WOODMEN HILLS METROPOLITAN DISTRICT

THE MARKETS AT BENT GRASS

PRELIMINARY PLAN

WATER RESOURCES REPORT

February 2026
Revised: May 2026

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1.0 INTRODUCTION

The purpose of this report is to address the specific water and wastewater needs of the Markets at Bent Grass concept plan for the Woodmen Hills Metropolitan District (WHMD, the District). ***Please note that this report supersedes prior reports for this filing and should not be counted as an addition to prior reports for this filing. The values in this report are based on a Preliminary Plan and are subject to change at final platting and actual building development.***

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

2.0 PROJECTED LAND USES

2.1 Projected Land Uses

The lands proposed are included within the WHMD service boundary. The proposed Preliminary Plan calls for two (2) "Big Box" commercial buildings (lots 1 & 2) and 12 smaller lots (lots 3-14), for which each use is not finally identified.

Presumptive usage values are based on preliminary building areas provided by the developer, values established by El Paso County, and estimated demands in unknown commercial areas (Lots 3 through 14).

Table 2.1 below provides calculations of water and wastewater demands based on the information clarified above.

The Markets at Bent Grass - Preliminary Plan
Estimate of Water & Wastewater Demands

Land Use	Water								Wastewater
	Number of Units	Developed Lot Acreage Note 1 (Acres)	Indoor Unit Size Note 2 (SF)	Indoor ADF (@0.1 GPD/SF) Note 3 (GPD)	Indoor Annual Use (AF)	Irrigation Area Note 4 (SF)	Irrigation Use Note 5 (AF)	Total Indoor & Irrigation (AF)	ADF @ 90% Indoor Use (GPD)
Big Box Commercial 1	1	11.885	140,704	14,070	15.761	93,000	5.264	21.025	12,663
Big Box Commercial 2	1	10.333	153,347	15,335	17.177	51,000	2.887	20.064	13,801
Unknown Commercial	12	12.368	76,674	7,667	8.589	134,688	7.623	16.212	6,901
TOTALS		**34.586**	**370,725**	**37,073**	**41.527**	**278,688**	**15.774**	**57.300**	**33,365**

Presumptive Use Values. In the absence of data on water use to the contrary or other minimum values established as acceptable by the State Engineer, the following presumptive values will be used to calculate the annual water demand:

1. Developed Lot Acreage only includes lots for commercial uses, and does not include detention areas, open space, rights-of-way, etc.

2. Anticipated Indoor Unit Sizes provided by developer.

3. Commercial and industrial inside use of 0.1 gallon per day for each square foot of developed space per 8.4.7(B)(7)(d) of the EPC Land Development Code.

4. Based on landscaping values provided by developer of 93,000 SF and 51,000 SF for Lots 1 & 2, respectively. A value of 25% of Irrigation Area per lot acreage was used as an assumption for "Unknown Commercial" Irrigation Area.

5. Based on 0.0566 acre feet per 1,000 square feet of landscaping per 8.4.7(B)(7)(d) of the EPC Land Development Code.

Table-2.1

3.0 WATER NEEDS AND CURENT SUPPLY

3.1 *Water Demand*

Water demands are expressed in acre-feet (AF) per year and are determined using single-family equivalent (SFE) user characteristics. This is an established and well-known practice used to determine projected water demands.

Existing water users in the District are represented by the following:

- 3,597 single-family homes
- 295 SFE-equivalent commercial taps
- *This yields a current total of 3,892 SFEs currently served by the District.*

3.2 Current (2026) Demand versus Supply

Legal Supply Component

The District's formal water inventory is noted in **Table 3.2** below. The total legal water supply for the District is estimated at 2,157.4 acre-feet when considered on a 300-year basis (denoted as AF_{300} in successive areas of this report). This is equivalent to 6,111 SFEs at an established value for WHMD of 0.353 acre-feet per SFE.

In summary, the District has adequate (current) legal supply to support the proposed development.

