



# **North Bay at Lake Woodmoor**

## **Wastewater Treatment Report**

July 2026

HR Green Project No: 2404118

**Prepared For:**

Lake Woodmoor Development, LLC

Contact: Mike Ruebenson.

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Colorado Springs, CO 80920

**Prepared By:**

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(719) 394-2433

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## I. General Location and Description

### a. Location

North Bay at Lake Woodmoor referred to as 'the site' herein, is a vacant property in El Paso County, Colorado near the north shoreline of Lake Woodmoor. The site lies within the southeast quarter of Section 11, Township 11 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, in El Paso County, State of Colorado.

North Bay at Lake Woodmoor is located southeast of the intersection of Woodmoor Drive and Deer Creek Road. Deer Creek Road borders the northern property boundary of the site, and Lake Woodmoor borders the southern property boundary of the site. The site is bordered on the west by the Cove at Woodmoor condominiums and the east by open space owned by the Woodmoor Improvement Association and the Lake Woodmoor single-family residential neighborhood. Across Deer Creek Road to the north is the Woodmoor Oaks Subdivision. A vicinity map is presented in **Appendix A**.

### b. Description of Property

The site is approximately 7.23 acres of undeveloped land consisting of native grasses and weeds, trees, floodway, and an existing gravel maintenance access to an existing sanitary sewer lift station.

The general topography of the site slopes from its northeast corner to the southern property boundary with slopes ranging from 2% to 25%.

Existing utilities include raw water, public potable water main, two fire hydrants, sanitary sewer main and services, a sanitary sewer lift station, electric line, and private storm sewer. In the Deer Creek Road right of way along the properties frontage there is public water main, public sanitary sewer main, electric lines, and telephone lines.

### c. Description of Project

North Bay at Lake Woodmoor proposes to create a single-family subdivision of 6 lots with detached single-family residences on each lot. There are two 8" PVC public sanitary sewer main extensions and six 4" PVC private sanitary services proposed to provide service for the proposed development. All wastewater improvements proposed by this development will be gravity sewer and connect to existing District sanitary sewer main on the site.

## II. Map Showing Relative Location of Point of Connection to an Existing System

This project proposes to connect to the existing sanitary sewer system on the site near its southern property at two points. A proposed utility plan for the development has been provided in **Appendix B** that indicates the two connections to the existing system.

## III. Map Showing Relative Location of the Existing or Proposed Treatment Facility

The district map with the site general location indicated has been provided in **Appendix C**.

## IV. Estimate of Projected Population, Units, and Density, as Related to Wastewater Production on an Average Daily Basis

Projected Wastewater Loads: Wastewater projections are based on Table B, Standard Demand Table, from the Woodmoor Water and Sanitation District No. 1 Rules and Regulations. It is expected that each Single-Family Dwelling will generate 320 GPD of demand per dwelling. Table 1.0 below summarizes the projected wastewater loads for the entire North Bay at Lake Woodmoor subdivision.

Table 1.0

| North Bay at Lake Woodmoor |                      |                |                 |                     |                      |
|----------------------------|----------------------|----------------|-----------------|---------------------|----------------------|
| Description                | Units<br>(Dwellings) | Usage<br>(GPD) | Demand<br>(GPD) | Usage<br>(AC-FT/YR) | Demand<br>(AC-FT/YR) |
| Single-Family Dwellings    | 6                    | 320            | 1920            | 0.358               | 2.151                |

## V. Capacity of the Existing Treatment Plant and Current Utilization

Wastewater conveyed by the existing Woodmoor Water & Sanitation District No. 1 outfall to the Tri-Lakes Wastewater Treatment Plant. A portion of the Districts Long Range Plan (LRP) has been provided in **Appendix E**. A description of the Tri-Lakes Wastewater Treatment Plants current operation and futures projects is provided in the LRP. The Tri-Lakes Wastewater Treatment Plant has adequate capacity to treat and discharge wastewater flows generated by North Bay at Lake Woodmoor in conformance with current CDPHE standards and regulations.

## VI. Anticipated Capacity of Any Proposed Treatment Plant

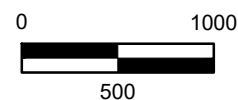
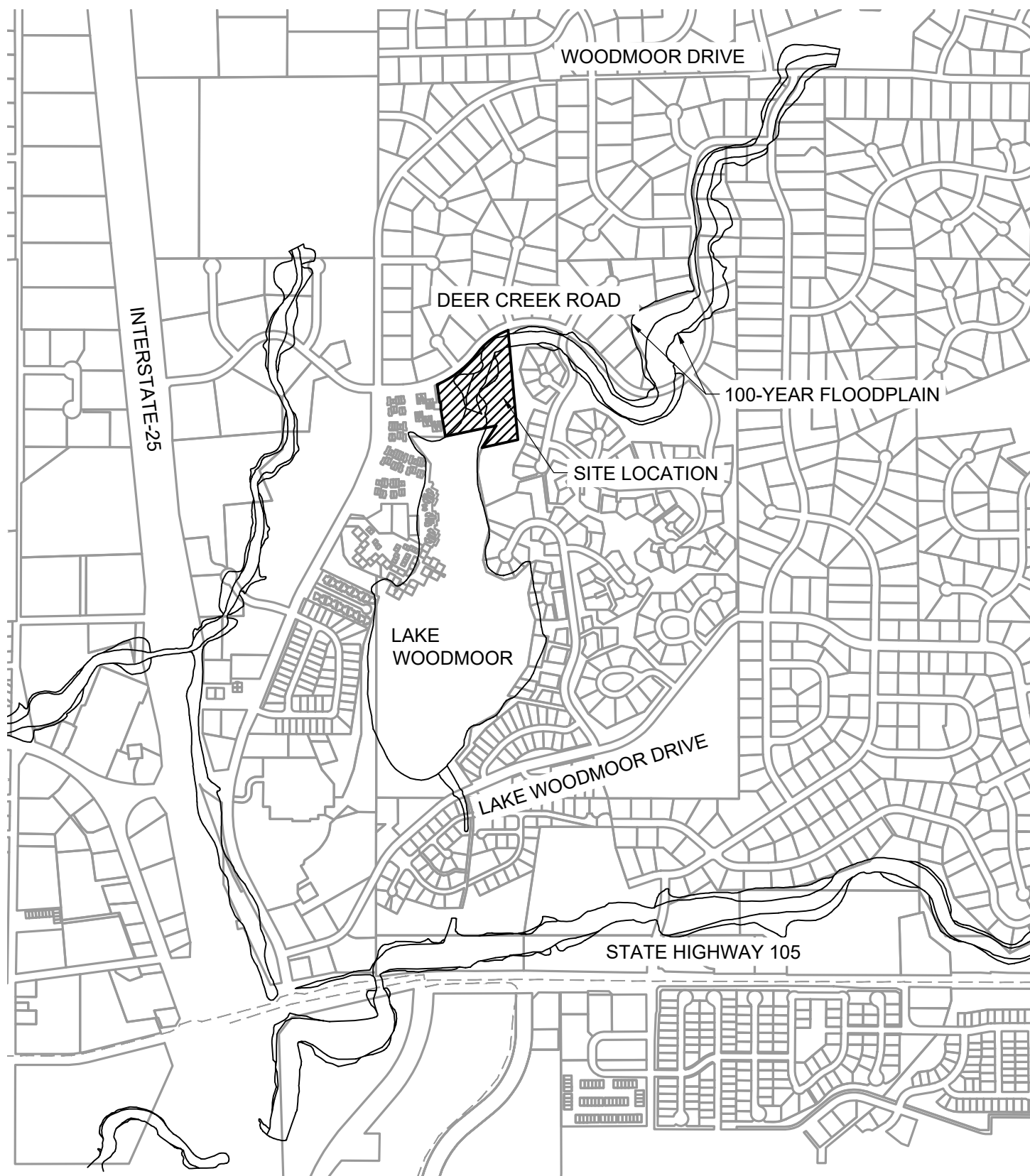
There are no proposed treatment plans associated with this development.

