

# ***WATER RESOURCES REPORT***

*for*

## ***MERIDIAN STORAGE FINAL PLAT***

April 2024

**Prepared By:**



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MERIDIAN STORAGE

WATER RESOURCES REPORT

April 2024

Prepared for:

Woodmen Hills Metropolitan District  
8046 Eastonville Road  
Peyton, CO 80831

Prepared by:

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Colorado Springs, CO 80919

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- Appendix A – Water Service Area Exhibit*
- Appendix B – Land Use Exhibit*
- Appendix C – Overall Water Supply Summary*
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- Appendix F – Plumbing Plans, Irrigation Plans, & Calculations*

## 1.0 INTRODUCTION AND EXECUTIVE SUMMARY

The purpose of this report is to address the specific water needs of the proposed Meridian Storage subdivision in Falcon, CO. This project is currently seeking plat approval through El Paso County, and this report is a requirement for approval. **This report supersedes previous water resources reports for this project in October 2023 for the preliminary plan submittal and January 2024 for the original final plat submittal.**

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

## 2.0 PROJECTED LAND USES

### 2.1 Projected Land Uses

Lands within the subject area have been planned as a commercial development. This report and associated commitments pertain to the lands proposed to encompass the land use for Meridian Storage. Please refer to the Land Use Exhibit in **Appendix B**.

### 2.2 Water Demands for the Subject Property

Lots within the subject area have been planned as commercial development.

#### Summary of Expected Water Demands & Wastewater Loads

**Table 2-1**

| <i>Meridian Storage - Final Plat</i>   |            |                  |                    |                      |
|--|------------|------------------|--------------------|----------------------|
| Estimates of Water Demands and Wastewater Loads  |            |                  |                    |                      |
|  | Water      |                  |                    | Wastewater           |
| Land Use   | # of Units | Indoor Use AF/YR | Irrigation (AF/YR) | GPD @ 90% Indoor Use |
|  |            | <i>Note 1</i>    | <i>Note 2</i>      |                      |
| Residential  | 0          | 0.00             | 0.00               | 0                    |
| Commercial   | 1          | 0.10             | 0.72               | 80                   |
| <b>Totals</b>  | <b>1</b>   | <b>0.10</b>      | <b>0.72</b>        | <b>80</b>            |
| <i>Note 1: Based on actual plumbing fixture counts, and using Table E103.3(2) of the International Plumbing Code</i> |            |                  |                    |                      |
| <i>Note 2: Based on actual calculated demands from landscape design firm.</i>  |            |                  |                    |                      |



### 3.0 DISTRICT WATER NEEDS AND PROJECTED DEMANDS

#### 3.1 Actual Water Demand Summary

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

**Table 3-1: Three-Year Use History**

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

#### 3.2 Unit Water User Characteristics

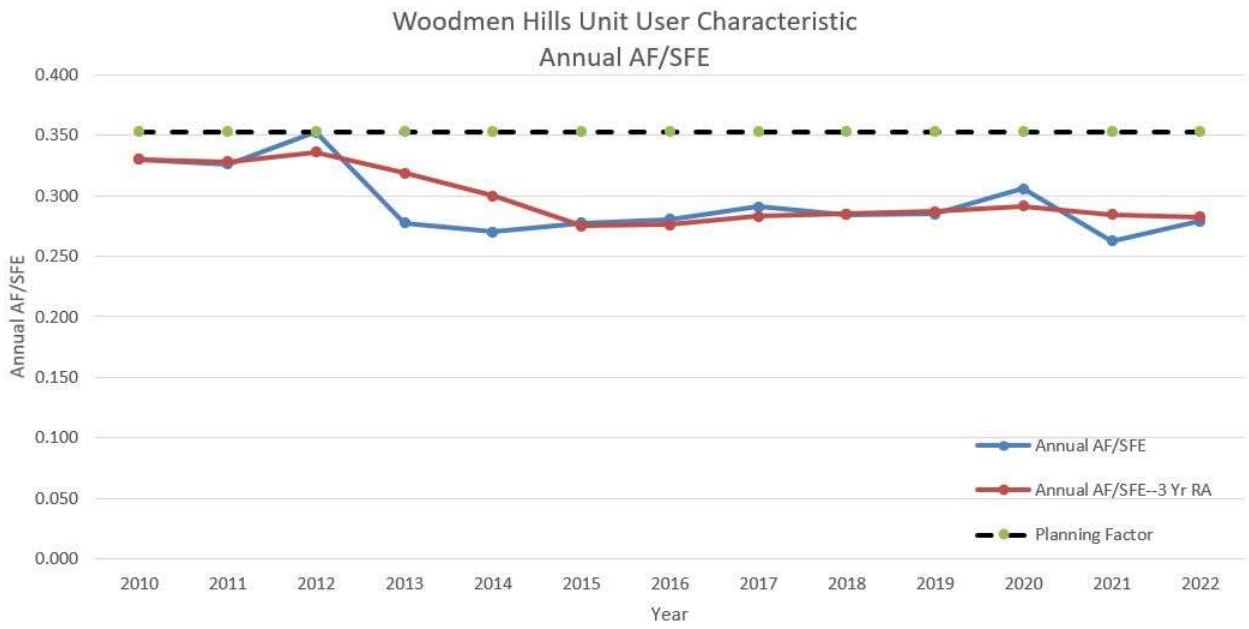
Unit water user characteristics are counted on a Single Family Equivalent (SFE) basis. The actual delivered unit user characteristic varies year to year, and averages about 0.283 annual acre-feet (AF). The District has adopted a 0.353 AF/SFE planning demand factor that covers not only actual use, but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

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

Over the last 12 years, the unit user characteristic has been trending downward due to water conservation awareness, limitations on turf grass, low-flow fixtures, and inverted block rates – all of which encourage water conservation. Although there is reasonable belief that the downward trend is likely to continue, WHMD has not assumed additional downward trending into long-range planning but will address the trend as it materializes.

#### 3.3 Current Demands versus Supply

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



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

## 4.0 WATER RIGHTS AND SUPPLY

### 4.1 District Water Rights

The District has numerous and varied local and off-site water rights. The rights include both renewable sources and Denver Basin non-renewable sources. The Property's total legal supply on a 300-year basis currently stands at 2,157.4 annual acre-feet on a 300-year basis. A narrative description of the nature of those supplies is discussed in subsequent sections. **Appendix C** contains the District's current legal water supply inventory.

### 4.2 Adequacy of Water Rights

Current water rights holdings are adequate for current demands and average expected buildout demands. The District's water rights holdings exceed 2040 and 2060 buildout projections on a 300-year basis (District buildout is expected to occur prior to 2040).

- Current Use 846.25 acre-feet
- Buildout Average Need 1,188.6 acre-feet (includes 2040 and 2060)
- Buildout Planning Target 1,482.6 acre-feet (includes 2040 and 2060)
- Existing Water Rights 2,157.4 acre-feet<sub>300</sub>

The District's current water rights supply provides for a conjunctive water supply, mixing fully-consumable, non-renewable, and renewable sources. While current 300-year supplies exceed expected full buildout (including 2040 and 2060 scenarios), WHMD is always pursuing long-term, additional future supplies to bolster its long-term water security and address anticipated physical depletions of non-renewable water. The District recently acquired 699.8 acre feet of 300-year, non-renewable water rights in the Black Forest area that is referred to as the *Younger Water*.

*Current Water Commitments* (based on calculations where needed, and predominantly on El Paso County platting documents which include water commitment letters and Water Supply Information Summaries):

- Filings #1 through #11: 735.4 AF/Yr
  - Courtyards North, South, & West: 106.9 AF/Yr
  - Falcon Vista: 29.0 AF/Yr
  - Bent Grass Residential & Commercial: 201.8 AF/Yr
  - Falcon Marketplace: 10.6 AF/Yr
  - AFTA Subdivision: 5.3 AF/Yr
  - Falcon Legacy Campus: 1.8 AF/Yr
  - Falcon Elementary & D49 Bus Barn: 3.5 AF/Yr
  - High Prairie Library: 0.77 AF/Yr
- Total Existing Commitments: 1,095.1 AF/Yr**

### 4.3 Description of Current Water Rights

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

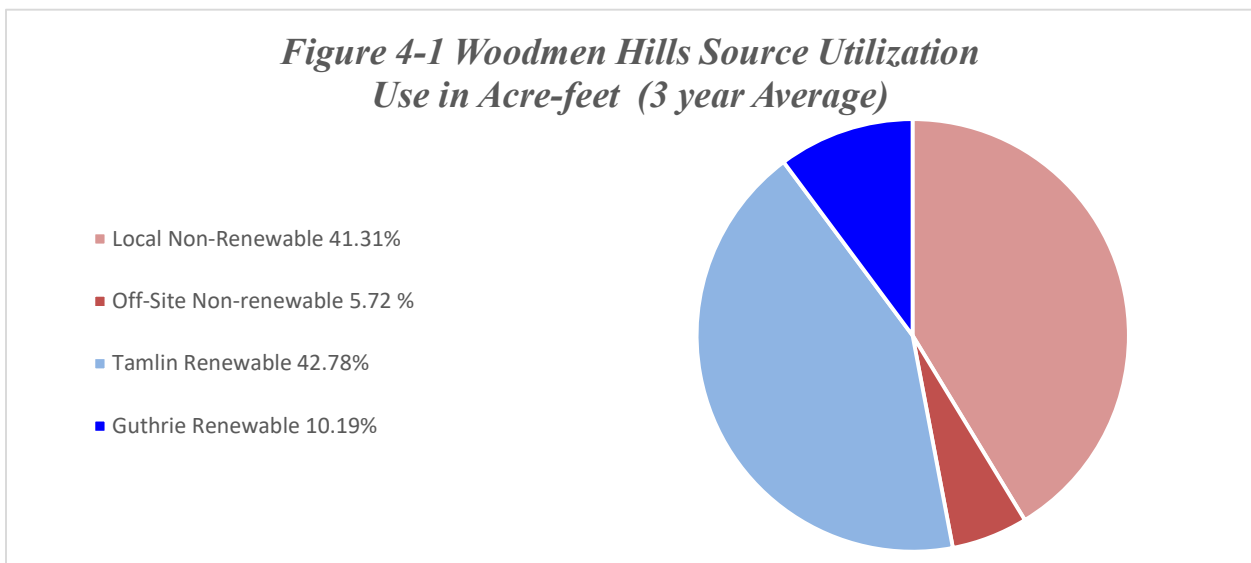
#### Renewable Water Supply

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

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

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

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



### Non-Renewable Denver Basin Supply

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

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

Some of the District's rights have yet to be fully developed as a physical supply. The Hart well field already has future easements and well sites dedicated, but because there is no current need, no wells have been drilled yet in the Hart area. This is the same with the Younger well field.

