15,1915 SF / 160,063 SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	31 / 22*
SHRUB SUBSTITUTES REQ. / PROV.	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

*NOTE: TOTAL GROSS SITE AREA IS 424,013SF, GROSS SITE AREA SHOWN ABOVE HAS HAD THE TOTAL SF ENCOMPASSED BY THE OVERHEAD POWERLINE EASEMENT (120,183SF) DEDUCTED FROM IT. (424,013SF - 120,183SF = 303,830SF) SEE ALTERNATIVE LANDSCAPE REQUEST.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE / CAL	WIDTH	HEIGHT
EVERGREEN TREES								
	JS	32	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6` HGT.	8`-12`	20`-30`
EXISTING TREES TO REMAIN								
EX	EPP	67	EXISTING PINON PINE	EXISTING TREE TO REMAIN	B & B			

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.	SPACING
GROUND COVERS									
	SEED	121,954 SF	EPC LOW GROW MIX		SEED	21 LBS / ACRE			

IRRIGATION NOTES:
1. NATIVE SEED TO NOT BE IRRIGATED
2. EXISTING AND PROPOSED TREES TO RECEIVE DRIP IRRIGATION FOR UP TO 3 YEARS OR UNTIL ESTABLISHMENT.
3. IRRIGATION WATER ESTIMATE (AC/FT):

TREES	GALLONS PER WK/ TREE	GALLONS PER WK	TOTAL GALLONS PER YR (40 WKS)	AC FT
99.000	3.022	299.200	11,968	.04

Kimley»Horn

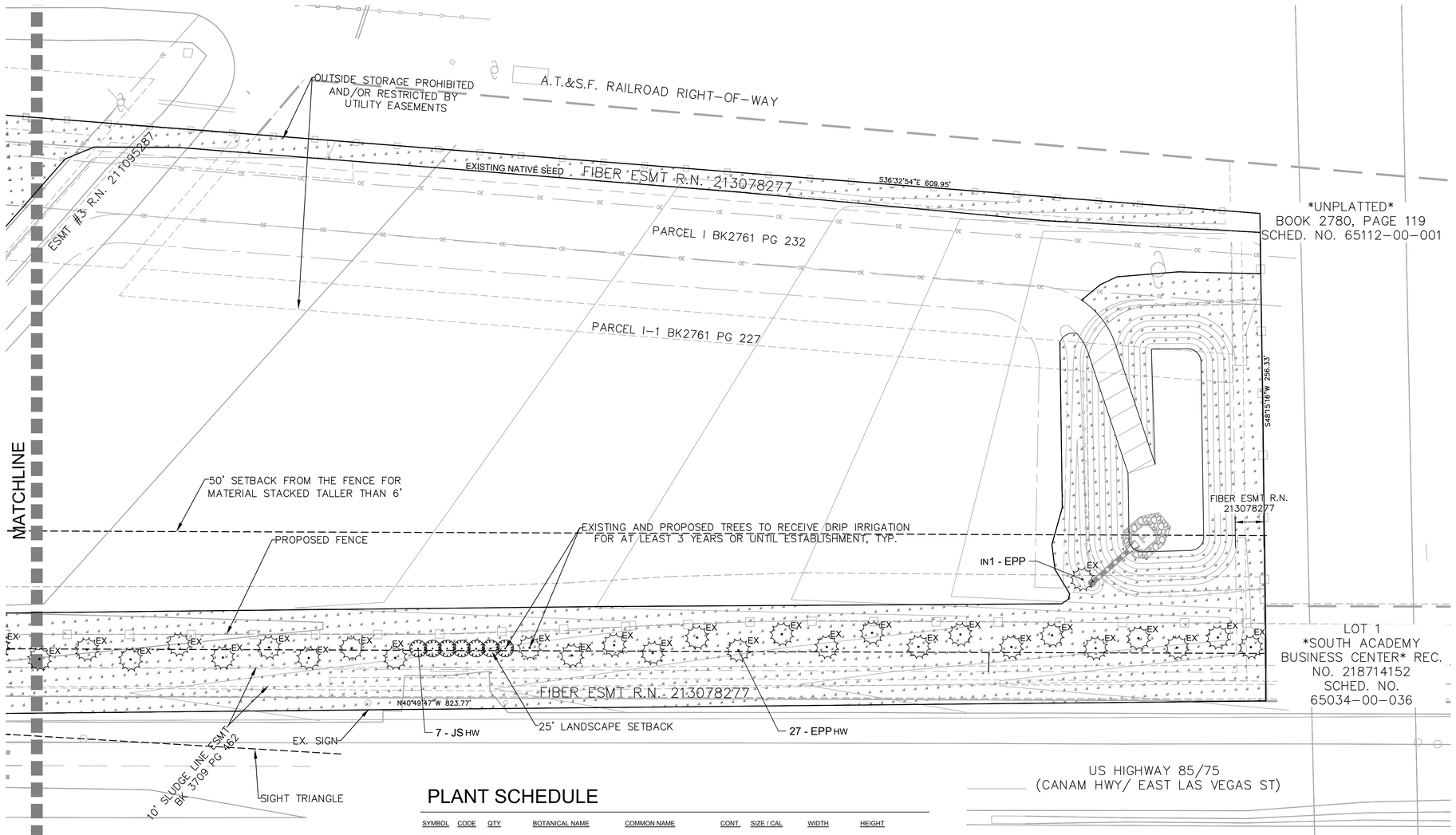
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

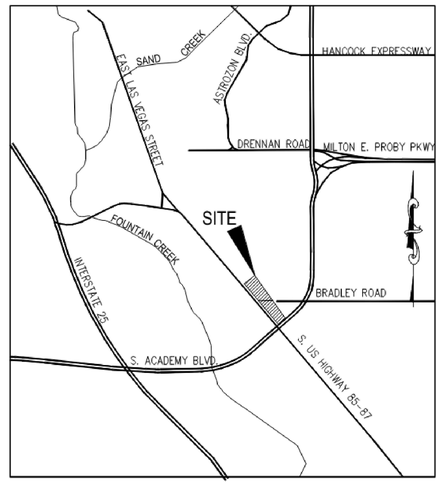
LANDSCAPE PLAN
SHEET 01 OF 04

LANDSCAPE PLAN - PCID FILE NO. PPR243

BRADLEY POINT FILING NO. 1- DRY SUBDIVISION

LANDSCAPE PLAN





VICINITY MAP

N.T.S.

LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	HWY 85-87	SOUTH BNDY	EAST BNDY	NORTH BNDY
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO
STREET CLASSIFICATION:	EXPRESSWAY	N/A	N/A	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	N/A	N/A	N/A
LINEAR FOOTAGE:	1375'	256'	1372'	363'
TREE PER FEET REQ.:	1 TREE PER 20 LF	N/A	N/A	N/A
NUMBER OF TREES REQ. / PROV.	68 / 77*	N/A	N/A	N/A
EVERGREEN TREES REQ. / PROV.	N/A	N/A	N/A	N/A
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	HW	N/A	N/A	N/A
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%	N/A	N/A	N/A

INTERNAL LANDSCAPING	
GROSS SITE AREA:	303,830 SF (6.97 AC)*
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.	15,1915 SF / 160,063 SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	31 / 22*
SHRUB SUBSTITUTES REQ. / PROV.	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

*NOTE: TOTAL GROSS SITE AREA IS 424,013SF. GROSS SITE AREA SHOWN ABOVE HAS HAD THE TOTAL SF ENCOMPASSED BY THE OVERHEAD POWERLINE EASEMENT (120,183SF) DEDUCTED FROM IT. (424,013SF - 120,183SF = 303,830SF) SEE ALTERNATIVE LANDSCAPE REQUEST.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE / CAL	WIDTH	HEIGHT
EVERGREEN TREES								
	JS	32	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6` HGT.	8`-12`	20`-30`
EXISTING TREES TO REMAIN								
EX	EPP	67	EXISTING PINON PINE	EXISTING TREE TO REMAIN	B & B			

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.	SPACING
GROUND COVERS									
	SEED	121,954 SF	EPC LOW GROW MIX		SEED	21 LBS / ACRE			

GRAPHIC SCALE IN FEET
0 15 30 60

IRRIGATION NOTES:
1. NATIVE SEED TO NOT BE IRRIGATED
2. EXISTING AND PROPOSED TREES TO RECEIVE DRIP IRRIGATION FOR UP TO 3 YEARS OR UNTIL ESTABLISHMENT.
3. IRRIGATION WATER ESTIMATE (AC/FT):

TREES	GALLONS PER WK/ TREE	GALLONS PER WK	TOTAL GALLONS PER YR (40WKS)	AC FT
99.000	3.022	299.200	11,968	.04

Kimley»Horn

2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

LANDSCAPE PLAN
SHEET 02 OF 04

LANDSCAPE PLAN - PCID FILE NO. PPR243

K:\COS_LA\096969001 - Highway 85-87 Bradley Point\CADD\Plan Sheets\LP_SP.dwg Aug 25, 2026 3:16pm

BRADLEY POINT FILING NO. 1- DRY SUBDIVISION

LANDSCAPE PLAN

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN $\frac{3}{4}$ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

a. CONTRACTOR SHALL INSTALL 4"X$\frac{1}{8}$" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

T. PARKING LOT ISLAND NOTE

1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

U. MAINTENANCE

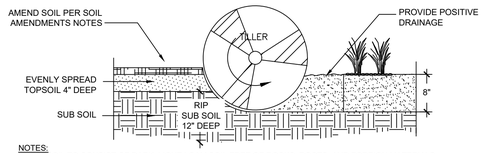
1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.