## VII. Letter of Commitment from the Wastewater Provider Proposed for Service

A letter of commitment from the wastewater service provider for the proposed development has been provided in **Appendix D**.

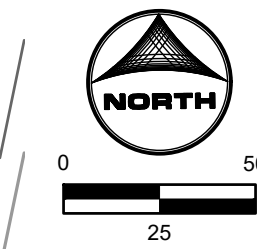


## **APPENDIX A – VICINITY MAP**



## **APPENDIX B – UTILITY PLAN**





NOTES:

1. UTILITIES ARE TO REMAIN AND BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET 4 FOR ALL EASEMENTS AND SETBACKS THAT ARE EXISTING AND PROPOSED, AND NO-BUILD AREAS WITHIN THE DEVELOPMENT AREA.

EXISTING

PROPOSED

ID.

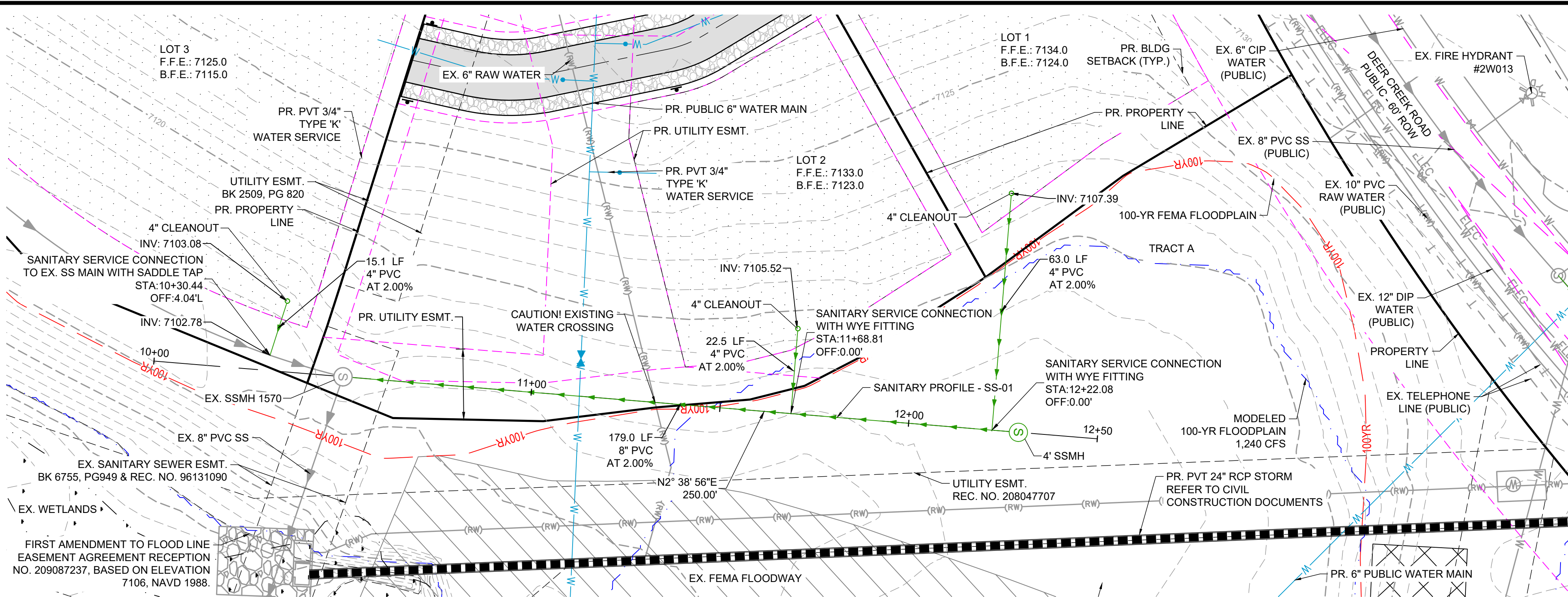
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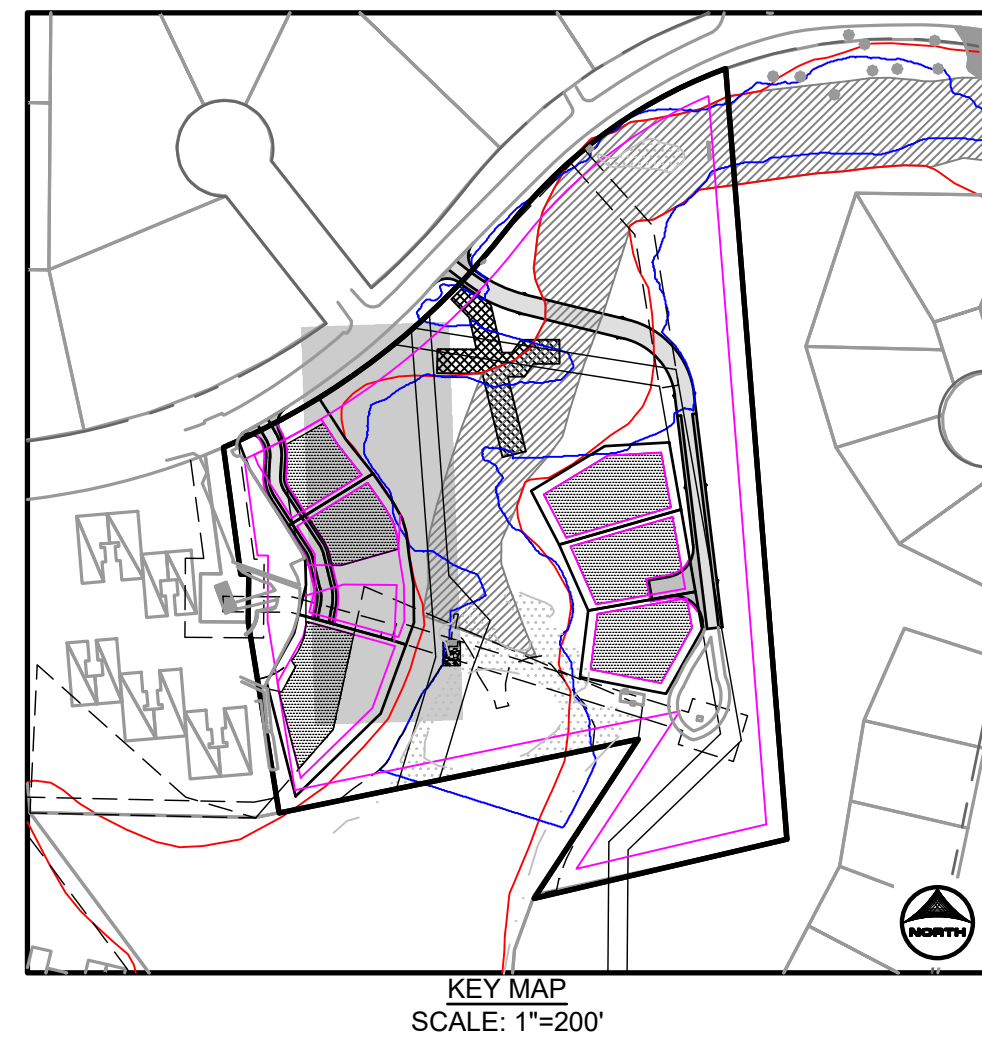
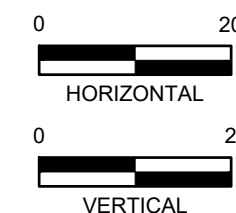
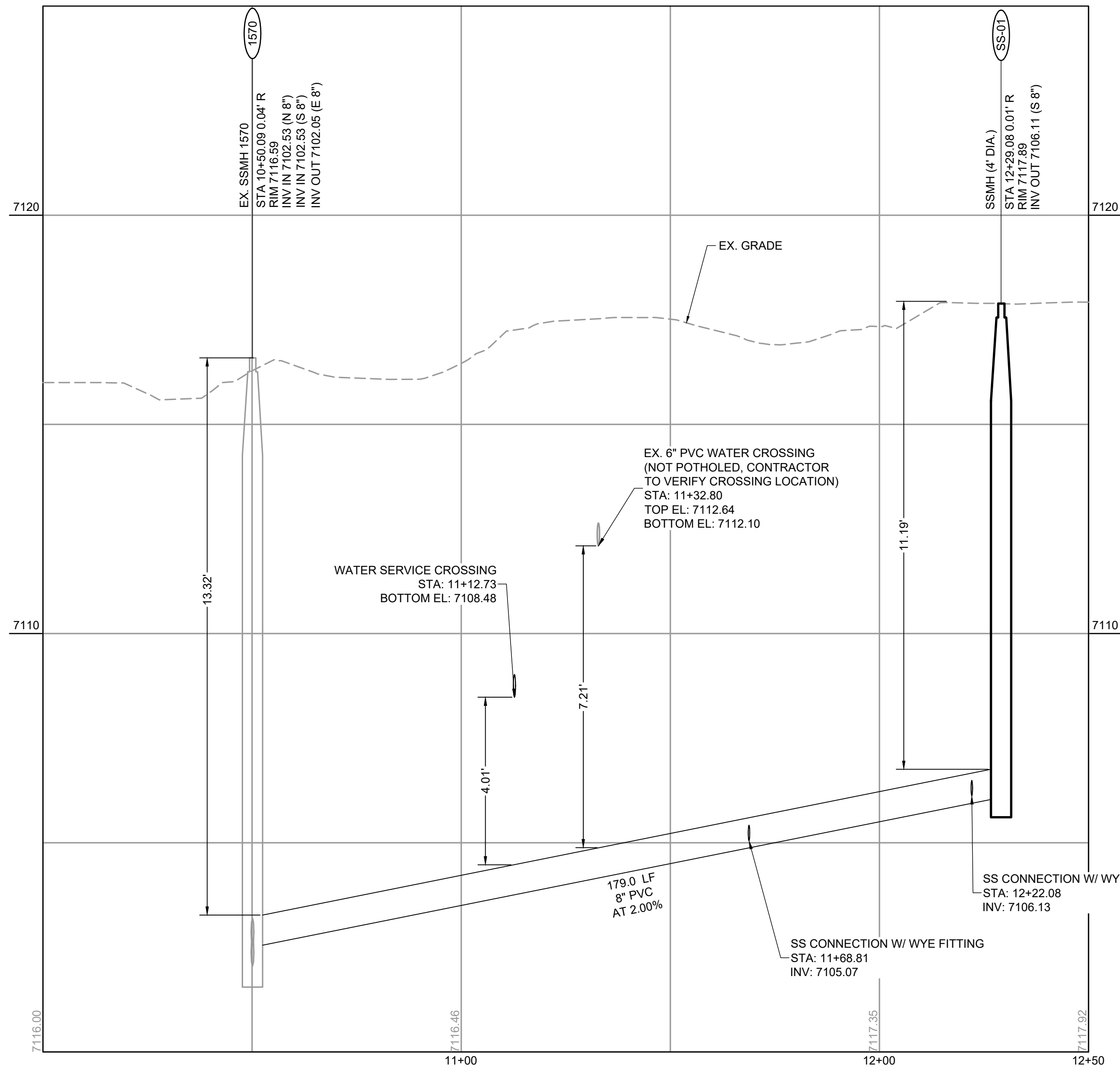
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S AREA (RPA)