Because the Guthrie area has not been accessed by any other Denver Basin users at this time, its physical capacity has remained strong. Not counting the Dawson or Denver formations, the Guthrie and Hart areas have a total of 645 annual acre-feet on a 100-year basis and 215 acre-feet on a 300-year basis.

The Guthrie and Younger well fields are where WHMD expects additional physical sources (additional wells) will be drilled as needed in the near future (next 2 to 20 years).

## 5.0 WATER SYSTEM FACILITIES AND PHYSICAL SUPPLY

### 5.1 Source of Supply

Woodmen Hills has multiple sources of supply as discussed below.

#### *Local Wells:*

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

#### *Off-Site Wells:*

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

#### *Off-site Alluvial Wells:*

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

#### *Cherokee Water:*

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

### 5.2 Water Treatment

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

|   |                             |
|---|-----------------------------|
| Theriot Filter Plant<br>(Online in May 2024, replacing Filter Plant #1) | 2.16 MGD Treatment Capacity |
| Filter Plant #1   | 0.86 MGD Treatment Capacity |
| Filter Plant #2   | 0.36 MGD Treatment Capacity |
| Filter Plant #3   | 1.30 MGD Treatment Capacity |

The Theriot Treatment Plant will take the place of Filter Plant #1 and will be online in May 2024. The District will also be upgrading Filter Plant #2’s capacity to 0.86 MGD in 2024 for an overall treatment capacity of 4.32 MGD.

### 5.3 Water Storage

The District currently owns and operates three (3) water storage facilities with a total capacity of 4.25 million gallons. The “West Water System,” which consists of a 4-mile, 18-inch pipeline and a 3.0-million-gallon concrete water storage tank, was brought online in late 2020.

This tank was located such that it bolsters fire flow, service pressures, system reliability, and potable water storage. A new, 1.0-million-gallon concrete tank is slated to replace an existing 0.25-million-gallon welded steel tank in 2025.

#### 5.4 *Distribution, Pumping, and Transmission Lines*

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

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

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

The District has additional pump stations within its boundaries, including the a new pump station in the Theriot Water Treatment Plant and an existing pump station inside Filter Plant #3.

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

#### 5.5 *Recent and Upcoming System Expansions*

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

##### *West Water System:*

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

##### *Guthrie Expansion:*

As a joint project with MSMD, a well field expansion is slated within the Guthrie system which is scheduled to be online in 2025/2026. This project is the second phase of the overall *Guthrie Master Plan*. The expansion will broaden the Guthrie collection system while also adding two new wells. This project does not add any legal supply but enhances the physical capabilities of the system.

#### 5.6 *Water Quality*

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

## 6.0 EL PASO COUNTY MASTER PLANNING ELEMENTS

### 6.1 *County Water Master Plan 2040 and 2060 Projections*

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

#### *Buildout:*

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

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

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

#### *2040 Buildout:*

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

The 2040 buildout is currently expected to be 4,200 SFE. Using the current unit user characteristic, water average, annual planning suggests a 1,188.6 acre-foot average annual need, with a planning need of 1,482.6 acre-feet which includes roughly 20% reserves. Current holdings are 2,157.4 acre-feet on a 300-year basis, which is over 30% higher than the anticipated build-out planning need.

#### *2060 Buildout:*

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

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

In theory, the 300-year supply of water for WHMD appears to be more than adequate for full buildout, which would include both the 2040 and 2060 scenarios. However, portions of the District's water supply are based on non-renewable sources.

The District currently relies on about 47% of its water supply to come from non-renewable water sources (Denver Basin wells). Although these sources are substantial, the District anticipates yield degradation of non-renewable physical



supplies over time and believes that expansion of its water supply is advisable. While some Denver Basin water may be added, a focus on additional renewable sources is a priority.

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

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

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

*Long-Term Planning:*

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

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

1. Developer Inclusions

The service area considered for full build-out includes areas that are currently not in the formal District boundaries. Developers must relinquish any and all water as a term of inclusion. While limited, the District will place these into its inventory. Some have existing determinations, and some lands are not quantified. As such, these sources will be rather limited, and are expected to be non-renewable and less than 100 annual acre-feet of 300-year water.

2. Acquisitions

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

The funding mechanism discussed above allowed the District to acquire 699.8 acre-feet of 300-year water in early 2024 described as the Younger Water.

It should be noted that the District continues to pursue both non-renewable and renewable sources with emphasis on renewable sources.

### 3. Regionalization

There are two forms of regionalization described herein:

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

### 4. Facility Expansion

WHMD jointly owns extensive transmission systems with Meridian Service Metropolitan District, which extend 14 miles easterly and 5 miles southerly of its service area. While certain water rights are already associated with these facilities, additional and/or replacement supplies are being considered as non-renewable replacements and/or additional rights. The "West Water System" discussed above provides substantial storage, enhanced fire protection, and allows for more regionalization options.

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

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

Currently, WHMD discharges roughly 460 acre-feet per year of water, which is fully consumable and reusable. In addition, WHMD has quantified its LIRF credits, which are currently being used to offset underdrain flows. However, the District has implemented underdrain control systems that will eliminate the need for using LIRF credits for augmentation, allowing the LIRF credits to be converted to potable use.

*Miscellaneous Future Supplies:*

1. Unquantified Lands:

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

The District does not immediately process all unquantified rights upon obtaining ownership, but holds such ownership until an adequate amount of lands are processed, making determinations reasonable in cost. At this time, the District is holding about 30 acres in wait, which would represent roughly an additional 9 to 10 annual acre-feet<sup>300</sup> to its inventory. The District usually likes to have roughly 40 acres before processing determinations. These are not added to the District's inventory until formally determined.

2. Determinations Which Might be Dedicated Upon Inclusion

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

3. Future Acquisitions

WHMD recently adopted a water management and acquisition policy which allows for the generation of funds dedicated to procurement of future water rights acquisitions. The fund is dedicated strictly to acquiring and/or developing additional future supplies.

4. Regionalization

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

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

6.3 *Municipal Interconnects*

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

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

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

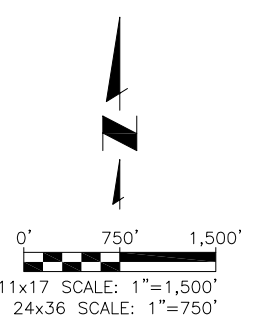
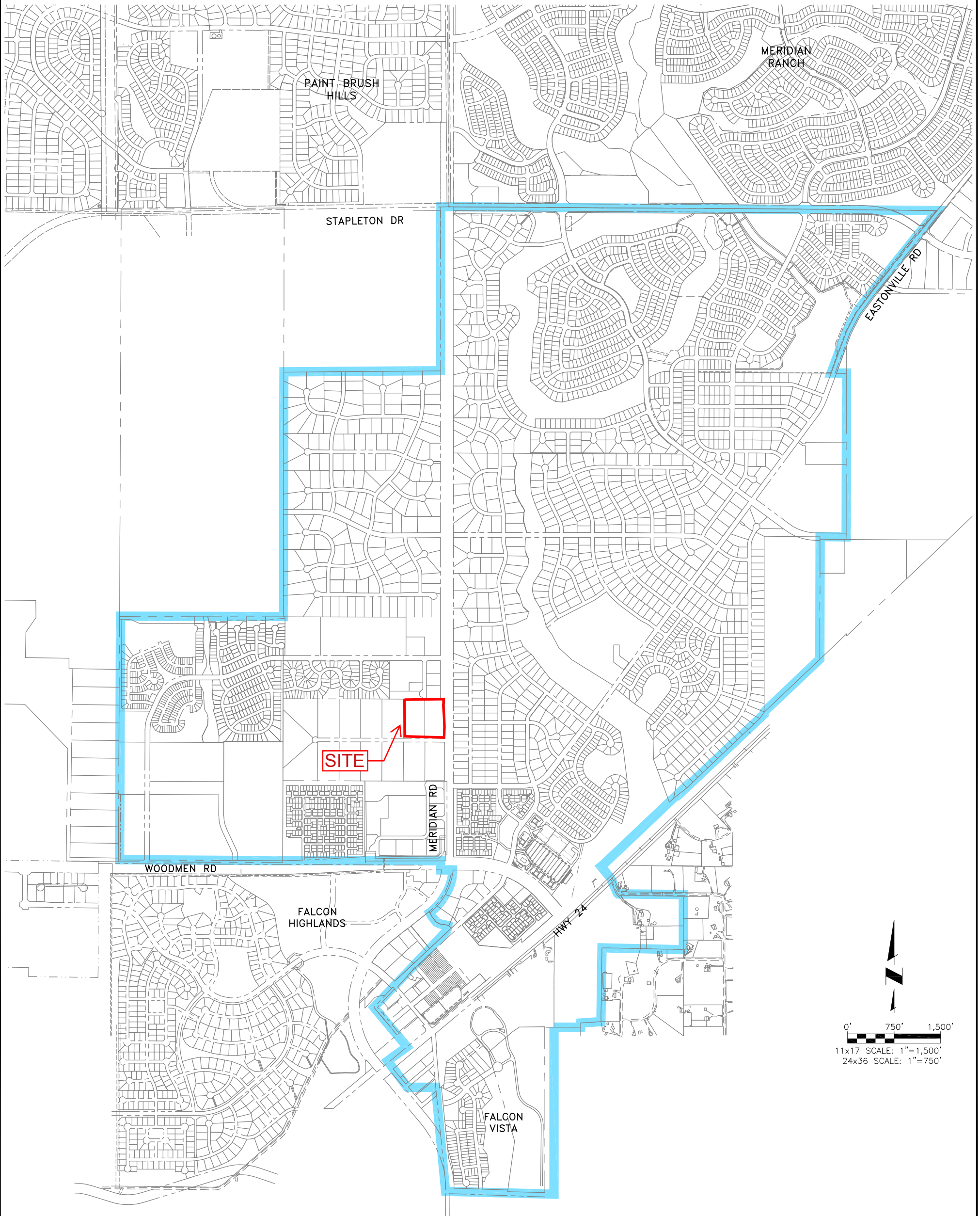
## **7.0 CONCLUSION**

