

GLENARM SUBDIVISION FILING NO. 2
WATER RESOURCES REPORT

AUGUST 10, 2020

Glenarm Subdivision Filing No. 2 is located in the Southwest Quarter of Section 3, Township 15 South, Range 66 West of the 6th P.M., El Paso County, Colorado. The property has El Paso County Tax Schedule No.'s 65033-22-006 & 65033-22-007. The current addresses for the properties are 3115 & 3118 Glenarm Road. The proposed subdivision is located on the north side of Glenarm Road, and north, west, & south of the cul-de-sac at the end of Glenarm Road. The area of land under consideration for vacating and replatting is 5.710± acres and the property is zoned PUD (Planned Unit Development).

The site is located within the Statmoor Hills Water District. The district has agreed to provide water service to the site. The water service commitment letter from the district is attached to this report. The site consists of currently platted Tract A & Lot 1, Glenarm Subdivision, as recorded under Reception Number 207712593 of the records of El Paso County, Colorado.

Existing Lot 1 contains 30 existing mobile home pad sites that are complete with paved access roads, parking, curb and gutter and utilities including the water main infrastructure and water service stubs to each mobile home pad site. Stratmoor Hills Water District has previously agreed to serve Lot 1 with water and have renewed this commitment for the subject replat. Existing Tract A contains open space on the north side of Glenarm Road.

The proposed replat will reconfigure the lot line between existing Lot 1 and existing Tract A, creating two lots in place of the existing lot and tract. As a result, the number of mobile home pad sites in proposed Lot 1 will be reduced from 30 to 29. The new Lot 2 will contain the proposed Stratmoor Hills Water Treatment Plant and will have one water service connection from the existing nearby water main.

Water demands for the replatted subdivision are 29 single family water service taps at 0.30 AF/yr each, a total of 24,160 square feet of landscape irrigation at 0.05 AF/yr per 1,000 square feet of irrigation and one water service tap for the proposed water treatment plant at 300 gpd = 0.336 AF/yr. The total demand is 10.244 Ac-Ft/Yr.

The District maintains adequate water supply to serve it's members. They receive up to 600 acre feet (195,510,600 gallons) of water from the Fountain Valley Authority's (FVA) Water Treatment Plant annually. This water is delivered from the mountains through a series of tunnels and aqueducts leading through the Arkansas River Basin and is eventually stored in Pueblo Reservoir. It is then pumped to the FVA treatment plant located just south of The City of Fountain near the Ray Nixon Power Plant. The Water District also has ground water rights that can be used to supplement the FVA surface water during high demand periods. The Water District owns and operates 3 storage tanks including the water tower located in Stratmoor Hills which was erected in 1957.

The District's water quality meets all Colorado and EPA Drinking Water Regulations with bacteriological samples taken at more than 7 sites throughout the District each month. Chlorine analyses are performed daily to ensure the proper disinfection of the drinking water. The District's 2020 Water Quality Report is attached for reference.