

WATER RESOURCES & WASTEWATER REPORT

For

**MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 3**

PUD Development Plan and Preliminary Plan

May 2020

Prepared by:



MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3
PUD Development Plan and Preliminary Plan

WATER RESOURCES
&
WASTEWATER REPORT

May 2020

Prepared for:

CLASSIC HOMES
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1.0 INTRODUCTION AND CONCLUSION

The purpose of this report is to provide a Water Resource Supply and Wastewater Report to address the specific needs of Midtown Collection at Hannah Ridge Filing No. 3 within Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The site is generally located north of Constitution Avenue between Hannah Ridge Drive and Akers Drive. There are 42 residential lots within this proposed 7.474-acre (total lot area is 2.148-acre) subdivision. The proposed PUD and Preliminary Plan is included in Appendix D.

The site is within the Cherokee Metropolitan District (CMD) Service Area. CMD is a Title 32 Special District which provides water and wastewater to an 800-acre enclave of unincorporated El Paso County surrounded by the City of Colorado Springs. Currently, CMD serves approximately 7,000 residential taps and 500 commercial taps in addition to bulk users in eastern El Paso County including Schriever Air Force Base and several small developments located along State Highway 94. A map of the CMD Water and Wastewater Service Boundary is included in Appendix A.

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. The purpose of this report is to meet the requirements of this section. The State Engineers Office (SEO) water supply information summary sheet is included in Appendix B.

Water and wastewater services will be provided by Cherokee Metropolitan District. A commitment letter is included in Appendix C.

CONCLUSION: The Cherokee Metropolitan District has adequate Water Supply to meet the needs of the Midtown Collection at Hannah Ridge Filing No. 3. Additionally, the Cherokee Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to the Midtown Collection at Hannah Ridge Filing No. 3.

2.0 PROJECTED LAND USES

2.1 Projected Land Uses

Lands within the subject development area have been planned as a residential development. This report and associated commitments pertain to the Proposed PUD Development Plan & Preliminary Plan of Midtown Collection at Hannah Ridge Filing No. 3.

3.0 WATER NEEDS AND SUPPLY

3.1 Projected Water Demand

The proposed development includes 42 single-family residential lots. The units are being placed on compact lots having an average lot size of 2,228 square feet per lot. Side set-backs are only 3 and/or 5 feet which does not allow for active landscaping due to the standard foundation set-backs for irrigation. The rear of the lot is primarily covered by an 18-foot wide concrete driveway which also overlies the MVEA 10-foot easements. The lots indicate between 280 and 320 square feet of private open space, however that space is also partially occupied by concrete sidewalk. The lots are designed to discourage active landscaping.

Based on the house size, bedroom number, and bathroom number, the projected occupancy is 2.16 persons per household, which is lower than the current El Paso County average of 2.6 persons per single family house. The indoor typical use for single family housing is 0.171 AF/SFE to 0.212 AF/SFE. Given the reduced occupancy, the expected average indoor use is 0.185 AF/SFE. Landscaping of the lots will be minimal. The small open space area for each lot is unlikely to have substantial watering needs. Outdoor water use was estimated using the larger open space area of 320 square feet and 32 inches per year of effective irrigation resulting in 0.02 AF/SFE.

Anticipated annual water demand is approximately 0.22 AF/SFE that covers not only actual use (indoor and outdoor), but also covers reserves, system losses, and water accountability (represented by a 7.5% raw water factor). It is expected that Midtown Collection at Hannah Ridge Filing No. 3 will utilize the following water demands.

**Table 3-1 –
Summary of Expected Water Demands**

# of Units	Use	Annual Demand (@ 0.22 AF/SFE/Year) (AF)	Average Daily Flow (ADF) (GPD)	Maximum Daily Flow (MDF) (@ 2.45 x ADF) (GPD)
42	Residential	9.24	8,249	20,210

3.3 District Water Supply

CMD water is sourced entirely from groundwater, both renewable and Denver Basin non-renewable sources, in two regions. The majority is recovered from the alluvial Upper Black Squirrel (UBS) Aquifer in eastern El Paso County through

20 wells. The remainder is sourced from two wells in deep bedrock aquifers in the northern part of the county on the “Sundance Ranch” property. Water from eight of the 20 wells in the eastern part of the county can only be used to serve a fixed list of customers. Water for the main service area of CMD comes only from the remaining 12 wells in UBS along with the two wells in Black Forest. The total annual volume available to CMD from these exportable supplies is 3,985 annual acre-feet. A summary of the water supply for exportable wells is provide in Table 3-2. Below is a narrative description of the nature of those supplies.

CMD is within a Designated Groundwater Basin known as the Upper Black Squirrel 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. Alluvial water in the UBS are “over-appropriated” which means no additional alluvial water rights are available. Acquisition of an alluvial right therefore is limited to purchase of someone else’s existing alluvial rights. Alluvial rights are renewable.

CMD has eight wells that are restricted to serving a maximum of 653 annual acre-feet to specified in-basin customers. Excess allocation for these wells is unavailable for new developments, even if they are inside the Basin, so this water is tracked separately from CMD’s general supply portfolio. CMD’s other alluvial wells are exported for use outside the UBS basin. The direct alluvial right is for 3,793 annual acre-feet and as a renewable right, it does not need to be counted on a 300-year basis. It is currently fully physically available and used at about an average of 58% of its full capacity. Since 2011, actual demand from CMD customers has fallen 30-35% below commitments, partially due to some committed developments being incomplete but largely due to water saving measures taken by CMD customers.

The second type of groundwater supplying CMD 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. Denver Basin water is considered finite and therefore non-renewable water. There are four main formations that make up the Denver Basin, the Dawson, the Denver, the Arapahoe, and the Laramie-Fox-Hills, described from top to bottom. The District has two wells in the Black Forest area and located within the Denver aquifer and Arapahoe Aquifer.

**Table 3-2 –
Summary of Water Supply for Exportable Wells**

Well Number	Water Right (AF/YR)	2019 Use (AF/YR)	Permit Number	Aquifer	Aquifer Status
Well 9	176	132	14145-FP-R	UBS Alluvium	Tributary
Well 10	176	108	14145-FP-R	UBS Alluvium	Tributary
Well 11	244	161	6821-FP-R	UBS Alluvium	Tributary
Well 12	244	149	11198-FP	UBS Alluvium	Tributary
Well 13	1268	975	49988-F	UBS Alluvium	Tributary
Well 14 ^c	0	0	52429-F	UBS Alluvium	Tributary
Well 15 ^d	281	145	54070-F	UBS Alluvium	Tributary
Well 16 ^d	219	123	54069-F	UBS Alluvium	Tributary
Well 17 ^d	175	151	63094-F	UBS Alluvium	Tributary
Well 18	225	138	16253-RFP-R	UBS Alluvium	Tributary
Well 19	95	79	20567-RFP-R	UBS Alluvium	Tributary
Well 20	400	38	4332-FRP	UBS Alluvium	Tributary
Well 21	290	0	81782-F	UBS Alluvium	Tributary
DN-4 ^a	110	110	78315-F	Denver Aquifer	Non-Tributary
AR-1 ^b	147.7	155	75881-F	Arapahoe Aquifer	Non-Tributary
Total	3984.7	2464			

^a CMD holds additional water rights in the Denver Aquifer associated with the Sundance Ranch property but this particular well has a maximum annual recorded yield of 110 annual acre-feet.

^b As of December 2019, AR-1 has 2040 AF of banked water which allows actual pumping to exceed allocation on a limited basis.

^c Well 14 has been permanently abandoned.

^d Wells 15-17 only produce a combined maximum of 609 AF/Year whereas their overall allocation totals to 675 AF/Year

Development of Physical Supply: CMD is developing owned water supplies to increase available water and improve flexibility in provision of summer flows. By the end of 2020, these new wells will contribute 458.3 annual acre-feet of capacity to the CMD system for a total of 4,443.0 annual acre-feet of exportable water supplies sourced from alluvial and deep bedrock aquifers. A summary of the new water supplies slated for completion in 2020 are provided in Table 3-3.

**Table 3-3 –
Summary of New Water Supplies for Completion in 2020**

Well Number	Water Right (AF/YR)	Permit Number	Aquifer	Aquifer Status
Albrecht Well	153.5	27571-FP	UBS Alluvium	Tributary
DA-1	40.3	83604-F	Dawson	Not Non-Tributary
DA-4	64.5	83603-F	Dawson	Not Non-Tributary
AR-1 Expansion	200	75881-F	Arapahoe	Non-Tributary
Total	458.3			

CMD has not acquired any new water rights since 2015 but has been developing owned water rights into productive wells. CMD has not engaged in any water trades nor lost any water rights in the last year. The District is not currently under contract to purchase new water rights although CMD is investigating purchases of renewable water rights proximate to its existing infrastructure on an ongoing basis. Further development in the Denver Basin is not planned at this time

CMD is currently pursuing a replacement plan in partnership with Meridian Service Metropolitan District (MSMD) in order to maximize the efficiency of its water supplies.

