

GLENARM SUBDIVISION FILING NO. 2
WATER RESOURCES REPORT

JUNE 16, 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.

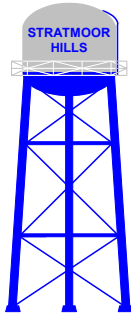
Existing Lot 1 contains 30 existing mobile home pad sites that are complete with paved access roads, parking, curb and gutter and utilities including the water main infrastructure and water service stubs to each mobile home pad site. Stratmoor Hills Water District has previously agreed to serve Lot 1 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 305 gpd each and one water service tap for the proposed water treatment plant at 300 gpd. The total demand is 9,0145 gpd or 10.244 Ac-Ft/Yr.

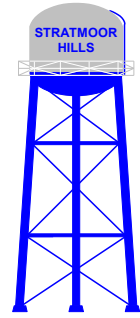
The District maintains adequate water supply to serve it's members. They receive up to 600 acre feet (195,510,600 gallons) of water from the Fountain Valley Authority's (FVA) Water Treatment Plant annually. This water is delivered from the mountains through a series of tunnels and aqueducts leading through 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.



STRATMOOR HILLS WATER DISTRICT

1811 B STREET, COLORADO SPRINGS, COLORADO 80906
Office Ph. 719-576-0311 Fax. 719-576-0313



June 16, 2020

To: Stratmoor Hills Water and Sanitation Districts
1811 B Street
Colorado Springs, CO 80906

Re: Letter of Commitment for 3115, 3118 Glenarm Road

To Whom it May Concern:

The properties having El Paso County Tax Schedule Numbers 65033-22-006 and 65033-22-007 and street addresses of 3115 and 3118 Glenarm Road are located within the Stratmoor Hills Water and Sanitation District Service Area. This letter confirms that the Districts have the water and sanitation resources and capacities to serve these properties.

Stratmoor Hills Water agrees to serve the above referenced property with up to 29 single family water service taps and one water service tap for the proposed water treatment plant (9,0145 gpd or 10.244 Ac-Ft/Yr). Stratmoor Hills Sanitation District agrees to serve the above referenced property with up to 29 single family sanitary sewer service taps, and one sanitary sewer service for the proposed water treatment plant (8,260 gpd).

Water and Sanitary Services will be provided any time after engineering is completed for the facilities on these properties.

If I can be of further assistance, please contact me a 719-576-0311.

Sincerely,

Kevin Niles
District Manager
Stratmoor Hills Water and Sanitation Districts

STRATMOOR HILLS WSD 2020 Drinking Water Quality Report

Covering Data For Calendar Year 2019

Public Water System ID: CO0121800

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 KIRK MEDINA at 719-576-0311 with any questions or for public participation opportunities that may affect water quality. **Please see the water quality data from our wholesale system(s) (either attached or included in this report) for additional information about your drinking water.**

General Information

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

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

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 wgcdcompliance.com/ccr. The report is located under "Guidance: Source Water Assessment Reports". Search the table using 121800, STRATMOOR HILLS WSD, or by contacting KIRK MEDINA at 719-576-0311. 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

Sources (Water Type - Source Type)	Potential Source(s) of Contamination
WELL NO 10 (Groundwater-Well) PURCHASED FROM COLO SPRINGS 121150 (Surface Water-Consecutive Connection) WELL 5R (Groundwater-Well) PURCHASED FROM FOUNTAIN VALLEY 121300 (Surface Water-Consecutive Connection)	EPA Abandoned Contaminated Sites, EPA Hazardous Waste Generators, EPA Chemical Inventory/Storage Sites, EPA Toxic Release Inventory Sites, Aboveground, Underground and Leaking Storage Tank Sites, Solid Waste Sites, Existing/Abandoned Mine Sites, Other Facilities, Commercial/Industrial/Transportation, High Intensity Residential, Low Intensity Residential, Urban Recreational Grasses, Row Crops, Pasture / Hay, Deciduous Forest, 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

STRATMOOR HILLS WSD 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 OR If sample size is less than 40 no more than 1 sample is below 0.2 ppm Typical Sources: Water additive used to control microbes						
Disinfectant Name	Time Period	Results	Number of Samples Below Level	Sample Size	TT Violation	MRDL
Chlorine	December, 2019	Lowest period percentage of samples meeting TT requirement: 100%	0	7	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	07/22/2019 to 07/28/2019	0.39	40	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead	03/04/2019 to 03/20/2019	2	40	ppb	15	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Copper	03/04/2019 to 03/20/2019	0.28	40	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead	07/22/2019 to 07/28/2019	2	40	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	22.55	1.5 to 34	8	ppb	60	N/A	No	Byproduct of drinking water disinfection
Total Trihalomethanes (TTHM)	2019	41.63	4.5 to 72	8	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	7.25	4.05 to 9.98	4	pCi/L	15	0	No	Erosion of natural deposits
Combined Radium	2019	1.95	1.5 to 2.8	4	pCi/L	5	0	No	Erosion of natural deposits
Combined Uranium	2019	5.75	5 to 6	4	ppb	30	0	No	Erosion of natural deposits
Gross Beta Particle Activity	2019	6.9	6.9 to 6.9	1	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	1	0 to 3	4	ppb	10	0	No	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium	2019	0.11	0.1 to 0.13	4	ppm	2	2	No	Discharge of drilling wastes; discharge from

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
									metal refineries; erosion of natural deposits
Chromium	2019	4.5	4 to 6	4	ppb	100	100	No	Discharge from steel and pulp mills; erosion of natural deposits
Fluoride	2019	0.26	0.26 to 0.26	4	ppm	4	4	No	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Nitrate	2019	6.82	5.1 to 7.7	5	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Nitrate-Nitrite	2019	7.3	7.3 to 7.3	1	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium	2019	7.75	6 to 11	4	ppb	50	50	No	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines

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

Volatile 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
Tetrachloroethylene	2019	1.3	0 to 2.4	5	ppb	5	0	No	Discharge from factories and dry cleaners

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	47.53	45.5 to 50.2	4	ppm	N/A
Total Dissolved Solids	2018	733.5	698 to 769	2	ppm	500

Violations, Significant Deficiencies, and Formal Enforcement Actions

No Violations or Formal Enforcement Actions