6,111 total legal SFEs
-3,892 existing SFEs
2,219 available SFEs

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	
Woodmen Hills Non-Renewable Water Supply					
Dawson	129-BD	NNT - RP	55.00	18.33	60830-F; 60831-F
Dawson	133-BD	NNT - RP	102.00	34.00	60832-F; 60833-F
Dawson/Denver			240.00	80.00	11335-F
Denver	Pre-128-BD	NNT 4%	0.00	0.00	28030-F
Denver	128-BD	NNT 4%	530.90	176.97	
Denver	132-BD	NNT 4%	251.00	83.67	
Arapahoe	127-BD	NT	195.60	65.20	A-1 (59180-F) A-2 (59179-F) A-3 (59183-F)
Arapahoe	131-BD	NT	173.00	57.67	A-5 (56121-F) A-6 (57848-F)
Laramie Fox Hills	126-BD	NT	335.80	111.93	LFH-1 (59181-F) LFH-2 (59182-F) LFH-3 (59184-F)
Laramie Fox Hills	130-BD	NT	145.00	48.33	LFH-5 (56118-F) LFH-6 (57849-F)
Guthrie Ranch					
Arapahoe	229-BD	NT	241.00	80.33	GA-1 (61236-F) GA-2 (61237-F)
Laramie Fox Hills	228-BD	NT	290.00	96.67	GLFH-1 (61234-F) GLFH-2 (61235-F)
Falcon Vista					
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
Bentgrass					
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	
Hart Water					
Arapahoe	2100-BD	NT	51.50	17.17	
Laramie Fox Hills	2099-BD	NT	62.50	20.83	
Gaddie Inclusion					
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
Falcon Fields Inclusion					
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
Younger Water					
Denver	99CW214	NT	1,158.74	386.25	
Arapahoe	99CW214	NT	940.62	313.54	
Sub Total Non-Renewable Supply			***5,155.22***	***1,718.41***	
Woodmen Hills Renewable Water Supply					
Guthrie Alluvial	Finding 5/5/83	Trib	89.00	89.00	612-RFP; 27554-FP
Cherokee Contract			350.00	350.00	
Sub Total Renewable Supply			***439.00***	***439.00***	
	TOTAL WATER SUPPLY		**5,594.22**	**2,157.41**	
Woodmen Hills Miscellaneous Water Supplies					
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	

Table 3.2: Current WHMD Legal Water Supply

4.0 LONG-TERM AND MASTER PLANNING ELEMENTS

4.1 Adequacy of Water Rights for 2040 and 2060 Needs

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).

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*.

4.2 Municipal Interconnects

The District has an emergency interconnect with Meridian Service Metropolitan District (to the north), an emergency interconnect with Falcon Highlands Metropolitan District (to the south), and an interconnect (non-emergency) with Cherokee Metropolitan District.

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 (Placed online in 2025, replacing old Filter Plant #1)	2.16 MGD Treatment Capacity
Filter Plant #2	0.36 MGD Treatment Capacity
Filter Plant #3	1.30 MGD Treatment Capacity

Total Treatment Capacity: 3.82 MGD

5.3 Water Storage

The District owns and operates three (3) water storage facilities with a total capacity of 5.0 million gallons. There are two 1.0-million gallon tanks and a 3-million gallon tank.

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 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 70 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:

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. It involved a pipeline to a new 3-million-gallon tank (discussed above) and connecting that infrastructure to WHMD's system. While no source of supply was added, the new transmission line opens 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 2027/2028. 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 all of 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 C*** contains a copy of the "WHMD 2025 Drinking Water Quality Report," which outlines water quality delivered to District consumers.

6.0 EL PASO COUNTY MASTER PLANNING ELEMENTS

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 4,500 SFE.

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 4,000 to 4,500 SFEs. Using the current unit user characteristic, and water average, an annual planning need of 1,588.5 acre-feet is anticipated. Current holdings are 2,157.4 acre-feet on a 300-year basis, which is over 25% 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

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 50% 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.