4.0 WATER SYSTEM FACILITIES AND PHYSICAL SUPPLY

4.1 Source of Water Supply:

CMD will provide treatment and delivery of the water to the development. The proposed water system will connect to the existing water system in directly adjacent, recently constructed subdivisions. A map of the proposed utility plan is included in Appendix D. The plan is subject to change based on review by CMD.

The District owns and operates 20 alluvial wells which pump renewable water from the UBS Designated Groundwater Basin. Also, the District operates 2 Denver Basin wells at the Sundance Ranch property in Black Forest area. Denver Basin wells are in the Denver and Arapahoe formations.

CMD has been actualizing owned water by drilling wells and beginning production on several well sites. In February of 2020, CMD brought the Sweetwater 5 well (81782-F) online. In the next 6 months it is expected that the

“Albrecht Well” (27554-FP) will be brought online providing an additional 153.5 annual acre-feet of water. CMD is currently preparing to increase pump capacity in well AR-1 (75881-F), its only well in the Arapahoe aquifer, and to install pumps in two existing wells in the Dawson Aquifer (83603-F & 83604-F).

Beyond these projects, additional well construction in the Denver Basin is not anticipated at this time, although CMD has a substantial amount of undeveloped water rights in the Denver Basin Aquifers.

4.2 *Sufficient Dependability of Water Supply*

Midtown Collection at Hannah Ridge Filing No. 3 is to be served by the CMD water system. The proposed water system will connect to the existing water systems in directly adjacent, recently constructed subdivisions. A commitment letter from CMD to serve the development is included in Appendix C. There are no groundwater sources on this site proposed to be utilized by this development. Short term water supplies will be provided by CMD.

4.3 *Sufficient Quantity of Water Supply*

CMD’s water commitments stand at 4,033.3 annual acre-feet before the addition of the proposed development. These commitments are broken down in Table 4-1. The Tipton and Kane commitments are related to an arrangement from the mid-2000’s where developers reserved commitments on two new wells. The water from these wells is considered fully committed to these developers even if they have not yet begun the projects associated with the reserved commitments. Due to a complex legal history, the “Kane” water right was not tied to a specific physical water well but instead operates as a commitment served from CMD’s general supply portfolio. The “Tipton” water right corresponds to CMD’s Well 18.

***Table 4-1 –
Summary of Existing Commitments***

<i>Commitments</i>	<i>(AF/YR)</i>
In-District	2693
Committed Since 2015	328.3
Schriever Air Force Base	537
Kane	200
Tipton	225
Construction	25
Parks	25
Total	4033.3

With 4,443.0 annual acre-feet of exportable supply and 4,033.3 annual acre-feet of commitments, CMD has a water balance of 409.7 annual acre-feet before the subject development. After commitment of 9.24 annual acre-feet to this development, the District will have 400.5 annual acre-feet remaining for additional commitments.

4.4 Sufficient Quality and Potability of Water:

Water delivery will be provided by CMD. Classic Homes understands that the quality and potability of the CMD water supply is already approved.

CMD groundwater from the UBS Basin is monitored for primary and secondary drinking water contaminants and has always fallen below maximum contaminant limits (MCL). Calcium Hypochlorite is applied at the Ellicott pump station for disinfection at a maximum hour flow of 9.2 MGD on all flows bound for the District. This residual is boosted again by Chlorine gas or Calcium Hypochlorite systems just before all points of delivery including the main District, Schriever Air Force Base, and a handful of small residential subdivisions in Eastern El Paso County. Water from the northern Sundance Denver Basin groundwater is treated at the Sundance property with Calcium Hypochlorite and maintains adequate residual at its point of entry into the main District distribution system without additional chlorine application. The District's water supply meets and or exceeds all CDPHE Drinking Water Standards. Appendix E is a copy of the 2019 CMD Consumer Confidence Report which outlines water quality as delivered to District customers.

4.5 Water Storage:

The District currently owns and operates seven (7) water storage facilities with a combined storage capacity of 16.5 Million Gallons. Three (3) of these tanks provide static pressure to the distribution system while the other four (4) tanks are used for buffering and storage of water produced in the northern Sundance wellfield and the eastern wellfield.

4.6 Distribution, Pumping and Transmission Lines:

Overall, the District operates two major delivery lines, one from the northern Denver Basin wells and one from the eastern UBS Aquifer wells. Each of these lines has one pump station to boost pressure.

5.0 WASTEWATER REPORT

5.1 Projected Wastewater Loads

Wastewater flows for the development are based on an estimated flow of 65 gallons per day per person. Based on house size, bedroom number, and bathroom number, the projected occupancy is 2.16 persons per household. The estimated wastewater loads are summarized in Table 5-1.

**Table 5-1 –
Summary of Expected Wastewater Loads**

Water Demands			Wastewater Loads	
# of Units	Indoor Water Use (@ 0.185 AF/SFE/Year) (AF)	Indoor Water Use Average Daily Flow (ADF) (GPD)	Average Daily Flow (ADF) = 65 gpd * 2.16 cpu * # of units (GPD)	Maximum Monthly Flow (MMF) =115% ADF (GPD)
42	7.8	6,937	5,897	6,781

5.2 Treatment Facilities

The CMD wastewater treatment system has a capacity of 2.6 million gallons per day and is;

- In compliance with its discharge permit
- Has adequate capacity for the additional flows.

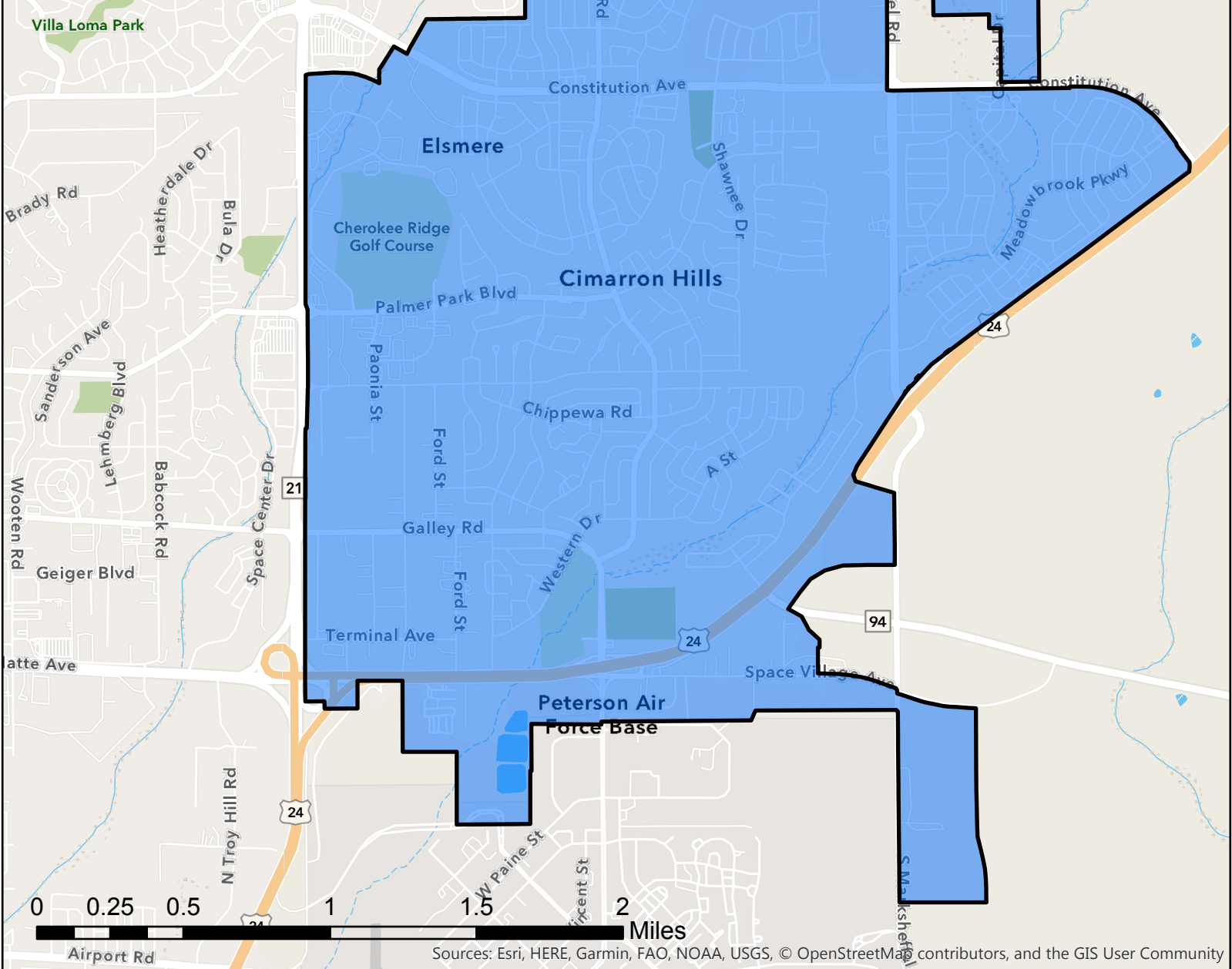
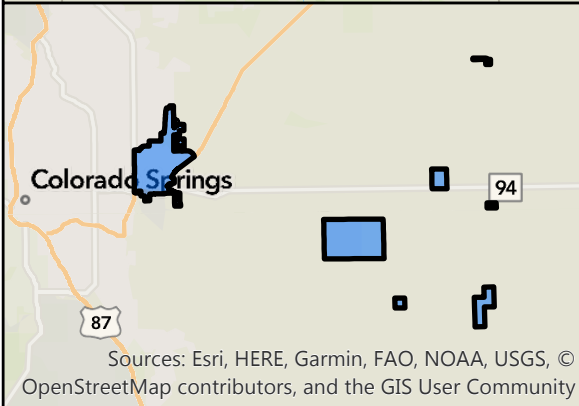
CMD is currently using approximately 1.6 MGD (62% of capacity). The wastewater treatment plant is currently in the design stage for a treatment upgrade, which will not change capacity but will improve the treatment process. The treatment facility has adequate capacity existing to handle the additional flows proposed from Midtown Collection at Hannah Ridge Filing No. 3.