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

# *Appendix A*

# WOODMEN HILLS

## METROPOLITAN DISTRICT



SHEET --- OF 1

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

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

WOODMEN HILLS METROPOLITAN DISTRICT

DISTRICT MAPPING

APPENDIX A-1

WATER SERVICE AREA



**Colorado Springs, CO**  
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Colorado Springs, CO 80919  
Phone: 719.227.0072  
[www.respec.com](http://www.respec.com)

# *Appendix B*



# FALCON RANCHETTES FILING NO. 1A

A REPLAT OF LOTS 1 & 2, FALCON RANCHETTES  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 COUNTY OF EL PASO, STATE OF COLORADO

**BE IT KNOWN BY THESE PRESENTS:**

THAT MIKE D. TEXER, AND BRITTANY A. TEXER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

**LEGAL DESCRIPTION:**

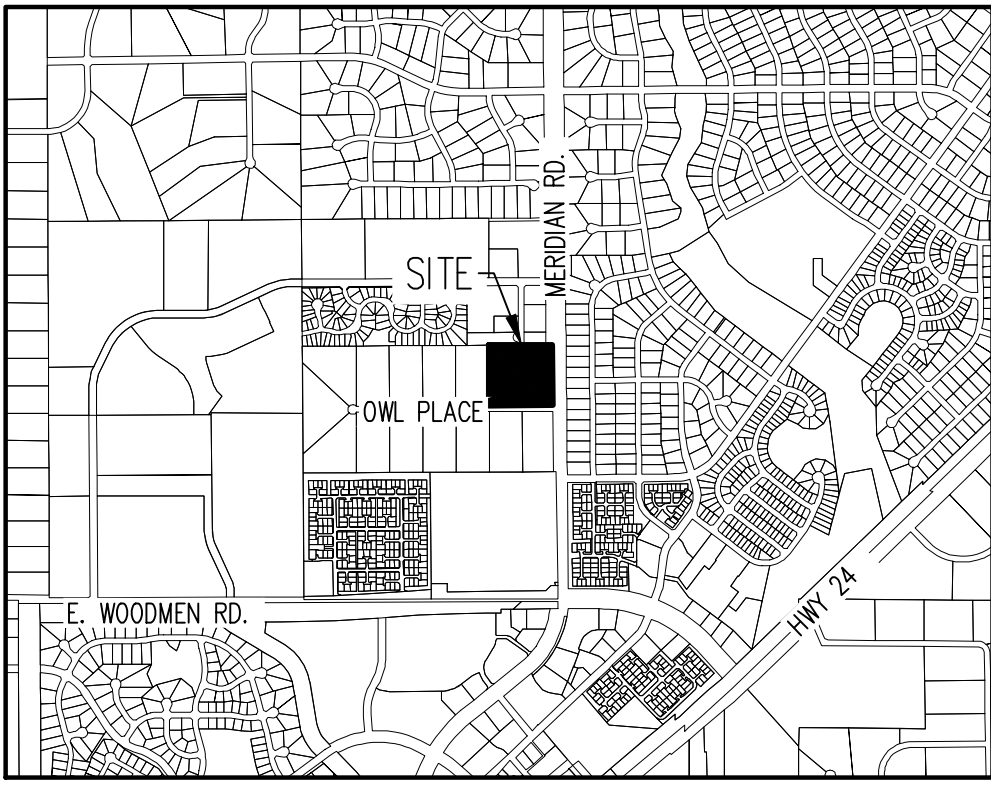
A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 & 2, FALCON RANCHETTES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK V-2, PAGE 15, OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING 9.604 ACRES, MORE OR LESS.

**DEDICATION:**

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, PUBLIC RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "FALCON RANCHETTES FILING NO. 1A" IN THE COUNTY OF EL PASO, COLORADO.



**VICINITY MAP**  
 1" = 2000'

**PLAT NOTES:**

- THE PURPOSE OF THIS PLAT IS TO CREATE 2 NEW LOTS, A TRACT, PUBLIC RIGHT OF WAY AND EASEMENTS.
- FIELD WORK COMPLETED ON: NOVEMBER 11, 2022.
- ALL DISTANCES SHOWN ON THIS MAP ARE U.S. SURVEY FEET.
- ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.
- PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- WILDFIRE NOTE: AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE FALCON FIRE PROTECTION DISTRICT. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- THIS PLAT HAS BEEN CHECK BY PPRBD, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER \_\_\_\_\_
- ENVIRONMENTAL: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PEBBLE'S MEADOW JUMPING MOUSE).
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATIONS, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE SOUTH LINE OF LOTS 2, 3, & 4 OF FALCON RANCHETTES, AND IS CONSIDERED TO BEAR S89°40'45"W. DEFINED BY FOUND MONUMENTS AS FOLLOWS: A NO. 4 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 2372", BEING THE SOUTHEAST CORNER OF LOT 2; AND A NO. 4 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 2372", BEING THE SOUTHWEST CORNER OF LOT 4.
- FLOODPLAIN STATEMENT: PER THE FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 08041C0553G WITH AN EFFECTIVE DATE OF DECEMBER 07, 2018, INDICATES THE SUBJECT PROPERTY IS DESIGNATED AS ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
- THE LOTS PLATTED HEREON SHALL NOT HAVE DIRECT ACCESS TO MERIDIAN ROAD.
- OWL PLACE ACCESS TO MERIDIAN ROAD WILL BE CLOSED UPON THE CONNECTION OF MERIDIAN PARK PLACE SOUTHBOUND TO OWL PLACE.
- TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. MERIDIAN STORAGE, LLC IS RESPONSIBLE FOR MAINTENANCE OF SUBJECT DRAINAGE FACILITIES.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE VACATE AND REPLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT MEMO; DRAINAGE REPORT-FINAL; STORMWATER MANAGEMENT PLAN; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.

**EASEMENTS:**

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC IMPROVEMENT, UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC IMPROVEMENT, UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

**SUMMARY:**

|              |                     |
|--------------|---------------------|
| 2 LOTS       | 7.486 ACRES 77.95%  |
| 1 TRACT      | 0.732 ACRES 7.62%   |
| RIGHT OF WAY | 1.386 ACRES 14.43%  |
| TOTAL        | 9.604 ACRES 100.00% |

| TRACT NO. | TRACT USE                 | ACREAGE | TRACT OWNER & MAINTENANCE |
|-----------|---------------------------|---------|---------------------------|
| TRACT A   | DETENTION POND (DRAINAGE) | 0.732   | MERIDIAN STORAGE, LLC     |

**SURVEYOR'S STATEMENT:**

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

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

WILLIAM BROOKS, PLS  
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 37928  
 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

**NOTICE:**

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

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

**CLERK AND RECORDER:**

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

EL PASO COUNTY CLERK AND RECORDER

**FEES:**

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

**OWNER CONTACT INFORMATION**

MIKE D. TEXER  
 719-641-9261  
 11750 OWL PLACE, PEYTON, CO 80831

BRITTANY A. TEXER  
 719-641-9261  
 11750 OWL PLACE, PEYTON, CO 80831

**OWNER'S CERTIFICATE(S):**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FALCON RANCHETTES FILING NO. 1A. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

**OWNER:**

THE AFOREMENTIONED, MIKE D. TEXER, HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_\_

BY: \_\_\_\_\_  
 MIKE D. TEXER

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_\_ BY MIKE D. TEXER.

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL,

NOTARY PUBLIC

**OWNER:**

THE AFOREMENTIONED, BRITTANY A. TEXER, HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_\_

BY: \_\_\_\_\_  
 BRITTANY A. TEXER

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_\_ BY BRITTANY A. TEXER.

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL,

NOTARY PUBLIC

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**

THIS PLAT FOR FALCON RANCHETTES FILING NO. 1A WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PREVIOUS PLAT NAME IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTINANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, PLAT BOOK V-2, PAGE 15.

\_\_\_\_\_, CHAIR, BOARD OF COUNTY COMMISSIONERS DATE \_\_\_\_\_

**SOIL AND GEOLOGY CONDITIONS:**

GEOLOGIC HAZARD NOTE:  
 LOTS 1 AND 2 OF FALCON RANCHETTES FILING NO. 1A HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BY FOUND IN THE REPORT "GEOTECHNICAL EXPLORATION REPORT – MERIDIAN STORAGE, 11690 AND 11750 OWL PLACE" BY UNIVERSAL ENGINEERING SCIENCES, DATED APRIL 18, 2023 AND REVISED JUNE 21, 2023 IN FILE FALCON RANCHETTES FILING NO. 1A, VR239, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- COLLAPSIBLE AND EXPANSIVE SOILS (LOTS 1 & 2)
- FLOODING (LOTS 1 AND 2)

NO GROUNDWATER WAS ENCOUNTERED DURING DRILLING, IT IS NOT ANTICIPATED TO IMPACT THE PROPOSED DEVELOPMENT.

**WASTEWATER:**

SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.

SOILS AND GEOLOGY CONDITIONS ON SITE REQUIRE THAT ALL (OR CERTAIN LOTS) ON-SITE WASTEWATER SYSTEMS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METRO DISTRICT, SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

**UTILITIES:**

THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.

GAS FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS.

ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS.