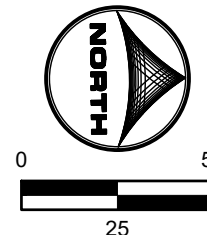




SANITARY PROFILE - SS-01



KEY MAP  
SCALE: 1"=200'



Woodmoor Water and Sanitation District No. 1

APPROVED FOR CONSTRUCTION

Date: \_\_\_\_\_ By: \_\_\_\_\_

These plans have been reviewed only for general conformance with District Rules and Regulations and System Specifications. Review and construction approval by the District does not relieve the Develop/Owner and/or Contractor from Responsibility for compliance with any rule, regulations or specifications required by the District.



PCD FILE NO.: SF263

DRAWN BY: SPC JOB DATE: 7/17/2026  
APPROVED: CM JOB NUMBER: 2404118  
CAD DATE: 7/17/2026  
CAD FILE: J:\2024\2404118\CAD\Drawings\CDCs\Construction Documents\Sanitary\_Plan-Profile

BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
0" 1"  
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

| NO. | DATE | BY | REVISION DESCRIPTION |
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|     |      |    |                      |
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HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 160  
COLORADO SPRINGS, CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

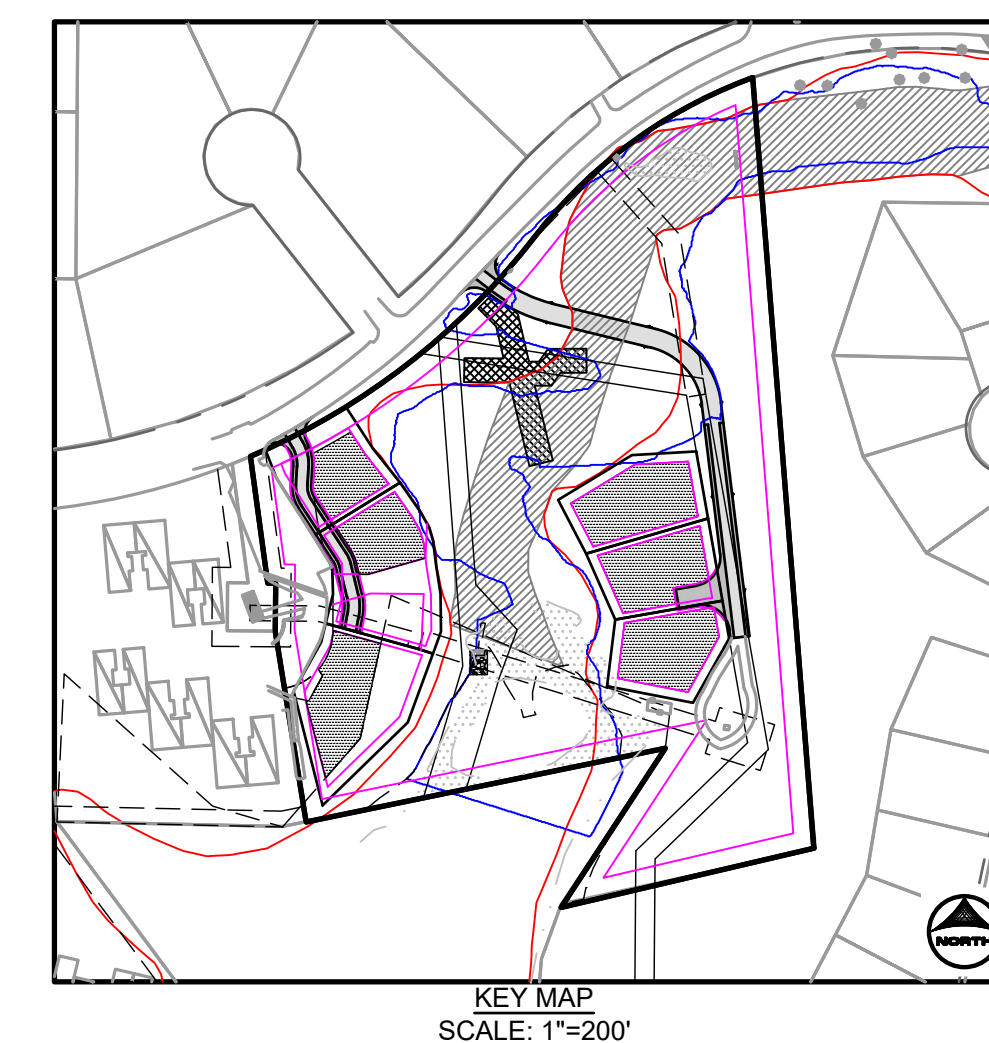
NORTH BAY AT LAKE WOODMOOR  
CONSTRUCTION DOCUMENTS  
EL PASO COUNTY, CO

UTILITY CONSTRUCTION DOCUMENTS  
SANITARY PLAN & PROFILE I

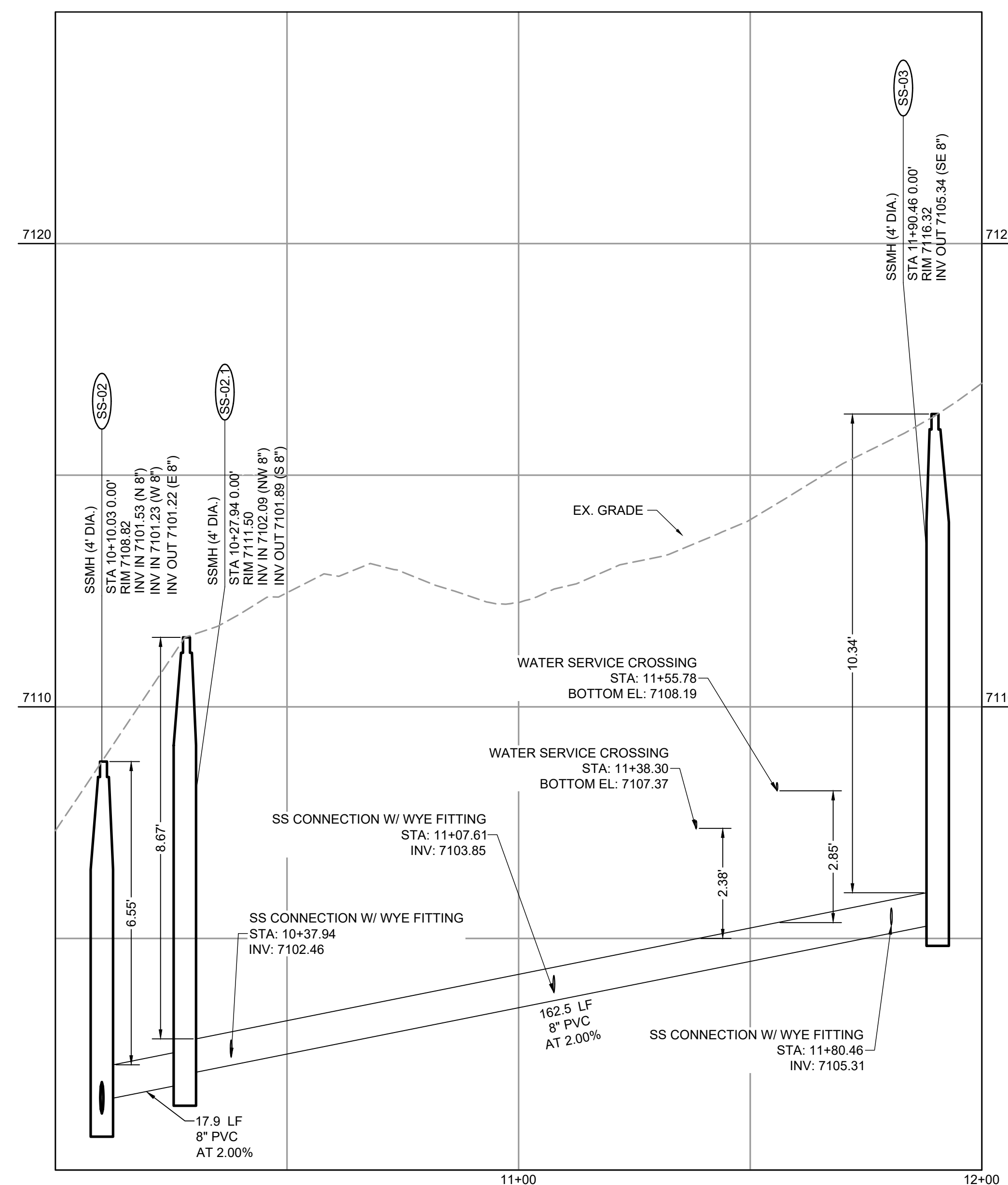
SHEET  
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SANITARY PROFILE - SS-02



Woodmoor Water and Sanitation District No. 1

APPROVED FOR CONSTRUCTION

Date: \_\_\_\_\_ By: \_\_\_\_\_