2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453–0180

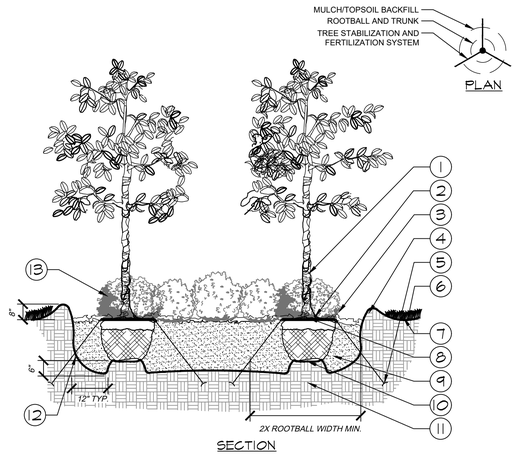
BRADLEY POINT FILING NO. 1- DRY SUBDIVISION

LANDSCAPE PLAN



NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING
3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.
6. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 1 FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL.

1 SOIL PREP
NTS



SECTION

1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 4" MINIMUM MULCH AS SPECIFIED.
4. 8" HIGH BERM, FIRMLY COMPACTED.
5. ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. NATIVE GRASS
8. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
9. PREPARED PLANTING SOIL AS SPECIFIED.
10. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
11. UNDISTURBED NATIVE SOIL.
12. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
13. SHRUB PLANTINGS PER PLAN.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2/4 TREE PLANTING
SECTION / PLAN
NTS

096-969-001-02

Table B. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season/Form	% of Mix	Pounds PLS • Irrigated broadcast • Irrigated hydroseeded (80 seeds/sq ft)	Pounds PLS • non-irrigated broadcast • non-irrigated hydroseeded • irrigated drilled (40 seeds/sq ft)	Pounds PLS •non-irrigated drilled (20 seeds/sq ft)
Buffalograss	*Buchloe dactyloides*	Warm, sod	25	9.6	4.8	2.4
Blue Grama	*Bouteloua gracilis*	Warm, bunch	20	10.8	5.4	2.7
Sideoats Grama	*Bouteloua curtipendula*	Warm, bunch	29	5.6	2.8	1.4
Green Needlegrass	*Nassella viridula*	Cool, bunch	5	3.2	1.6	0.8
Western Wheatgrass	*Pascopyrum smithii*	Cool, sod	20	12.0	6.0	3.0
Sand Dropseed	*Sporobolus cryptandrus*	Warm, bunch	1	0.8	0.4	0.2
		Seed rate (lbs PLS/acre)		42.0	21.0	10.3

NATIVE SEED INSTALLATION AND MAINTENANCE

A. NATIVE SEED ESTABLISHMENT

1. **ALL AREAS WITH NATIVE LAWN MIX (SEED)** SHALL RECEIVE 3 CUBIC YARD OF ORGANIC MATTER PER 1000 SQ. FT. PRIOR TO SEEDING. THE CONTRACTOR SHALL PROVIDE A DELIVERY RECEIPT AND/OR PROOF OF ORGANIC MATTER DELIVERY TO THE LANDSCAPE ARCHITECT FOR THE PROJECT RECORDS.
2. **ALL NATIVE SEED AREAS**, SHALL HAVE SOIL TILLED TO A DEPTH OF 8-INCHES, PRIOR TO AND WITHIN TWO-WEEKS OF SEEDING. THIS SHALL BE CONDUCTED TO ELIMINATE COMPACTED SOILS AND REMOVE EXISTING VEGETATION.
3. CONTRACTOR SHALL INSTALL NATIVE SEED MIXES VIA DRILL SEEDING AT THE RATES DESCRIBED IN THE PLANT SCHEDULE. HYDROSEEDING AND BROADCAST SEEDING ARE NOT PERMITTED.
4. NATIVE SEED MIXES SHALL BE INSTALLED ONCE NIGHTTIME TEMPERATURES CONSISTENTLY EXCEED 60 DEGREES. (ESTIMATED MID-JUNE)
5. CHEMICAL METHODS OF WEED CONTROL ARE PROHIBITED DURING THE FIRST GROWING SEASON. CARE SHOULD BE TAKEN TO ELIMINATE WEEDS DURING TILLING PRIOR TO INSTALLATION. SELECTIVE MANUAL OR MECHANICAL WEED CONTROL/REMOVAL SHALL BE PROVIDED DURING THE FIRST YEAR ESTABLISHMENT PERIOD.

B. NATIVE LAWN MIX MAINTENANCE

1. ONCE ESTABLISHED, **ALL AREAS WITH NATIVE LAWN MIX** SHALL BE MOWED ONCE PRIOR TO SPRING GREENING UP (FEBRUARY TO MARCH). A SECOND MOWING SHALL BE SCHEDULED AFTER INITIAL SPRING GROWTH AND GREENING UP (LATE JUNE TO EARLY JULY). NATIVE LAWN MIX SHALL NOT RECEIVE REGULAR MOWING THROUGHOUT THE REMAINDER OF THE GROWING SEASON. MOW DECK HEIGHT SHALL BE SET TO 4" MINIMUM.
2. AFTER ESTABLISHMENT, **ALL AREAS WITH NATIVE LAWN MIX** SHALL MAINTAIN A REGULAR WATERING SCHEDULE THROUGHOUT AT LEAST THE SECOND GROWING SEASON . PROVIDE APPROXIMATELY ¾" TO 1" OF PRECIPITATION EVERY 7 TO 10 DAYS.
3. APPLY ½ LB. OF NITROGEN PER 1000 SQ. FT. ANNUALLY IN MID-JUNE.

Kimley»Horn

2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

SW&SD COMMITMENT LETTER

Security Water and Sanitation Districts / Enterprises
231 SECURITY BLVD. • COLORADO SPRINGS, COLORADO 80911
TELEPHONE 719-392-3475 • FAX 719-390-7252
www.securitywsd.com

July 2, 2026

Drew McClain
M&S Civil Consultants, Inc.
PO Box 1360
Colorado Springs, CO 80901

Delivered via email to: drew@mscivil.com

Dear Drew:

The property known as Bradley Point Filing No. 1, Lots 1 and 2, is within the boundaries of the Security Water District and the Security Sanitation District. It is entitled to service from each district in accordance with Colorado State law and the operating rules, regulations and conditions of each district, which are subject to change.

The domestic water demand for this property is estimated to be a maximum of 2.24 annual acre feet of diversions based on the scant site development information provided. In addition, the estimated demand for landscape irrigation within this parcel is 4.44 annual acre feet of diversions based on the rudimentary landscape plan that was provided. Consequently, the total water demand for this property is estimated to be 6.68 annual acre feet of diversions. Furthermore, the wastewater collection and treatment requirements for this property are estimated to be a maximum of 0.698 million gallons per year or 1,912 gallons per day based on the aforementioned site development information. The districts' commitments to this property are limited to the preceding amounts.

The Security Water and Sanitation Districts currently have overall capacities that exceed current commitments. Upon the approval of a final site development plan for the subject property, the Security Water District agrees to commit sufficient water resources, and the Security Sanitation District commits sufficient wastewater capacity to serve the property. This commitment may also be subject to determinations of sufficiency and reliability of water supply by El Paso County and the Colorado Division of Water Resources. Water and sewer service will be provided subject to rules, regulations and conditions of the districts and the payment of applicable fees at the time of requested connection.

This service commitment supersedes any previous commitments that may have been provided for the subject property.

If you have any questions, please contact me.

Sincerely,

Roy E. Heald

Roy E. Heald, General Manager

SECURITY WATER DISTRICT WATER RESOURCES REPORT

SECURITY WATER DISTRICT

Water Resources Report

PREPARED FOR

SECURITY WATER DISTRICT

W. W. WHEELER
& ASSOCIATES, INC.
Water Resources Engineers
3700 S. Inca Street | Englewood, CO 80110-3405

Updated June 23, 2025

W. W. WHEELER
& ASSOCIATES, INC.
Water Resources Engineers
WWW.WWWHEELER.COM

June 23, 2025

Mr. Roy Heald, General Manager
Security Water and Sanitation Districts
231 Security Blvd.
Colorado Springs, CO 80911

RE: #1122 – Security Water District Water Resources Report

Dear Roy:

Attached is our report entitled, *Security Water District Water Resources Report, Updated June 23, 2025.* This report includes an updated summary of the water rights and water supplies available to Security Water District, together with information concerning the current and anticipated future water demands.

Please contact us if you have any questions or comments.

Sincerely,
W. W. Wheeler & Associates, Inc.

Matthew J. Loose, P.E.

encl.