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. The District 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. The District 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 WHMD'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 [300] 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 WHMD'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

   Woodmen Hills is currently working with a neighboring entity, the Falcon Area Water & Wastewater Authority (FAWWA), to further regionalize its system via delivery of the Younger Water to WHMD.

   Woodmen Hills 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.

   The District 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.

Municipal Interconnects

WHMD operates over 55 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.

Woodmen Hills 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.

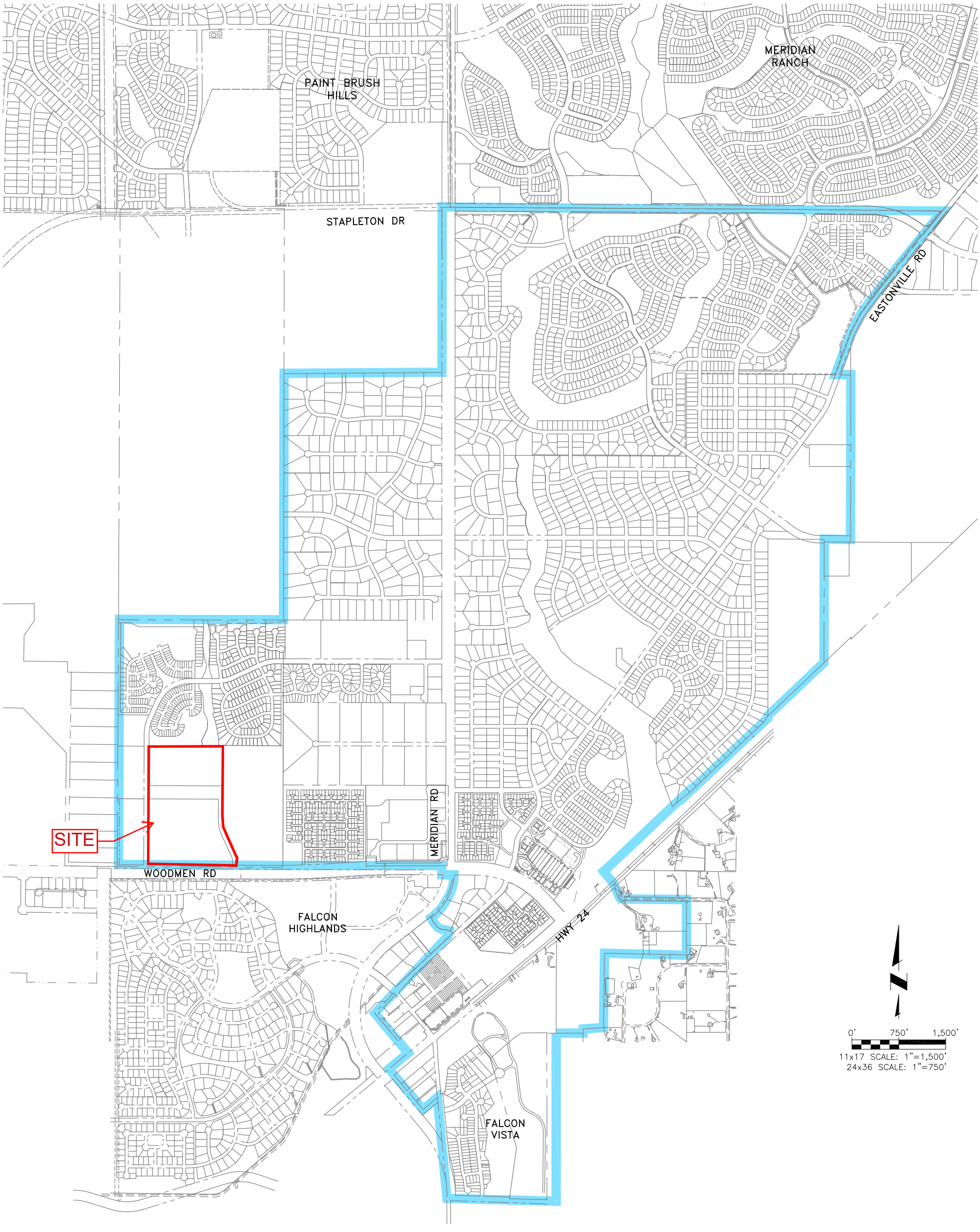
7.0 CONCLUSION

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

Appendix A

IF BAR DOES NOT MEASURE ONE INCH, SCALE OF THIS DRAWING HAS BEEN ALTERED 1"