5.3 Collection and Pumping Facilities

This development will be required to install gravity sewer facilities in accordance with CMD standards and approvals. Said gravity sewer facilities will connect to existing collection systems owned and operated by CMD.

Wastewater pumping facilities are not necessary to serve Midtown Collection at Hannah Ridge Filing No. 3.

***Appendix A -
CMD Water and Wastewater Service Boundary Map***



***Appendix B -
Water Supply Information Summary - SEO Form***

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>Midtown Collection at Hannah Ridge Filing No. 3</u>			
2. LAND USE ACTION <u>PUD & Preliminary Plan</u>			
3. NAME OF EXISTING PARCEL AS RECORDED <u>Tract CC, Hannah Ridge at Feathergrass Filing No. 1</u>			
SUBDIVISION <u>Hannah Ridge at Feathergrass</u>		FILING <u>1</u>	BLOCK <u>N/A</u> Lot <u>N/A</u>
4. TOTAL ACREAGE <u>7.474</u>	5. NUMBER OF LOTS PROPOSED <u>42</u>	PLAT MAPS ENCLOSED <input checked="" type="checkbox"/> YES	<u>PUD and Preliminary Plan in Submittal</u>
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 <u>Hannah Ridge at Feathergrass Filing No. 1</u>			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner. (In submittal)			
_____ 1/2 OF _____ 1/4 SECTION <u>32</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. <u>No Wells</u>			
Surveyors plat <input type="checkbox"/> YES <input type="checkbox"/> NO If not, scaled hand-drawn sketch <input type="checkbox"/> YES <input type="checkbox"/> NO <u>N/A</u>			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Foot per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # * <u>42</u> of units <u>8,249</u> GPD <u>9.240</u> AF		<input type="checkbox"/> EXISTING <input type="checkbox"/> DEVELOPED <input type="checkbox"/> NEW WELLS	
COMMERCIAL USE # _____ Gr. Ac. _____ GPD _____ AF		<u>WELLS</u> SPRING	
IRRIGATION # ** _____ acres _____ GPD _____ AF		<u>No Wells</u>	
STOCK WATERING # _____ of head _____ GPD _____ AF		Proposed Aquifers - (Check One)	
OTHER _____ Multi-fam _____ GPD _____ AF		<input type="checkbox"/> Alluvial <input type="checkbox"/> Upper Arapahoe	
TOTAL <u>8,249</u> GPD <u>9.24</u> AF		<input type="checkbox"/> Upper Dawson <input type="checkbox"/> Lower Arapahoe	
* Based on 0.22 Acre-Foot/Unit/Year		<input type="checkbox"/> Lower Dawson <input type="checkbox"/> Laramie Fox Hills	
** Irrigation included in Residential Uses		<input type="checkbox"/> Denver <input type="checkbox"/> Dakota	
		<input type="checkbox"/> Other	
		WATER COURT DECREE CASE NUMBERS	
		MUNICIPAL <input checked="" type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT <input checked="" type="checkbox"/>	
		NAME <u>Cherokee Metro. Dist.</u>	
		LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES <input type="checkbox"/> NO	
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 <u>Central Sewer System</u>			
<input type="checkbox"/> SEPTIC TANK/LEACH FIELD		<input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME: <u>Cherokee 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 C -
CMD Commitment Letter***



CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842

Telephone: (719) 597-5080 Fax: (719) 597-5145

May 27th, 2020

Jim Boulton

c/o Classic Homes

6385 Corporate Drive Suite 200

Colorado Springs, CO 80919

Sent via email: esteffens@idshydro.org

Original to follow by US Mail

Re: Water and Sewer Service to **Midtown at Hannah Ridge Filing 3**
Commitment Letter No. **2020-07**

Dear Jim Boulton,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for Midtown at Hannah Ridge Filing 3 located at the NE Corner of Hannah Ridge Drive and Constitution Avenue. The proposed location for this development is located within the District's established boundaries and therefore is eligible for service connections from the District.

Cherokee Metropolitan District staff, along with the developer, have determined that the following will be the total water demand required by this occupancy:

Type of Use	Demand (AF/yr)
Domestic	7.77
Irrigation	1.47
Total	9.24

This water commitment is hereby made exclusively for this specific development project at this site within the District. To confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment. If the subject project is re-platted, you must submit a new commitment request prior to submitting the re-plat to El Paso County, which may result in a recalculation of the water demand for the project.

If I may be of further assistance please contact me at your convenience.

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy Lathen", with a horizontal line extending to the right.

Amy Lathen
General Manager

Cc: Peter Johnson; Water Counsel w/ encl: sent via email
Steve Hasbrouck; Board President w/ encl: sent via email
Kevin Brown; Jr. Engineer

***Appendix D -
Proposed PUD & Preliminary Plan***

LEGAL DESCRIPTION:

TRACT CC AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214081923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 7.474 ACRES.

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 DEVELOPMENT GUIDELINES:

A. APPLICABILITY:

THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 PLANNED UNIT DEVELOPMENT (PUD). THESE GUIDELINES SHALL GOVERN THE LAND USE, THE DIMENSIONAL ZONING REGULATIONS AND ALONG WITH THE COVENANTS, THE REGULATORY PROCESS FOR DETERMINING COMPLIANCE WITH THE PROVISION OF THE MIDTOWN COLLECTION AT HANNAH RIDGE PUD.

B. PROJECT DESCRIPTION:

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 42 SINGLE FAMILY LOTS LOCATED IN EL PASO COUNTY.

C. PERMITTED USES AND STRUCTURES:

USE	PRINCIPAL USES	NOTES
DWELLINGS — SINGLE FAMILY DETACHED	WITH 3' OR 5' SIDEYARD SETBACKS	
OPEN SPACE, PARKS AND TRAILS		
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, PARKS	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.	
DISTRICT UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.	
ACCESSORY USES		
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.	
RESIDENTIAL HOME OCCUPATION	FOR PERSONAL USE ONLY	
SOLAR ENERGY SYSTEMS		
DECK (ATTACHED OR DETACHED, COVERED OR UNCOVERED)		
FENCE, WALL OR HEDGE		
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES		
MAILBOXES		
TEMPORARY USES		
MODEL HOME / SUBDIVISION SALES OFFICE		
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE	
YARD OR GARAGE SALES		
SPECIAL USES		
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.	
CMRS FACILITY — STEALTH		
NOTES:		
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF THE MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 DEVELOPMENT PLAN.		
2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).		
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).		
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).		

D. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS. (SEE LOT TYPICAL ON THIS SHEET):

TYPE A, B, C
MAXIMUM LOT COVERAGE: 68 PERCENT.
MINIMUM LOT SIZE: 2080 SF.
MAXIMUM BUILDING HEIGHT: THIRTY (35) FEET.
MINIMUM LOT DEPTH: 74.50 FEET.
OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT
SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE):
FRONT YARD: 10 FEET MIN. (FRONT DOOR SIDE)
ATTACHED/DETACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB TO FRONT-LOADED GARAGE.
SIDE YARD: 3 FOOT OR 5 FEET (SEE TYPICAL LOT DETAIL).
CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT.
REAR YARD: 10 FEET MIN. (GARAGE SIDE)
NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.

