



WATER RESOURCES REPORT

for

**FALCON HIGHLANDS FILING #3
SKETCH PLAN AMENDMENT**

Original: October 2021

Revised: February 2022

Prepared By:



FALCON HIGHLANDS METROPOLITAN DISTRICT

FALCON HIGHLANDS FILING #3

SKETCH PLAN AMENDMENT

WATER RESOURCES REPORT

Original: October 2021

Revised: February 2022

Prepared for:

**Falcon Highlands Metropolitan District
c/o CLA (Clifton Larsen Allen LLP)
111 South Tejon Street, Suite 705
Colorado Springs, CO 80903**

Prepared by:

JDS-Hydro Consultants, a Division of RESPEC
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919

Table of Contents

1.0	INTRODUCTION AND CONCLUSION	- 3 -
2.0	PROJECTED LAND USES	- 3 -
2.1	<i>Projected Land Uses</i>	- 3 -
2.2	<i>Projected Points of Tie-In</i>	- 3 -
3.0	WATER NEEDS AND CURENT SUPPLY	- 3 -
3.1	<i>Water Demand</i>	- 3 -
3.2	<i>Current (2022) Demand versus Supply</i>	- 4 -
4.0	LONG TERM AND MASTER PLANNING ELEMENTS	- 6 -
4.1	<i>El Paso County Water Planning Area</i>	- 6 -
4.2	<i>Adequacy of Water Rights 2040 and 2060 Needs</i>	- 6 -
4.3	<i>Municipal Interconnects</i>	- 6 -
4.4	<i>Recent and Upcoming System Expansions</i>	- 7 -
5.0	WATER SYSTEM FACILITIES AND PHYSICAL SUPPLY	- 8 -
5.1	<i>Source of Supply</i>	- 8 -
5.2	<i>Water Treatment</i>	- 8 -
5.3	<i>Water Storage</i>	- 8 -
5.4	<i>Distribution, Pumping and Transmission Lines</i>	- 8 -
5.5	<i>Existing Infrastructure</i>	- 8 -
5.6	<i>Water Quality</i>	- 8 -
5.7	<i>Future Facilities</i>	- 9 -

APPENDICES

- Appendix A – Land Use Exhibit*
- Appendix B – Projected Points of Tie-In*
- Appendix C – 2021 FHMD Consumer Confidence Report*

1.0 INTRODUCTION AND CONCLUSION

The purpose of this report is to provide an update of prior Water Resource Supply for the Falcon Highlands Metropolitan District and address the specific needs of Falcon Highlands Filing #3 Sketch plan Amendment in Falcon, CO.

2.0 PROJECTED LAND USES

2.1 Projected Land Uses

The lands proposed for the Falcon Highlands Filing #3 Amendment are included within the Falcon Highlands District boundary. Lands within the subject area were previously planned to anticipate 1.58 Single Family homes on 114.1 acres of land. This proposal anticipates increasing density to a 1.0 to 2.99 Density Units /Acre over 19.8 acres and 3.0 to 5.99 DU/Acre for the remaining 95.1 acres. No specific plan provides a finite land use allocation, so no exact water definition is possible. Please refer to the Land Use Exhibit in *Appendix A*. The stated values might suggest that the quantity of SFE would be on the order of 467, but without any further level of planning this number is uncertain.

2.2 Projected Points of Tie-In

The locations for system tie-in are already established and the stub-out locations are in place.

3.0 WATER NEEDS AND CURENT SUPPLY

3.1 Water Demand

Based on the previously submitted water reports, dated March 2004 prepared by URS, which were the basis for initial development water requirements were based on an assumed water need of 0.23 AF/SFE for indoor use and 0.0566 for outdoor use per SFE. The resulting total water use would be 0.2866 AF/SFE. This is roughly equal to the neighboring Woodmen Hills actual annual average of 0.285 AF/SFE. Actual metered use over the last two years is an average of 0.2955 AF/SFE which remains extremely close to the original anticipated values.

Existing users represent 348 single family homes – 16 commercial taps being the equivalent of 75 SFE and 6 irrigation taps being the equivalent of 27 SFE. This yields a total current SFE of 451 SFE in Falcon Highlands.

Table 3-1: Two Year Use History (June through July)

Year	Annual Water Use (AF)	SFE (No)	Unit User Characteristic (AF/SFE)
2019	130.94	451	0.290
2020	135.88	451	0.301

The resultant user characteristic we are rounding upwards to 0.30 AF/SFE.

3.2 Current (2022) Demand versus Supply
 Legal Supply Component

The District’s formal water inventory is noted in **Table 3.2** below. The total legal water supply for the District is estimated at 213.16 acre feet when considered on a 300-year basis. Based on the previously established allocation standard, this will provide adequate 300-year supply to 710 total SFE.