1155 Kelly Johnson Blvd., Suite 305  
 Colorado Springs, CO 80920  
 719.900.7220 • GallowayUS.com



**FALCON RANCHETTES FILING NO. 1A**

A REPLAT OF LOT 1 & 2, FALCON RANCHETTES  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 COUNTY OF EL PASO, STATE OF COLORADO

| # | Date       | Issue / Description     | Init. |
|---|------------|-------------------------|-------|
| 1 | 06.01.2023 | ADDRESS COUNTY COMMENTS | MNB   |
| 2 | 10/19/2023 | ADDRESS COUNTY COMMENTS | MNB   |
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| Project No: | MRS000002.10 |
| Drawn By:   | MNB          |
| Checked By: | BB           |
| Date:       | 02.10.2023   |



# FALCON RANCHETTES FILING NO. 1A



A REPLAT OF LOTS 1 & 2, FALCON RANCHETTES  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 COUNTY OF EL PASO, STATE OF COLORADO

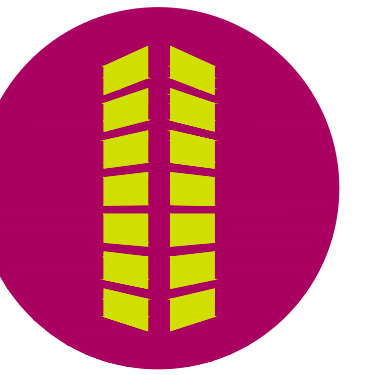
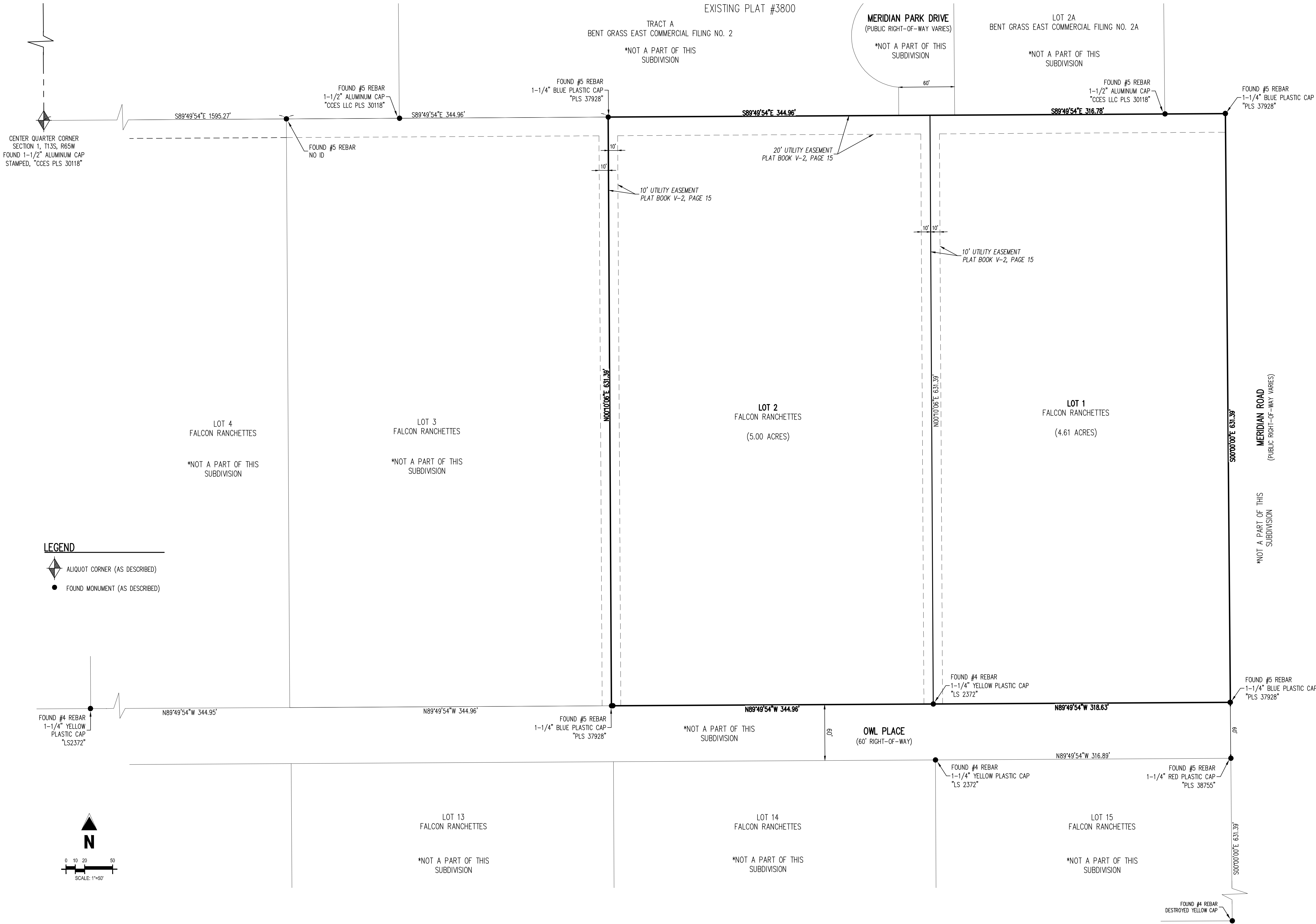
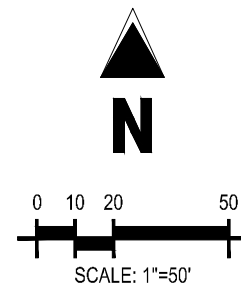
AS-PLATTED

EXISTING PLAT #3800

NORTH CENTER  $\frac{1}{8}$  CORNER  
 SECTION 1, T13S, R65W  
 FOUND 3-1/2" ALUMINUM CAP  
 STAMPED, "N  $\frac{1}{8}$  C-C S1 2019 PLS 38069"

CENTER QUARTER CORNER  
 SECTION 1, T13S, R65W  
 FOUND 1-1/2" ALUMINUM CAP  
 STAMPED, "CCES PLS 30118"

- LEGEND**
-  ALIQUOT CORNER (AS DESCRIBED)
  -  FOUND MONUMENT (AS DESCRIBED)



## FALCON RANCHETTES FILING NO. 1A

A REPLAT OF LOT 1 & 2, FALCON RANCHETTES  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 COUNTY OF EL PASO, STATE OF COLORADO

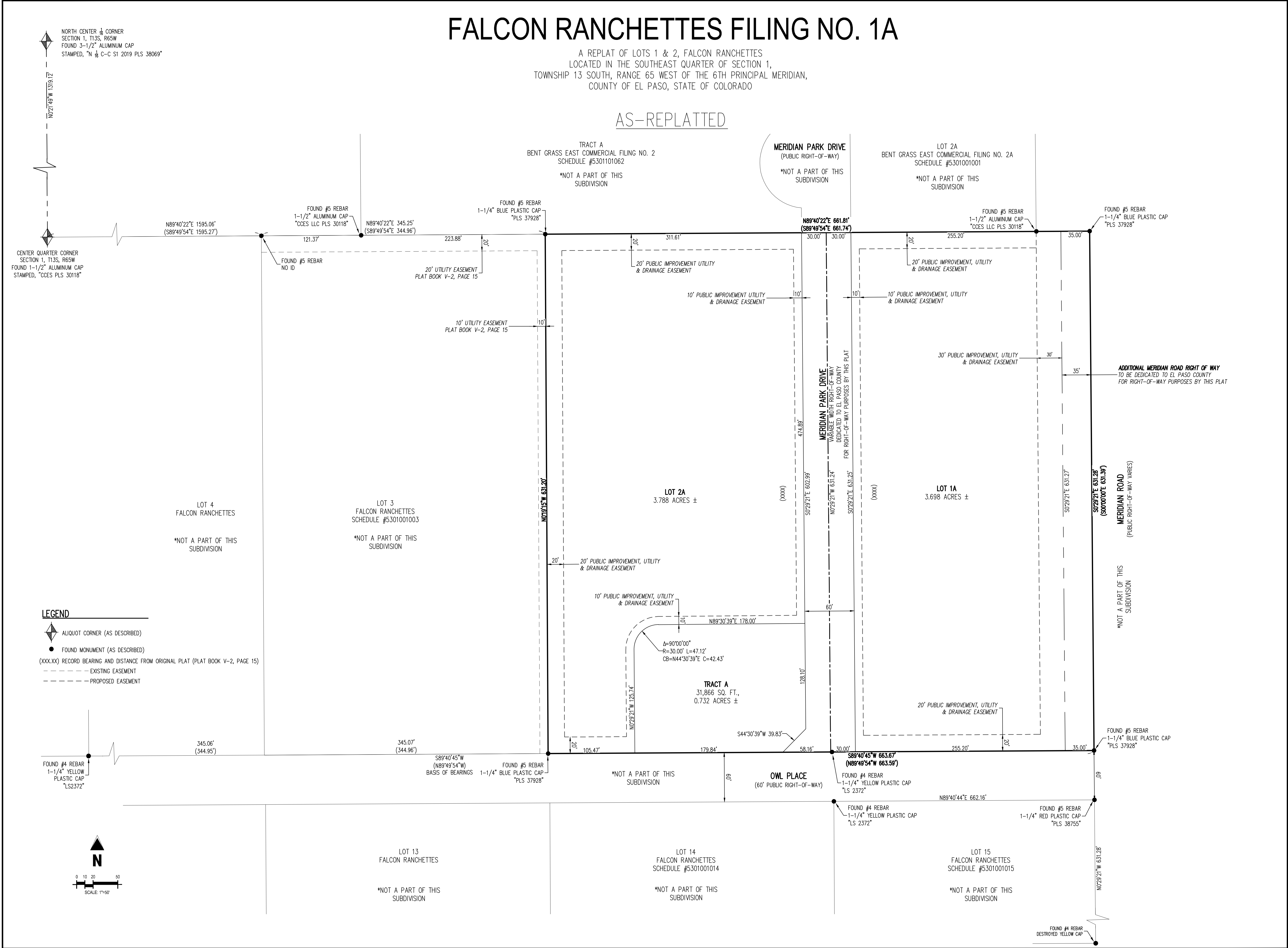
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| 1 | 06/01/2023 | ADDRESS COUNTY COMMENTS | MNB   |
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Project No: MRS000002.10  
 Drawn By: MNB  
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 Date: 02.10.2023