E. LOT NOTES:

- THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
- FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
- MINOR ADJUSTMENTS TO LOT LINES AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

F. STREETS:

STREETS WITHIN MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. STREETS SHALL BE PUBLICLY AND PRIVATELY OWNED (AS NOTED). CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS EXCEPT WHERE PUD MODIFICATIONS AND DEVIATIONS ARE APPROVED BY THE COUNTY. ALL STREETS SHALL BE PAVED WITH CURB AND GUTTER. PUBLIC STREETS TO BE MAINTAINED BY EL PASO COUNTY. PRIVATE STREETS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

G. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:

COVENANTS FOR MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.

H. AUTHORITY:

THE AUTHORITY FOR THIS PUD DEVELOPMENT PLAN IS CHAPTER 4.2 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. THE AUTHORITY FOR CHAPTER 4.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3

COUNTY OF EL PASO, STATE OF COLORADO

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 DEVELOPMENT GUIDELINES: (CONTINUED)

I. ADOPTION:

THE ADOPTION OF THIS PUD DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS PUD DEVELOPMENT PLAN FOR MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISIONS OF CHAPTER 4.2 OF THE LAND DEVELOPMENT CODE AND THIS PUD DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

J. RELATIONSHIP TO COUNTY REGULATIONS:

THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3, PROVIDED, HOWEVER THAT WHERE THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ANY DETERMINATION OR INTERPRETATION ISSUES BY THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

K. ACCESS LIMITATION:

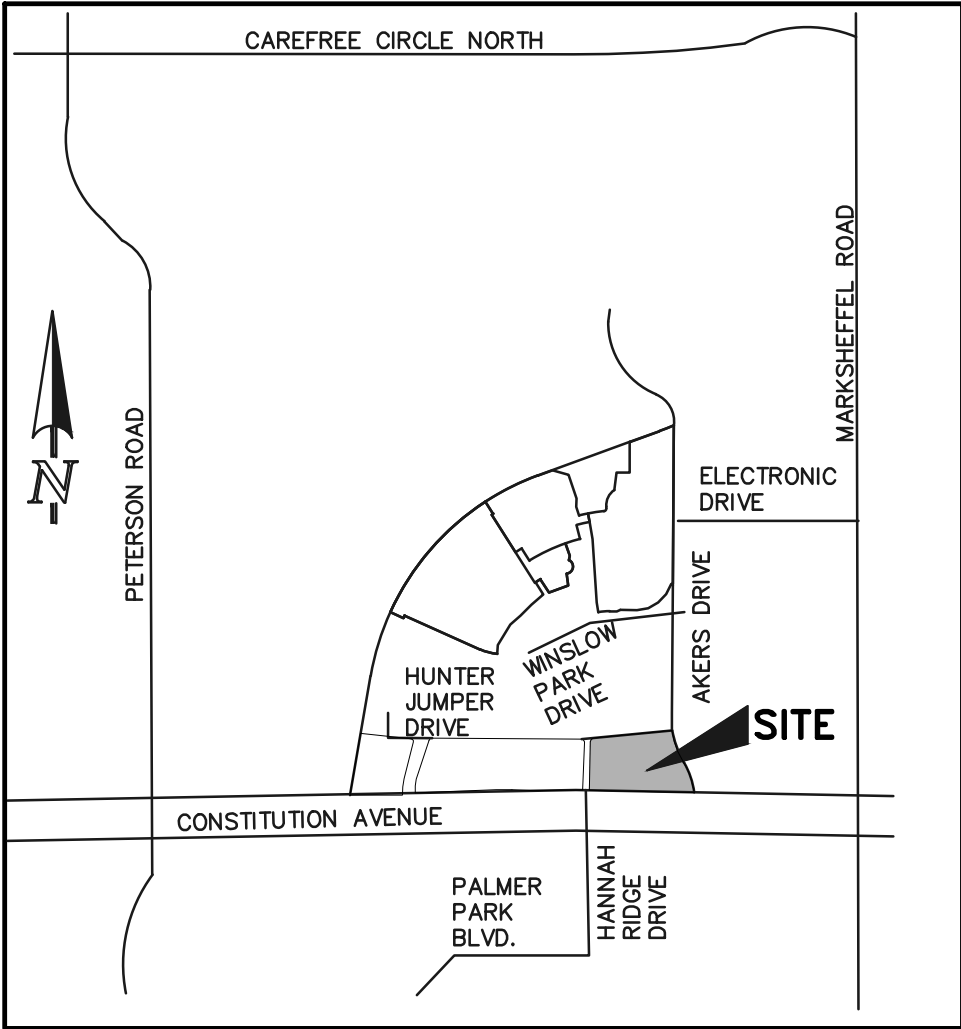
THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO HUNTER JUMPER DRIVE, AKERS DRIVE, CONSTITUTION AVENUE OR HANNAH RIDGE DRIVE.

L. PRIVATE ROADS:

THE PRIVATE ROADS AS SHOWN WILL BE MAINTAINED BY HOA (NOT EL PASO COUNTY) UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

GENERAL NOTES:

- ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY.
- ALL PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
 - FRONT: TEN (10) FEET
 - SIDE: FIVE (5) FEET OR THREE (3) FOOT PER TYPICAL LOTS DETAILS (THIS SHEET)
 - REAR: ZERO (0) FEET
 - STREETS: TEN (10) FEET
- ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.
- DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND SHALL BE LIMITED TO A TOTAL OF FOURTY-TWO (42) SINGLE FAMILY LOTS.
- THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 25% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS.
- FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0752G, DATED DECEMBER 7, 2018.
- ALL TRACTS WILL BE OWNED AND (WHERE REQUIRED) MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 HOMEOWNERS ASSOCIATION.
- SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
- GEOLOGIC HAZARD NOTE: NO LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. NO MITIGATION MEASURES ARE REQUIRED AND A MAP OF THE AREA CAN BE FOUND IN THE REPORT "PRELIMINARY SUBSURFACE SOIL INVESTIGATION MIDTOWN AT HANNAH RIDGE TRACTS CC EL PASO COUNTY, COLORADO" PREPARED BY ENTECH ENGINEERING, INC. AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- NOISE WALL ALONG CONSTITUTION AVENUE TO BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE HOA. (SEE LANDSCAPE SHEET FOR DETAIL)

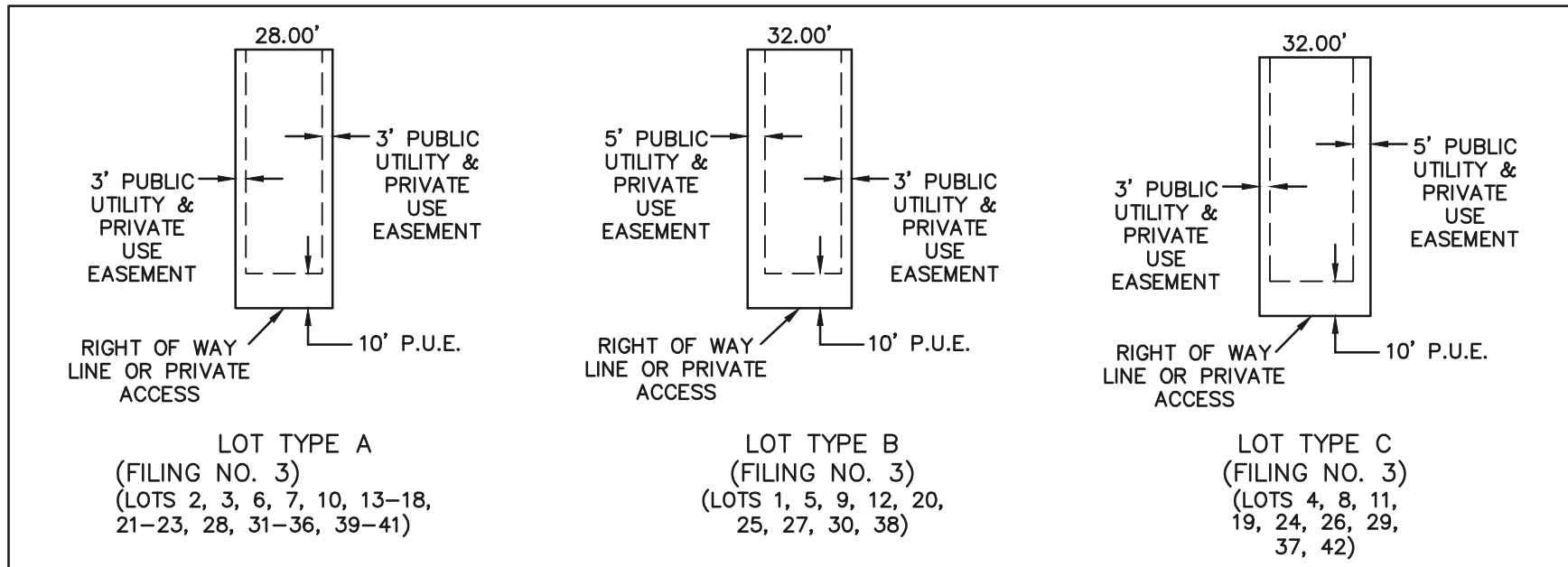


VICINITY MAP

N.T.S.