Table 3.2 Falcon Highlands Legal Water Supply

Land Formation/Aquifer	Finding/Determination/Decree	Tributary Status	Volume	Annual Allocation 100 Year	Annual Allocation 300 Year	Approved Well Locations	Notes	Area
			Acre-Feet	A-F/Year	A-F/Year			
Currently Available Water Legal Sources								
Upper Black Squirrel								
Laramie Fox Hills	141 BD	NT	12,796	127.96	42.65	57949-F	449 acres UBS Only	Area A
Arapahoe	142 BD	NT	11820	118.20	39.40	57950-F	449 acres UBS Only	Area A
Denver	BD-143	NNT 4 %	18931	189.31	63.10		449 acres UBS Only	Area A
					145.16			
Outside UBS								
Laramie Fox Hills	01CW065	NT	4910	49.10	16.37		183 acres--Non UBS Use on or off Property	Area C
Arapahoe	01CW065	NT	5760	57.60	19.20		183 acres--Non UBS Use on or off Property	Area C
Potential Relinquishment		2 % of 01 CW 065		-0.71	-0.71		If 01 CW 065 is used outside of Sand Creek, this relinquishment should be considered	
					34.86			
					180.01			
Laramie Fox Hills	83 CW 134	NT	6455		0.00		179 acres Non UBS	Area B
Laramie Fox Hills	Split By SFO Sept 07			48.70	16.23		179 acres Non UBS	Area B
Laramie Fox Hills Sands				15.85	5.28			
	01 CW 110	Augmentation--Vacated					64.55 Annual AF set aside as augmentation--Vacated for 00 CW 110	
Arapahoe	83 CW 133 00 CW 110 06 CW 102	NNT Augmentation Vacated Aug by Bissel	5970 3490	0.00 34.90	0.00 11.63		179 acres Non UBS 19.9 Annual AF augmented by 00 CW 110 Anywhere in current future Dist	
Denver	83 CW 135 00 CW 110 06 CW 102	NNT Augmentation Vacated Augmentation	480	0.00	0.00		179 acres Non UBS 1.6 Annual AF augmented by 00 CW 110 Can only be used on 179 acres	
					0.00			
					33.15			
Total Current Legal Supply			70,612	640.91	213.16			

The District therefore has adequate (current) legal supply for 711 SFE minus the existing 451 SFE for an additional 259 Single family equivalents.

Physical Supply Component

The District’s has been limited in recent years by the actual available physical supply. Past operational characteristics limited the current supply to nearly the existing taps. However, in 2019, FHMD contracted with WHMD for operation and maintenance of the system. Numerous minor upgrades and operational improvements improved the available physical supply to roughly 501 SFE, however this still does not equal the available legal supply.

The 2022/2023 addition of an Arapahoe well outside of the UBS boundary will alleviate the remaining deficiency between available physical and legal supply. This will bring the number of potential SFE within FHMD up to the 710 legal capacity by the end of 2022/23.

Adequacy of Water Supply

When the completion of the Arapahoe well is complete an additional 210 SFE would potentially be available for Falcon Highlands #3 and other limited in-fill areas. With the land use planning expected, FHMD would commit to whatever number might be associated with a preliminary plan that falls within that number.

Our recommendation is that Falcon Highlands limit their Phase One Preliminary Plan to 206 SFE in order to remain within the expected system capacity at the end of 2022/23 and allow for 50 +/- SFE to be developed within the existing area as infill.

Long Term Plans

FHMD is currently seeking additional water rights to develop either in their own right or in conjunction with a neighboring District. The District is seeking as much as 50 to 150 Acre-feet₃₀₀ of new water in order to satisfy ultimate demands. With an additional 100 AF, the total available legal supply would be roughly 314 Acre-feet₃₀₀ and could serve a service area of roughly 1045 SFE which would ultimately exceed the total expected development even with the sketch plan change.

4.0 LONG TERM AND MASTER PLANNING ELEMENTS

4.1 El Paso County Water Planning Area

FHMD is within the El Paso County Water Planning Area 3. The County Water Master Plan does not show a recent exclusion from the District. The actual District size has been pared down to roughly 500 acres.

4.2 Adequacy of Water Rights 2040 and 2060 Needs

Current water rights holdings (with 2022 facility expansions) are adequate for current demands and an SFE capacity of 710. The prior estimated buildout was between 750 and 760 SFE, but this proposed sketch plan amendment suggest that buildout would potentially be between 853 SFE and 939 SFE. There is likely to be no expansions of this District and buildout is expected to fall within the 2040 timeframe. This would leave the District with a possible shortfall of between 88 and 118 Acre-feet₃₀₀. Buildout is expected to fall within

Current Use (2020)	133 Acre-feet ₃₀₀
Current Legal Supply	213.16 Acre-feet ₃₀₀
Current Physical Supply	150 Acre-feet ₃₀₀
2022/23 Physical Supply	213.16 Acre-feet ₃₀₀
Buildout Need	256 to 281 Acre-feet ₃₀₀

Future Plans

FHMD is currently seeking additional water rights to develop either in their own right or in conjunction with a neighboring District. The District is seeking as much as 50 to 150 Acre-feet₃₀₀ of new water in order to satisfy ultimate demands. With an additional 100 AF, the total available legal supply would be roughly 314 Acre-feet₃₀₀ and could serve a service area of roughly 1045 SFE which would ultimately exceed the total expected development even with the sketch plan change.