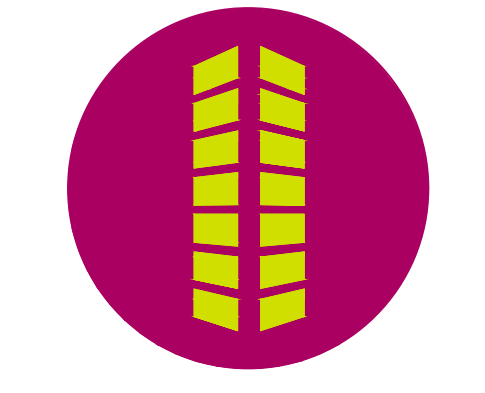
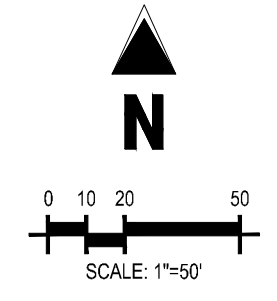
# FALCON RANCHETTES FILING NO. 1A

A REPLAT OF LOTS 1 & 2, FALCON RANCHETTES  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 COUNTY OF EL PASO, STATE OF COLORADO

AS-REPLATTED



- LEGEND**
- ◊ ALIQUOT CORNER (AS DESCRIBED)
  - FOUND MONUMENT (AS DESCRIBED)
  - (XXX.X) RECORD BEARING AND DISTANCE FROM ORIGINAL PLAT (PLAT BOOK V-2, PAGE 15)
  - EXISTING EASEMENT
  - - - PROPOSED EASEMENT



**FALCON RANCHETTES FILING NO. 1A**  
 A REPLAT OF LOT 1 & 2, FALCON RANCHETTES  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
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Project No: MRS000002.10  
 Drawn By: MNB  
 Checked By: BB  
 Date: 02.10.2023

# *Appendix C*

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

| Land Formation/Aquifer                                 | Determination/Decree | Tributary Status | Annual Allocation 100 Year | Annual Allocation 300 Year | Well Permit(s)  |
|--|----------------------|------------------|----------------------------|----------------------------|---|
|  |                      |                  | Acre-Feet/Year             | Acre-Feet/Year             |   |
| <b><u>Woodmen Hills Non-Renewable Water Supply</u></b> |                      |                  |                            |                            |   |
| Dawson   | 129-BD               | NNT - RP         | 55.00                      | 18.33                      | 60830-F; 60831-F                                      |
| Dawson   | 133-BD               | NNT - RP         | 102.00                     | 34.00                      | 60832-F; 60833-F                                      |
| Dawson/Denver  |                      |                  | 240.00                     | 80.00                      | 11335-F   |
| Denver   | Pre-128-BD           | NNT 4%           | 0.00                       | 0.00                       | 28030-F   |
| Denver   | 128-BD               | NNT 4%           | 530.90                     | 176.97                     |   |
| Denver   | 132-BD               | NNT 4%           | 251.00                     | 83.67                      |   |
| Arapahoe   | 127-BD               | NT               | 195.60                     | 65.20                      | A-1 (59180-F)<br>A-2 (59179-F)<br>A-3 (59183-F)       |
| Arapahoe   | 131-BD               | NT               | 173.00                     | 57.67                      | A-5 (56121-F)<br>A-6 (57848-F)                        |
| Laramie Fox Hills                                      | 126-BD               | NT               | 335.80                     | 111.93                     | LFH-1 (59181-F)<br>LFH-2 (59182-F)<br>LFH-3 (59184-F) |
| Laramie Fox Hills                                      | 130-BD               | NT               | 145.00                     | 48.33                      | LFH-5 (56118-F)<br>LFH-6 (57849-F)                    |
| <b><u>Guthrie Ranch</u></b>                            |                      |                  |                            |                            |   |
| Arapahoe   | 229-BD               | NT               | 241.00                     | 80.33                      | GA-1 (61236-F)<br>GA-2 (61237-F)                      |
| Laramie Fox Hills                                      | 228-BD               | NT               | 290.00                     | 96.67                      | GLFH-1 (61234-F)<br>GLFH-2 (61235-F)                  |
| <b><u>Falcon Vista</u></b>                             |                      |                  |                            |                            |   |
| Denver   | 49-BD                | NNT 4%           | 22.10                      | 7.37                       |   |
| Arapahoe   | 45307-F              | NT               | 7.00                       | 2.33                       | 45307-F   |
| Laramie Fox Hills                                      | 48-BD                | NT               | 15.00                      | 5.00                       | 45306-F   |
| <b><u>Bentgrass</u></b>                                |                      |                  |                            |                            |   |
| Denver   | 373-BD               | NNT 4%           | 98.80                      | 32.93                      |   |
| Denver   | 562-BD               | NNT 4%           | 19.40                      | 6.47                       |   |
| Arapahoe   | 372-BD               | NT               | 56.00                      | 18.67                      |   |
| Arapahoe   | 561-BD               | NT               | 10.20                      | 3.40                       |   |
| Laramie Fox Hills                                      | 371-BD               | NT               | 50.80                      | 16.93                      |   |
| Laramie Fox Hills                                      | 560-BD               | NT               | 10.50                      | 3.50                       |   |
| <b><u>Hart Water</u></b>                               |                      |                  |                            |                            |   |
| Arapahoe   | 2100-BD              | NT               | 51.50                      | 17.17                      |   |
| Laramie Fox Hills                                      | 2099-BD              | NT               | 62.50                      | 20.83                      |   |
| <b><u>Gaddie Inclusion</u></b>                         |                      |                  |                            |                            |   |
| Denver   | 1314-BD              | NNT              | 12.70                      | 4.23                       | Corrected 092220                                      |
| Arapahoe   | 1313-BD              | NT               | 9.29                       | 3.10                       | Converting Ownership                                  |
| Laramie Fox Hills                                      | 1312-BD              | NT               | 10.66                      | 3.55                       | Converting Ownership                                  |
| <b><u>Falcon Fields Inclusion</u></b>                  |                      |                  |                            |                            |   |
| Denver   | 505-BD               | NNT              | 25.66                      | 8.55                       | Converting Ownership/Location                         |
| Arapahoe   | 504-BD               | NT               | 16.33                      | 5.44                       | Converting Ownership/Location                         |
| Laramie Fox Hills                                      | 503-BD               | NT               | 18.12                      | 6.04                       | Converting Ownership/Location                         |
| <b><u>Younger Water</u></b>                            |                      |                  |                            |                            |   |
| Denver   | 99CW214              | NT               | 1,158.74                   | 386.25                     |   |
| Arapahoe   | 99CW214              | NT               | 940.62                     | 313.54                     |   |
| <b><u>Sub Total Non-Renewable Supply</u></b>           |                      |                  | <b>5,155.22</b>            | <b>1,718.41</b>            |   |
| <b><u>Woodmen Hills Renewable Water Supply</u></b>     |                      |                  |                            |                            |   |
| Guthrie Alluvial                                       | Finding 5/5/83       | Trib             | 89.00                      | 89.00                      | 612-RFP; 27554-FP                                     |
| Cherokee Contract                                      |                      |                  | 350.00                     | 350.00                     |   |
| <b><u>Sub Total Renewable Supply</u></b>               |                      |                  | <b>439.00</b>              | <b>439.00</b>              |   |
| <b>TOTAL WATER SUPPLY</b>                              |                      |                  | <b>5,594.22</b>            | <b>2,157.41</b>            |   |

| <b><u>Woodmen Hills Miscellaneous Water Supplies</u></b>                          |                        |  |       |              |  |
|---|------------------------|--|-------|--------------|--|
| 1. Surface Water Diversion  |                        |  |       | 25% of 2 cfs | Currently GC Irrigation  |
| 2. Evaporation Deficit and Lawn Irrigation Return Flow Credit (Replacement Plan ) |                        |  |       |              | Pending  |
| 3. Non-determined and/or un-included Lands 83 acres                               |                        |  |       |              | Underlying Water Rights held by WHMD but awaiting determinations. These are often processed in batches |
|   | Non-renewable Supplies |  |       |              |  |
| Denver  |                        |  | 53.25 | 17.75        |  |
| Arapahoe  |                        |  | 33.87 | 11.29        |  |
| Laramie Fox Hills   |                        |  | 37.59 | 12.53        |  |

# *Appendix D*



# WOODMEN HILLS MD 2023 Drinking Water Quality Report

## Covering Data For Calendar Year 2022

Public Water System ID: CO0121930

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

We are pleased to present to you this year's water quality report. Our constant goal is to provide you with a safe and dependable supply of drinking water. Please contact JD SHIVVERS at 719-896-0274; 719-495-2500 with any questions or for public participation opportunities that may affect water quality. **Please see the water quality data from our wholesale system(s) (either attached or included in this report) for additional information about your drinking water.**

### General Information

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

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

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

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

In order to ensure that tap water is safe to drink, the Colorado Department of Public Health and Environment prescribes

regulations limiting the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration regulations establish limits for contaminants in bottled water that must provide the same protection for public health.

### Lead in Drinking Water

Lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high quality drinking water and removing lead pipes, but cannot control the variety of materials used in plumbing components in your home. You share the responsibility for protecting yourself and your family from the lead in your home plumbing. You can take responsibility by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Before drinking tap water, flush your pipes for several minutes by running your tap, taking a shower, doing laundry or a load of dishes. You can also use a filter certified by an American National Standards Institute accredited certifier to reduce lead in drinking water. If you are concerned about lead in your water and wish to have your water tested, contact JD SHIVVERS at 719-896-0274; 719-495-2500. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at [epa.gov/safewater/lead](https://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](https://wqcdcompliance.com/ccr). The report is located under "Guidance: Source Water Assessment Reports". Search the table using our system name or ID, or by contacting JD SHIVVERS at 719-896-0274; 719-495-2500. The Source Water Assessment Report provides a screening-level evaluation of potential contamination that **could** occur. It **does not** mean that the contamination **has or will** occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan. Potential sources of contamination in our source water area are listed on the next page. Please contact us to learn more about what you can do to help protect your drinking water sources, any questions about the Drinking Water Quality Report, to learn more about our system, or to attend scheduled public meetings. We want you, our valued customers, to be informed about the services we provide and the quality water we deliver to you every day.