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

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

Appendix B

Appendix C

WOODMEN HILLS MD 2025 Drinking Water Quality Report
Covering Data For Calendar Year 2024

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 719-314-6048; 719-495-2500; 719-896-0274 with any questions or for public participation opportunities that may affect water quality. **Please see the water quality data from our wholesale system(s) (either attached or included in this report) for additional information about your drinking water.**

General Information

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

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

Contaminant Information

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 effects in people of all ages, especially pregnant people, infants (both formula-fed and breastfed), and young children. Lead in drinking water is primarily from materials and parts used in service lines and in home plumbing. We are responsible for providing high quality drinking water and removing lead pipes but cannot control the variety of materials used in the plumbing in your home. Because lead levels may vary over time, lead exposure is possible even when your tap sampling results do not detect lead at one point in time.

You can help protect yourself and your family by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Using a filter, certified by an American National Standards Institute accredited certifier to reduce lead, is effective in reducing lead exposures. Follow the instructions provided with the filter to ensure the filter is used properly.

Use only cold water for drinking, cooking, and making baby formula. Boiling water does not remove lead from water. Before using tap water for drinking, cooking, or making baby formula, flush your pipes for several minutes. You can do this by running your tap, taking a shower, doing laundry or a load of dishes. If you have a lead service line or galvanized requiring replacement service line, you may need to flush your pipes for a longer period. If you are concerned about lead in your water and wish to have your water tested, contact JD SHIVVERS at 719-314-6048; 719-495-2500; 719-896-0274. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at epa.gov/safewater/lead.

Service Line Inventory

New state and federal laws require us to inventory all water service lines in our service area to classify the material. A service line is the underground pipe that carries water from the water main, likely in the street, into your home or building. If you would like to view a copy of our service line inventory or have questions about the material of your service line, contact JD SHIVVERS at 719-314-6048; 719-495-2500; 719-896-0274.

Source Water Assessment and Protection (SWAP)

The Colorado Department of Public Health and Environment may have provided us with a Source Water Assessment Report for our water supply. For general information or to obtain a copy of the report please visit wqcdcompliance.com/ccr. The report is located under "Guidance: Source Water Assessment Reports". Search the table using our system name or ID, or by contacting JD SHIVVERS at 719-314-6048; 719-495-2500; 719-896-0274. 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 below. Please contact us to learn more about what you can do to help protect your drinking water sources, any questions about the Drinking Water Quality Report, to learn more about our system, or to attend scheduled public meetings. We want you, our valued customers, to be informed about the services we provide and the quality water we deliver to you every day.

Our Water Sources

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

Terms and Abbreviations

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

- **Level 1 Assessment** – A study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
- **Level 2 Assessment** – A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Detected Contaminants

WOODMEN HILLS MD routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table(s) show all detections found in the period of January 1 to December 31, 2024 unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one-year-old. Violations and Formal Enforcement Actions, if any, are reported in the next section of this report.