Options for future supply include

- Off-site purchase near existing District
- Off-site purchase with participation from other adjacent entities
- Colorado Springs Utilities
- Regional Water Project

4.3 Municipal Interconnects

FHMD now has an interconnect with WHMD. This facility was installed in 2019. WHMD in turn has interconnects with Cherokee Metropolitan District and Meridian Service Metro District.

4.4 *Recent and Upcoming System Expansions*

Recent Expansions 2019/2020

The District is now operated and maintained by WHMD whom has initiated numerous minor improvements to the system which include:

- Revised Raw water metering
- Replacement of media in main filters
- Replacement of Booster Pumps
- Rehabilitation of LFH-2 well

These improvements have dramatically enhanced the physical supply capacity.

Upcoming Improvements

FHMD is preparing to be in a position to initiate bond funding to add a new Arapahoe Well (A-2) which will expand available physical supply from roughly 150 Acre-feet 300 to 213.16 Acre-feet 300.

There are several other improvements that include combining treatment into a single more efficient system and rehabilitation of tank coatings.

Additionally, funds are being budgeted for additional water acquisitions.

5.0 WATER SYSTEM FACILITIES AND PHYSICAL SUPPLY

5.1 Source of Supply

Local Wells

The District has 3 wells in the Falcon area in the Arapahoe and Laramie Fox-Hills formations. These wells are all within the District’s Service Area boundary.

The District has adequate legal water supply for the existing customers and substantial addition. But the District has had certain limitations in physical supply which should be addressed in 2022/23. An additional well in well field two will more fully develop the on-site legal supply and is being funded for 2022 construction.

5.2 Water Treatment

The District owns and operates two water treatment plants and provides water treatment to its entire supply. The plants are all within the service area and treat

Filter Plant #1	1.3 MGD Maximum Treatment Capacity
Filter Plant #2	0.216 MGD Maximum Treatment Capacity

5.3 Water Storage

The District currently owns and operates one water storage tank. The total capacity is just over 1.0 Million Gallons.

5.4 Distribution, Pumping and Transmission Lines

The District has a single pressure zone which is a “direct feed system” from the pump station located near the existing tank.

5.5 Existing Infrastructure

Most of the existing infrastructure has been installed since 2005 and later, making it well within typical design lives of 50 years and longer. In order to support the additional development proposed in this Sketch Plan, the existing lift station will need to be upgraded/replaced to handle the additional flow. Please refer to the Wastewater Disposal Report for existing and future capacities of the lift station.