3700 S. Inca Street | Englewood, CO 80110-3405
303-761-4130 | fax 303-761-2802

TABLE OF CONTENTS

FIGURES

TABLES

1.0 INTRODUCTION

The purpose of this report is to provide an updated summary of the water rights and water supplies available to Security Water District (Security), together with information concerning the current and anticipated future water demands. This report is updated from the previous Water Resources Report dated March 17, 2021.

Security's water system presently provides a reliable municipal water supply for a population of approximately 20,000 in the service area shown on Figure No. 1. Security obtains its physical water supply from numerous wells located in the vicinity of its service area, supplemented by Fryingpan-Arkansas (Fry-Ark) Project water stored in Pueblo Reservoir and delivered to Security through the Fountain Valley Conduit and Southern Delivery System. Security also obtains its water supply from other fully consumable water sources delivered from Pueblo Reservoir to Security through the Fountain Valley Conduit.

During 2016 through 2020, Security relied entirely on surface water supplies delivered from Pueblo Reservoir and on purchased deliveries from an interconnection with Colorado Springs Utilities' distribution system. This exclusive use of surface water supplies occurred because Security's wells exceeded the lifetime health advisory levels set by the United States Environmental Protection Agency (EPA) and Colorado Department of Public Health and Environment (CDPHE) for Perfluoroalkyl substances (PFASs). The water treatment facility for Security's wells came online in 2021, at which time Security resumed operation of its wells.

Security's water rights include a complex system of decrees, well permits, and agreements. For the purposes of this report, the water rights used by Security have been divided into four separate groups:

1. The wells drilled into the Widefield Aquifer and the Windmill Gulch Aquifer.
2. Fry-Ark Project water and return flows from this source of supply.
3. The other fully consumable water sources used for augmentation purposes to replace out-of-priority well depletions and to support deliveries from Pueblo

Reservoir through the Fountain Valley Conduit (in excess of Fry-Ark Project water deliveries).

Security's water supply system is continually expanded and improved to (1) provide additional capacity in anticipation of growth within the water service area and (2) maintain redundancy and reliability of physical deliveries to Security's distribution system. Such redundancy and reliability are necessary to protect against climate change and potential infrastructure issues. Security has embarked on numerous projects over the past several years to ensure adequate water supplies for its customers. Recent projects include the following:

1. Development of additional water supplies in the Widefield Aquifer, particularly including upgrading of the Clear Springs wells and implementation of a 25-year lease through year 2037, and a perpetual lease for 45 percent of the water rights and production capacity of the Venetucci Wells.

2. Purchase and change of Fountain Mutual Irrigation Company, Lock Ditch, and Chilcott Ditch senior water rights along Fountain Creek.

3. Purchase and change of the Hayden Ranch water rights in Fremont County.

4. Completion of the Southern Delivery System in cooperation with Colorado Springs Utilities, the City of Fountain, and Pueblo West Metropolitan District.

5. Acquisition of Long-Term Excess Capacity storage contracts at Pueblo Reservoir to provide additional reliability in Security's water supply through the Fountain Valley Conduit and Southern Delivery System.

6. Entering into an agreement with Colorado Springs Utilities to receive deliveries from Pueblo Reservoir through interconnection with Colorado Springs Utilities' distribution system.

7. Participation in the planned Widefield Aquifer recharge project in cooperation with Widefield Water and Sanitation District and the City of Fountain.

2.0 WELLS IN THE WIDEFIELD AND WINDMILL GULCH AQUIFERS

Background information on Security's wells in the Widefield Aquifer and the Windmill Gulch Aquifer and the replacement sources used for operation of those wells is provided below. The attached Figure No. 1 is a map showing the locations of Security's service area and pertinent water supply facilities. A summary of the wells owned or leased by Security and the allowable pumping rates are presented in the attached Table No. 1. All of the wells have water rights decrees and well permits and are included within adjudicated augmentation plans, which evidence Security's ability to operate the wells in the future. The wells may be re-drilled, if necessary, or rehabilitated at any time to put the wells into service or to restore their production capacities.

The wells in the Widefield and Windmill Gulch aquifers pump water that is considered to be tributary to Fountain Creek and the Arkansas River Basin. The Colorado Division of Water Resources strictly administers Security's wells to ensure that water is pumped only in accordance with Security's decreed augmentation plans. Because of the over-appropriated nature of water rights within the Arkansas River Basin, the junior rights associated with the wells used by Security are almost never in priority. Therefore, the Security augmentation plans provide replacement water on a year-round basis to ensure that all depletions are replaced.

Security does not currently obtain any water supplies from bedrock wells that are classified as 'nontributary' or completed to Denver Basin formations. All of the water supply is obtained from annually renewable and perpetual sources, so the '300-year' quantity of water described in El Paso County regulations is not an applicable concept for evaluation of Security's water supply.

2.1 Widefield Aquifer General

Most of the wells used by Security are in a geographical area known as the Widefield Aquifer. The Widefield Aquifer is an important source of water supply for municipal and agricultural water users in the southern portion of the Colorado Springs metropolitan area. The Widefield Aquifer includes an area about five miles in length and about two-thirds of

a mile in width, generally located on the eastern side of Fountain Creek. The aquifer is generally bounded by Sand Creek on the north and the El Paso County Regional Park on the south. The aquifer area includes a total of about 3.5 square miles.

The aquifer is an old buried channel of Fountain Creek, deeply eroded into the bedrock shale. The alluvial fill consists of sand, gravel, cobbles, and only minor amounts of clay. A maximum alluvial depth of about 100 feet occurs in the Security and Widefield area where the best wells are located. USGS reports transmissivity values of up to 200,000 gpd/ft. Municipal wells in the central part of the aquifer produce sustainable flows of over 600 gpm.

The Widefield Aquifer is separated from Fountain Creek by a buried shale ridge, except in a few limited locations. Although the aquifer has ideal characteristics for well operations, large capacity wells can locally deplete the aquifer, if many of them are pumped at the same time. In a 1985 inflow-outflow study by the USGS, it was estimated that the total inflow to the aquifer is roughly 12,000 acre-feet per year, with by far the largest source of inflow occurring at the upstream end of the aquifer. Outflows include groundwater pumping, outflow to Fountain Creek at the southern end of the aquifer, and limited outflows across the shale ridge during times when the aquifer is full. Outflows generally balance with inflows on an annual basis.

2.2 Widefield Aquifer Stipulation

The Widefield Aquifer stipulation was developed in 1977 to provide a framework for engineering management of the aquifer. The stipulation, also known as the "Widefield Aquifer Management Agreement," was approved by the Water Court in Water Division 2 in 1977 (Case No. W-116), and updated and re-approved in 2009. In June 2025, the participants are updating the stipulation to extend it for an additional 20 years.

Under the stipulation, the aquifer is managed to ensure that over-pumping does not occur and to ensure that the aquifer is adequately replenished each year, thereby maintaining appropriate water levels for all municipal water users in perpetuity. Participants in the stipulation include Security, Widefield Water and Sanitation District, Colorado Springs Utilities, Stratmoor Hills Water District, and El Paso County Parks Department. As the

basis of the stipulation, a computer model was developed by Wheeler, based on consultation with Dr. Robert Glover (former Colorado State University professor), to simulate operations of the aquifer. The model accounts for aquifer inflows and outflows, using extensive well pumping and water level data compiled by the U.S. Geological Survey and water users. The model was then calibrated with observed conditions. Under the stipulation, the participants agreed to an allocation system whereby each water user was assigned annual and seasonal pumping limitations based on the sustainable yield of the aquifer through established reaches of the aquifer. The participants also agreed to refrain from asserting well priorities against each other.

It is noted that the stipulation deals with pumping allocations among the parties to ensure that over-pumping within the aquifer does not occur. Each participant, however, must operate its wells in a way that does not cause injury to other water users in the Fountain Creek and Arkansas River basins. Wells must be operated in accordance with the Arkansas River Basin Rules and Regulations and/or in accordance with decreed augmentation plans. Accordingly, Security uses its decreed augmentation sources to replace depletions associated with operation of its wells in the Widefield Aquifer.

2.3 Security's Wells in the Widefield Aquifer

Security's wells in the Widefield Aquifer originally consisted of 15 wells that were decreed in Case No. W-112. Three additional Security wells (S-18, S-19, and S-20) were decreed in Case No. 90CW28 as alternate diversion points for the original Sproul wells. The following additional wells and water rights have been acquired by Security and changed to allow municipal use. This list excludes the Venetucci Wells and Clear Springs Wells, which are leased by Security and discussed in Sections 2.4 and 2.5.

Ream Wells	Case No. W-4766 and 90CW28
Fountain Valley School Well No. 4	Case No. 90CW28
Camden Well No. 1	Case No. 01CW149
Bender Wells	Case No. 09CW92

Under the terms of the restated Widefield Aquifer stipulation, diversions by Security's wells are limited to specific volumetric amounts, as summarized below. These limits include the

Security Wells, Ream Wells, Fountain Valley School Well, the Camden Well, and the Bender Wells water rights.