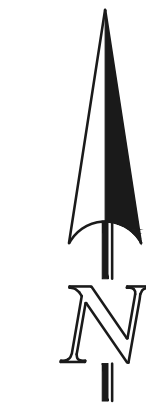
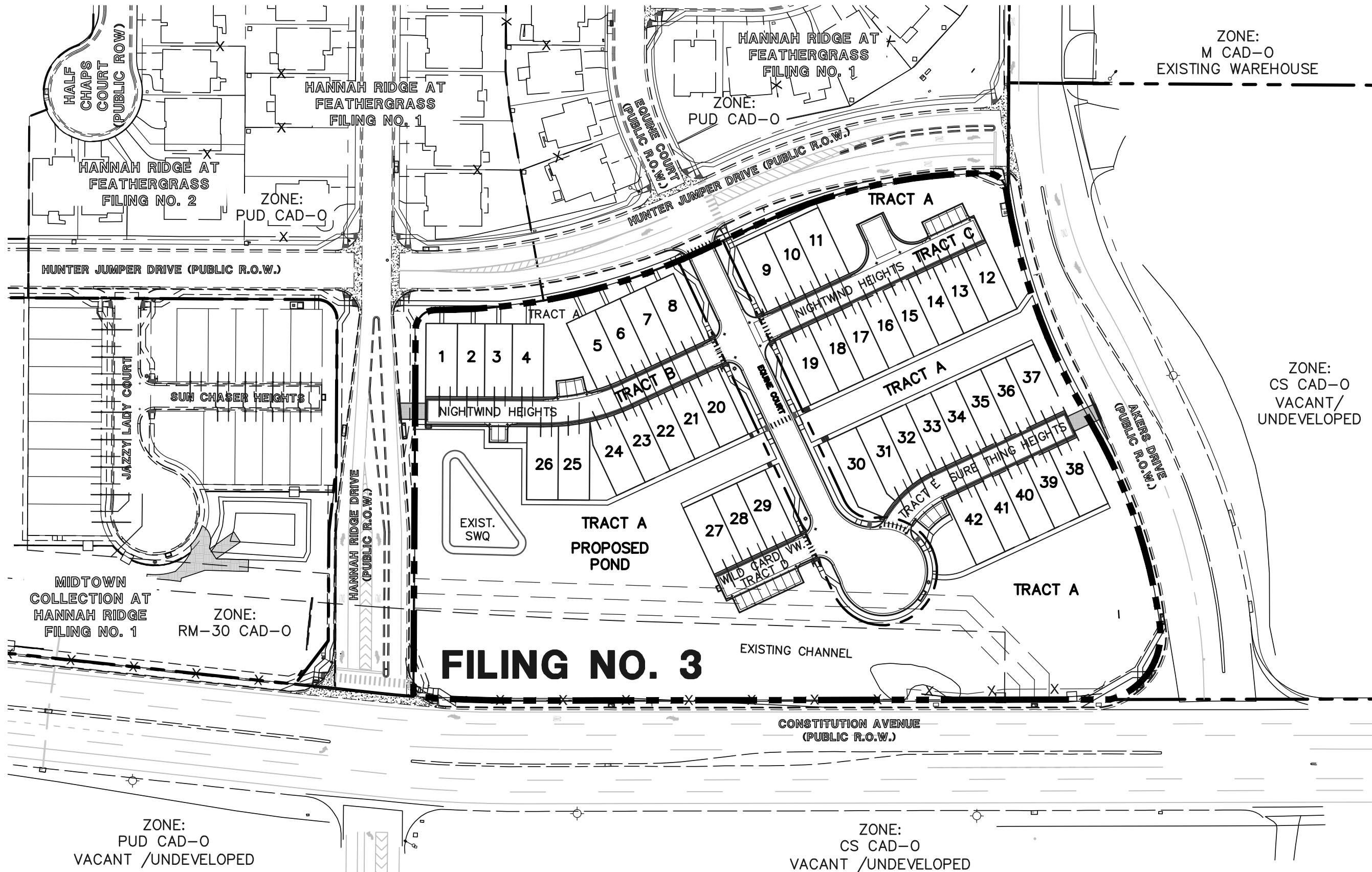
PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1 8.4.4.C PUBLIC ROADS REQ.	LOT AREA AND DIMENSIONS	LOTS TO HAVE A MINIMUM OF 30 FEET OF FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	LOTS ADJACENT TO PRIVATE ROADWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD	THE PROPOSED UNIQUE LOT CONFIG. AND COMMUNITY DESIGN REFLECT THE NEED FOR SHARED PRIVATE ROADWAYS THAT DIRECTLY CONNECT TO PUBLIC STREETS, DEAD END TURNAROUNDS,
2 8.4.4.E.3 PRIVATE ROADS MEET COUNTY STANDARDS			CUL-DE-SACS USED ONLY AS NECESSARY	PROVIDE DEAD END TURNAROUNDS
3 2.3.8.A TURNAROUNDS				REDUCE INTERSECTION SPACING
4 2.2.5.E INTERSECTION SPACING		MINIMUM 175' INTERSECTION SPACING		SHORTENED INTERSECTION SPACING.



TYPICAL LOT DETAILS

NOT TO SCALE



KEY MAP
SCALE: 1"=100'

DEVELOPMENT DATA:

EXISTING ZONING:	CS CAD-0
TAX SCHEDULE NO.:	53324-03-009
TOTAL AREA:	7.474 ACRES
NUMBER OF LOTS:	42
TOTAL LOT AREA:	2,148 ACRES (28.74%)
AVERAGE LOT SIZE:	2,228 SF
MINIMUM LOT SIZE:	2,086 SF
MINIMUM LOT WIDTH:	28'
MINIMUM LOT DEPTH:	74.50'
GROSS DENSITY:	5.61 DU/AC
NET DENSITY (W/O PUBLIC ROW):	6.11 DU/AC
ROW (PUBLIC)	0.602 ACRES (8.05%)
PRIVATE ROADWAY TRACTS:	0.627 ACRES (8.39%)
TOTAL OPEN SPACE:	4.097 ACRES (54.82%)
MAXIMUM LOT COVERAGE:	68%

NOTE:

THIS COMMUNITY WILL BE PROVIDING ALL SIDEWALK ALONG ITS PERIMETER STREET FRONTAGE INCLUDING ALL ADA PEDESTRIAN RAMPS FOR INTERSECTING STREETS AND A PEDESTRIAN RAMP ON THE EAST SIDE OF THE CONSTITUTION AVE. AND HANNAH RIDGE DR. INTERSECTION THAT WILL FACILITATE A FUTURE CONSTITUTION AVE. CROSSING ONCE THE SIGNAL IS WARRANTED AND INSTALLED AND ADDITIONAL SIDEWALK IS INSTALLED WITH ADJACENT DEVELOPMENT ON THE SOUTH SIDE OF CONSTITUTION AVE. PEDESTRIAN CROSSING OF THIS ARTERIAL INTERSECTION IS NOT PROPOSED AT THIS TIME DUE TO SAFETY CONCERNS RELATED TO CROSSING A CURRENTLY UNSIGNALIZED INTERSECTION AT NO RECEIVING FACILITIES BEING PRESENT. SIMILARLY, THE AKERS DRIVE AND CONSTITUTION AVE. INTERSECTION IS NOT SIGNALIZED, SO PEDESTRIAN CROSSING AT THIS LOCATION IS NOT PROPOSED DUE TO SAFETY CONCERNS. IN ADDITION, THERE ARE NO SIDEWALKS, PEDESTRIAN RAMPS OR CURB AND GUTTER ALONG THE SOUTH SIDE OF THE EXISTING CONSTITUTION AVE. THE CLOSEST SIGNALIZED INTERSECTIONS FOR CROSSING CONSTITUTION AVE. IS AT MARKSHEFFEL ROAD.

NAME OF LANDOWNER

LANDOWNER'S SIGNATURE, NOTARIZED

OWNER CERTIFICATION:

I / WE _____ A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF _____ DO HEREBY CERTIFY THAT I / WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNER IN FEE SIMPLE BY _____ AT THE TIME OF THIS APPLICATION.