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

### Detected Contaminants

WOODMEN HILLS MD routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table(s) show all detections found in the period of January 1 to December 31, 2022 unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one-year-old. Violations and Formal Enforcement Actions, if any, are reported in the next section of this report.

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

| <b>Disinfectants Sampled in the Distribution System</b>  |                |   |                               |             |              |         |
|--|----------------|---|-------------------------------|-------------|--------------|---------|
| <b>TT Requirement:</b> At least 95% of samples per period (month or quarter) must be at least 0.2 ppm <b><u>OR</u></b><br>If sample size is less than 40 no more than 1 sample is below 0.2 ppm<br><b>Typical Sources:</b> Water additive used to control microbes |                |   |                               |             |              |         |
| Disinfectant Name  | Time Period    | Results   | Number of Samples Below Level | Sample Size | TT Violation | MRDL    |
| Chlorine   | December, 2022 | <u>Lowest period</u> percentage of samples meeting TT requirement: 100% | 0                             | 12          | No           | 4.0 ppm |

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

|   |
|---|
| <b>Disinfection Byproducts Sampled in the Distribution System</b> |
|---|



| Name                          | Year | Average | Range<br>Low – High | Sample<br>Size | Unit of<br>Measure | MCL | MCLG | MCL<br>Violation | Typical Sources                          |
|-------------------------------|------|---------|---------------------|----------------|--------------------|-----|------|------------------|--|
| Total Haloacetic Acids (HAA5) | 2022 | 6.7     | 6.7 to 6.7          | 1              | ppb                | 60  | N/A  | No               | Byproduct of drinking water disinfection |
| Total Trihalomethanes (TTHM)  | 2022 | 42.2    | 42.2 to 42.2        | 1              | ppb                | 80  | N/A  | No               | Byproduct of drinking water disinfection |

**Radionuclides Sampled at the Entry Point to the Distribution System**

| Contaminant Name | Year | Average | Range<br>Low – High | Sample<br>Size | Unit of<br>Measure | MCL | MCLG | MCL<br>Violation | Typical Sources             |
|------------------|------|---------|---------------------|----------------|--------------------|-----|------|------------------|-----------------------------|
| Gross Alpha      | 2019 | 1.62    | 0 to 3.46           | 4              | pCi/L              | 15  | 0    | No               | Erosion of natural deposits |
| Combined Uranium | 2019 | 0.5     | 0 to 2              | 4              | ppb                | 30  | 0    | No               | Erosion of natural deposits |

**Inorganic Contaminants Sampled at the Entry Point to the Distribution System**

| Contaminant Name | Year | Average | Range<br>Low – High | Sample<br>Size | Unit of<br>Measure | MCL | MCLG | MCL<br>Violation | Typical Sources  |
|------------------|------|---------|---------------------|----------------|--------------------|-----|------|------------------|--|
| Arsenic          | 2022 | 0.5     | 0 to 2              | 4              | ppb                | 10  | 0    | No               | Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes |
| Barium           | 2022 | 0.03    | 0.01 to 0.09        | 4              | ppm                | 2   | 2    | No               | Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits             |
| Chromium         | 2022 | 3       | 3 to 3              | 4              | ppb                | 100 | 100  | No               | Discharge from steel and pulp mills; erosion of natural deposits                                       |

**Inorganic Contaminants Sampled at the Entry Point to the Distribution System**

| Contaminant Name | Year | Average | Range Low – High | Sample Size | Unit of Measure | MCL | MCLG | MCL Violation | Typical Sources   |
|------------------|------|---------|------------------|-------------|-----------------|-----|------|---------------|---|
| Fluoride         | 2020 | 0.92    | 0.67 to 1.24     | 4           | ppm             | 4   | 4    | No            | Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories |
| Nitrate          | 2022 | 1.15    | 0 to 4.4         | 4           | ppm             | 10  | 10   | No            | Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits                               |
| Selenium         | 2022 | 0.75    | 0 to 3           | 4           | ppb             | 50  | 50   | No            | Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines                          |

**Secondary Contaminants\*\***

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

| Contaminant Name | Year | Average | Range Low – High | Sample Size | Unit of Measure | Secondary Standard |
|------------------|------|---------|------------------|-------------|-----------------|--------------------|
| Sodium           | 2022 | 109.68  | 80 to 133.3      | 4           | ppm             | N/A                |

**Unregulated Contaminants\*\*\***

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

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



**Non-Health-Based Violations**

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

| Name | Description | Time Period |
|------|-------------|-------------|
|------|-------------|-------------|

**Additional Violation Information**

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

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

# *Appendix E*

# WATER SUPPLY INFORMATION SUMMARY

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   |   | <u>Meridian Storage</u>  |   |
| 2. LAND USE ACTION   |   | <u>Final Plat</u>  |   |
| 3. NAME OF EXISTING PARCEL AS RECORDED   |   | Falcon Ranchettes Filing No. 1A  |   |
| SUBDIVISION  | <u>See Above</u>  | FILING   | <u>1A</u>   |
| BLOCK  | <u>N/A</u>  | Lot  | <u>N/A</u>  |
| 4. TOTAL ACERAGE   | <u>9.6</u>  | 5. NUMBER OF LOTS PROPOSED   | <u>2</u>  |
|  |   | PLAT MAPS ENCLOSED   | <input checked="" type="checkbox"/> YES   |
| 6. PARCEL HISTORY - Please attach copies of deeds, plats, or other evidence or documentation. (In submittal package)                                     |   |  |   |
| A. Was parcel recorded with county prior to June 1, 1972?  |   | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  |   |
| B. Has the parcel ever been part of a division of land action since June 1, 1972?  |   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO  |   |
| If yes, describe the previous action   |   |  |   |
| 7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner. (In submittal)   |   |  |   |
| <u>SE 1/4</u> OF   | SECTION <u>1</u>  | TOWNSHIP <u>13</u>   | <input type="checkbox"/> N <input checked="" type="checkbox"/> S  |
|  |   | RANGE <u>65</u>  | <input type="checkbox"/> E <input checked="" type="checkbox"/> W  |
| PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA |   |  |   |
| 8. PLAT - Location of all wells on property must be plotted and permit numbers provided.   |   |  |   |
| Surveyors plat <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   |   | If not, scaled hand-drawn sketch <input type="checkbox"/> YES <input type="checkbox"/> NO                      |   |
| 9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Foot per Year  |   | 10. WATER SUPPLY SOURCE <span style="float: right;">Various</span>   |   |
| HOUSEHOLD USE # _____ of units _____ GPD _____ AF  | <input checked="" type="checkbox"/> EXISTING <input type="checkbox"/> DEVELOPED <input type="checkbox"/> NEW WELLS<br>WELLS SPRING<br>WELL PERMIT NUMBERS<br><u>Multiple existing wells in the District's portfolio</u> |  | <input type="checkbox"/> Alluvial <input type="checkbox"/> Upper Arapahoe<br><input type="checkbox"/> Upper Dawson <input type="checkbox"/> Lower Arapahoe<br><input type="checkbox"/> Lower Dawson <input type="checkbox"/> Laramie Fox Hills<br><input type="checkbox"/> Denver <input type="checkbox"/> Dakota<br><input type="checkbox"/> Other |
| COMMERCIAL USE # * <u>1.00</u> of units <u>85.5</u> GPD <u>0.096</u> AF  | <input type="checkbox"/> MUNICIPAL<br><input type="checkbox"/> ASSOCIATION<br><input type="checkbox"/> COMPANY<br><input checked="" type="checkbox"/> DISTRICT<br>NAME <u>Woodmen Hills Metropolitan District</u>       |  | WATER COURT DECREE CASE NUMBERS<br><u>373-BD, 562-BD</u><br><u>372-BD, 561-BD</u><br><u>371-BD, 560-BD</u><br><u>Numerous Additional determinations and other water rights</u>  |
| IRRIGATION # ** <u>640.62</u> GPD <u>0.718</u> AF  |   |  |   |
| STOCK WATERING # _____ of head _____ GPD _____ AF  | LETTER OF COMMITMENT FOR SERVICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO  |  |   |
| OTHER _____ GPD _____ AF   |   |  |   |
| TOTAL <u>726</u> GPD <u>0.813</u> AF *   |   |  |   |
| * Based on actual fixture counts using Table E103.3(3) in the International Plumbing Code  |   |  |   |
| ** Based on actual landscape design company usage quantities. See water resources report.  |   |  |   |
| 11. ENGINEER'S WATER SUPPLY REPORT   |   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO  |   |
| If yes, please forward with this form. (This may be required before our review is completed)   |   |  |   |
| 12. TYPE OF SEWAGE DISPOSAL SYSTEM <span style="float: right;"><u>N/A (Irrigation Only)</u></span>   |   |  |   |
| <input type="checkbox"/> SEPTIC TANK/LEACH FIELD   |   | <input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME: <u>Woodmen Hills Metropolitan District</u> |   |
| <input type="checkbox"/> LAGOON  |   | <input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO: _____  |   |
| <input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)   |   | <input type="checkbox"/> OTHER: _____  |   |

# *Appendix F*











GENERAL IRRIGATION NOTES

- 1. IRRIGATION DESIGN IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
2. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT'S SPECIFICATIONS TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
6. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
8. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
11. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS, FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.

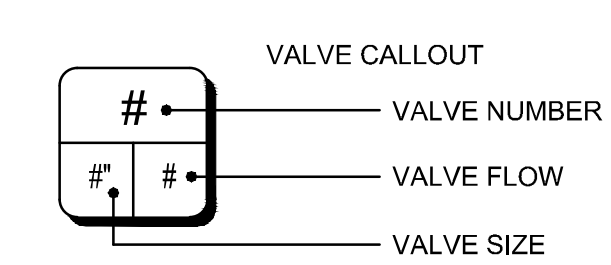
- 12. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
13. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
14. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
15. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
17. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3MS "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
18. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3MS "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.
22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
23. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.