Maximum month	377 acre-feet
Maximum over four consecutive months	1,285 acre-feet
Annual maximum	2,343 acre-feet

In 1987, the parties to the Widefield Aquifer stipulation agreed to a ten percent increase in the pumping allocations, but this additional pumping allocation is subject to removal if ongoing experience with operation of the aquifer indicates that pumping is causing excessive stress to aquifer water levels. This pumping increase is considered a component of Security's present water supply, as it has been in effect for over 30 years and continues to be in effect at this time. Future experience with operation of the aquifer may indicate that the increase must be eliminated. Therefore, it is unknown whether the 10 percent allocation increase will continue to be available to Security in the long-term future. With the 10 percent increase, the allowable Widefield Aquifer pumping is equal to the following amounts:

Maximum month	415 acre-feet
Maximum over four consecutive months	1,414acre-feet
Annual maximum	2,577 acre-feet

Upon future construction of facilities by Security for artificial recharge of the Widefield Aquifer, the volumetric limits will be increased in accordance with the stipulation:

Maximum month	496 acre-feet
Maximum over four consecutive months	1,579 acre-feet
Annual maximum	3,068 acre-feet

Security also obtained a decree in Water Court Case No. 12CW99 for continued operation of the Clear Springs wells. These wells are owned by Colorado Springs Utilities and leased by Security. Therefore, in addition to the pumping amounts described above, Security is also entitled to pump up to 600 acre-feet per year from the Clear Springs wells.

Maximum month	375 acre-feet
Maximum over four consecutive months	600 acre-feet
Annual maximum	600 acre-feet

2.4 Perpetual Lease of Venetucci Wells in the Widefield Aquifer

Pursuant to a perpetual lease agreement dated December 15, 2006, the Pikes Peak Community Foundation leased the Venetucci Wells and water rights to Security and to Widefield Water and Sanitation District. Security and Widefield also entered into an agreement dated December 15, 2006 with the City of Fountain to sublease a portion of the water delivered under the Venetucci Wells to the City of Fountain. The water is allocated as follows, excluding the 500 acre-feet per year retained by the Pikes Peak Community Foundation for its own onsite irrigation:

Entity	Allocation (percent)
Security	45%
Widefield	45%
Fountain	10%

Security is allocated at least 596 acre-feet per year from the Venetucci Wells, without considering the 10 percent increase in pumping allocations from the Widefield Aquifer stipulation. All facilities required for delivery of this water to Security have been constructed.

Under the agreements, Security may receive additional deliveries above its respective allocation if Widefield or Fountain do not take their full amount. Venetucci Wells V-4, V-5, V-7, and V-8 are useable for municipal water supply by Security, Widefield, and Fountain, but these entities can also obtain supplies from Venetucci Wells V-1, V-2, and V-3, if needed, to maximize the yield of all of the wells in accordance with the provisions of the Widefield Aquifer Stipulation.

2.5 Lease of Clear Springs Ranch Wells in the Widefield Aquifer

The Clear Springs wells have been used by Security for more than 60 years pursuant to leases with Colorado Springs Utilities and its predecessors. This pumping has been limited to 600 acre-feet per year. Under the current lease, dated December 12, 2012, Security's use of the water will continue for an additional term of 25 years, expiring on December 31, 2037, with further renewals of the lease possible thereafter if agreed to by the parties at that

time. Under the current lease, water to replace well depletions is provided by Security. Replacement is provided under Security's augmentation plan decreed in Case No. 12CW99.

2.6 Security's Wells in the Windmill Gulch Aquifer

In the Windmill Gulch Aquifer, located east of the Widefield Aquifer, Security owns five wells, W-8 through W-12, which were originally decreed in Case No. W-400. Pursuant to an agreement with Widefield Water and Sanitation District, Widefield supports annual pumping of 200 acre-feet per year under its augmentation plans. Any pumping in excess of 200 acre-feet per year is covered by Security's augmentation plan. The Water Court determined in 1989 (Case No. 81CW229) that pumping at the Windmill Gulch Wells has a minimal effect on water supplies in the Widefield Aquifer, thereby excluding the wells from the Widefield Aquifer stipulation. For planning purposes, the reliable yield of the Windmill Gulch Wells is estimated to be 240 acre-feet per year.

3.0 FRY-ARK PROJECT WATER AND RETURN FLOWS

The U.S. Bureau of Reclamation constructed the Fry-Ark Project for the purpose of providing supplemental water supplies to irrigation and municipal water users in the Arkansas River Basin. The primary source of water for the Fry-Ark Project is water that is diverted from various headwater tributaries of the Colorado River and delivered into the Arkansas River Basin. The Fountain Valley Authority was organized as an entity to be responsible for construction and operation of pump stations, the Fountain Valley Conduit, and a water treatment plant for delivery of Fry-Ark Project water from Pueblo Reservoir on the Arkansas River to municipal water users in the Colorado Springs area. Security is entitled to take delivery of 1,646 acre-feet per year of Fry-Ark Project water through the Fountain Valley Conduit, subject to availability of that much water produced by the Project and subject to payment of annual water delivery charges, storage charges, and conveyance and water treatment losses of about five percent. Therefore, the net volume of water deliverable to Security is estimated to be a maximum of about 1,564 acre-feet per year (1,646 acre-feet per year reduced by five percent).

Because of limitations of the Fry-Ark Project yield in drought years, an average of roughly 1,042 acre-feet per year delivered through the Fountain Valley Conduit (2/3 of the 1,564 acre-feet per year net delivery) is derived from Fry-Ark Project water stored in Pueblo Reservoir for Security. The remaining 521 acre-feet per year (1/3 of the 1,564 acre-feet per year net delivery) is supplied through the Fountain Valley Conduit from Security's other fully consumable sources stored in Pueblo Reservoir. This water is used directly in Security's water system for municipal purposes as a base-load supplemental supply.

3.1 Fry-Ark Project Return Flows

After municipal use of the Fry-Ark Project water by Security, a significant portion of the water returns to Fountain Creek in the form of treated sewage effluent and lawn irrigation return flows. Because the source of Fry-Ark Project water is almost entirely a transbasin diversion from the headwaters of the Colorado River Basin, the return flows to Fountain Creek from Fry-Ark Project deliveries constitute a new source of water to the stream system, and the return flows are available for reuse and as a replacement source in Security's augmentation

plans. More specifically, the Fry-Ark return flows are used to replace depletions associated with Security's out-of-priority pumping of wells in the Widefield Aquifer and Windmill Gulch Aquifer. Alternately, the Fry-Ark return flows are delivered to Security's Long-Term Excess Capacity Storage space in Pueblo Reservoir (discussed in Section 5.0 of this report) by exchange or by contract trade. Security was granted the right to annually purchase the return flows associated with its Fry-Ark Project water deliveries, under a perpetual contract. Security's decreed augmentation plan in Case No. 90CW28 set up a water accounting system that provided for the calculation of the Fry-Ark Project wastewater return flow volumes on a daily or weekly basis. Quantification of the lawn irrigation return flow volumes was decreed in Case No. 01CW149.

3.2 Fry-Ark Project Storage Capacity

The Fountain Valley Authority was granted storage space in Project facilities, notably including Pueblo Reservoir, to provide for storage of Fry-Ark Project water. Such storage is needed in order to regulate the supply to provide for year-round delivery of such Project water to the Fountain Valley Authority participants. Security's share of the Fountain Valley Authority's storage space at Pueblo Reservoir is 6,387 acre-feet, and this space can only be used for storage of Project water. This space is typically replenished each year with Project water to the extent that the Fountain Valley Authority's share of Fry-Ark Project deliveries can provide sufficient water to provide a complete refill. During drought years, when Fry-Ark diversions from the Western Slope are poor, only a relatively small amount of water is available pursuant to the Fountain Valley Authority's share of Fry-Ark Project deliveries. Replenishment of the storage accounts in such drought years can be inadequate to provide for a complete fill, resulting in year-to-year drawdowns of water within those accounts. Security's 6,387 acre-feet share of storage capacity at Pueblo Reservoir is therefore used to provide carry-over storage during years of extended drought, which is an important feature to ensure that the annual deliveries of Project water for Security's municipal use can continue during such critical periods.

As mentioned in Section 3.0, the Fry-Ark Project deliveries to Security's distribution system average approximately 1,042 acre-feet per year. This sustainable annual volume is constrained by the available Fry-Ark Project supplies for Security to store during drought

years, along with carry-over storage capacity in Pueblo Reservoir (6,387 acre-feet) for multiple years when such supplies are limited. The sustainable Fry-Ark Project deliveries to Security's distribution system are not controlled by the Fountain Valley Conduit delivery capacity (1,564 acre-feet per year net delivery).

4.0 SECURITY'S FULLY CONSUMABLE WATER SOURCES

A summary of the fully consumable water sources available to Security is presented in the attached Table No. 2, and each fully consumable source is described below. These sources are used for augmentation purposes to replace out-of-priority well depletions, to support deliveries through the Fountain Valley Conduit in excess of the Fry-Ark Project water deliveries, and to support deliveries through the Southern Delivery System. The augmentation sources available for use by Security total approximately 1,702 acre-feet per year. As further described below, this total excludes the available water supply attributable to Security's Fountain Creek Priority No. 4 water right.