NOTARY SIGNATURE

COUNTY CERTIFICATION:

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN THE ACCORDANCE WITH THE _____ (BOARD RESOLUTION OR MOTION #) _____ (DATE) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT

DATE

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO }
COUNTY OF EL PASO } ss
I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROERMAN, RECORDER
BY: _____
DEPUTY

SHEET INDEX

COVER SHEET	SHEET 1 OF 10
PUD & PRELIMINARY PLAN	SHEET 2 OF 10
PRELIMINARY GRADING & UTILITIES PLAN	SHEET 3 OF 10
LANDSCAPE TITLE SHEET	SHEET 4 OF 10
LANDSCAPE PLAN — OVERALL	SHEET 5 OF 10
LANDSCAPE PLAN	SHEET 6 OF 10
LANDSCAPE PLAN	SHEET 7 OF 10
LANDSCAPE PLAN — BUILDING TYPICALS	SHEET 8 OF 10
PLANTING DETAILS AND NOTES	SHEET 9 OF 10
DETAILS	SHEET 10 OF 10



MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 3

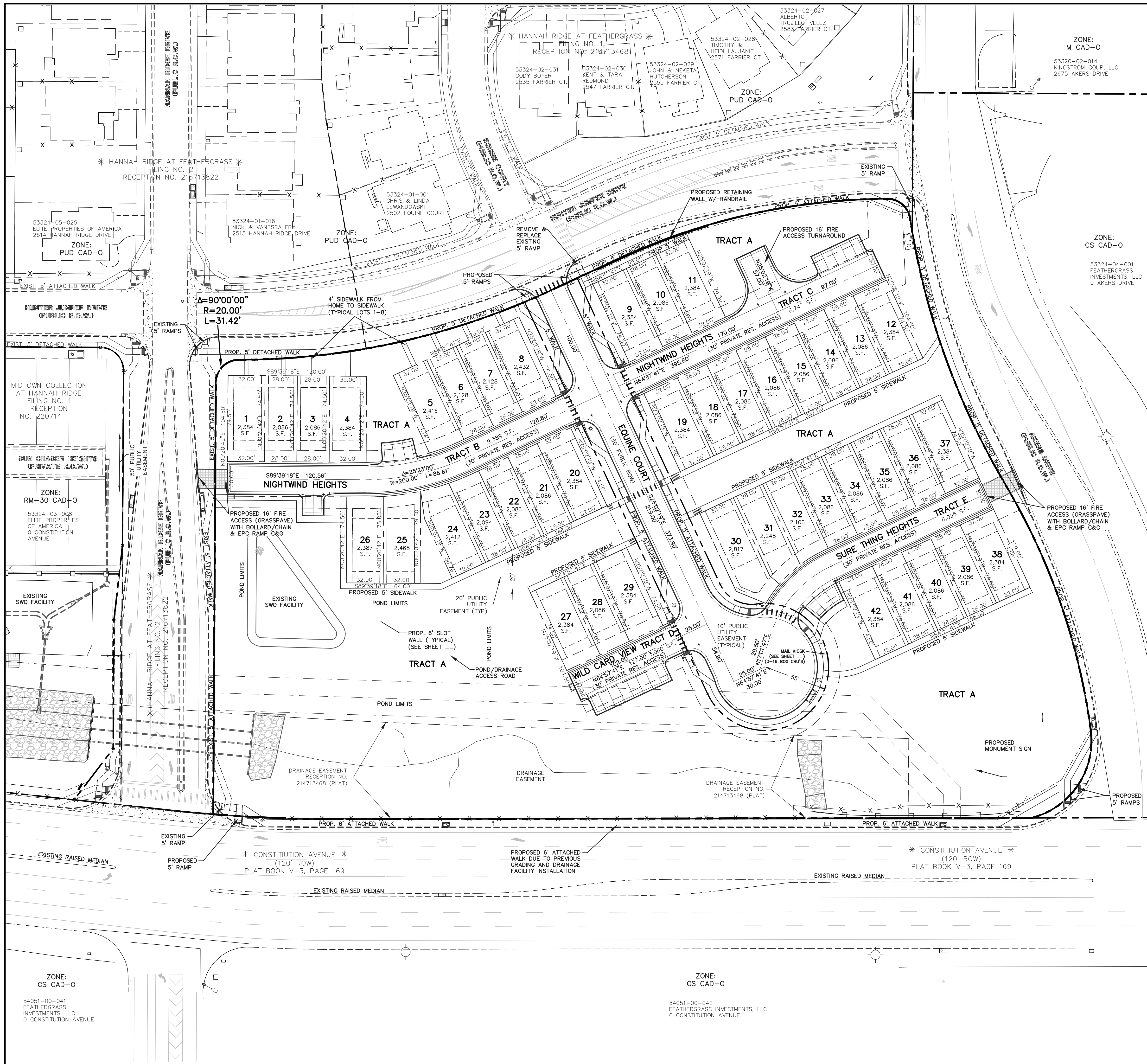
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
COVER SHEET

DESIGNED BY	KC	SCALE	DATE	03/22/20
DRAWN BY	KC	(H) 1"=VARIES	SHEET 1 OF x	
CHECKED BY	KRC	(V) 1"= N/A	JOB NO.	1116.35

619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)



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ADDITIONAL SERVICE PROVIDERS GENERAL NOTES FROM TITLE SHEET:

A. WATER PROVIDER	CHEROKEE METROPOLITAN DISTRICT
B. WASTEWATER PROVIDER	CHEROKEE METROPOLITAN DISTRICT
C. ELECTRIC PROVIDER	MOUNT VIEW ELECTRIC ASSOCIATION
D. GAS PROVIDER	COLORADO SPRINGS UTILITIES
E. FIRE PROTECTION DISTRICT	FALCON FIRE
F. EMERGENCY SERVICES (AMBULANCE)	EL PASO COUNTY
G. EMERGENCY SERVICES (POLICE)	EL PASO COUNTY SHERIFF

FILING NO. 3 SUMMARY TABLE:

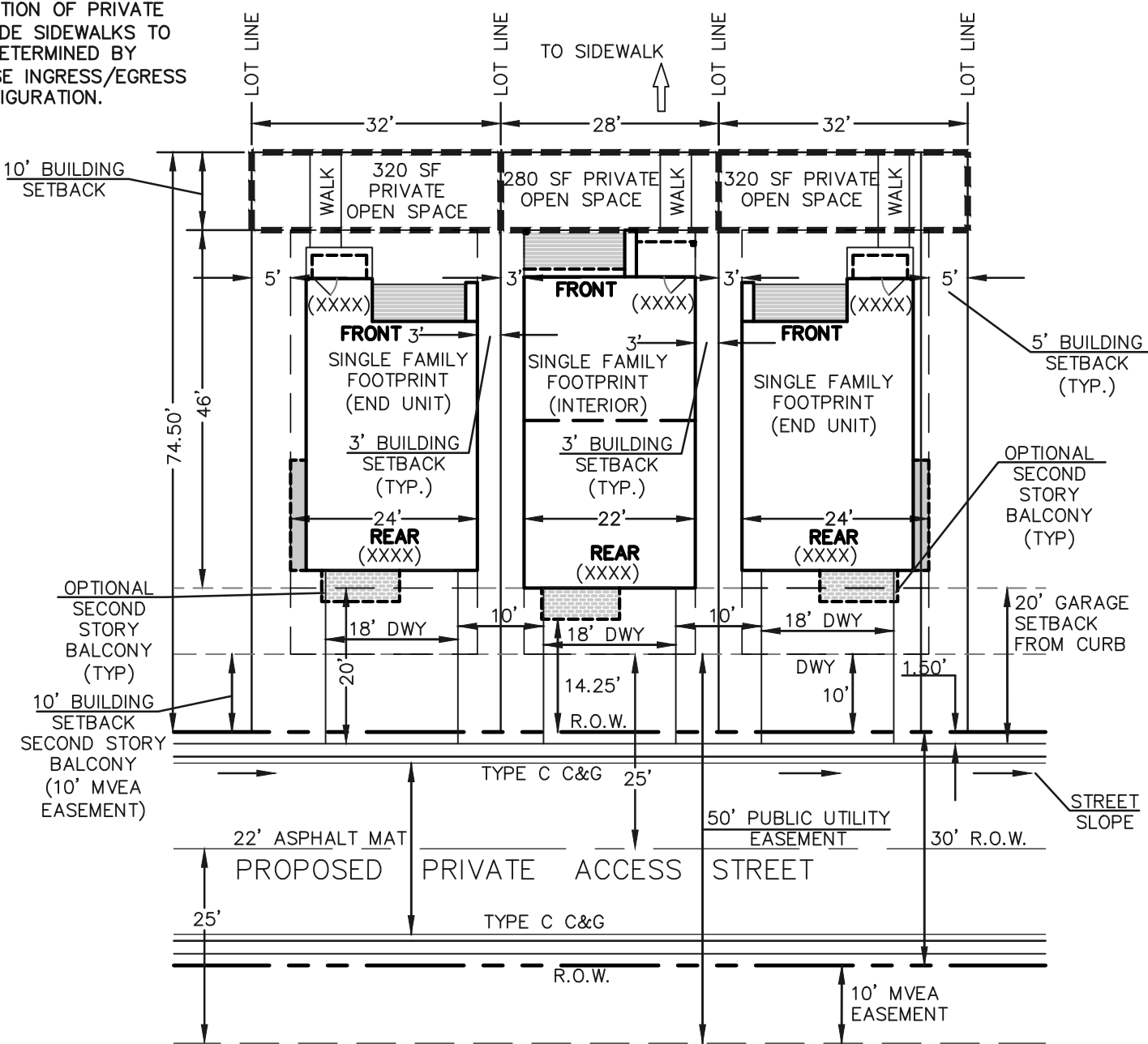
PARCELS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, PUBLIC UTILITIES, DRAINAGE)	178,465	54.82%	HOA	HOA
TRACT B, C, D, E (PRIVATE R.O.W. - ACCESS)	27,312	8.39%	HOA	HOA
LOTS (42 TOTAL)	93,567	28.74%	INDIVIDUAL LOT OWNERS	
PUBLIC R.O.W.	26,223	8.05%	COUNTY	COUNTY
TOTAL	325,567	100%		

NOTE:

LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.