5.6 Water Quality

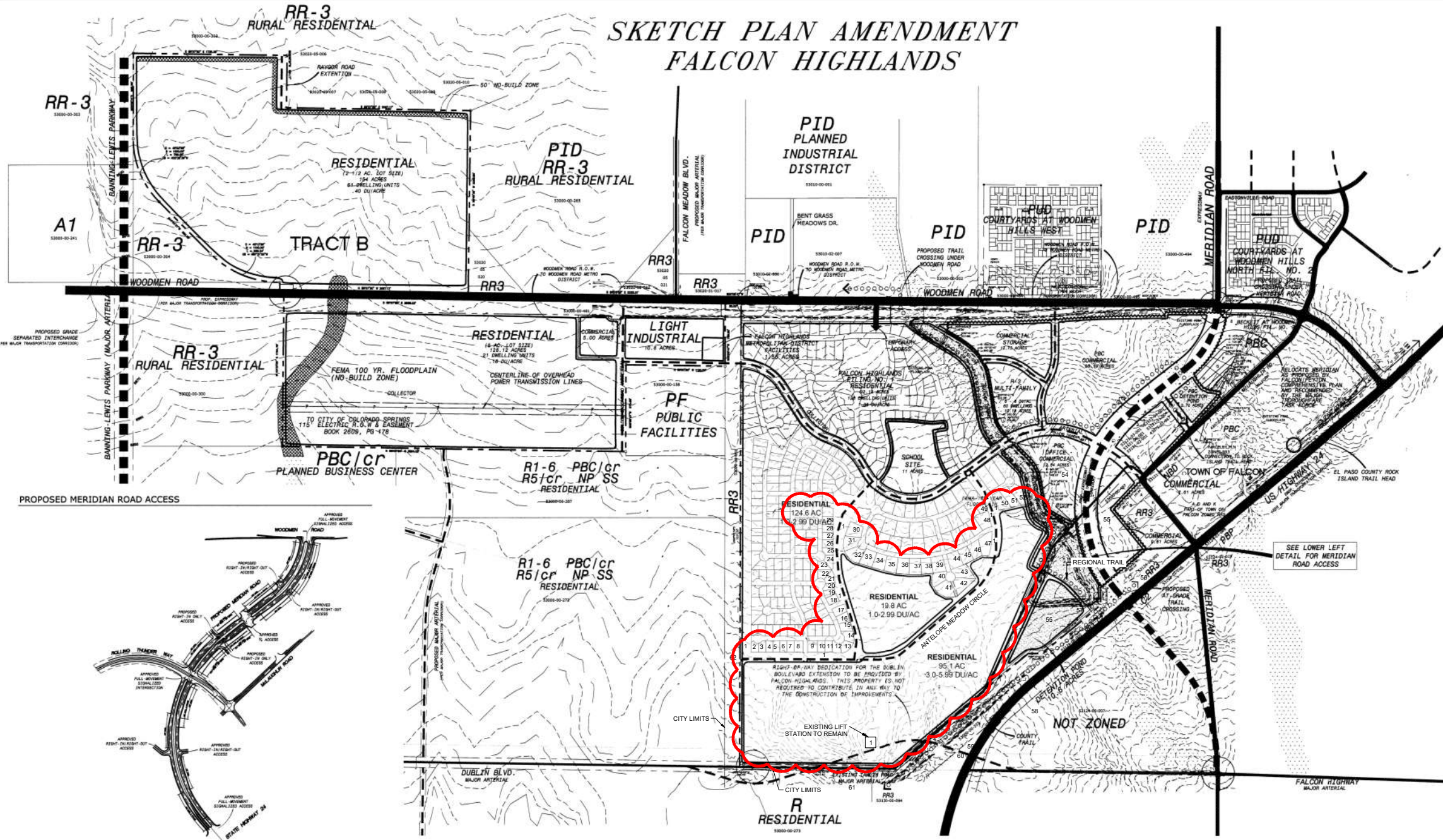
The District treats and filters 100% of its water supply. Filtration is generally for iron and manganese removal and water is disinfected and meets and or exceeds all CDPHE Drinking Water Standards. Appendix C is a copy of the 2020 WHMD Consumer Confidence Report which outlines water quality as delivered to District customers.

5.7 *Future Facilities*

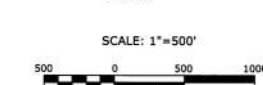
The District will add an additional well in 2022/23 which will add additional physical supply capabilities.

Appendix A
Land Use Exhibits

SKETCH PLAN AMENDMENT FALCON HIGHLANDS



VICINITY MAP
N.T.S.



LEGEND

PROPOSED R.O.W	---
EXISTING R.O.W	---
FUTURE R.O.W	---
PROPERTY LINE	---
PROPOSED RW CL	---
FUTURE RW CL	---
NO-BUILD ZONE	▨
EXISTING FEMA FLOODPLAIN	▨
EASEMENT	---
OPEN SPACE	---
PARK / TRAIL	---
ZONING	---
PARCEL NO.	---
EXIST. MAJOR CONTOUR	---
EXIST. MINOR CONTOUR	---
PR. PROPERTY ACCESS	---
AREA BOUNDARY	---
PR./FUTURE ROADWAY	---
EXIST. ROADWAY	---
COUNTY TRAIL	---
AMENDED SKETCH PLAN AREA	---

LEGAL DESCRIPTION

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE SOUTH END BY A 12" ALUMINUM CAP STAMPED "ATEC CONSULTANTS PLS 38254" AND AT THE NORTH END BY A FOUND 3/4" ALUMINUM CAP STAMPED "P.L.S. 3824". SAID WEST LINE BEARS NORTH 07°23'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE SOUTH 89°36'22" WEST 100.00 FEET TO THE WEST LINE OF THE EAST 100 FEET OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST;

THENCE ALONG SAID WEST LINE NORTH 07°23'31" WEST 116.39 FEET TO THE SOUTHWEST CORNER OF FALCON HIGHLANDS PLUNG NO. 2 AS SHOWN ON THE PLAT RECORDED AT RECEPTION NO. 20672369, EL PASO COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID FALCON HIGHLANDS PLUNG NO. 2 THE FOLLOWING THIRTY-SIX (36) COURSES:

- NORTH 89°36'24" EAST 134.41 FEET;
- NORTH 07°23'31" WEST 23.99 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1025.00 FEET;
- 302.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°55'34";
- NORTH 17°24'20" WEST 54.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3030.00 FEET;
- SOUTH 21°51'00" EAST 85.27 FEET;
- SOUTH 88°13'54" EAST 54.48 FEET;
- SOUTH 52°36'41" EAST 76.95 FEET;
- SOUTH 74°19'02" EAST 65.73 FEET;
- SOUTH 89°32'13" EAST 145.17 FEET;
- SOUTH 79°13'17" EAST 145.07 FEET;
- SOUTH 89°32'13" EAST 145.17 FEET;
- NORTH 88°52'41" EAST 145.19 FEET;
- NORTH 88°36'10" EAST 131.74 FEET;
- SOUTH 10°25'23" WEST 134.54 FEET;
- SOUTH 31°38'08" EAST 124.91 FEET;
- NORTH 88°48'18" EAST 119.21 FEET;
- NORTH 34°36'03" WEST 203.48 FEET;
- NORTH 62°18'11" EAST 203.47 FEET;
- SOUTH 89°32'13" EAST 72.26 FEET;
- SOUTH 72°16'09" EAST 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 810.00 FEET AND A CENTER WHICH BEARS NORTH 72°30' WEST;
- 7.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°31'58";
- SOUTH 72°48'14" EAST 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 870.00 FEET AND A CENTER WHICH BEARS NORTH 72°42'54" WEST;
- 540.58 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°36'03";
- NORTH 77°04'11" EAST 391.37 FEET;
- SOUTH 10°42'58" EAST 32.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET;

25. 215.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°28'06";

30. SOUTH 62°11'05" EAST 35.79 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 410.00 FEET;

31. 105.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°24'22";

32. SOUTH 47°29'03" EAST 15.72 FEET;

33. SOUTH 42°12'30" WEST 60.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET;

34. 197.16 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°55'11";

35. SOUTH 24°18'39" WEST 68.63 FEET;

36. NORTH 88°25'54" EAST 861.83 FEET TO THE NORTHWESTLY RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY;

THENCE ALONG SAID NORTHWESTLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- SOUTH 49°35'24" WEST 808.48 FEET;
- NORTH 89°54'42" WEST 124.05 FEET;
- SOUTH 49°35'24" WEST 207.79 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE NORTH 89°50'23" WEST 1610.14 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT TRACT OF LAND CONVEYED TO FALCON HIGHLANDS METROPOLITAN DISTRICT IN WARRANTY DEED RECORDED AT RECEPTION NO. 20605583, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE NORTH 80°11'23" EAST 1127.58 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 17°27'11" WEST 81.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTER WHICH BEARS NORTH 12°43'13" WEST;

THENCE 55.12 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°25'06";

THENCE NORTH 89°30'24" EAST 103.43 FEET;

THENCE SOUTH 72°19'33" WEST 142.43 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 12,727 SQUARE FEET, OR 0.29 ACRES, MORE OR LESS.

ALSO EXCEPT THAT TRACT OF LAND...

NEED RESEARCH INTO THE OWNERSHIP AND DESCRIPTION OF THE TRIANGULAR PIECE OF LAND TO THE EAST OF THE SUBJECT PROPERTY ALONG THE WELY ROW OF THE RAILROAD.

SCHEDULE NO. 531240002
OWNER: NEXTOP HOLDINGS LLC (PER ASSESSOR)
AREA: 1.19 ACRES

ASSESSOR (AND CURRENT TITLE) HAS AN INACCURATE DESCRIPTION FOR THIS PARCEL.