Fountain Creek Priority No. 4. Security's augmentation plan in Case No. W-4212 permits the annual withdrawal of 2,000 acre-feet per year from wells in the Widefield Aquifer. The replacement source used in this augmentation plan is a portion of the Fountain Creek Priority No. 4 senior water right in the Fountain Mutual Ditch, totaling 481 acre-feet per year of consumptive use credit. The winter depletions associated with operation of the augmentation plan are replaced during January 1 through March 17 with 102 acre-feet of Fry-Ark Project return flows or consumptive use credits associated with Security's Fountain Mutual Irrigation Company shares. The Priority No. 4 water right is excluded from the total in Table No. 2 because the consumptive use credit is accounted for by the 2,000 acre-feet of well pumping authorized in Case No. W-4212, which is different from Security's other fully consumable supplies used to replace well depletions or provide deliveries from Pueblo Reservoir.

Fry-Ark Project Return Flows. As described in Section 3.1 above, Security was granted the right to annually purchase the return flows associated with its Fry-Ark Project deliveries. Security's decreed augmentation plan in Case No. 90CW28 includes a credit for sewered Fry-Ark Project return flows, to the extent that Security has purchased such return flow rights. Credit for the non-sewered portion of the Fry-Ark Project return flows was approved in Case No. 01CW149. The purchased Fry-Ark return flows are available for augmentation of Security's wells or for storage in Pueblo Reservoir.

Fountain Mutual Irrigation Company Shares. Security currently owns 723 shares of stock in the Fountain Mutual Irrigation Company (FMIC). The 723 shares of FMIC water represent an interest in a number of direct flow and storage water rights that have historically been used for irrigation of lands in the vicinity of Security's service area. The underlying water rights represented by 637 FMIC shares were changed by Security for municipal and augmentation uses in Case Nos. 90CW28, 01CW149, 07CW51, and 12CW99. The consumptive use credit associated with the 637 changed FMIC shares is available for augmentation of Security's wells or for storage in Big Johnson Reservoir and Pueblo Reservoir. The consumptive use credit for these shares averages 0.7 acre-foot per share, or a total of 446 acre-feet per year for Security's 637 changed shares.

In pending Case No. 23CW3039, Security has applied to change the remaining 86 FMIC shares for municipal and augmentation uses. The Water Court has approved changes of FMIC shares in numerous other cases, so approval of these shares under similar terms and conditions is anticipated, providing an average of 0.7 acre-foot per share or a total of 60.2 acre-feet per year for these 86 shares.

Water diverted pursuant to Security's changed FMIC shares is measured and discharged back to Fountain Creek at the Spring Creek and McRae augmentation stations. Ownership of these FMIC shares also entitles Security to use of a pro-rata portion of the storage capacity in Big Johnson Reservoir. Recent improvements to Big Johnson Reservoir have restored part of the reservoir capacity that had previously silted in, making the FMIC shares an increasingly reliable augmentation supply in all years.

Chilcott Ditch. Security currently owns 11.25 shares in the Chilcott Ditch Company, consisting of Fountain Creek Priorities 27 and 39. The decree in Case No. 06CW119 changed 10.25 shares for municipal and augmentation uses by Security, representing an average of 252 acre-feet per year of consumptive use credit available for augmentation purposes or delivery for storage in Pueblo Reservoir. Upon adjudication of a change of water rights and augmentation plan incorporating the additional share, the total consumptive use credit will increase to an average of 277 acre-feet per year. Water

diverted pursuant to Security's changed Chilcott Ditch shares is measured and discharged back to Fountain Creek at the Chilcott Ditch augmentation station.

Lock Ditch. Security adjudicated an augmentation plan in Case No. 06CW117 that includes an average of 159 acre-feet per year of consumptive use credit in the Lock Ditch, consisting of Fountain Creek Priorities 15 and 22. The consumptive use credit associated with the Lock Ditch water rights is available for augmentation purposes or for storage in Pueblo Reservoir. Water diverted pursuant to Security's changed Lock Ditch water rights is measured and discharged back to Fountain Creek at the Chilcott Ditch augmentation station.

Hayden Ranch. Security acquired several water rights along Hayden Creek, a small tributary of the Arkansas River near the small community of Coaldale, located between Salida and Canon City. These water rights were changed to allow municipal and augmentation uses by Security in Case No. 16CW3055. The consumptive use credit for the Hayden Ranch water rights is an average of 207.2 acre-feet per year. After a transit loss of around 5.1 percent to Pueblo Reservoir, the net deliverable amount at Pueblo Reservoir for conveyance through the Fountain Valley Conduit is an average of approximately 197 acre-feet per year.

Twin Lakes Shares. Security currently owns 14 shares of the Twin Lakes Reservoir and Canal Company (Twin Lakes). The total volume of water attributable to Security's Twin Lakes shares, including both the native and transbasin components of this supply, can be conveyed to Security through the Fountain Valley Conduit. In addition, the transbasin component of Security's Twin Lakes deliveries (and the return flows from such deliveries) can be applied for augmentation purposes pursuant to Security's augmentation plan decreed in Case No. 16CW3055. The total firm yield of Twin Lakes shares (both native and transbasin components) is approximately 0.78 acre-feet per year per share, or 10.9 acre-feet per year for Security's 14 shares. The firm yield of the transbasin component is approximately 0.73 acre-feet per year per share, or approximately 10.2 acre-feet per year for Security's 14 shares. After a transit loss of around 10.0 percent from Twin Lakes Reservoir to Pueblo Reservoir, the total net yield at Pueblo Reservoir is approximately 9.8

acre-feet per year, and the net yield for the transbasin component is approximately 9.2 acre-feet per year.

5.0 SOUTHERN DELIVERY SYSTEM AND PUEBLO RESERVOIR STORAGE CAPACITY

Security participated with Colorado Springs Utilities, the City of Fountain, and Pueblo West Metropolitan District for construction of the Southern Delivery System (SDS), which is a pipeline project that physically delivers additional water supplies from Pueblo Reservoir to these entities. The project was completed in 2016 and includes a connection to the outlet works of Pueblo Reservoir, pump stations, approximately 47 miles of 66-inch diameter pipeline, and a new water treatment plant. Security's share of capacity in SDS is 930 acre-feet per year of treated water delivered to Security's municipal water system. The primary source of water for Security's SDS supply is Security's Fry-Ark Project water and Fry-Ark Project return flows after initial use in Security's water system. These return flows are delivered to Pueblo Reservoir by exchange in cooperation with the Southeastern Colorado Water Conservancy District.

5.1 SDS Project Storage Capacity in Pueblo Reservoir

Security's participation in the SDS Project includes 1,500 acre-feet of Long-Term Excess Capacity Contract storage space in Pueblo Reservoir. The SDS Project Contract storage space is also informally known as "Long-Term" storage space. Water stored in this space is used as the actual physical source of water that is delivered through the north outlet works of Pueblo Reservoir into the SDS Pipeline. Security's Fry-Ark Project return flows can be stored in this storage space. This storage space was phased-in under a long-term contract with the Bureau of Reclamation, negotiated in 2010, pursuant to the following schedule:

2015-2016	750 acre-feet
2017-2018	1,000 acre-feet
2019-2020	1,250 acre-feet
2021 and thereafter	1,500 acre-feet

5.2 Southeastern District Master Contract Storage Capacity in Pueblo Reservoir

Security delivers water from other fully consumable sources to storage in Pueblo Reservoir, including consumptive use credits attributable to its FMIC, Chilcott Ditch Company, and Lock Ditch water sources. Security entered into a Master Contract with the Southeastern Colorado Water Conservancy District and the Bureau of Reclamation that provides Security

up to 1,500 acre-feet of Excess Capacity storage space in Pueblo Reservoir. At this time, Security has 250 acre-feet of Excess Capacity storage space available under the Southeastern District Master Contract, but the agreement allows this amount to be increased up to 1,500 acre-feet. This storage space is also informally known as "If-and-When" storage space. Security's FMIC, Chilcott Ditch Company, and Lock Ditch sources can be stored in this storage space.

5.3 Operation of Pueblo Reservoir Storage Capacity

A summary of Security's storage accounts in Pueblo Reservoir is provided below.

DESCRIPTION	STORAGE CAPACITY (acre-feet)
Storage capacity for Security's Fry-Ark Project water under the auspices of the Fountain Valley Authority.	6,387
Excess Capacity storage space under a 2010 contract for Security's participation in the Southern Delivery System. Currently limited to storage of Fry-Ark Project return flows.	1,500
Excess Capacity storage space under 2016 Southeastern District Master Contract, for storage of FMIC, Lock, and Chilcott water rights.	1,500
Total	9,387

The SDS Project Contract storage space and Southeastern District Master Contract storage space at Pueblo Reservoir are operated to (1) provide deliveries of Fry-Ark Project water and Fry-Ark Project return flows from Pueblo Reservoir through the SDS and (2) supplement deliveries of Fry-Ark Project water (together with Security's other fully consumable stored water) through the Fountain Valley Conduit. The supplemental deliveries through the Fountain Valley Conduit ensure that a full 1,564 acre-feet can be delivered to Security from the Fountain Valley Conduit on a sustainable basis. Without such supplemental deliveries, Security's 6,387 acre-feet of Fry-Ark Project storage (discussed in Section 3.2 of this report) might otherwise be emptied during a series of drought years with limited Fry-Ark Project supplies. The SDS Project Contract and Southeastern District Master Contract storage accounts can be periodically replenished from Security's Fry-Ark return flows, FMIC, Chilcott Ditch Company, and Lock Ditch sources, all to the extent that such water sources are surplus to the replacement of depletions associated with operation of Security's wells.