*These plans have been reviewed only for general conformance with District Rules and Regulations and System Specifications. Review and construction approval by the District does not relieve the Develop/Owner and/or Contractor from Responsibility for compliance with any rule, regulations or specifications required by the District.*



PCD FILE NO.: SF263

DRAWN BY: SPC JOB DATE: 7/17/2026 BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
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HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 160  
COLORADO SPRINGS, CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

NORTH BAY AT LAKE WOODMOOR  
CONSTRUCTION DOCUMENTS  
EL PASO COUNTY, CO

UTILITY CONSTRUCTION DOCUMENTS  
SANITARY PLAN & PROFILE II

|               |   |
|---------------|---|
| SHEET<br>C.07 | 7 |
|---------------|---|

## **APPENDIX C – DISTRICT MAP**



WOODMOOR DRIVE

SECTION NUMBER

2

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MAP PANEL NUMBER

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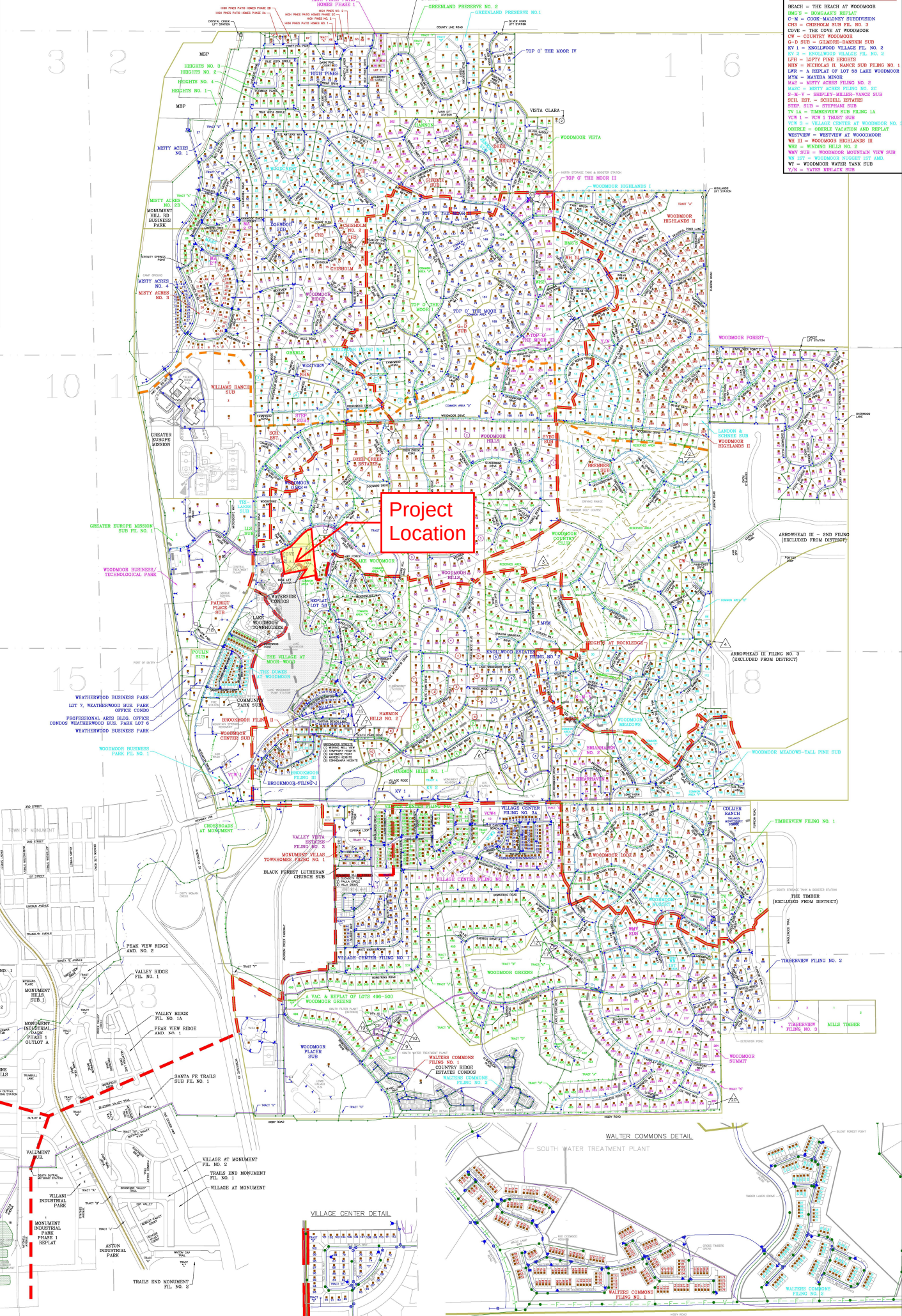
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## **APPENDIX D – DISTRICT COMMITMENT LETTER**



November 3, 2025

To: La Plata Communities, Inc  
9540 Federal Drive, Suite 200  
Colorado Springs, CO 80921

RE: Water & Wastewater Service Commitment – North Bay at Lake Woodmoor  
El Paso County Parcel Numbers: 7111404111, 7111400007

To Whom It May Concern:

The above referenced development is located within the service boundaries of Woodmoor Water and Sanitation District No. 1 (the District).