ADJACENT PROPERTY OWNERS

NAME	ADDRESS
1. FALCON HIGHLANDS METRO DISTRICT	111 S TEJON ST STE 705 COLORADO SPRINGS CO, 80803
2. JEFFERY BONNER	10807 CASCADING SPRING CIR PEYTON CO, 80831
3. LUIS RAUL ESTRADA AGUILAR	10821 CASCADING SPRING CIR PEYTON CO, 80831
4. PAMELA JOHNSON	10835 CASCADING SPRING CIR PEYTON CO, 80831
5. JACOB PAST	PO BOX 15884 COLORADO SPRINGS CO, 80916
6. PATRICK LYNCH	10863 CASCADING SPRING CIR PEYTON CO, 80831
7. JOSE MUIJICA	10877 CASCADING SPRING CIR PEYTON CO, 80831
8. SEAN HILES	10891 CASCADING SPRING CIR PEYTON CO, 80831
9. 10905 CASCADING SPRING CIRCLE LAND TRUST	10905 CASCADING SPRING CIR PEYTON CO, 80831
10. FERNANDO JAQUEZ	10919 CASCADING SPRING CIR PEYTON CO, 80831
11. NGU BANG	10933 CASCADING SPRING CIR PEYTON CO, 80831
12. DONALD KLINGSICK	10947 CASCADING SPRING CIR PEYTON CO, 80831
13. JOSEPH HOUTSON HINTON	10961 CASCADING SPRING CIR PEYTON CO, 80831
14. JOSEPH MUELLER	6807 HIDDEN HAVEN WAY PEYTON CO, 80831
15. DALE KINTZ	6819 HIDDEN HAVEN WAY PEYTON CO, 80831
16. EDWARD SCHMIDT	6831 HIDDEN HAVEN WAY PEYTON CO, 80831
17. DAVID HOPP	6843 HIDDEN HAVEN WAY PEYTON CO, 80831
18. JANINE LAHEY	6855 HIDDEN HAVEN WAY PEYTON CO, 80831
19. HPA A BORROWER 2020-2 LLC	120 S RIVERSIDE PLAZA STE 2000 CHICAGO IL, 60606
20. JOSHUA JEREMY GORDON	6879 HIDDEN HAVEN WAY PEYTON CO, 80831
21. JEFFERY CHAD RICE	6891 HIDDEN HAVEN WAY PEYTON CO, 80831
22. KORY KENNEDY	10966 HIDDEN HAVEN WAY PEYTON CO, 80831
23. JERRY BRUCE CARLSON	10985 BONNEBELLE CIR PEYTON CO, 80831
24. ELLI LOUIS OLIVETO	7061 MITCHELLVILLE WAY PEYTON CO, 80831
25. MICKY SEEBERGER	7073 MITCHELLVILLE WAY PEYTON CO, 80831
26. JOEL SMITH	7085 MITCHELLVILLE WAY PEYTON CO, 80831
27. BILLY FROST	7097 MITCHELLVILLE WAY PEYTON CO, 80831
28. TREVIT SMITH	7109 MITCHELLVILLE WAY PEYTON CO, 80831
29. THOMAS MARTINEZ	7121 MITCHELLVILLE WAY PEYTON CO, 80831
30. TIMOTHY HUNTER	7032 NILATO CIR PEYTON CO, 80831
31. TREVINTON DENMAN	7012 NILATO CIR PEYTON CO, 80831
32. DAVID KIRSCHMAN	11005 BIRCH HOLLOW WAY PEYTON CO, 80831
33. THOMAS MALEWITZ	11017 BIRCH HOLLOW WAY PEYTON CO, 80831
34. JOHN SPADARO	11029 BIRCH HOLLOW WAY PEYTON CO, 80831
35. GEORGE LLOYD JR	11041 BIRCH HOLLOW WAY PEYTON CO, 80831
36. THOMAS RUSH	3015 FANTALLON DR OWENS CROSS RDS AL, 35763
37. ANTHONY RAY SMITH	11065 BIRCH HOLLOW WAY PEYTON CO, 80831
38. ROBERT CHASE	11077 BIRCH HOLLOW WAY PEYTON CO, 80831
39. JONATHAN CESER	5050 BLACK QUARTZ RD LAS CRUCES NM, 80111
40. BLANE HALES	6968 WAGON TRACK WAY PEYTON CO, 80831
41. LAWRENCE RAPHHAEL	6948 WAGON TRACK WAY PEYTON CO, 80831
42. ROLAN JOHN	6947 WAGON TRACK WAY PEYTON CO, 80831
43. JOEL FONTANA	6967 WAGON TRACK WAY PEYTON CO, 80831
44. WANDA WINSTEAD	11101 BIRCH HOLLOW WAY PEYTON CO, 80831
45. RONALD KELLY	11113 BIRCH HOLLOW WAY PEYTON CO, 80831
46. DAVID SALVETTI	11125 BIRCH HOLLOW WAY PEYTON CO, 80831

OWNER/DEVELOPER

CHALLENGER COMMUNITIES
8605 EXPLORER DR SUITE 250
COLORADO SPRINGS, CO 80920

ENGINEER

ATWELL LLC
6200 S SYRACUSE WAY SUITE 470
GREENWOOD VILLAGE, CO 80111

PLANNER

MATRIX DESIGN GROUP INC
2435 RESEARCH PARKWAY SUITE 300
COLORADO SPRINGS, CO 80920

LAND USE TABLE

LAND USE PARCEL	PARCEL ACREAGE	TOTAL DWELLING UNITS	NON-RESIDENTIAL SF	EMPLOYEES
COMMERCIAL	36.19 ACRES	--	246,000 SF	410
OFFICE - COMMERCIAL	12.54 ACRES	--	82,000 SF	137
COMMERCIAL	9.81 ACRES	--	63,000 SF	103
COMMERCIAL	7.81 ACRES	--	50,000 SF	83
COMMERCIAL	5 ACRES	--	32,700 SF	55
COMMERCIAL STORAGE	12.75 ACRES	--	83,000 SF	138
LIGHT INDUSTRIAL	10.8 ACRES	--	71,000 SF	118
SCHOOL	11 ACRES	--	--	430
DEFENTION POND	3.72 ACRES	--	--	--
DEFENTION POND	10.06 ACRES	--	--	--
OPEN SPACE	20.75 ACRES	--	--	--
R.O.W.	85.31 ACRES	--	--	--
F.H. METRO DISTRICT FAC.	1.5 ACRES	--	--	1
MULTIFAMILY	40.18 ACRES	60 DWELLING UNITS	--	--
RESIDENTIAL	95.1 ACRES	143 DWELLING UNITS	--	--
RESIDENTIAL	92.18 ACRES	126 DWELLING UNITS	--	--
RESIDENTIAL	124.6 ACRES	236 DWELLING UNITS	--	--
RESIDENTIAL	19.8 ACRES	24 DWELLING UNITS	--	--

