



WATER RESOURCES REPORT: Outlook Powers & Grinnell

Prepared:

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Prepared for:

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I. INTRODUCTION AND CONCLUSION

A. Introduction

The purpose of this report is to determine whether the water supply is sufficient for the proposed Outlook Powers & Grinnell ("Site"). The Site is a proposed development is located in the northwest quarter of the northwest quarter of Section 7, Township 15 South, Range 65 West of the 6th Principal Meridian, in El Paso County, Colorado.

The Site is more specifically located south of Powers Boulevard, east of Grinnell Boulevard, north of Goldfield Drive and west of Cudahy Drive. See Appendix A? for a vicinity Map.

The Site is within the Security Water & Sanitation District ("SWSD").

B. Conclusion

In addition to the preliminary plan, this report is being submitted to encompass the residential uses of the Site. The final plat condition of the Site consists of concurrent development of the apartment Site (1 lot) and submittal of an individual commitment letter, which is in line with the information outlined in this report. The estimates for this report have been provided to serve as conservative maximums for SWSD and Evergreen Development.

II. PROJECTED LAND USES

A. Projected Land Uses

Land within the subject development area has been planned as a multi-family residential and no change to use is proposed.

III. WATER NEEDS AND SUPPLY

A. Projected Water Demand

The proposed development includes 16 buildings (10 apartments and 6 3-plexes) and one clubhouse and pool, consisting of 318 units total.

Water demand from the residential portion of the development are equal to the wastewater flows, as a conservative estimate. Table 1 below summarizes this information.

**Table 1
Summary of Expected Water Demand**

Water Demands					
Type of Use	Number of Dwelling Units/Square Footage	People per Unit	Average Flow per Capita (Gal/Capita/Day)/Average Flow per Day (Gal/Acre/Day)	Peak Factor	Average Flow (GPD)
Multi-Family Residential	318 Units	2.5	300	N/A	238,500
Clubhouse	6,597 SF (0.15 AC)		1,400	2	420
	Total:				238,920

B. District Water Supply

Per discussions with SWSD, it is anticipated that the District has adequate water supply for the Site

IV. WATER SYSTEM FACILITIES AND PHYSICAL SUPPLY

A. Sources of Water Supply

SWSD will provide treatment and delivery of water to the Site. The proposed water system will connect to the existing water system in adjacent roadways, Cudahy Drive, Grinnell Blvd, and Goldfield Blvd. There is one proposed connection at southwest corner in Grinnell Blvd, one connection on the south side in Goldfield Blvd and two connections on the east side in Cudahy Dr. The Overall Utility Plan has been provided in the appendix. The plan is subject to change based on review by SWSD.

B. Sufficient Dependability of Water Supply

The Site is to be served by the SWSD water system. A Will Serve letter has been included in the appendices.

There are no anticipated off-site improvements needed in support of the proposed development.

There are no proposed groundwater sources on the Site to be utilized by the development.

C. Sufficient Quantity of Water Supply

There is no quantity of water supply concerns with the proposed development.

D. Sufficient Quality of Water Supply

There are no quality and potability of water supply concerns with the proposed development. Water delivery will be provided by SWSD. The Developer understands that the quality and potability of the SWSD is already approved.

E. Water Storage

There are no water storage concerns with the proposed development.