It is the District's understanding that La Plata Communities, Inc. intends to subdivide and construct 6 single family homes on approximately 7.2 acres of land within the development.

The District is committed to providing water and sewer services to the development once the following terms and conditions are met:

1. The Developer may be required to apply for, be subsequently allocated, and enter into an agreement with the District for Supplemental Water Service. Supplemental Water Service is allocated by the District's Board (in its sole and absolute discretion) and therefore is not guaranteed. The District makes no representation herein (expressed or implied) as to whether Developer will or won't be successful in obtaining Supplemental Water Service for the Development.
2. The Development must comply with all District rules, regulations, specifications, and policies regarding water and wastewater service, including the District's System Specifications regarding installation of Water and Sewer utilities, granting of water and sewer utility easements, and construction of offsite improvements if required.

If you should have any questions or need further assistance, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Jessie J. Shaffer". The signature is fluid and cursive, with the first name "Jessie" and last name "Shaffer" clearly legible.

Jessie J. Shaffer  
District Manager

Cc: Cydney Saelens – District Engineer



## **APPENDIX E – DISTRICT LONG RANGE PLAN (LRP)**

**EXHIBIT J  
TO THE LAKE EXCHANGE AGREEMENT**

**(KAB-Property legal description)**

**Location:** 18400 LOWER LAKE RD  
LOT 83 LAKE WOODMOOR

**Location:** 18410 LOWER LAKE RD  
LOT 82 LAKE WOODMOOR

**Location:** 18370 LOWER LAKE RD  
LOT 86 LAKE WOODMOOR

**Location:** 18380 LOWER LAKE RD  
LOT 85 LAKE WOODMOOR

**Location:** 18390 LOWER LAKE RD  
LOT 84 LAKE WOODMOOR

**Location:** 18460 LOWER LAKE RD  
LOT 77 LAKE WOODMOOR



**EXHIBIT J  
TO THE LAKE EXCHANGE AGREEMENT  
(KAB-Property legal description)**

**RESIDENTIAL LOTS - 3.38384 acres**

**Location: 18500 LOWER LAKE RD  
LOT 74 LAKE WOODMOOR**

**Location: 18510 LOWER LAKE RD  
LOT 73 LAKE WOODMOOR**

**Location: 18520 LOWER LAKE RD  
LOT 72 LAKE WOODMOOR**

**Location: 18530 LOWER LAKE RD  
LOT 71 LAKE WOODMOOR**

**Location: 18540 LOWER LAKE RD  
LOT 69 LAKE WOODMOOR**

**Location: 18550 LOWER LAKE RD  
LOT 68 LAKE WOODMOOR**

**Location: 18580 LOWER LAKE RD  
LOT 67 LAKE WOODMOOR**

**Location: 18470 LOWER LAKE RD  
LOT 76 LAKE WOODMOOR**

**Location: 18450 LOWER LAKE RD  
LOT 78 LAKE WOODMOOR**

**Location: 18440 LOWER LAKE RD  
LOT 79 LAKE WOODMOOR**

**Location: 18430 LOWER LAKE RD  
LOT 80 LAKE WOODMOOR**

**THE BEACH - 8.126 acres**

That portion of the Northeast  $\frac{1}{4}$  of Section 14. Township 11 South. Range 67 West of the 6<sup>th</sup> Principal Meridian. County of El Paso. State of Colorado. Described as follows:

Beginning at the Southeast Corner (SECor) of Lot 87. LAKE WOODMOOR SUBDIVISION, as platted and recorded in the records of El Paso County, Colorado, and considering the South Line of said Lot 87 to bear North  $79^{\circ} 43' 00''$  West, with all bearings herein being relative thereto:

Thence along the Westerly Line of Lower Lake Road as shown on the plat of said LAKE WOODMOOR SUBDIVISION by the following three (3) bearings and distances:

Along the arc of a curve to the left having a radius of 293.00 feet, an arc length of 47.44 feet and a central angle of  $9^{\circ} 16' 38''$ ;

South  $36^{\circ} 36' 00''$  East, 223.00 feet;

Along the arc of a curve to the right having a radius of 305.00 feet, an arc length of 90.45 feet and a central angle of  $16^{\circ} 59' 30''$  to a point on the Northerly Line of Lake Woodmoor Drive:

Thence along the Northerly Line said Lake Woodmoor Drive by the following three (3) bearings and distances.

South  $76^{\circ} 02' 11''$  West. 490.34 feet:

Along the arc of a curve to the left having a radius of 930.00 feet, an arc length of 159.11 feet and a central angle of  $9^{\circ} 48' 10''$ :

South  $66^{\circ} 14' 00''$  West. 269.40 feet:

Thence North  $35^{\circ} 13' 55''$  West. 211.39 feet:

Thence North  $39^{\circ} 17' 00''$  East. 150.00 feet:

Thence North  $08^{\circ} 17' 00''$  East. 130.00 feet:

Thence North  $61^{\circ} 17' 00''$  East. 200.00 feet:

Thence North  $42^{\circ} 17' 00''$  East. 180.00 feet: to the Southerly Line of Lot 85 in said LAKE WOODMOOR SUBDIVISION:

Thence South  $79^{\circ} 43' 00''$  East. To the Southerly Line of Lots 85, 86 and 87 in said LAKE WOODMOOR SUBDIVISION. 390.31

Said tract of land contains 8.126 acres.

PARCEL 6E - 4.97 acres  
(Adjoining the Beach)

THAT TRACT IN N2NE4 OF SEC 14-11-67 LY SELY  
OF LAKE WOODMOOR DR. NYL OF E-W C/L OF NE4,  
AND WLY TRACT CONV BY BK 2467-942

COMMERCIAL PARCEL - 12.4113 acres

TRACT IN E2NW4 SEC 14-11-67 AS FOLS. COM AT NE COR OF  
SD NE4NW4. TH S ON E LN 1061.79 FT FOR POB. CONT ON SD  
E LN 846.52 FT, S 59° 53' 30" W TO INTSEC ELY LN OF  
WOODMOOR BUSINESS COMMERCIAL PARK FIL NO 1. NWLY ON SD  
ELY LN TO NE COR OF SD SUB. SWLY ON N LN OF SD SUB TO  
INTSEC ELY R/W LN OF WOODMOOR DR. TH NELY AND NWLY ALG  
SD R/W LN TO SW COR OF COMMUNITY APRK SUB.  
TH N 89° 45' 11" E 977.65 FT TO POB EX TRUST DEEDS  
2496-918. 2504-641. EX LAKE WOODMOOR DR. EX PT  
CONVEYED BY BK 5559-021. EX PARTS PLATTED TO  
WOODMOOR CENTER SUB. TOG WITH THAT PART DESC AS FOLS:  
BEG AT NE COR OF SD NW4. TH 05° 22' 14" W 1460.46 FT  
FOR POB. TH N 59° 56' 05" W 84.95 FT  
S 45° 04' 00" W 127.71 FT. TH N 73° 47' 32" E 170.71 FT  
M/L TO POB

THE DUNES - 9.76 acres

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14. AND THE SOUTHWEST  
QUARTER OF SECTION 11, T.11S. R.67W. OF THE 6<sup>th</sup> P.M. COUNTY OF EL PASO STATE OF  
COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER (N 1/4 COR.) OF SAID SECTION 14, AND  
CONSIDERING THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 14  
TO BEAR SOUTH 00° 14' 49" EAST WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO:  
THENCE SOUTH 24° 00' 40" WEST 126.23 FEET  
THENCE SOUTH 17° 55' 42" WEST 122.00 FEET TO THE TRUE POINT OF BEGINNING:  
THENCE SOUTH 08° 16' 58" WEST 589.78 FEET:  
THENCE NORTH 84° 54' 32" WEST 699.50 FEET TO THE EASTERLY LINE OF WOODMOOR  
DRIVE:  
THENCE NORTH 21° 46' 58" EAST ALONG THE EASTERLY LINE OF SAID WOODMOOR DRIVE  
824.00 FEET:  
THENCE SOUTH 62° 53' 37" EAST 534.65 FEET TO THE TRUE POINT OF BEGINNING.  
SAID TRACT OF LAND CONTAINS 9.763 ACRES.