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

Disinfectants Sampled in the Distribution System TT Requirement: At least 95% of samples per period (month or quarter) must be at least 0.2 ppm ***OR*** If sample size is less than 40 no more than 1 sample is below 0.2 ppm Typical Sources: Water additive used to control microbes						
Disinfectant Name	**Time Period**	**Results**	**Number of Samples Below Level**	**Sample Size**	**TT Violation**	**MRDL**
Chlorine	December, 2024	**Lowest period** percentage of samples meeting TT requirement: 100%	0	15	No	4.0 ppm

Lead and Copper Sampled in the Distribution System Lead and Copper Individual Sample Results									
Contaminant Name	**Time Period**	**Tap Sample Range Low - High**	**90th Percentile**	**Sample Size**	**Unit of Measure**	**90th Percentile AL**	**Sample Sites Above AL**	**90th Percentile AL Exceedance**	**Typical Sources**
Copper	08/14/ 2024 to	0.034 to 0.718	0.18	20	ppm	1.3	0	No	Corrosion of household plumbing

Lead and Copper Sampled in the Distribution System Lead and Copper Individual Sample Results									
Contaminant Name	**Time Period**	**Tap Sample Range Low - High**	**90th Percentile**	**Sample Size**	**Unit of Measure**	**90th Percentile AL**	**Sample Sites Above AL**	**90th Percentile AL Exceedance**	**Typical Sources**
	08/20/2024								systems; Erosion of natural deposits
Lead	08/14/2024 to 08/20/2024	0 to 10	1	20	ppb	15	0	No	Corrosion of household plumbing systems; Erosion of natural deposits

Disinfection Byproducts Sampled in the Distribution System									
Name	**Year**	**Average**	**Range Low - High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Total Haloacetic Acids (HAA5)	2024	12.85	12.2 to 13.5	2	ppb	60	N/A	No	Byproduct of drinking water disinfection
Total Trihalomethanes (TTHM)	2024	47	44.8 to 49.2	2	ppb	80	N/A	No	Byproduct of drinking water disinfection

Radionuclides Sampled at the Entry Point to the Distribution System									
Contaminant Name	**Year**	**Average**	**Range Low - High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Gross Alpha	2024	3.33	3.33 to 3.33	1	pCi/L	15	0	No	Erosion of natural deposits
Combined Radium	2024	1.4	1.4 to 1.4	1	pCi/L	5	0	No	Erosion of natural deposits
Combined Uranium	2024	1	1 to 1	1	ppb	30	0	No	Erosion of natural deposits

Inorganic Contaminants Sampled at the Entry Point to the Distribution System									
Contaminant Name	**Year**	**Average**	**Range Low - High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Arsenic	2022	0.5	0 to 2	4	ppb	10	0	No	Erosion of natural deposits; runoff from orchards; runoff

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**
									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
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

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**
Nitrate	2024	3.26	0 to 5.5	5	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Nitrate-Nitrite	2024	5.4	5.4 to 5.4	1	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

Nitrate: *Nitrate in drinking water at levels above 10 ppm* is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant you should ask advice from your health care provider.

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	109.67	80 to 133.3	4	ppm	N/A

Unregulated Contaminants***

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

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

Woodmen Hills started the UCMR25 samples, and the results of the samples will be on the 2026 CCR report for year 2025.

***More information about the contaminants that were included in UCMR monitoring can be found at: drinktap.org/Water-Info/Whats-in-My-Water/Unregulated-Contaminant-Monitoring-Rule-UCMR. Learn more about the EPA UCMR at: epa.gov/dwucmr/learn-about-unregulated-contaminant-monitoring-rule or contact the Safe Drinking Water Hotline at (800) 426-4791 or epa.gov/ground-water-and-drinking-water.

Violations, Significant Deficiencies, and Formal Enforcement Actions

No Violations or Formal Enforcement Actions

Appendix D

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 adeuate supply of water"

1. NAME OF DEVELOPMENT AS PROPOSED *The Markets at Bent Grass*

2. LAND USE ACTION *Preliminary Plan*

3. NAME OF EXISTING PARCEL AS RECORDED

TR IN SW4 SEC 1-13-65 DESC AS FOLS: BEG AT NE COR LATIGO BUSINESS CENTER FIL NO 1, TH S 89<42'50" E 1190.72 FT, S 00<07'47" W 627.84 FT, N 89<42'50" W 1192.23 FT, N 00<16'02" E 627.84 FT TO POB

