

September 11, 2020

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**RE: Preliminary Utility Report Corvallis
Fountain, Colorado**

The purpose of this Preliminary Utility Report is to provide a summary of utility and water resources planning issues impacting the proposed Corvallis Development. This report identifies water and wastewater demands, service plans, fire flow issues, and infrastructure requirements for the proposed development. The report is intended to fulfill the "Preliminary Utility Plan" requirements for an Overall Development Plan (ODP) submittal to the City of Fountain.

Water System

Corvallis development is part of the City of Fountain, but lies within the Widefield Water and Sanitation District (WWSD), specifically in Pressure Zone 5. This plot of land was previously studied in the Draft Technical Memorandum "Pressure Zone 5 Future Demands – Singer Development, City of Fountain," by JDS-Hydro, dated February 18, 2020, which modeled the Singer/Lacy concept development along with the surrounding area's buildout demands to identify impacts on existing WWSD Pressure Zone 5. For the purpose of that study, 1150 single family equivalents were assumed for the Singer/Lacy Development. In addition to supporting this demand and surrounding area buildout demands, the City of Fountain requested a maximum demand of 1800 gpm to be supplied by WWSD system at their connection near the Mesa Ridge Parkway and South Marksheffel Road intersection.

The Corvallis PUD Rezoning and Overall Development Plan Amendment prepared by Matrix Design Group, dated September 2020, identifies a total of 27-acres of regional commercial; 9-acres of village commercial; 9-acre school site; 162-acres of mixed-density residential; and 48-acres of open space. The attached Master Utility Exhibit A contains a breakout of each of these residential and commercial areas with its associated single-family equivalent (SFE) units, for the minimum, average, and maximum range of density per acre. The commercial development and school site are assumed as 4 DU/acre. For this development scenario, the SFE units for the average density per acre is estimated at 1378 SFE, which is slightly above the 1150 SFE units modeled in the study described above. Therefore the model was rerun with the estimated 1378 SFE units.

Preliminary water demand projections have been developed for the Corvallis development based on the flow factor data used in the Singer Development memorandum: Annual Water: 0.35 AF/SFE; Average Daily Flow: 0.22 GPM/SFE; Maximum Daily Flow: 0.47 GPM/SFE; Peak Hour Flow: 0.70 GPM/SFE.

Corvallis Water Demand Summary

Single Family Equivalents: 1378
Annual Water: 482.30 AF
Average Daily Flow: 436,550 GPD
Max Daily Flow: 932,630 GPD
Peak Hour Flow: 965 GPM

The water system plan for the Corvallis development consists of proposed 12" watermain traversing through the site in both the east-west and north-south directions and a proposed 8-inch watermain in Fontaine Boulevard. Connections of these mains will be made to the existing WWSD system at the 16" water distribution main at Marksheffel Road, the 24" water main in Spring Glen Drive, the 12" water stub at Dutch Loop, and the 8" water main at Fontaine Boulevard near Cottonwood Grove. A network of new 8" water distribution mains will loop internally throughout the development providing service taps to each lot. Owners/Builders will purchase water taps from the WWSD at time of building permit.

This entire system will be within Pressure Zone 5. Based on the revised water system model using the 1378 SFE units, with the system internal looping improvements described above, the system pressures are adequate to support the proposed Corvallis Development. In addition, the primary 24-inch Transmission line (with the looped tie-ins described previously) was planned for this load and is capable of handling the Corvallis Development without any upgrades.

Additionally, there is an existing 8" watermain on the northwest side of the site in Fontaine Boulevard which may be available for connection of the commercial lot if higher pressures are required (Pressure Zone 4).

Fire Flow Requirement

Based on the water model with 1378 SFE units, internal loops will be required throughout the site in order to provide the required 3500 GPM fire flow demand throughout the pressure zone. The water system plan includes proposed 12" watermain traversing through the site in both the east-west and north-south directions and a proposed 8-inch watermain in Fontaine Boulevard, with connections to the WWSD existing mains around the site. With these improvements, compliance with fire demands throughout the pressure zone can be achieved. Fire hydrants will be installed to a maximum 500 feet spacing separation with a maximum distance from any point on street or road frontage to a hydrant of 250 feet.

Wastewater System

The Corvallis development is also within the WWSD boundary for wastewater. The wastewater system plan for the Corvallis development will direct flows west of the internal ridge in the site to an existing WWSD 12" sanitary main that will connect to the sanitary system at the Glen at

Widfield residential development to the south. A portion of this existing WWSD 12" sewer main will be rerouted around a proposed detention pond to its future connection at the Glen at Widfield. Flows to the east of the ridge will be directed to an existing 24" sanitary sewer main at the Marksheffel Road/Lorson Boulevard intersection near the southeast corner of the site. Throughout the development, new 8" collection mains will be installed generally down the centerline of local streets, providing service taps to each lot. Owners/Builders will purchase taps from WWSD at time of application for sanitary sewer service permit issuance.

Preliminary wastewater flow projections have been developed based on a unit flow factor of 250 gallons per day (gpd) per single-family equivalent (SFE) units and a peaking factor of 2.5 for peak hour flows.

The Corvallis PUD Rezoning and Overall Development Plan Amendment prepared by Matrix Design Group, dated September 2020, identifies a total of 1378 single-family unit equivalents. The projected wastewater flows are summarized as follows:

Corvallis Wastewater Flow Summary

Single Family Equivalents: 1378
Average Daily Flow: 344,500 GPD
Peak Hour Flow: 598 GPM

The attached Master Utility Exhibit A contains a breakout of each of these residential and commercial areas with its associated wastewater demands and proposed pipe capacities. In all locations, the pipe capacity exceeded the demands associated with the 1378 SFE units utilizing 8" or 12" diameter pipes at 1.04% minimum slope. Therefore, the Corvallis projected flow rates are within the pipe capacities and it is anticipated 8" or 12" sewer pipe will be utilized within the neighborhood development.

Electric, Gas and Communications

The Corvallis project is part of the City of Fountain, but lies within Mountain View Electric service area. Some coordination between Mountain View Electric and Fountain Electric may be necessary if Fountain Electric requires services to be brought up to the project area. There are overhead lines in Fontaine Boulevard to the north and also along the west property line. Underground electric service is provided to the adjacent residential neighborhoods to the south and east of the property. Electric service will be provided by extending underground electric throughout the Corvallis development for residential and commercial services.

Gas service to the proposed development will be provided by Black Hills Energy through the extension of existing gas main infrastructure. An existing gas easement with 2 gas mains runs north-south through the property which will remain.

Multiple service providers are available in the area to provide telephone service to the Corvallis development. Service will be provided underground from the nearby area.

Summary

The proposed Corvallis development will connect to the Widefield Water and Sanitation District (WWSD) for water and sanitary service. WWSD has adequate water supply and treatment capacity to serve the development.

Conceptual utility improvements for the Corvallis project are depicted in the attached Master Utility Exhibit A. Water and wastewater improvements will be designed and constructed in accordance with the Standards and Specifications of the Widefield Water Service District (WWSD) and will be dedicated to WWSD upon satisfactory completion and acceptance.

Electric service will be provided by Mountain View Electric or Fountain Electric, gas by Black Hills Energy, and telephone by multiple providers.

Please feel free to contact me directly if you have any questions regarding this preliminary utility report or its findings.

Matrix Design Group

A handwritten signature in dark ink, appearing to read "Colleen Monahan". The signature is fluid and cursive, with the first name "Colleen" written in a larger, more prominent script than the last name "Monahan".

Colleen Monahan, PE
Associate of Development Services