PENINSULA AT WOODMOOR - 1.35 acres

THAT PART OF A VACATION + REPLAT OF THE PENINSULA AT WOODMOOR AND A PORTION OF SECS 11 AND 14-11-67 AS FOLS. COM AT N4 COR OF SD SEC 14, TH S 24<00' 40" W 126.23 FT FOR POB, TH S 17<55' 42" W 122.0 FT, N 62<53' 37" W 534.65 FT TO ELY LN OF WOODMOOR DR. N 21<46' 58" E 35.0 FT ON SD ELY LN TH ALG ARC OF A CUR TO R HAVING A RAD OF 1000.0 FT A C/A OF 03<50' 48" AN ARC DIST OF 67.15 WHICH CHORD BEARS N 23<42' 21" E 67.13 FT. TH S 64<55' 49" E 522.75 FT TO POB

WATERSIDE CONDOS - 7.5307 acres

A PORTION OF THE SOUTH HALF OF SECTIONS 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST, OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF "THE COVE AT WOODMOOR", AS RECORDED IN PLAT BOOK V-2 AT PAGE 59 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE 89° 38' 32" E, ALONG THE NORTHERLY LINE OF SAID "THE COVE AT WOODMOOR", A DISTANCE OF 107.59 FEET TO A POINT OF CURVE; THENCE CONTINUE ON SAID NORTHERLY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 742.00 FEET, THROUGH A CENTRAL ANGLE OF 05° 11' 18", AN ARC DISTANCE OF 67.19 FEET; THENCE S 05° 32' 49" E, A DISTANCE OF 324.71 FEET; THENCE S 37° 24' 10" E, A DISTANCE OF 251.50 FEET; THENCE S 04° 42' 39" W, A DISTANCE OF 133.65 FEET; THENCE N 88° 44' 35" E, A DISTANCE OF 24.74 FEET; THENCE S 18° 35' 00" E, A DISTANCE OF 17.09 FEET; THENCE S 27° 25' 00" W. A DISTANCE OF 27.00 FEET; THENCE S 62° 35' 00" E, A DISTANCE OF 51.01 FEET; THENCE S 27° 25' 00" W, A DISTANCE OF 22.00 FEET; THENCE S 62° 35' 00" E, A DISTANCE OF 17.00 FEET; THENCE

S 27° 25' 00" W. A DISTANCE OF 35.00 FEET; THENCE S 62° 35' 00" E, A DISTANCE OF 13.00 FEET; THENCE

S 27° 25' 00" W. A DISTANCE OF 51.00 FEET; THENCE N 62° 35' 00" W, A DISTANCE OF 19.00 FEET; THENCE

S 02° 15' 00" E. A DISTANCE OF 50.45 FEET; THENCE N 87° 45' 00" E, A DISTANCE OF 24.00 FEET; THENCE

S 02° 15' 00" E. A DISTANCE OF 18.00 FEET; THENCE N 87° 45' 00" E, A DISTANCE OF 18.00 FEET; THENCE

S 02° 15' 00" E. A DISTANCE OF 51.00 FEET; THENCE S 87° 45' 00" W, A DISTANCE OF 13.00 FEET; THENCE

S 02° 15' 00" E. A DISTANCE OF 35.00 FEET; THENCE S 87° 45' 00" W, A DISTANCE OF 16.00 FEET; THENCE

S 02° 15' 00" E. A DISTANCE OF 23.00 FEET; THENCE S 62° 35' 00" E, A DISTANCE OF 35.53 FEET; THENCE

S 27° 25' 00" W. A DISTANCE OF 22.00 FEET; THENCE S 62° 35' 00" E, A DISTANCE OF 17.00 FEET; THENCE

S 27° 25' 00" W. A DISTANCE OF 35.00 FEET; THENCE S 62° 35' 00" E, A DISTANCE OF 13.00 FEET;



THENCE

S 27° 25' 00" W. A DISTANCE OF 51.00 FEET; THENCE N 62° 35' 00" W, A DISTANCE OF 19.00 FEET; THENCE

S 27° 25' 00" W. A DISTANCE OF 23.00 FEET; THENCE N 62° 35' 00" W, ALONG THE NORTHEASTERLY BOUNDARY OF "LAKE WOODMOOR TOWNHOUSE I", AS RECORDED IN PLAT BOOK L-2 AT PAGE I OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 63.00 FEET; THENCE S 27° 25' 00" W. ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 19.59 FEET; THENCE N 62° 35' 00" W, ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 120.44 FEET TO A POINT ON THE EASTERLY BOUNDARY OF "LAKE WOODMOOR TOWNHOUSES III", AS RECORDED IN PLAT BOOK M-2 AT PAGE 27 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N 02° 15' 00" W ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 20.00 FEET; THENCE N 87° 45' 00" E, ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 74.00 FEET; THENCE N 02° 15' 00" W, ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 143.00 FEET; THENCE 87° 45' 00" W, ALONG EASTERLY BOUNDARY, A DISTANCE OF 74.00 FEET; THENCE N 02° 15' 00" W, ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 89.02 FEET; THENCE S 89° 38' 32" W, ALONG THE NORTHERLY BOUNDARY OF AFORESAID "LAKE WOODMOOR TOWNHOUSES III AND THE NORTHERLY BOUNDARY OF AFOREMENTIONED LAKE WOODMOOR TOWNHOUSES I", A DISTANCE OF 193.02 FEET; THENCE S 00° 21' 28" E, ALONG THE WESTERLY LINE OF SAID "LAKE WOODMOOR TOWNHOUSES I", A DISTANCE OF 47.27 FEET; THENCE S 60° 00' 00" W, A DISTANCE OF 123.84 FEET; THENCE S 90° 00' 00" W, A DISTANCE OF 8.83 FEET; THENCE N 42° 59' 30" W, ALONG THE SOUTHERLY LINE OF AN ACCESS EASEMENT DESCRIBED IN BOOK 2541 AT PAGE 778 OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 26.80 FEET; THENCE N 85° 12' 24" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 84.27 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF WOODMOOR DRIVE; THENCE N 28° 40' 00" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 130.88 FEET TO A POINT OF CURVE; THENCE CONTINUE ON SAID EASTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 1080.00 FEET, THROUGH A CENTRAL ANGLE OF 06° 10' 00", AN ARC DISTANCE OF 116.24 FEET; THENCE N 22° 30' 00" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 165.05 FEET TO A POINT OF CURVE; THENCE CONTINUE ON SAID EASTERLY RIGHT-OF-WAY LINE, ALSO BEING THE WESTERLY LINE OF AFOREMENTIONED "THE COVE AT WOODMOOR", ON A CURVE TO THE LEFT WITH A RADIUS OF 612.65 FEET, THROUGH A CENTRAL ANGLE OF 22° 51' 28", AN ARC DISTANCE OF 244.41 FEET; THENCE N 00° 21' 28" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND WESTERLY LINE OF "THE COVE AT WOODMOOR", A DISTANCE OF 285.06 FEET TO THE POINT OF BEGINNING, CONTAINING 328,038 SQUARE FEET (7.5307 ACRES).