NOTE:

LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.



TYPICAL LOT
ADDRESS ABOVE GARAGE AND ON FRONT OF HOME
SCALE: 1" = 20'

NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

ZONE:
CS CAD-O

53324-04-001
FEATHERGRASS
INVESTMENTS, LLC
0 AKERS DRIVE



40 20 0 40 80

SCALE: 1" = 40'

PCDD FILE NO.: PUD SP-20-0

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 3

PUD DEVELOPMENT PLAN
PRELIMINARY PLAN

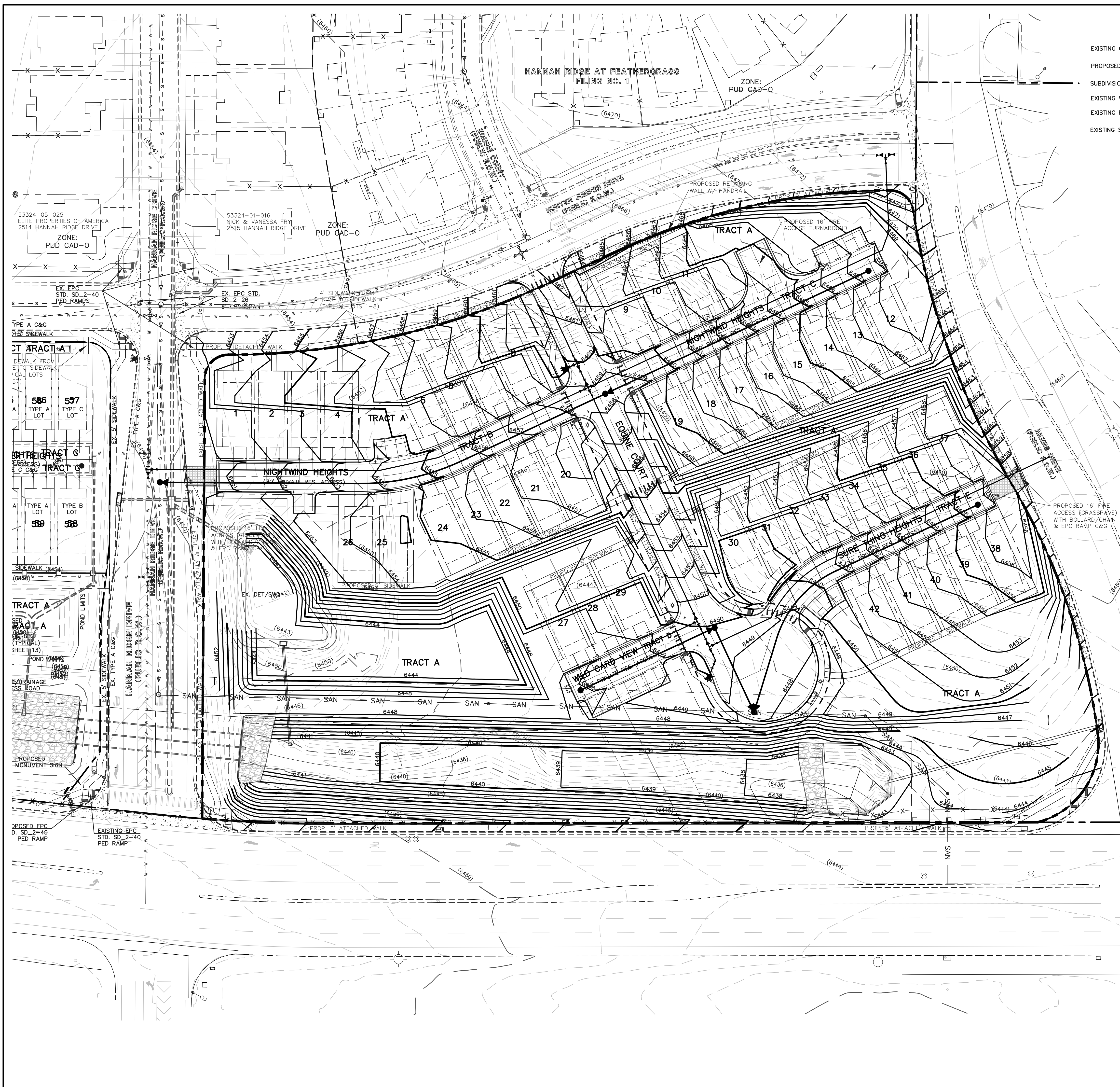
DESIGNED BY	KC	SCALE	DATE	03/22/20
DRAWN BY	KC	(H) 1"= 40'	SHEET	2 OF X
CHECKED BY	KRC	(V) 1"= N/A	JOB NO.	1116.30



ZONE:
CS CAD-O

54051-00-042
FEATHERGRASS INVESTMENTS, LLC
0 CONSTITUTION AVENUE

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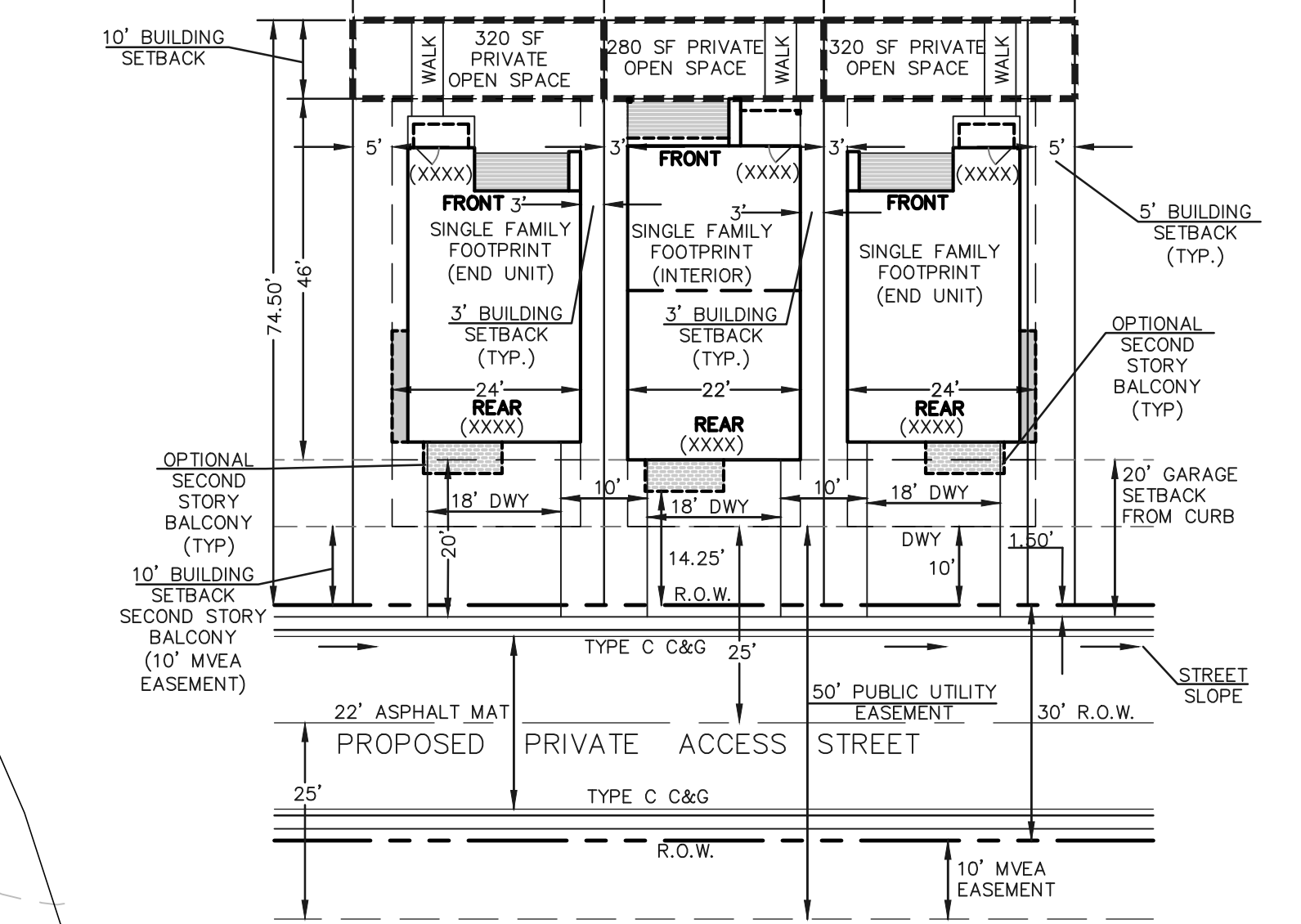