5.4 Deliveries through Colorado Springs Interconnection

To help address contamination of Security's groundwater supply, Security purchased

deliveries from a new interconnection with Colorado Springs Utilities' distribution system beginning in 2017. Security has maintained an agreement with Colorado Springs Utilities to continue using this interconnection, known as the Clear View Drive (CVD) connection. The current agreement with Colorado Springs Utilities expires at the end of 2048 and allows Security to receive up to 2,800 acre-feet per year through the CVD connection. Under this agreement, Security provides the raw water supplies that Colorado Springs Utilities delivers through the CVD connection.

Security plans to use the CVD connection as an emergency delivery alternative to the Fountain Valley Conduit and Southern Delivery System. In other words, the interconnection would be available for Security to continue receiving deliveries from Pueblo Reservoir if the Fountain Valley Conduit or Southern Delivery System is not available.

6.0 WIDEFIELD AQUIFER RECHARGE PROJECT

Security is planning the long-term future development of a project for recharge of the Widefield Aquifer to enhance Security's overall water supply known as the WARA Project. It is anticipated that this project will be a joint effort by Security, Widefield Water and Sanitation District, and the City of Fountain. Water used for recharge by Security will consist of replacement water available from FMIC shares, Fry-Ark return flows, Lock Ditch, and Chilcott Ditch water rights. The water rights aspects of the exchange and recharge plan were decreed in Case No. 01CW149.

Under the first phase of this project, decreed recharge sources will be treated to improve water quality and then recharged into the Widefield Aquifer at existing converted wells or new wells to be constructed for this purpose. The locations of the recharge and recovery wells will be determined in accordance with the Widefield Aquifer computer model, which was approved in the Widefield Aquifer Stipulation and by the Water Court in Case No. W-116. In accordance with the Stipulation, Security, Widefield, and Fountain will then withdraw the recharged water from the Widefield Aquifer through their well fields for use in their respective water systems.

In order to optimize the recharge and recovery of water in the Widefield Aquifer, Widefield, Security, and Fountain are planning the joint construction of facilities, including water storage and treatment facilities, transmission pipelines, and recharge wells. A key aspect of the project includes transient storage of recharged water within the Widefield Aquifer, which will allow for recharge at a relatively constant basis throughout the year and withdrawals delayed on a time-step basis that is more directly linked to seasonal municipal demands.

Security has obtained the necessary Water Court approval for this project, and Security has completed an agreement with FMIC that includes consent for diversion of water for this project and the delivery of such water through FMIC's facilities. Therefore, the water rights required for this project are assured.

7.0 WATER SYSTEM YIELD

We calculated the water system yield available to Security by evaluating the physical availability of water at Security's delivery facilities, together with the fully consumable water sources that can be used to support such deliveries on a reliable basis. A summary of the water supply presently available to Security on a firm annual basis is presented in the attached Table No. 3. As shown on Table No. 3, the calculated current and near-term water system yield is **5,434 acre-feet per year**.

Taking into account the production of return flows from Security's municipal uses, we estimate that approximately 2.0 acre-feet of water deliveries from Security's wells can be produced from each acre-foot of fully consumable water used for augmentation of the well deliveries. We also estimate that approximately 1.5 acre-feet of water deliveries from Pueblo Reservoir can be produced from each acre-foot of fully consumable augmentation supplies. These factors were estimated by the evaluating both (1) the replacement requirements associated with the well diversions to Security's municipal system, as determined under Security's decreed augmentation plans, and (2) the volumes of fully consumable supplies that are delivered to Pueblo Reservoir, conveyed to Security's municipal system, and successively used to extinction (by delivery of the return flows attributable to these deliveries back to Pueblo Reservoir and Security's municipal system). The greater requirement for fully consumable supplies to support Pueblo Reservoir deliveries is due to evaporation losses at Pueblo Reservoir and transit losses as water rights are delivered for storage in Pueblo Reservoir by exchange or trade.

The volume of water physically available at Security's delivery facilities is approximately 6,175 acre-feet per year. This level of supply, however, would require approximately 1,794 acre-feet per year of fully consumable water, which exceeds the 1,702 acre-feet per year of fully consumable supplies identified in Table No. 2. As a result, Security's current and near-term water system yield is limited by the available fully consumable supplies. Specifically, the 1,702 acre-feet of fully consumable supplies presently available to Security can support approximately 6,038 acre-feet per year of physical deliveries to Security. Applying a 10

percent contingency for climate change or other future reductions to Security's water supplies results in the calculated water system yield of 5,434 acre-feet per year.

The 5,434 acre-feet per year of annual water supply is a reasonably firm figure for current water supply planning purposes because Security has acquired the appropriate physical supplies and water rights to support such supplies. It is a complex matter to evaluate average and drought cycle yields of water supply sources, while also evaluating the carry-over storage in the Fountain Valley Authority accounts and Long-Term Excess Capacity storage at Pueblo Reservoir. Therefore, this specific estimate of Security's water system yield is subject to continuing analysis and revision.

8.0 WATER QUALITY

Prior to 2016, the water quality of the Widefield Aquifer and Windmill Gulch Aquifer generally met all state and federal drinking water standards after appropriate disinfection conducted at Security's wells. As an exception to this general condition, two of Security's wells, S-10 and S-14, had concentrations of tetrachloroethene (PCE) greater than the maximum contamination level permitted by the Safe Drinking Water Act regulations. The main sources of contamination were identified, and remediation plans were implemented. Water treatment plants have been constructed for removal of PCE from these wells, bringing the system into water quality compliance with respect to PCE.

As mentioned in Section 1.0 above, Security's wells exceeded the EPA and CDPHE lifetime health advisory levels for PFASs starting in 2016. As a result, Security relied entirely on surface water supplies delivered from Pueblo Reservoir and on purchased deliveries from Colorado Springs Utilities' distribution system during 2016 through 2020. The water treatment facility to address PFASs from Security's groundwater supply came online in 2021, at which time Security resumed operation of its wells. Security's operations during 2016 through 2020 highlighted the importance of maintaining redundant sources of supply to address contamination of Security's groundwater supplies.

Water quality of the Fry-Ark Project water and other supplies delivered from Pueblo Reservoir is good, meeting all state and federal drinking water regulations. Because the Fry-Ark Project and other fully consumable water from Pueblo Reservoir is derived from a surface streamflow source, treatment provided by the Fountain Valley Authority and Southern Delivery System facilities includes filtration and disinfection.

9.0 SECURITY WATER DEMAND

As of April 2025, there were approximately 7,959 water service connections within Security's service area. Water use demand has been generally declining in recent years because there has been relatively minor growth in Security's service area and water conservation practices within the service area have become more established. Over the past ten years, Security's historical water demand has ranged from approximately 2,189 acre-feet per year to 2,813 acre-feet per year, as summarized in Table No. 4, with an average of 2,533 acre-feet per year. For planning purposes, Security's current water demand is considered to be the highest annual value during the past ten years, or 2,813 acre-feet per year.

Security's future anticipated water demand is summarized in Table No. 5. These calculations indicate that Security has made commitments to serve development totaling approximately 318 acre-feet per year. When added to the current water demand, the future demand commitments are equal to approximately 3,131 acre-feet per year.

Security estimates that the additional water demands to serve other specific developments within its service area could total 395 acre-feet per year within the foreseeable future. Including an additional 10 percent contingency for water supply planning purposes, the total future water demand could be approximately 3,879 acre-feet per year.

10.0 AVAILABILITY OF WATER TO SUPPORT ADDITIONAL DEMANDS

A comparison is presented below of Security's water supply and water demands.

	ANNUAL VOLUME (acre-feet)
Water Supply Current and near-term water supply (with 10% contingency)	5,434
Water Demand Current water demand	2,813
Current water demand plus commitments for future water service	3,131
Future foreseeable water demand	3,526
Future foreseeable water demand, plus 10% contingency	3,879
Surplus Water Supply Current and near-term water supply compared with current water demand	2,621
Current and near-term future water supply compared with future expected demand (with 10% contingency)	1,555

As summarized above, Security currently has approximately 2,621 acre-feet per year of surplus water supply, based on a comparison of the current water supply (including a 10 percent contingency) and the current water demand. There is a surplus of approximately 1,555 acre-feet per year between the current and near-term future water supply and the foreseeable future expected water demand, including a 10 percent contingency. Security plans to apply the excess supply to provide for additional drought protection, redundancy, and reliability within its water system. It is our opinion that maintaining the surplus supply for these purposes is an appropriate, standard, and prudent water resources planning practice, particularly considering the uncertainty of climate change impacts and Security's vulnerabilities to increased groundwater contamination and to delivery infrastructure issues

with the Fountain Valley Conduit and SDS. The Fountain Valley Conduit and the SDS deliveries are each made through single pipeline systems.