THE COVE EAST - 5.41 Acres

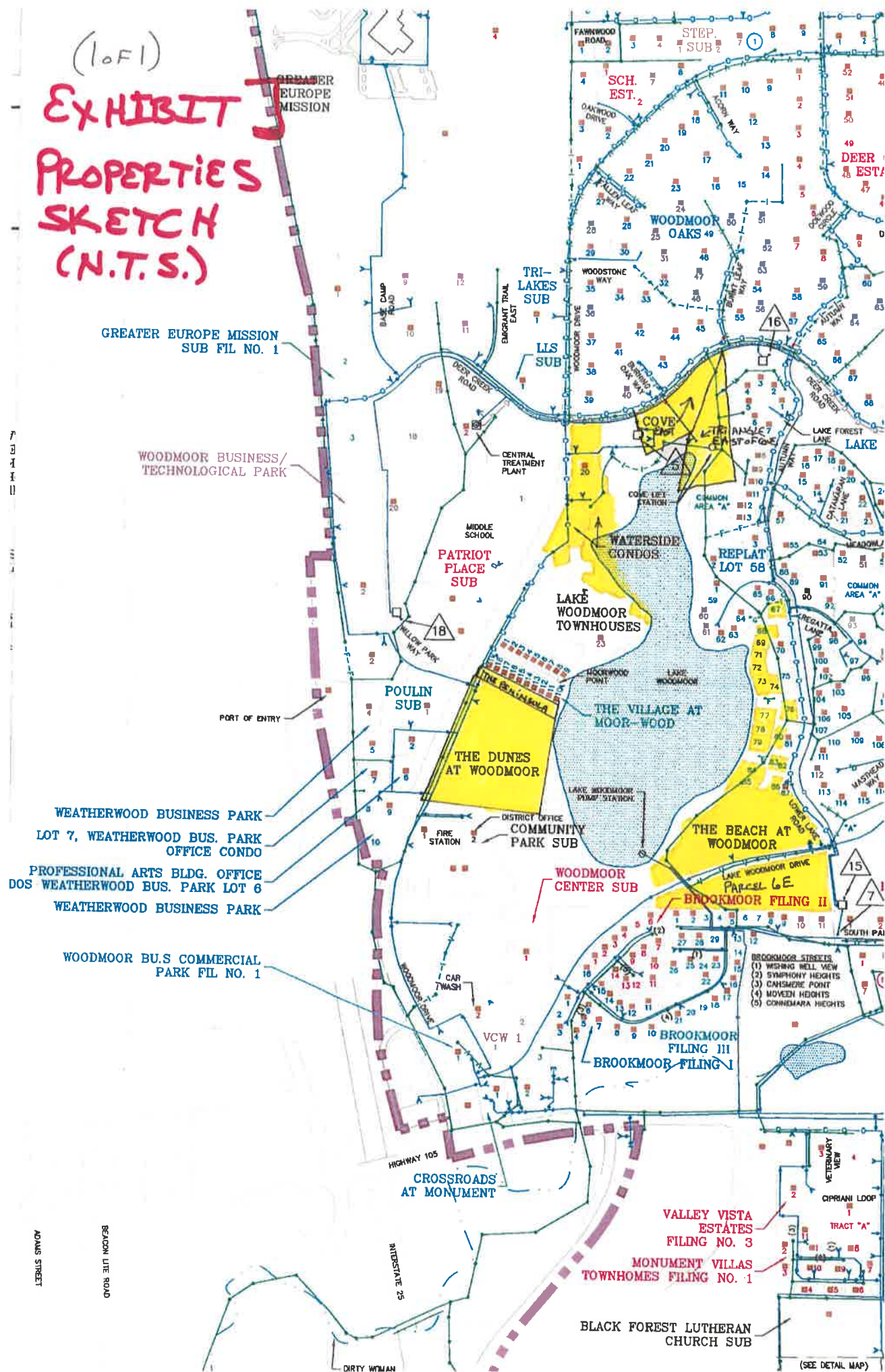
ALL OF THE COVE AT WOODMOOR EX CONDOMINIUM  
PLAT FOR THE COVE AT WOODMOOR SUPPLEMENT  
GROUP NO 1, EX THAT PART LY WLY OF W LN OF  
THE COVE AT WOODMOOR CONDOMINIUMS

TRIANGLE EAST OF THE COVE - 1.79417 Acres

That portion of the Southeast quarter of Section 11, Township 11 South, Range 67 West of the 6<sup>th</sup> P.M., El Paso County, Colorado, more particularly described as follows:

Beginning at the most Northwesterly corner of Lake Woodmoor Subdivision as recorded in Plat Book K2, at Page 83 of the records of said county and the most Northeasterly corner of The Cove At Woodmoor as recorded in Plat Book V2, at Page 59 of said records and being monumented with a No. 4 rebar and cap PLS 2682, thence Southerly and Westerly for the following two (2) courses; (1) thence S 05° 17' 01" E (all bearings used in this description are relative to those shown on the land survey plat as deposited under Reception Number 97902331 of said records) 808.85 feet; (2) thence S 76° 55' 01" W, 270.95 feet to an angle point on the West boundary of said Lake Woodmoor Subdivision and being monumented with a No. 4 and cap PLS 4842; thence N 32° 35' 05", 198.00 feet to an angle point on the East boundary of said The Cove At Woomoor and being monumented with a No. 4 rebar and cap PLS 4842; thence N 06° 44' 50" on said East boundary, 704.80 feet to the Point of Beginning and containing 78,154 square feet more or less.

EXHIBIT  
PROPERTIES  
SKETCH  
(N.T.S.)



## SECTION 3

## Future Water System

The purpose of this Section is to identify future water system improvement projects to meet the future demands of the District. This section projects future water demands based on population forecasts from Section 1. This section provides analysis and descriptions of recommended projects for the short term (prior to integration of the JV Ranch) and the long term water supply plan (projects needed to integrate JV Ranch). The anticipated date each project will be required is also included.

### 3.1. Water System Growth

The population forecasts presented in Section 1 were used in conjunction with the revised water demands summarized in Section 2 to project the water demand for each build-out scenario. The general location of the future growth in terms of which pressure zone the growth will likely occur is also considered.

#### 3.1.1. Current Build-Out Water Demand

The District currently serves 3,835 SFEs and plans to serve up to 2,452 additional SFEs within the District's current boundaries. Under this scenario, the current build-out is estimated at 6,287 SFEs. Refer to Section 1.3.1 for additional information on how the SFEs were determined. Currently, there are 1,396 SFEs in Zone 1, 1,377 SFEs in Zone 2 and 4, and 1,062 SFEs in Zone 3. Figure 3-1 and Table 3-1 provide a summary of where the District has committed to provide service. Table 3-1 provides a summary of the subdivisions where most of the new growth will occur; however, some of the "committed" SFEs already exist and are included in the current total of 3,835 SFEs total.