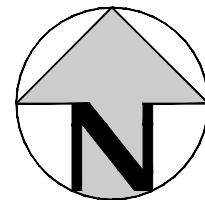
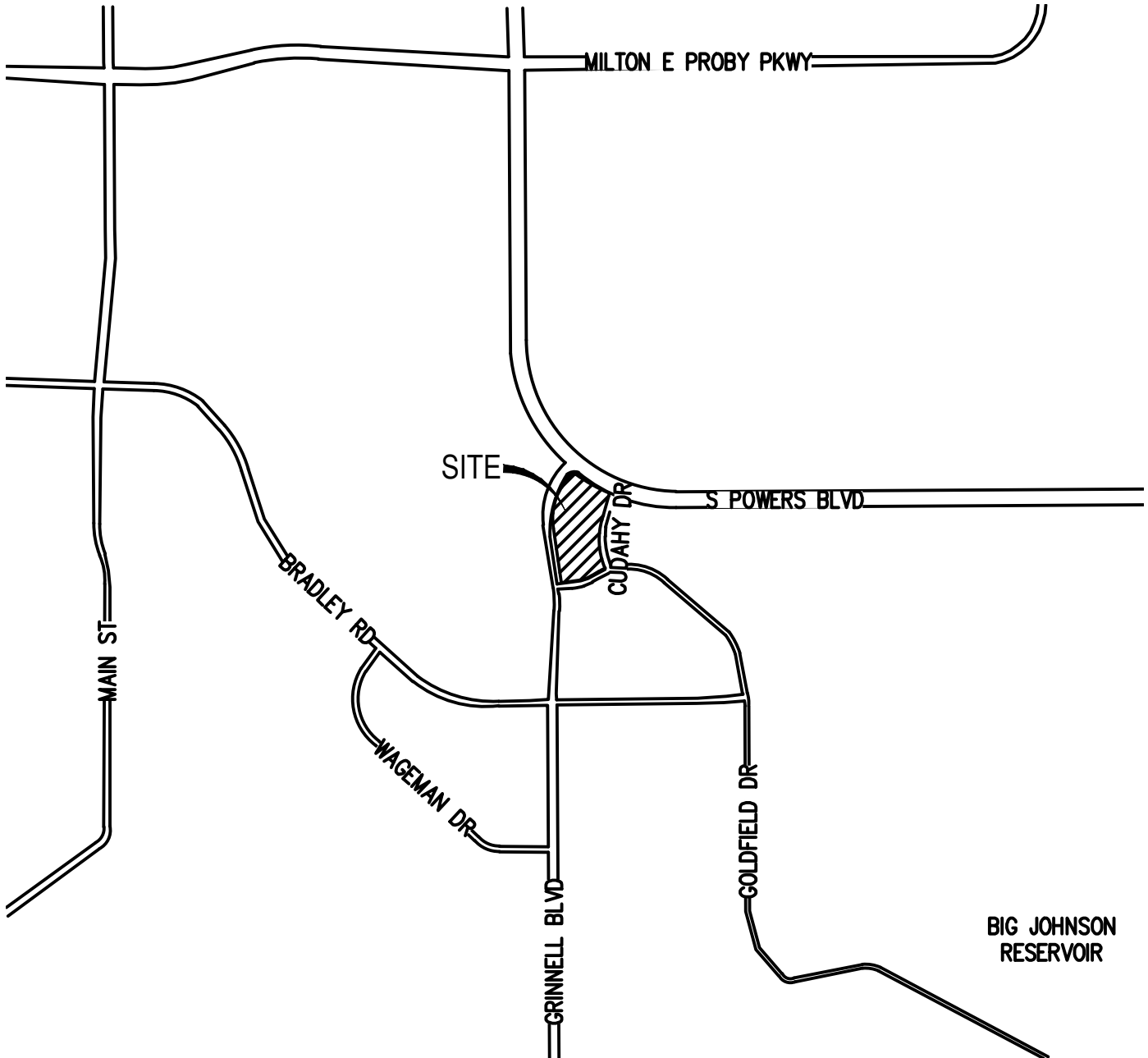
F. Distribution, Pumping and Transmission Lines

There is no distribution, pumping and transmission line concerns with the proposed development. Overall, the District operates four major delivery lines, the Blue River Pipeline, The Homestake Pipeline, the Fountain Valley Authority Pipeline and the Southern Delivery System Pipeline. Each of these lines has at least one pump station to boost pressure based on the 2016 Water System Map.

APPENDIX

Vicinity Map, Overall Utility Plan, Will-Serve Letters

Plotted: FRI 05/05/23 12:11:56P By: Olivia McCracken Filepath: j:\221206\engineering\refvivic map.dwg Layout: layout1



SCALE: 1" = 2000'

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EVERGREEN DEVCO
 OUTLOOK POWERS & GRINNELL
 VICINITY MAP

PROJECT #: 221206
 SHEET NUMBER

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1 OF 1