- 26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
28. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
29. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.
30. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
31. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
33. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
34. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
D. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
E. ONE OF EACH TYPE OF VALVE INSTALLED.
F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
35. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
37. CONTRACTOR SHALL INSTALL MAINLINES +/-12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
39. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

IRRIGATION SCHEDULE

Table with 3 columns: SYMBOL, MANUFACTURER/MODEL/DESCRIPTION, and DETAIL. Includes entries for Hunter ICZ-101-25-LF 1" Drip Control Zone Kit, NIBCO 4660-T SCHEDULE DESCRIPTION, and Hunter HE-B emitter schedule.

Table with 3 columns: SYMBOL, MANUFACTURER/MODEL/DESCRIPTION, and DETAIL. Includes entries for Hunter HQ-44LRC 1" Quick Coupler Valve, NIBCO T-113-K Class 125 Bronze Gate Shut Off Valve, NIBCO 4660-S Schedule 40 Manual Ball Valve, 1" NIBCO T-113-K 1" Class 125 Bronze Manual Drain Valve, FEBCO 825Y 1" Reduced Pressure Backflow Preventer, Hunter I2C-0800-M 8 Station Outdoor Modular Controller, Hunter WSS Wireless Solar, Rain Freeze Sensor, and various pipe and sleeve specifications.



STANDARD CITY OF COLORADO SPRINGS IRRIGATION NOTES

\*THE CITY HAS ADOPTED PERMANENT WATER-WISE REGULATIONS AS OF JANUARY 1, 2020, WHICH WILL AFFECT THE OVERALL OPERATION OF THE IRRIGATION SYSTEM. FROM MAY 1 TO OCTOBER 15, SPRINKLERS CAN BE OPERATED BEFORE 10 A.M. AND AFTER 6 P.M. WATERING IS LIMITED TO THREE DAYS A WEEK (DRIP IRRIGATION IS ALLOWED AT ANY TIME). ESTABLISHMENT PERMITS ARE REQUIRED FROM COLORADO SPRINGS UTILITIES FOR CUSTOMERS WHO NEED TO TEMPORARILY WATER MORE THAN THREE DAYS A WEEK TO ESTABLISH NEW LANDSCAPES. ALLOCATION PLANS ARE AVAILABLE FOR CUSTOMERS WHO NEED MORE WATERING SCHEDULE FLEXIBILITY FROM COLORADO SPRINGS UTILITIES.\*

\*FOR ALL DESIGN IRRIGATION SYSTEMS, IF MORE THAN THREE DAYS A WEEK ARE REQUIRED TO PROVIDE REQUIRED COVERAGE WITH SPRAY/ROTOR STATIONS/VALVES, A WATER ALLOCATION PLAN IS REQUIRED FROM COLORADO SPRINGS UTILITIES.\*

\*CITY AFFIDAVIT NOTE - THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE IRRIGATION INSPECTION AFFIDAVIT BASED ON APPROVED IRRIGATION PLAN. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS AND A FUNCTIONAL TEST OF THE IRRIGATION SYSTEM SHALL BE PERFORMED TO ACCURATELY COMPLETE THE AFFIDAVIT. FINAL CO OR FINANCIAL ASSURANCES RELEASE SHALL NOT BE PROCESSED UNTIL AN EXECUTED AND APPROVED AFFIDAVIT IS SUBMITTED TO CITY STAFF. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5995) AND AS NECESSARY OUR DRE OFFICE (719-385-5882)\*.

TOTAL IRRIGATED AREA

15,629 SF

VALVE SCHEDULE

Table with 6 columns: NUMBER, MODEL, SIZE, TYPE, GPM. Lists valves A1 through B3 with their respective models and flow rates.

IRRIGATION CONTROLLER CHART

Table with 10 columns: Zone, Plant Type, Head Type, Nozzle, Application Rate, GPM, Inches/Month, Run Time (minutes per month), Run Time (Three times a week). Lists zones A1 through B3 with their irrigation parameters.

Contractor Notes:
~ Use the above schedule as a rough guide. Monitor plant health & soil moisture. Adjust water schedule, run times, & frequency accor
~ Abide by jurisdictional water window requirements when running the irrigation.

WATER DEMAND ANALYSIS

Table with 8 columns: Type, Square Feet, Acreage, Inches/Month, Inches/Year, Feet/Year, Estimated Demand (Acre Ft/Yr), Gallons/Year. Shows total demand for Plant Beds as 15,629 sq ft, 0.36 acres, 4 inches/month, 24 inches/year, 2 feet/year, 0.72 acre ft/year, and 233,825 gallons/year.

Notes:
~ Use the above demand as a rough guide. Demand may change based on numerous factors.
~ Due to Point Source Irrigation in the Plant Beds, the amount in the Square Feet column is based on the estimated plant material coverage and may differ from the Plant Bed area on the landscape plan.

CRITICAL ANALYSIS

Generated: 2024-03-01 11:2

P.O.C.: B
Water Source Information: Use 1" tap into the domestic waterline downstream of the building meter.

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 18.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Elevation Change: 5 ft
Service Line Size: 1"
Length of Service Line: 20 ft
Pressure Available: 76 PSI

DESIGN ANALYSIS
Maximum Station Flow: 1.6 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 16.6 GPM

Critical Station: A6
Design Pressure: 40 PSI
Friction Loss: 0.03 PSI
Fittings Loss: 0 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3 PSI
Pressure Req. at Critical Station: 43.0 PSI
Loss for Fittings: 0.06 PSI
Loss for Main Line: 0.59 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 11.8 PSI
Loss for Water Meter: 0.2 PSI
Critical Station Pressure at POC: 55.7 PSI
Pressure Available: 76 PSI
Residual Pressure Available: 20.3 PSI

P.O.C.: A
Water Source Information: Use dedicated irrigation tap and meter. See civil for tap size and meter size and location.

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available: 18.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Pressure Available: 80 PSI

DESIGN ANALYSIS
Maximum Station Flow: 3.67 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 14.53 GPM

Critical Station: A6
Design Pressure: 40 PSI
Friction Loss: 0.14 PSI
Fittings Loss: 0.01 PSI
Elevation Loss: 0 PSI
Loss through Valve: 4.12 PSI
Pressure Req. at Critical Station: 44.3 PSI
Loss for Fittings: 0.46 PSI
Loss for Main Line: 4.58 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 11.8 PSI
Critical Station Pressure at POC: 61.1 PSI
Pressure Available: 80 PSI
Residual Pressure Available: 18.9 PSI

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

Galloway logo and contact information: 1155 Kelly Johnson Blvd., Suite 305, Colorado Springs, CO 80920, 719.900.7220, GallowayUS.com

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SITE DEVELOPMENT PLAN
MERIDIAN STORAGE
MERIDIAN STORAGE, LLC
PPR2336
STATE OF COLORADO, MERIDIAN ROAD & OWL PLACE
EL PASO COUNTY, FALCON, CO 80931

Table with 4 columns: #, Date, Issue / Description, Init. Contains a grid for tracking changes or issues.

Project Information table: Project No: MRS01.2, Drawn By: JAC, Checked By: TDN, Date: MARCH 2024.

IRRIGATION NOTES & DETAILS
IR2.0





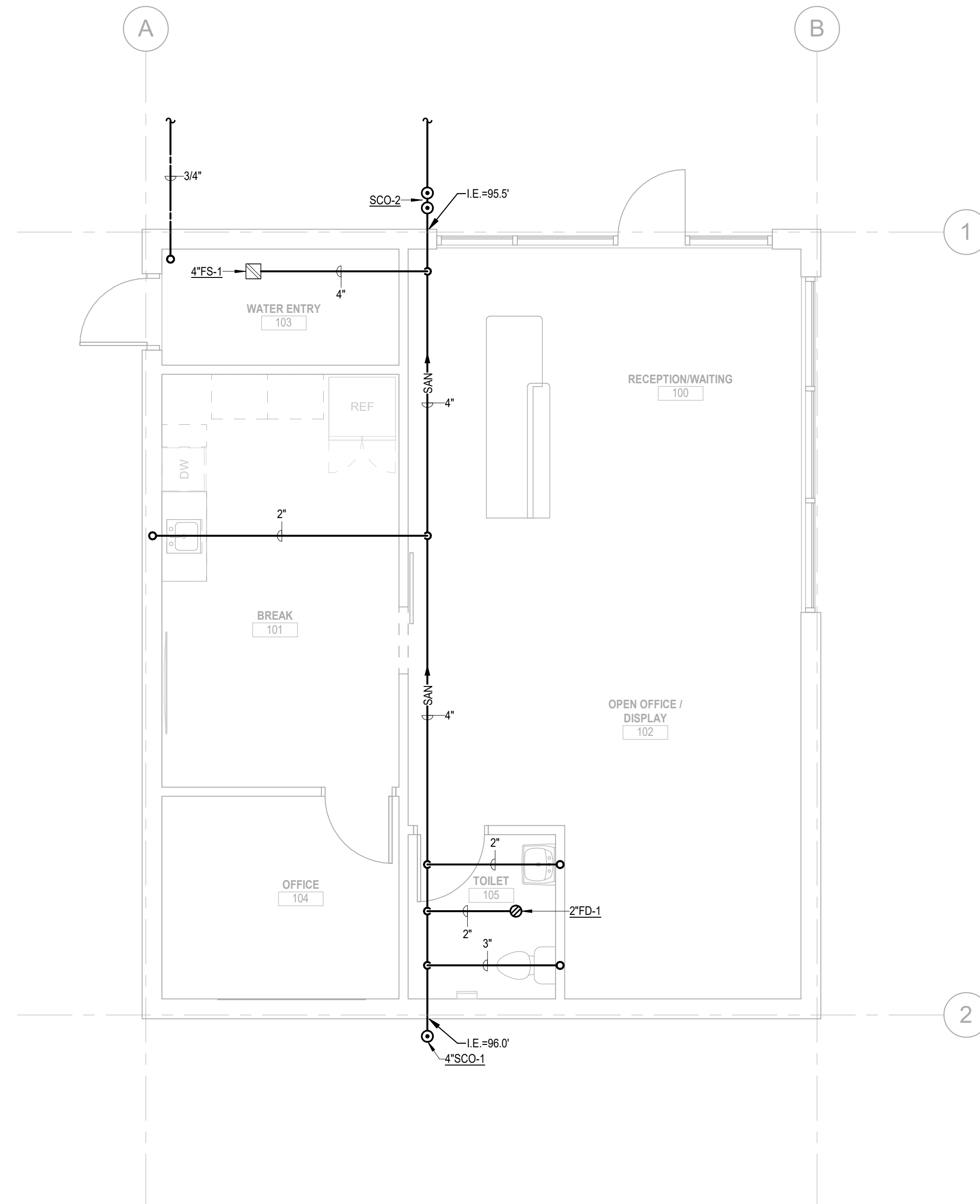


**MEP**  
ENGINEERING INC.  
6402 S TROY CIRCLE SUITE 100  
CENTENNIAL, CO 80111  
P (303) 936-1633 | MEP-ENG.COM  
MEP PROJECT #: 23241