**Table 3-1 Future Growth by Zones (Current Build-Out)**

| Fig 3-1 Ref | Name                                     | Area (Acres) | Total SFEs at Build-Out | Zone Number |
|-------------|------------------------------------------|--------------|-------------------------|-------------|
| 1           | M.G.P. (Mahon Plowman)                   | 29.92        | 114                     | Zone 1      |
| 2           | High Pines (All Filings)                 | 49.41        | 102                     | Zone 1      |
| 3           | Greenland Preserve:                      |              |                         |             |
|             | Filing 1                                 | N/A          | 36                      | Zone 1      |
|             | Filing 2                                 | N/A          | 19                      | Zone 1      |
| 4           | Unplatted - MBP (Monument Business Park) | 11.62        | 51                      | Zone 1      |



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| Fig 3-1<br>Ref | Name                                                  | Area<br>(Acres) | Total SFEs at<br>Build-Out | Zone<br>Number |
|----------------|-------------------------------------------------------|-----------------|----------------------------|----------------|
| 5              | Unplatted Misty Acres                                 | 28.62           | 126                        | Zone 1         |
|                | Misty Acres:                                          |                 |                            |                |
| 6              | Filing 1                                              | 26.34           | 28                         | Zone 1         |
| 7              | Filing 2A                                             | 16.18           | 42                         | Zone 1         |
| 8              | Filing 2                                              | 42.29           | 186                        | Zone 1         |
| 9              | Williams Subdivision                                  | 20.07           | 29                         | Zone 1         |
| 10             | Palmer Ridge High School                              | 69.12           | 140                        | Zone 1,2       |
| 11             | Colorado Lakeshore Holdings                           | 54.74           | 332                        | Zone 3         |
| 12             | Brookmoor Office Park                                 | 2.58            | 11                         | Zone 2         |
| 13             | Bufs Car Wash                                         | 0.29            | 27                         | Zone 3         |
| 14             | Unplatted - Jim Maguire                               | 23.69           | 104                        | Zone 3         |
| 15             | Kum and Go (Lot 4 Valley Vista)                       | 1.57            | 5                          | Zone 3         |
| 16             | Tuscan Hills Plaza (Lot 1 Valley Vista)               | 1.24            | 12                         | Zone 3         |
| 17             | Monument Villas                                       | 7.5             | 42                         | Zone 3         |
|                | Village Center at Woodmoor:                           |                 |                            |                |
| 18             | Filing 4                                              | 43.24           | 165                        | Zone 3         |
| 19             | Filing 3                                              | 22.37           | 56                         | Zone 3         |
| 20             | Filing 2                                              | 29.78           | 49                         | Zone 3         |
| 21             | Filing 1                                              | 43.14           | 120                        | Zone 3         |
| 22             | Unplatted - Pine Tree Properties                      | 86.25           | 379                        | Zone 3         |
| 23             | Unplatted - Jackson Creek Land Co.                    | 20.11           | 88                         | Zone 3         |
| 24             | YMCA                                                  | 11.99           | 37                         | Zone 3         |
| 25             | Unplatted - Walters Estate                            | 133.767         | 399                        | Zone 3         |
| 26             | Walters Commons Filing 1 (Multi-Fam)                  | 17.6            | 135                        | Zone 3         |
| 27             | Walters Commons Filing 2 (Multi-Fam)                  | 13.68           | 86                         | Zone 3         |
| 28             | Mills Subdivision                                     | 10.53           | 4                          | Zone 4         |
| 29             | Lot 1 Collier Ranch (Montessori School)               | 6.08            | 25                         | Zone 2         |
| 30             | L2, Woodmoor Business/Tech Park<br>(Monument Academy) | 3.29            | 6                          | Zone 3         |
| 31             | Tract A Knollwood Village 2 - Charter<br>Academy      | 16.65           | 35                         | Zone 3         |
| 32             | Lot 1 Knollwood Village 2 - Premier<br>Vision         | 1.28            | 6                          | Zone 3         |
| 33             | Lot 2, Knollwood Village 1 - Investment<br>Trust      | 2.81            | 21                         | Zone 3         |
| 33a            | Integrity Bank & Trust                                | 1.81            | 3                          | Zone 3         |
| 34             | Moorwood                                              | 2.66            | 15                         | Zone 3         |
| 35             | Unplatted - Greater European Mission                  | 11.96           | 53                         | Zone 2         |
| 36             | Unplatted - Woodmoor Vista Prof. Park                 | 8.23            | 36                         | Zone 1         |
| 37             | Unplatted - CDOT Wetlands                             | N/A             | 0                          | Zone 3         |
| 38             | Crossroads at Monument                                | 3.72            | 24                         | Zone 3         |
| 39             | Brookmoor Filings 1, 2 & 3                            | 32.3            | 59                         | Zone 3         |

## 2012 LRP EXCERPT (3 of 4)

As demonstrated in Table 3-1, the majority of the growth will occur in Zone 3, followed by Zone 1, with little growth anticipated for Zone 2. No growth is planned for Zone 4 and is not included in the analysis. It is projected that Zone 1 will have an additional 644 SFEs or 26.3% of the overall growth, Zone 2 will have an additional 168 SFEs or 6.9% of the overall growth, and Zone 3 will have an additional 1,641 SFEs or 66.9% of the overall growth.

Using the population projections identified in Section 1.3, and the average annual average demand of 305 gpd/SFE, water demand for each zone was estimated with the results presented in Table 3-2. The results for peak day water demand using a 2.2 peaking factor are presented in Table 3-3.

**Table 3-2 Average Annual Water Demand per Zone for Current Build-out**

| Year | SFEs Zone 1 | Avg. Annual Demand Zone 1 (af/Year) | SFEs Zone 2 | Avg. Annual Demand Zone 2 (af/Year) | SFEs Zone 3 | Avg. Annual Demand Zone 3 (af/Year) | SFEs Total | Total Avg. Annual Demand (af/Year) |
|------|-------------|-------------------------------------|-------------|-------------------------------------|-------------|-------------------------------------|------------|------------------------------------|
| 2012 | 1,396       | 477                                 | 1,377       | 470                                 | 1,062       | 363                                 | 3,835      | 1,310                              |
| 2013 | 1,426       | 487                                 | 1,385       | 473                                 | 1,139       | 389                                 | 3,950      | 1,350                              |
| 2014 | 1,456       | 498                                 | 1,393       | 476                                 | 1,216       | 415                                 | 4,065      | 1,389                              |
| 2015 | 1,487       | 508                                 | 1,401       | 478                                 | 1,293       | 442                                 | 4,180      | 1,428                              |
| 2016 | 1,517       | 518                                 | 1,408       | 481                                 | 1,370       | 468                                 | 4,295      | 1,467                              |
| 2017 | 1,547       | 529                                 | 1,416       | 484                                 | 1,447       | 494                                 | 4,410      | 1,507                              |
| 2018 | 1,577       | 539                                 | 1,424       | 487                                 | 1,524       | 521                                 | 4,525      | 1,546                              |
| 2019 | 1,607       | 549                                 | 1,432       | 489                                 | 1,601       | 547                                 | 4,640      | 1,585                              |
| 2020 | 1,638       | 559                                 | 1,440       | 492                                 | 1,678       | 573                                 | 4,755      | 1,625                              |
| 2021 | 1,668       | 570                                 | 1,448       | 495                                 | 1,755       | 600                                 | 4,870      | 1,664                              |
| 2022 | 1,698       | 580                                 | 1,456       | 497                                 | 1,832       | 626                                 | 4,986      | 1,703                              |
| 2023 | 1,728       | 590                                 | 1,463       | 500                                 | 1,909       | 652                                 | 5,101      | 1,743                              |
| 2024 | 1,758       | 601                                 | 1,471       | 503                                 | 1,986       | 678                                 | 5,216      | 1,782                              |
| 2025 | 1,789       | 611                                 | 1,479       | 505                                 | 2,063       | 705                                 | 5,331      | 1,821                              |
| 2026 | 1,819       | 621                                 | 1,487       | 508                                 | 2,140       | 731                                 | 5,446      | 1,860                              |
| 2027 | 1,849       | 632                                 | 1,495       | 511                                 | 2,217       | 757                                 | 5,561      | 1,900                              |
| 2028 | 1,879       | 642                                 | 1,503       | 513                                 | 2,294       | 784                                 | 5,676      | 1,939                              |
| 2029 | 1,909       | 652                                 | 1,511       | 516                                 | 2,371       | 810                                 | 5,791      | 1,978                              |
| 2030 | 1,940       | 663                                 | 1,518       | 519                                 | 2,448       | 836                                 | 5,906      | 2,018                              |
| 2031 | 1,970       | 673                                 | 1,526       | 521                                 | 2,525       | 863                                 | 6,021      | 2,057                              |
| 2032 | 2,000       | 683                                 | 1,534       | 524                                 | 2,602       | 889                                 | 6,136      | 2,096                              |
| 2033 | 2,030       | 694                                 | 1,542       | 527                                 | 2,679       | 915                                 | 6,251      | 2,136                              |
| 2034 | 2,040       | 697                                 | 1,545       | 528                                 | 2,703       | 923                                 | 6,287      | 2,148                              |



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