LEGEND:

- EXISTING GROUND CONTOUR
- PROPOSED FINISHED CONTOUR
- SUBDIVISION BOUNDARY
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER/MANHOLE
- PROPOSED WATER MAIN & GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MAIN/MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXIST. STORM SEWER
- EXIST. STORM INLET

NOTE:

LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.



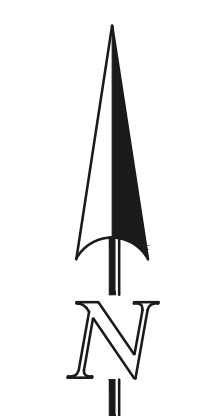
TYPICAL LOT

NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

PROPOSED BUILDING

MAX. GROSS SF: 3,600 S.F. GROSS
TYPE CONSTRUCTION: V-B
REQ. GPM FIRE FLOW = 1,500 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 500'
MAX. HOSE LENGTH = 250'
AREA SEPARATION WALLS ARE NOT USED
(FIRE SUPPRESSION SYSTEM NOT REQUIRED)

FIRE FLOW CHART	
NODE	FIRE FLOW (GPM)
A	1,500



SCALE: 1" = 40'

PCDD FILE NO.: PUD SP-20-0__



MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 3
PUD DEVELOPMENT PLAN
PRELIMINARY GRADING & UTILITIES PLAN

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

DESIGNED BY: KC
DRAWN BY: KC
CHECKED BY: KRC
SCALE: (H) 1" = 40'
(V) 1" = N/A
DATE: 03/22/20
SHEET: 3 OF x
JOB NO.: 1116.35



Appendix E - 2019 CMD Consumer Confidence Report

CHEROKEE MD 2020 Drinking Water Quality Report

Covering Data For Calendar Year 2019

Public Water System ID: CO0121125

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 SARA HOWARD at 719-597-5080 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://www.epa.gov/ground-water-and-drinking-water).

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

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

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

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

Lead in Drinking Water

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

Source Water Assessment and Protection (SWAP)

The Colorado Department of Public Health and Environment may have provided us with a Source Water Assessment Report for our water supply. For general information or to obtain a copy of the report please visit wqcdcompliance.com/ccr. The report is located under "Guidance: Source Water Assessment Reports". Search the table using 121125, CHEROKEE MD, or by contacting SARA HOWARD at 719-597-5080. The Source Water Assessment Report provides a screening-level evaluation of potential contamination that **could** occur. It **does not** mean that the contamination **has or will** occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan. Potential sources of contamination in our source water area are listed on the next page.

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

Our Water Sources

<u>Sources (Water Type - Source Type)</u>	<u>Potential Source(s) of Contamination</u>
WELL 20 GOSS WELL (Groundwater-Well) WELL NO 2 (Groundwater-Well) WELL NO 17 (Groundwater-Well) WELL 19 DUNCAN WELL (Groundwater-Well) WELL 21 AR-1 (Groundwater-Well) PURCHASED FROM CO0121150 (Surface Water-Consecutive Connection) WELL 22 DN-4 (Groundwater-Well) WELL NO 18 TIPTON (Groundwater-Well) WELL NO 9 (Groundwater-Well) WELL NO 10 (Groundwater-Well) WELL NO 11 (Groundwater-Well) WELL NO 12 (Groundwater-Well) WELL NO 13 (Groundwater-Well) WELL NO 15 (Groundwater-Well) WELL NO 1 (Groundwater-Well) WELL NO 16 (Groundwater-Well) WELL NO 3 (Groundwater-Well) WELL NO 4 (Groundwater-Well) WELL NO 5 (Groundwater-Well) WELL NO 6 (Groundwater-Well) WELL NO 7 (Groundwater-Well) WELL NO 8 (Groundwater-Well)	Row Crops, Fallow, Small Grains, Pasture / Hay, Septic Systems, Road Miles

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

CHEROKEE 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, 2019 unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one year old. Violations and Formal Enforcement Actions, if any, are reported in the next section of this report.

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

Disinfectants Sampled in the Distribution System TT Requirement: At least 95% of samples per period (month or quarter) must be at least 0.2 ppm <u>OR</u> If sample size is less than 40 no more than 1 sample is below 0.2 ppm Typical Sources: Water additive used to control microbes						
Disinfectant Name	Time Period	Results	Number of Samples Below Level	Sample Size	TT Violation	MRDL
Chlorine	December, 2019	<u>Lowest period</u> percentage of samples meeting TT requirement: 100%	0	31	No	4.0 ppm

Lead and Copper Sampled in the Distribution System								
Contaminant Name	Time Period	90 th Percentile	Sample Size	Unit of Measure	90 th Percentile AL	Sample Sites Above AL	90 th Percentile AL Exceedance	Typical Sources
Copper	07/15/2019 to 07/19/2019	0.47	30	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead	07/15/2019 to 07/19/2019	3	30	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)	2019	7.58	2.3 to 13.5	16	ppb	60	N/A	No	Byproduct of drinking water disinfection
Total Trihalomethanes(TTHM)	2019	24.03	8.4 to 46.4	16	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	2019	7.3	2.6 to 12.0	2	pCi/L	15	0	No	Erosion of natural deposits
Combined Radium	2019	4.7	3.4 to 6	2	pCi/L	5	0	No	Erosion of natural deposits
Combined Uranium	2019	2.5	0 to 5	2	ppb	30	0	No	Erosion of natural deposits
Gross Beta Particle Activity	2019	6.05	4.1 to 8	2	pCi/L*	50	0	No	Decay of natural and man-made deposits
*The MCL for Gross Beta Particle Activity is 4 mrem/year. Since there is no simple conversion between mrem/year and pCi/L EPA considers 50 pCi/L to be the level of concern for Gross Beta Particle Activity.									

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	2019	0.7	0 to 2	6	ppb	10	0	No	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium	2019	0.06	0.05 to 0.08	6	ppm	2	2	No	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Chromium	2019	3.2	0 to 8	6	ppb	100	100	No	Discharge from steel and pulp mills; erosion of natural deposits
Fluoride	2019	0.32	0.29 to 0.35	2	ppm	4	4	No	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Nitrate	2019	5.49	0 to 7.5	10	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Nitrate-Nitrite	2019	0	0 to 0	2	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; 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
Selenium	2019	7.2	4 to 13	6	ppb	50	50	No	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines
Nitrate: <i>Nitrate in drinking water at levels above 10 ppm</i> 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.									

Synthetic Organic 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
Di(2-ethylhexyl) phthalate	2019	0	0 to 0	1	ppb	6	0	No	Discharge from rubber and chemical factories

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	2019	47	11.1 to 71.8	6	ppm	N/A
Total Dissolved Solids	2016	131.2	62 to 180	5	ppm	500

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
Quinoline	2018	0.0237	<0.02 – 0.0423	6	Ppb
Germanium	2018	0.3287	<0.3 – 0.472	6	Ppb
Bromochloroacetic Acid	2018	2.548	0.847 – 3.89	8	Ppb
Bromodichloroacetic Acid	2018	1.0348	<0.5 – 1.53	8	Ppb
Chlorodibromoacetic Acid	2018	1.8965	0.332 – 3.0	8	Ppb
Dibromoacetic Acid	2018	4.252	0.517 – 6.48	8	Ppb
Dichloroacetic Acid	2018	1.092	0.636 – 2.11	8	Ppb
Monobromoacetic Acid	2018	0.7165	<0.3 – 1.11	8	Ppb
Tribromoacetic Acid	2018	3.077	<2.0 – 4.39	8	Ppb
Trichloroacetic Acid	2018	0.516	<0.5 – 0.631	8	Ppb

***More information about the contaminants that were included in UCMR monitoring can be found at: drinktapp.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