11.0 SUMMARY AND CONCLUSIONS

Security has developed an extensive and reliable portfolio of water supply sources and water rights. Security obtains its water supply from numerous wells, mostly located in the Widefield Aquifer near Security's service area. Such groundwater supplies are supplemented by Fry-Ark Project water and Fry-Ark Project return flows stored in Pueblo Reservoir and delivered to Security through the Fountain Valley Conduit and Southern Delivery System. Security also obtains its water supply from other fully consumable water sources delivered from Pueblo Reservoir through the Fountain Valley Conduit. Security's water rights include a complex system of decrees, well permits, and agreements.

In recent years, Security has acquired senior water rights in the Fountain Mutual Irrigation Company, Lock Ditch, Chilcott Ditch Company, and on the Hayden Ranch, which have been changed for municipal and augmentation use. Security has also acquired additional shares in the Fountain Mutual Irrigation Company and the Chilcott Ditch Company that are subject to pending and future changes to allow municipal use and augmentation use by Security. Security also participated with Colorado Springs Utilities, the City of Fountain, and Pueblo West Metropolitan District for construction of the Southern Delivery System. Security's participation in the SDS Project includes Long-Term Excess Capacity Contract storage space in Pueblo Reservoir to support the SDS deliveries. Security also joined with the Southeastern Colorado Water Conservancy District and numerous other municipal water supply entities in a Master Contract for Long-Term Excess Capacity storage space in Pueblo Reservoir. Finally, Security has entered into an agreement with Colorado Springs Utilities to receive deliveries from Pueblo Reservoir through interconnection with Colorado Springs Utilities' distribution system.

All of the above activities have enhanced Security's ability to provide augmentation for its wells in the Widefield Aquifer and the Windmill Gulch Aquifer, to provide water deliveries from Pueblo Reservoir through the Fountain Valley Conduit and the Southern Delivery System, and to diversify and enhance the reliability of its water supply.

Security's current water demand is 2,813 acre-feet per year, compared with a current and near-term available water supply of 5,434 acre-feet per year (including a 10 percent contingency), resulting in a current surplus supply of approximately 2,621 acre-feet per year. Security's foreseeable future water demand, including a 10 percent contingency, is approximately 3,879 acre-feet per year. Therefore, Security's current and near-term future water supply will exceed its future foreseeable water demand by approximately 1,555 acre-feet per year.

In conclusion, Security has adequate water supplies and water rights to meet its current water demand, plus its commitments for future water service. Security's surplus near-term water supplies will provide greater levels of drought protection, redundancy, and reliability within its water system. The surplus is necessary to protect against climate change impacts, infrastructure issues with the Fountain Valley Conduit and Southern Delivery System, and the potential for future increased contamination of Security's wells.

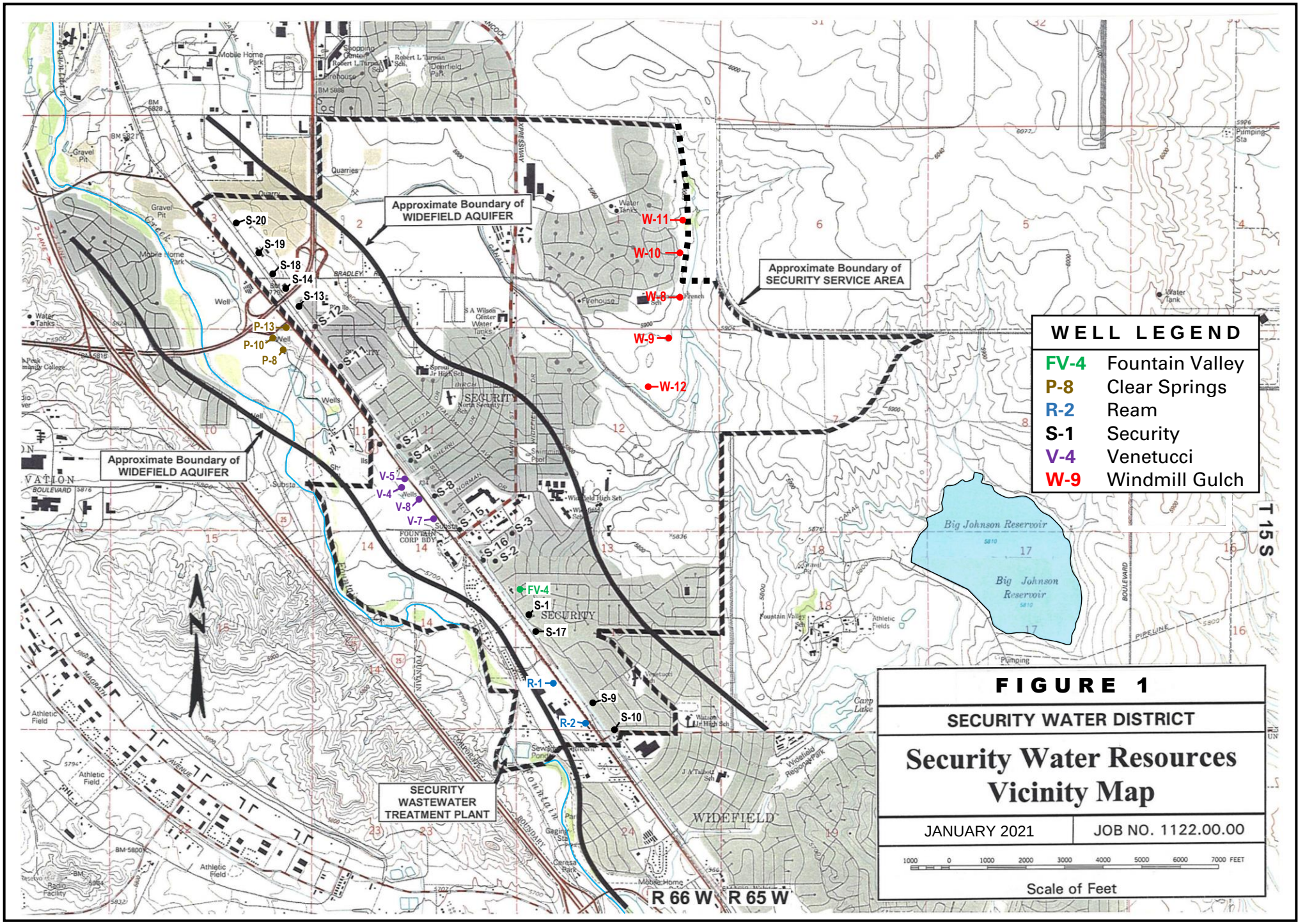

Approximate Boundary of WIDEFIELD AQUIFER
Approximate Boundary of SECURITY SERVICE AREA
Approximate Boundary of WIDEFIELD AQUIFER
SECURITY WASTEWATER TREATMENT PLANT
S-20
S-19
S-18
S-14
S-13
S-12
P-13
P-10
P-8
S-11
S-7
S-4
S-8
S-15
S-3
S-16
S-2
V-5
V-4
V-8
V-7
W-11
W-10
W-8
W-9
W-12
FV-4
S-1
S-17
R-1
S-9
R-2
S-10
SECURITY
WIDEFIELD
Big Johnson Reservoir
Big Johnson Reservoir
T 15 S
R 66 W
R 65 W
WELL LEGEND
FV-4 Fountain Valley
P-8 Clear Springs
R-2 Ream
S-1 Security
V-4 Venetucci
W-9 Windmill Gulch
FIGURE 1
SECURITY WATER DISTRICT
Security Water Resources Vicinity Map
JANUARY 2021
JOB NO. 1122.00.00
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
Scale of Feet

TABLE 1
WELLS USED IN SECURITY'S WATER SYSTEM

WELL NAME	PERMIT NO.	DECREE	PERMIT RATE (gpm)	DECREED RATE (gpm)
WIDEFIELD AQUIFER WELLS				
S-1	20490F	W-112	507	507
S-2	20491F	W-112	925	925
S-3	45820F	W-112	326	326
S-4	20492F	W-112	1,100	1,100
S-7	20493F	W-112	1,010	1,010
S-8	20494F	W-112	961	961
S-9	20495F	W-112	651	651
S-10	20496F	W-112	350	350
S-11	45821F (28724RF)	W-112	925	925
S-12	45822F	W-112	709	709
S-13	2382F	W-112	550	898
S-14	2383F	W-112	800	611
S-15	45823F	W-112	830	830
S-16	20497F	W-112	552	552
S-17	4844F	W-112	850	539
S-18	41748F	90CW28	675	675
S-19	41749F	90CW28	675	675
S-20	41750F	90CW28	675	611
Ream 1	4962F	W-3174	1,000	2,272
Ream 2	5022F	W-3174	1,000	3,161
FV-4	42031F (20529S)	W-347	650	642
Camden #1	18378R	W-1551	450	800
Bender 1	18291F	W-664, 81CW225		630
Bender 2	7800F	W-664, 81CW225		1,350 927 (cond.)
45% Interest in Production from the Following Wells:				
V-4	18664R	W103-W111		1,250
V-5	17490U	W103-W111		1,250
V-7	4869F	W103-W111		1,200
V-8	4907F	W103-W111		1,150
Clear Springs Ranch Wells leased from Colorado Springs Utilities:				
P-8	77072-F	W-116, 12CW99		1,790
P-10	77073-F	W-116, 12CW99		1,800
P-13	77074-F	W-116, 12CW99		1,300
WINDMILL GULCH AQUIFER WELLS				
W-8	46011F (20663R#2)	W-400	1,000	1,000
W-9	46012F (20663R#5)	W-400	760	760
W-10	20663R#3	W-400	700	700
W-11	20663R#4	W-400	300	300
W-12	20663RR#1	W-400	300	300