GENERAL NOTES:

- THE EXACT DESIGN AND LOCATION OF THE CROSSING OF THE ROCK ISLAND AMERICAN DISCOVERY TRAIL WITH MERIDIAN ROAD AT OR NEAR ITS INTERSECTION WITH U.S. 24 AND THE DETERMINATION WHETHER THIS CROSSING WILL BE AT GRADE OR GRADE-SEPARATED, WILL BE MADE BASED ON AN EVALUATION OF THE FINAL DESIGN OR MERIDIAN OR THE FINAL PLAN FOR THE EFFECTED PROPERTY, WHICHEVER IS SUBMITTED FIRST. SUCH DETERMINATION SHALL INCLUDE THE INPUT OF THE OWNER/DEVELOPER, THE DEVELOPMENT SERVICES DEPARTMENT, COUNTY PARKS DEPARTMENT, CDOT AND SHALL BE SUBJECT TO INPUT FROM APPROPRIATE LEGAL COUNSEL.
- TRAILS AND DETENTION PONDS ARE TO BE DEDICATED TO EL PASO COUNTY WITH MAINTENANCE VESTED IN THEM.

REFERENCE DRAWINGS

X-PR-SITE	
X-PR-EMBIT_0_P0	
X-EX-BASE	
X-MD02444	

REVISIONS

NO.	DATE	DESCRIPTION	INTD BY

COMPUTER FILE MANAGEMENT

FILE NAME: S:\21_1208.001 Falcon Highlands\100 Darg\104 Plan Sets\Sketch Plan\SP01.dwg
 CTB FILE: Matrix(Dwg).ctb
 PLOT DATE: August 18, 2021 8:22:05 AM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE

SHEET KEY

--	--	--	--

SEAL

PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

EL PASO COUNTY COLORADO

SKETCH PLAN AMENDMENT

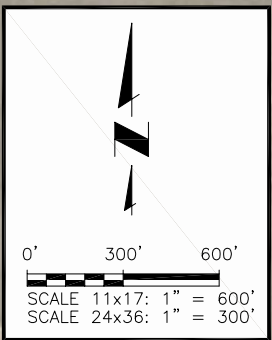
SKETCH PLAN

PREPARED BY: **Matrix DESIGN GROUP**

FOR AND ON BEHALF OF MATRIX GROUP, INC. PROJECT NO. PROJ. NO.	DESIGNED BY: _____	SCALE: _____	DATE ISSUED: _____	DATE: _____	DRAWING NO. _____
CHECKED BY: _____	VERT. SHEET	1 OF 1	21.1208.001		

Appendix B
Projected Points of Tie-In

J:\JDS-Hydro\Project Files\310 Falcon Highlands Metro District\310.01 General District Engineering Drawings\Exhibits\31001_Appendix_B.dwg 2021/10/26 3:27 PM By: Shelby Gatlin



LEGEND	
	WATER CONNECTIONS
	SEWER CONNECTIONS



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

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

FALCON HIGHLANDS METROPOLITAN DISTRICT
 APPENDIX B
 VICINITY MAP & POINTS OF TIE-IN

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

EXHIBIT

Project No.: 310.01
 Date: 10/26/21
 Design: JPM
 Drawn: SKG
 Check: JPM

Appendix C
2021 FHMD Consumer Confidence Report

FALCON HIGHLANDS MD 2021 Drinking Water Quality Report

Covering Data For Calendar Year 2020

Public Water System ID: CO0121247

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

We are pleased to present to you this year's water quality report. Our constant goal is to provide you with a safe and dependable supply of drinking water. Please contact JOSH MILLER at 719-635-0330 with any questions or for public participation opportunities that may affect water quality.

General Information

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

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

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

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

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

Lead in Drinking Water

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

Source Water Assessment and Protection (SWAP)

The Colorado Department of Public Health and Environment may have provided us with a Source Water Assessment Report for our water supply. For general information or to obtain a copy of the report please visit wqcdcompliance.com/ccr. The report is located under "Guidance: Source Water Assessment Reports". Search the table using 121247, FALCON HIGHLANDS MD, or by contacting JOSH MILLER at 719-635-0330. The Source Water Assessment Report provides a screening-level evaluation of potential contamination that *could* occur. It *does not* mean that the contamination *has or will* occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan. Potential sources of contamination in our source water area are listed on the next page.