**YOW Architects PC**  
Architecture & Planning  
115 S. Weber Colorado Springs, Colorado 719-475-8133

**GENERAL NOTES:**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CUTTING AND PATCH WITH GENERAL CONTRACTOR.
2. CONTRACTOR SHALL FIELD VERIFY ALL PLUMBING SYSTEMS, PIPE SIZES, SLOPES, INVERTS, DIRECTIONS OF FLOW, AND EXACT LOCATIONS PRIOR TO BEGINNING WORK.
3. PLANS ARE DIAGRAMMATIC AND ONLY SHOW THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED. THE PLANS DO NOT SHOW EVERY OFFSET AND TRANSITION. CONTRACTOR SHALL FOLLOW PLANS IN LAYING OUT WORK AND COORDINATE WITH OTHER TRADES TO VERIFY SPACE IN WHICH WORK IS INSTALLED.
4. REFER TO SCHEDULES, DIAGRAMS AND ISOMETRIC DIAGRAMS FOR ALL PIPE SIZES NOT SHOWN ON PLAN. FIELD VERIFY EXISTING PIPE SIZES PRIOR TO BEGINNING WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ANY AND ALL SERVICE DOWNTIME WITH AFFECTED TENANT(S) AND PROJECT MANAGER PRIOR TO THE INTERRUPTION OF SERVICE.
6. COORDINATE SCHEDULE OF FLOOR PENETRATIONS AND WASTE PIPE INSTALLATION WITH TENANT BELOW AND BUILDING MANAGEMENT PRIOR TO BEGINNING CONSTRUCTION. UTILIZE ANY EXISTING ROUGH-IN AND BUILDING MAIN WASTE AND VENT CONNECTIONS.
7. CONTRACTOR SHALL CONFIRM REQUIREMENTS FOR LOCATING STEEL REINFORCING PRIOR TO MAKING FLOOR PENETRATIONS. PERFORM FLOOR X-RAY AS REQUIRED TO LOCATE STEEL.
8. CONTRACTOR SHALL FIELD VERIFY THE PIPING CONTINUITY OF SERVICE TO EXISTING FIXTURES TO REMAIN PRIOR TO BEGINNING DEMOLITION OF PIPING.



**UNDERSLAB PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

| Revision Schedule |                |          |
|-------------------|----------------|----------|
| 1                 | MEP Review Set | 10/27/23 |
|                   |                |          |
|                   |                |          |
|                   |                |          |
|                   |                |          |
|                   |                |          |
|                   |                |          |
|                   |                |          |
|                   |                |          |
|                   |                |          |

**Meridian Self Storage Facility - Office**  
7945 Meridian Park Dr, Falcon, CO

Project Number  
**23.071**  
Date  
03.11.2024  
Drawn By  
AMD  
Checked By  
KVB

**P1.0**  
UNDERSLAB PLUMBING  
PLAN  
Scale  
1/4" = 1'-0"

**WOODMEN HILLS METROPOLITAN DISTRICT**  
8046 Eastonville Rd, Peyton, CO 80831  
Office: (719) 495-2500

|                               |                     |
|-------------------------------|---------------------|
| Customer: Meridian Storage    | Address: TBD        |
| Owner: Mike Texer             | Building            |
| Type of Occupancy: Commercial | By: Ryan Mangino    |
| Legal Address: TBD            | Filing: Lot: Block: |

**International Plumbing Code - Table E103.3(2)**

| Fixture                                  | Occupancy         | Type of Supply Control | Load Values, in WSFU |      |       | # of Fixtures | Total Fixture Values | Demand GPD (@ 15 GPD/WSFU) | Demand (GAL/YR) |
|--|-------------------|------------------------|----------------------|------|-------|---------------|----------------------|----------------------------|-----------------|
|  |                   |                        | Cold                 | Hot  | Total |               |                      |                            |                 |
| Bathroom group                           | Private           | Flush tank             | 2.70                 | 1.50 | 3.60  | 0             | 0                    | 0                          | 0               |
| Bathroom group                           | Private           | Flushometer valve      | 6.00                 | 3.00 | 8.00  | 0             | 0                    | 0                          | 0               |
| Bathtub                                  | Private           | Faucet                 | 1.00                 | 1.00 | 1.40  | 0             | 0                    | 0                          | 0               |
| Bathtub                                  | Public            | Faucet                 | 3.00                 | 3.00 | 4.00  | 0             | 0                    | 0                          | 0               |
| Bidet                                    | Private           | Faucet                 | 1.50                 | 1.50 | 2.00  | 0             | 0                    | 0                          | 0               |
| Combination fixture                      | Private           | Faucet                 | 2.25                 | 2.25 | 3.00  | 0             | 0                    | 0                          | 0               |
| Dishwashing machine                      | Private           | Automatic              |                      | 1.40 | 1.40  | 1             | 1.4                  | 21                         | 7,665           |
| Drinking Fountain/Dispenser (3/8" Valve) | Offices, etc.     | 3/8" valve             | 0.25                 |      | 0.25  | 0             | 0                    | 0                          | 0               |
| Hose bib                                 | Private           | 3/4"                   | 2.50                 |      | 2.50  | 0             | 0                    | 0                          | 0               |
| Hose bib                                 | Pub               | 3/4"                   | 2.50                 |      | 2.50  | 0             | 0                    | 0                          | 0               |
| Kitchen sink                             | Private           | Faucet                 | 1.00                 | 1.00 | 1.40  | 1             | 1.4                  | 21                         | 7,665           |
| Kitchen sink                             | Hotel, restaurant | Faucet                 | 3.00                 | 3.00 | 4.00  | 0             | 0                    | 0                          | 0               |
| Laundry Trays (1 to 3)                   | Private           | Faucet                 | 1.00                 | 1.00 | 1.40  | 0             | 0                    | 0                          | 0               |
| Lavatory                                 | Private           | Faucet                 | 0.50                 | 0.50 | 0.70  | 1             | 0.7                  | 10.5                       | 3,833           |
| Lavatory                                 | Public            | Faucet                 | 1.50                 | 1.50 | 2.00  | 0             | 0                    | 0                          | 0               |
| Service sink                             | Offices, etc.     | Faucet                 | 2.25                 | 2.25 | 3.00  | 0             | 0                    | 0                          | 0               |
| Shower head                              | Public            | Mixing valve           | 3.00                 | 3.00 | 4.00  | 0             | 0                    | 0                          | 0               |
| Shower head                              | Private           | Mixing valve           | 1.00                 | 1.00 | 1.40  | 0             | 0                    | 0                          | 0               |
| Urinal                                   | Public            | 1" flushometer valve   | 10.00                |      | 10.00 | 0             | 0                    | 0                          | 0               |
| Urinal                                   | Public            | 3/4" flushometer valve | 5.00                 |      | 5.00  | 0             | 0                    | 0                          | 0               |
| Urinal                                   | Public            | Flush tank             | 3.00                 |      | 3.00  | 0             | 0                    | 0                          | 0               |
| Washing machine (8 lb.)                  | Private           | Automatic              | 1.00                 | 1.00 | 1.40  | 0             | 0                    | 0                          | 0               |
| Washing machine (8 lb.)                  | Public            | Automatic              | 2.25                 | 2.25 | 3.00  | 0             | 0                    | 0                          | 0               |
| Washing machine (15 lb.)                 | Public            | Tauto                  | 3.00                 | 3.00 | 4.00  | 0             | 0                    | 0                          | 0               |
| Water closet                             | Private           | Flushometer valve      | 6.00                 |      | 6.00  | 0             | 0                    | 0                          | 0               |
| Water closet                             | Private           | Flush tank             | 2.20                 |      | 2.20  | 1             | 2.2                  | 33                         | 12,045          |
| Water closet                             | Public            | Flushometer valve      | 10.00                |      | 10.00 | 0             | 0                    | 0                          | 0               |
| Water closet                             | Public            | Flush tank             | 5.00                 |      | 5.00  | 0             | 0                    | 0                          | 0               |
| Water closet                             | Public or private | Flushometer valve      | 2.00                 |      | 2.00  | 0             | 0                    | 0                          | 0               |
| *Irrigation (trees, shrubs, & sod)       |                   |                        |                      |      |       |               |                      |                            | 233,825         |
| <b>Totals</b>                            |                   |                        |                      |      |       |               |                      |                            | <b>4</b>        |
|  |                   |                        |                      |      |       |               |                      |                            | <b>5.7</b>      |
|  |                   |                        |                      |      |       |               |                      |                            | <b>85.5</b>     |
|  |                   |                        |                      |      |       |               |                      |                            | <b>265,033</b>  |

|        |       |
|--------|-------|
| GPY    | AF/YR |
| 31,208 | 0.10  |
|        | 0.72  |