Table 2
Security Fully Consumable Water Sources
(values in acre-feet per year)

	Description of Fully Consumable Water Source	Average-Annual Amount
1	1.73 cfs of Fountain Creek Priority No. 4	481
2	Sewered return flows from Security's use of Fry-Ark Project water	473
3	Non-sewered return flows from Security's use of Fry-Ark Project water	81
4	637 Fountain Mutual Irrigation Company Shares	446
5	86 Fountain Mutual Irrigation Company Shares	60
6	10.25 Chilcott Ditch Shares	252
7	1 Chilcott Ditch Share	25
8	Lock Ditch	159
9	Hayden Ranch	197
10	14 Twin Lakes Shares (tranbasin component)	9
11	Total Excluding Priority No. 4	1,702

Notes:

1 The consumptive use credit associated with this water right is the replacement source in Security's augmentation plan decreed in Case No. W-4212.
2 Quantified in Security's augmentation plan decreed in Case No. 90CW28. The above amount is based on the average Project Water deliveries to Security (1,042 acre-feet per year).
3 Quantified in Security's augmentation plan decreed in Case No. 01CW149. The above amount is based on the average Project Water deliveries to Security (1,042 acre-feet per year).
4 Changed by Security for municipal and augmentation uses in Case Nos. 90CW28, 01CW149, 07CW51, or 12CW99.
5 Security has applied to change these shares for municipal and augmentation uses in Case No. 23CW3039.
6 Changed by Security for municipal and augmentation uses in Case No. 06CW119.
7 This share has not yet been changed by Security for municipal and augmentation uses.
8 Changed by Security for municipal and augmentation uses in Case No. 06CW117.
9 Changed by Security for municipal and augmentation uses in Case No. 16CW3055. The above amount is reduced by transit losses from the Hayden Ranch to Pueblo Reservoir.
10 Transbasin component included in Security's augmentation plan in Case No. 16CW3055. The above amount is reduced by transit losses from Twin Lakes Reservoir to Pueblo Reservoir.
11 The Priority No. 4 water right is excluded from the total because the consumptive use credit is accounted for by the 2,000 acre-feet of well pumping authorized in Case No. W-4212.

Table 3
Security Current and Near-Term Future Water System Yield
(values in acre-feet per year)

		A	B	C
	Water Supply Source	**Annual Physical Supply Amount**	**Security Fully Consumable Water Required**	**Cumulative Fully Consumable Water Required**
1	Fry-Ark Project Water through Fountain Valley Conduit	1,042	0	0
2	Other Fully Consumable Water through Fountain Valley Conduit	521	347	347
3	Widefield Aquifer Wells, Case No. W-4212	2,000	102	449
4	Widefield Aquifer Wells, other cases	343	172	621
5	Windmill Gulch Wells Augmented by Widefield	200	0	621
6	Windmill Gulch Wells Augmented by Security	40	20	641
7	Venetucci Wells	596	298	939
8	Leased Clear Springs Wells	600	300	1,239
9	Southern Delivery System	832	555	1,794
10	Subtotal	6,175	1,794	
11	**Water Supply Yield Limited by Available Fully-Consumable Supplies**	6,038	1,702	
12	**Water Supply Yield with 10 Percent Contingency**	5,434		

Column Notes:

A Annual supply that is physically available for delivery to Security.
B Annual amount of Security's fully consumable water to support the delivery amounts in Column A. Wheeler estimates that approximately 2.0 acre-feet of water deliveries from Security's wells can be produced from each acre-foot of fully consumable water. Wheeler estimates that approximately 1.5 acre-feet of water deliveries from Pueblo Reservoir can be produced from each acre-foot of fully consumable water.
C Cumulative total for Column B.

Row Notes:

1 For the Fry-Ark Project, limitations of the yield of the Western Slope water rights cause the average annual yield to be limited to roughly two-thirds of the 1,646 acre-feet per year delivered through the Fountain Valey Conduit, for an actual yield of about 1,097 acre-feet per year. After five percent transmission and treatment loss, the net Fountain Valley Conduit delivery amount attributable to Fry-Ark Project water is approximately 1,042 acre-feet per year.
2 The remaining 549 acre-feet per year delivered through the Fountain Valley Conduit is supplied out of Security's other fully consumable sources stored at Pueblo Reservoir. After five percent loss, the net delivery amount is approximately 521 acre-feet per year.
3 Depletions from well diversions under the Case No. W-4212 augmentation plan are replaced by Security's 1.73 cfs interest in the Priority No. 4 water right, except for 102 acre-feet of depletions during the winter.
4 Diversions exceeding the 2,000 acre-feet per year under the Case No. W-4212 augmentation plan. These wells can temporarily pump an additional 10 percent from the Widefield Aquifer, but such additional pumping is conservatively excluded from this table because it is unknown if the increased pumping allowance will be permanent.
5 The initial 200 acre-feet per year of Security's diversions from the Windmill Gulch wells is augmented by Widefield Water and Sanitation District.
6 Diversions from the Windmill Gulch Aquifer exceeding the 200 acre-feet per year augmented by Widefield Water and Sanitation District.
7 Venetucci Wells diversions by long-term lease with the Pikes Peak Community Foundation. These wells can temporarily pump an additional 10 percent from the Widefield Aquifer, but such additional pumping is conservatively excluded from this table because it is unknown if the increased pumping allowance will be permanent.
8 The Clear Springs wells are leased from Colorado Springs Utilities for a term that extends through December 31, 2037.
9 Security's share of capacity in SDS is 930 acre-feet per year of treated water delivered to Security's municipal water system. The primary source of fully consumable water for Security's SDS supply is Security's Fry-Ark return flows stored in Pueblo Reservoir. For this anlaysis, we have limited SDS deliveries to 832 acre-feet per year, which is the amount supported by Security's Fry-Ark return flows of approximately 555 acre-feet per year.
10 Sum of Row Nos. 1 through 9. The physically available supply of 6,175 acre-feet per year would require approximatley 1,794 acre-feet per year of fully cocnsumable water, which exceeds the fully consumable supplies presently available to Security.
11 Water supply deliveries that can be supported by the fully consumable supplies presently available to Secuirty (1,702 acre-feet per year identfied in Table No. 2).
12 Column No. 11 reduced by ten percent contingency for reduction in yield due to climate change or other future conditions.

TABLE 4
SECURITY TOTAL HISTORICAL WATER DEMAND
(Values in Acre-Feet)

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
2015	130	115	158	211	174	282	312	336	332	219	139	126	2,534
2016	135	134	142	184	280	405	370	316	308	257	149	132	2,813
2017	137	127	173	197	245	419	333	258	306	164	125	128	2,612
2018	126	113	152	200	372	404	330	273	314	177	117	143	2,720
2019	148	128	136	188	246	280	369	347	326	171	119	121	2,580
2020	123	117	133	172	347	363	356	326	297	230	129	129	2,721
2021	127	106	122	172	227	303	325	355	299	185	113	114	2,447
2022	110	100	119	197	278	310	291	283	270	193	133	113	2,397
2023	119	105	125	153	214	193	277	305	259	209	110	120	2,189
2024	121	112	120	152	235	305	304	260	260	207	111	130	2,318
Average	127	116	138	183	262	326	327	306	297	201	124	126	2,533

For planning purposes, Security's current water demand is considered to be the highest value for 2015-2024 - 2,813 acre-feet.

R:\1100\1122\1122.00\DESIGN\Water Supply Planning\[Historical water demand-2005-24.xlsx]Sum Tble-2015-24

TABLE 5
SECURITY WATER DEMAND COMMITMENTS AND PROJECTIONS

	Acre-Feet per Year
Current Water Demand	2,813
Future Water Service Commitments	
Academy Station	*0.7
Haven Valley	49.0
Parkway Commercial	64.6
Riverbend Residential	105.1
Riverbend Commercial	7.5
Southmoor Ridge	66.0
Beckett Development 1A	5.0
Southeast Corner of Hancock and Yucatan	20.0
Subtotal Future Commitments	317.9
Subtotal Current & Future Demand Commitments	3,131
Additional Future Expected Demand	
EPC Parcel 6500000094-Powers Grinnell	25.0
Aggregate Industries – 325 acres	260.0
Vacant Land Infill and Redevelopment	50.0
NE Corner Hancock and Bradley	60.0
Subtotal Additional Future Expected Demand	395.0
Total All Future Demand	3,526
Total, including additional 10 percent as a contingency	3,879

* Represents the remaining water demand for units that have not yet been constructed within these subdivisions.