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

Our Water Sources

<u>Sources (Water Type - Source Type)</u>	<u>Potential Source(s) of Contamination</u>
WELL LFH2 (Groundwater-Well) WELL A1 (Groundwater-Well) WELL LFH1 (Groundwater-Well)	There is no SWAP report, please contact JOSH MILLER at 719-635-0330 with questions regarding potential sources of contamination.

Terms and Abbreviations

- **Maximum Contaminant Level (MCL)** – The highest level of a contaminant allowed in drinking water.
- **Treatment Technique (TT)** – A required process intended to reduce the level of a contaminant in drinking water.
- **Health-Based** – A violation of either a MCL or TT.
- **Non-Health-Based** – A violation that is not a MCL or TT.
- **Action Level (AL)** – The concentration of a contaminant which, if exceeded, triggers treatment and other regulatory requirements.
- **Maximum Residual Disinfectant Level (MRDL)** – The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Maximum Contaminant Level Goal (MCLG)** – The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Maximum Residual Disinfectant Level Goal (MRDLG)** – The level of a drinking water disinfectant, below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Violation (No Abbreviation)** – Failure to meet a Colorado Primary Drinking Water Regulation.
- **Formal Enforcement Action (No Abbreviation)** – Escalated action taken by the State (due to the risk to public health, or number or severity of violations) to bring a non-compliant water system back into compliance.
- **Variance and Exemptions (V/E)** – Department permission not to meet a MCL or treatment technique under certain conditions.
- **Gross Alpha (No Abbreviation)** – Gross alpha particle activity compliance value. It includes radium-226, but excludes radon 222, and uranium.
- **Picocuries per liter (pCi/L)** – Measure of the radioactivity in water.
- **Nephelometric Turbidity Unit (NTU)** – Measure of the clarity or cloudiness of water. Turbidity in excess of 5 NTU is just noticeable to the typical person.
- **Compliance Value (No Abbreviation)** – Single or calculated value used to determine if regulatory contaminant level (e.g. MCL) is met. Examples of calculated values are the 90th Percentile, Running Annual Average (RAA) and Locational Running Annual Average (LRAA).
- **Average (x-bar)** – Typical value.
- **Range (R)** – Lowest value to the highest value.
- **Sample Size (n)** – Number or count of values (i.e. number of water samples collected).
- **Parts per million = Milligrams per liter (ppm = mg/L)** – One part per million corresponds to one minute in two years or a single penny in \$10,000.
- **Parts per billion = Micrograms per liter (ppb = ug/L)** – One part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.
- **Not Applicable (N/A)** – Does not apply or not available.
- **Level 1 Assessment** – A study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
- **Level 2 Assessment** – A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Detected Contaminants

FALCON HIGHLANDS MD routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table(s) show all detections found in the period of January 1 to December 31, 2020 unless otherwise noted. The State of

Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one year old. Violations and Formal Enforcement Actions, if any, are reported in the next section of this report.

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

Disinfectants Sampled in the Distribution System						
TT Requirement: At least 95% of samples per period (month or quarter) must be at least 0.2 ppm <u>OR</u> If sample size is less than 40 no more than 1 sample is below 0.2 ppm Typical Sources: Water additive used to control microbes						
Disinfectant Name	Time Period	Results	Number of Samples Below Level	Sample Size	TT Violation	MRDL
Chlorine	December, 2020	Lowest period percentage of samples meeting TT requirement: 100%	0	2	No	4.0 ppm

Lead and Copper Sampled in the Distribution System								
Contaminant Name	Time Period	90 th Percentile	Sample Size	Unit of Measure	90 th Percentile AL	Sample Sites Above AL	90 th Percentile AL Exceedance	Typical Sources
Copper	08/03/2020 to 08/05/2020	0.05	10	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits

Disinfection Byproducts Sampled in the Distribution System									
Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	MCL	MCLG	MCL Violation	Typical Sources
Total Haloacetic Acids (HAA5)	2020	1.7	1.7 to 1.7	1	ppb	60	N/A	No	Byproduct of drinking water disinfection
Total Trihalomethanes (TTHM)	2020	23.6	23.6 to 23.6	1	ppb	80	N/A	No	Byproduct of drinking water disinfection

Inorganic Contaminants Sampled at the Entry Point to the Distribution System

Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	MCL	MCLG	MCL Violation	Typical Sources
Barium	2017	0.01	0.01 to 0.01	1	ppm	2	2	No	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Fluoride	2017	0.95	0.95 to 0.95	1	ppm	4	4	No	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Nitrate-Nitrite	2017	0.03	0.03 to 0.03	1	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits

Secondary Contaminants**

**Secondary standards are non-enforceable guidelines for contaminants that may cause cosmetic effects (such as skin, or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water.

Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	Secondary Standard
Sodium	2017	110	110 to 110	1	ppm	N/A

Violations, Significant Deficiencies, and Formal Enforcement Actions

No Violations or Formal Enforcement Actions