S2NW4, SW4, EX PART CONV BY BK 3233-824, EX PART TO LATIGO BUSINESS + RESEARCH CENTER FIL NO 1 SEC 1-13-65, EX PART IN SD SEC 1 CONV BY REC 203261895, EX PART PLATTED TO #12007 - LATIGO BUSINESS CENTER FIL NO 1 (53010-02-005), EX THAT PT CONV BY REC # 208053974

LOT 2 LATIGO BUSINESS & RESEARCH CENTER FIL NO 1, EX THAT PT OF LOT 2 CONV BY REC #202037773, EX PART PLATTED INTO #12007 - LATIGO BUSINESS CENTER FIL NO 1

SUBDIVISION *See Above* **FILING** *#1* **BLOCK** *N/A* **Lot** *2*

4. TOTAL ACERAGE *53.91* **5. NUMBER OF LOTS PROPOSED** *14* **PLAT MAPS ENCLOSED**

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? ☐ YES ☑ NO

Multiple lots included in this submittal. Must refer to the concept documents for pertinent information.

B. Has the parcel ever been part of a division of land action since June 1, 1972? ☑ YES ☐ NO

If yes, describe the previous action PREVIOUS/REVISED FILING

7. LOCATION OF PARCEL - Include a map deliniating the project area and tie to a section corner. (In submittal)

SW 1/4 and Portion of SE 1/4 **OF** SW 14 **SECTION** 1 **TOWNSHIP** 13 ☐ N ☑ S **RANGE** 65 ☐ E ☑ W

PRINCIPAL MERIDIAN: ☑ 6TH ☐ N.M. ☐ UTE ☐ COSTILLA

8. PLAT - Location of all wells on property must be plotted and permit numbers provided.

Surveyors plat ☐ YES ☑ NO If not, scaled hand -drawn sketch Y ☐ NO

9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Foot per Year *

HOUSEHOLD USE #	_____ **of units**	_____ **GPD**	_____ **AF**	
INDOOR USE	*370,725* **SF**	*37,073* **GPD**	*41.527* **AF**	
IRRIGATION	_____	_____ **GPD**	*15.774* **AF**	
OTHER	_____ **AC**	_____ **GPD**	_____ **AF**	
	_____	_____	_____	
TOTAL		*37,073* **GPD ***	*57.30* **AF ***	

* Presumptive usage values are based on preliminary building areas provided by the developer, values established by El Paso County, and estimated demands in unknown commercial areas.

(See Water Resources Report for justification of all values)

10. WATER SUPPLY SOURCE Various

☑ EXISTING ☐ DEVELOPED ☐ NEW WELLS

WELLS SPRING

WELL PERMIT NUMBERS

Multiple existing wells in the District's portfolio

Proposed Aquifers - (Check One)

☐ Alluvial ☐ Upper Arapahoe

☐ Upper Dawson ☐ Lower Arapahoe

☐ Lower Dawson ☐ Laramie Fox Hills

☐ Denver ☐ Dakota

☐ Other

☐ MUNICIPAL

☐ ASSOCIATION

☐ COMPANY

☐ DISTRICT

NAME Woodmen Hills Metropolitan District

LETTER OF COMMITMENT FOR SERVICE ☑ YES

WATER COURT DECREE CASE NUMBERS

373-BD, 562-BD

372-BD, 561-BD

371-BD, 560-BD

Numerous Additional determinations

N *and other water rights*

11. ENGINEER'S WATER SUPPLY REPORT ☑ YES ☐ NO If yes, please forward with this form. (This may be required befor our review is completed)

12. TYPE OF SEWAGE DISPOSAL SYSTEM *Central Sewer*

☐ SEPTIC TANK/LEACH FIELD ☑ CENTRAL SYSTEM - DISTRICT NAME: *Woodmen Hills Metropolitan District*

☐ LAGOON ☐ VAULT - LOCATION SEWAGE HAULED TO:

☐ ENGINEERED SYSTEM (Attach a copy of engineering design) ☐ OTHER: