

Tierra Azul PUD & Preliminary Development Plan

LOCATED IN A FRACTION OF THE EAST HALF (E^{1/2}) OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALAMOSA, COUNTY OF ALAMOSA, STATE OF COLORADO

Parcel: 541308400236
AC: 42.99



3.20.2023
KA# 222008

Legal Description

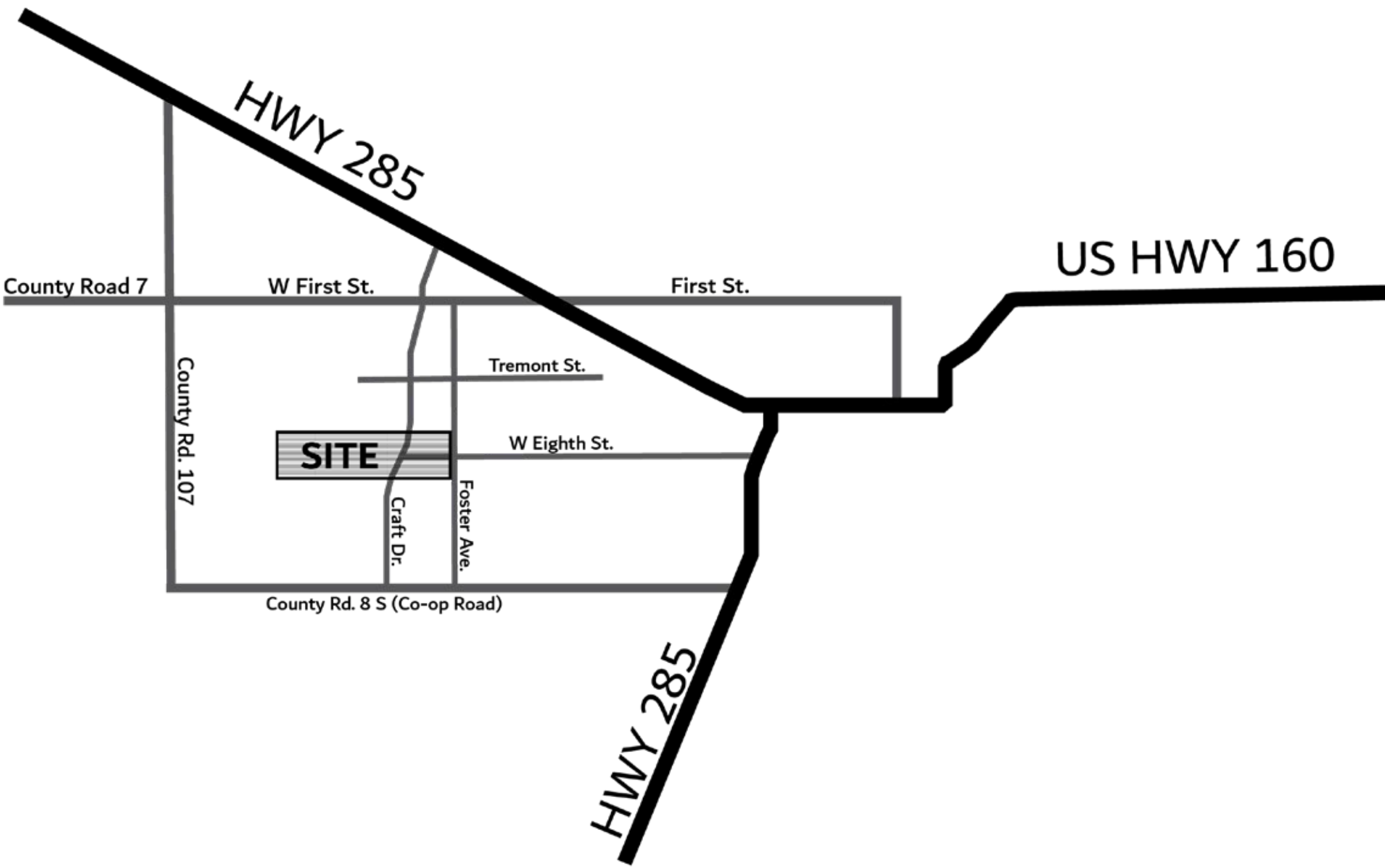
A tract of land located in the East Half (E^{1/2}) of Section 8, Township 37 North, Range 10 East, New Mexico Principal Meridian, Alamosa County, Colorado, more particularly described as follows: Beginning at the Center Quarter Corner of Section 8 as monumented by a No. 6 rebar with an attached 3¼” Aluminum Cap set by PLS No. 26966, thence N 00°30’39” W along the north south center line of Section 8 a distance of 75.00 feet to the Southwest corner of the Sierra Vista Addition to the City of Alamosa as per the plat recorded under Reception No. 312877 in the records of the Alamosa County Clerk and Recorder, thence N 89°49’53” E along the south line of said Addition a distance of 2619.85 feet to the Southeast corner of said Addition; thence S 00°09’38” E a distance of 75.00 feet to the East Quarter Corner of said Section 8 as monumented by a No. 6 rebar with an attached 3¼” Aluminum cap set by PLS No. 22583 at the position originally established by PLS No. 5442; thence S 00°24’01” E along the east line of Section 8 a distance of 640.13 feet; thence S 89°46’53” W a distance of 2617.61 feet to a point on the north south centerline of Section 8 and the southwest corner of this described tract, thence N 00°33’12” W along said north south centerline a distance of 640.13 feet to the Center Quarter Corner and the True Point of Beginning, containing 42.99 acres, more or less.

This tract is subject to any and all existing easements of whatsoever nature, including but not limited to a 75 foot wide easement granted to Public Service Company of Colorado as shown in the deeds recorded in Book 177 at Page 384 and in Book 178 at Page 46 near the north and east boundaries, an easement for the existing 80 foot wide Craft Drive extension and an easement for the existing 80 foot wide County Road 108 South also known as Foster Avenue.

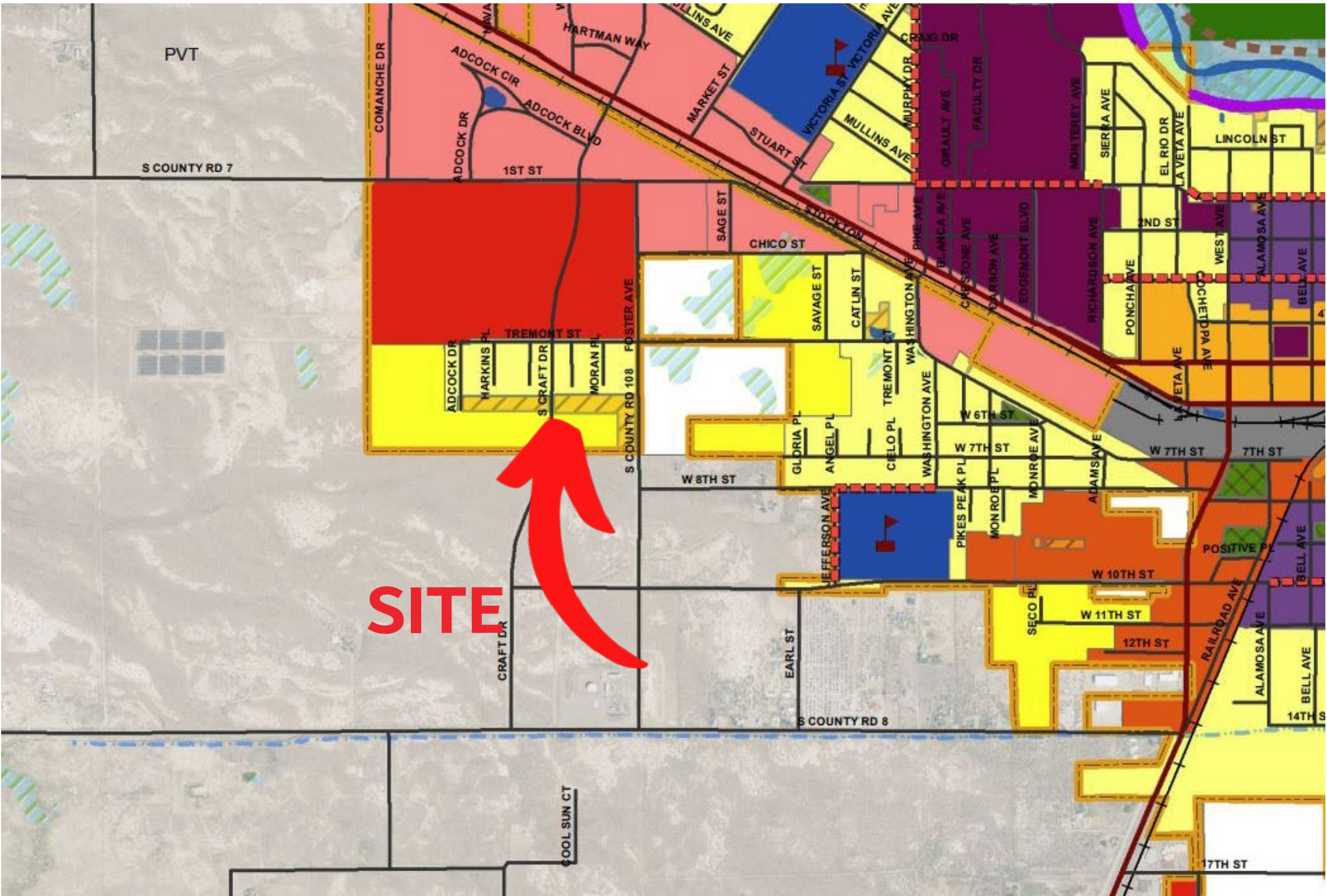
Sheet Index

1. PDP & PUD Cover Sheet
2. PDP & PUD Basemap
3. PDP & PUD Land Use Summary
4. PDP & PUD General Provisions
5. PDP & PUD Development Regulations
6. PDP Right-of-Way & Street Design
7. PDP Grading & Drainage Plan
8. PDP Utility Plan

Vicinity Map



Future Land Use Map



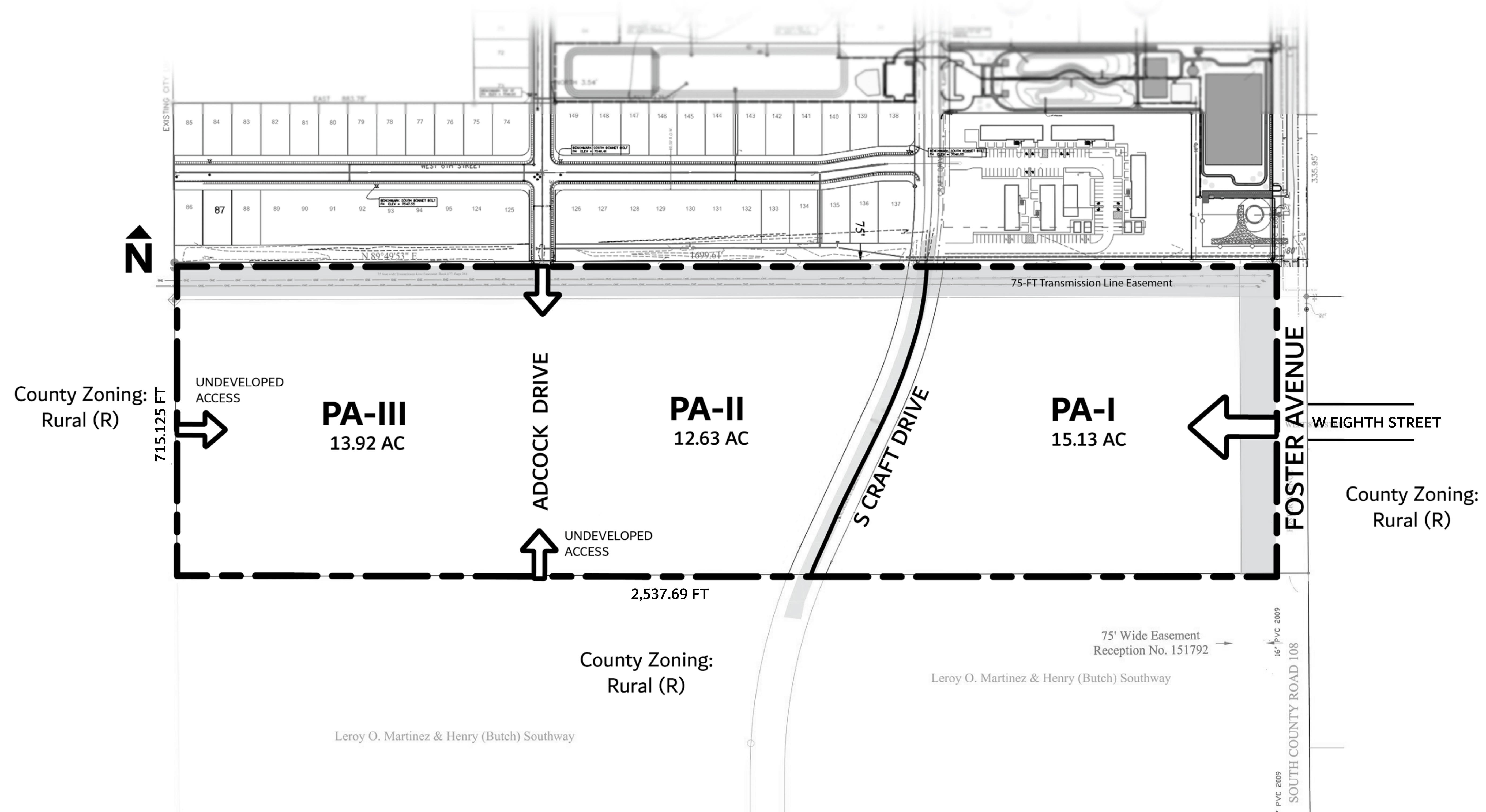
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Basemap



TIERRA AZUL
ALAMOSA, CO - PUD & Preliminary Development Plan

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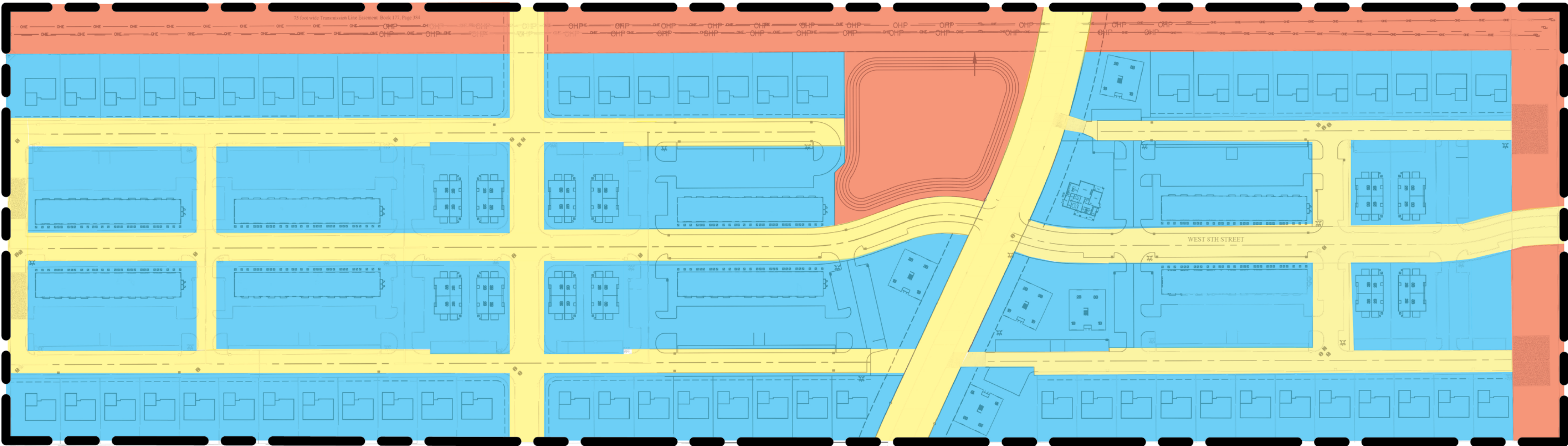
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Land Use Summary



LAND USE SUMMARY										
TRACT	AREA (AC)	USE	MAX DU	MAX UNIT DENSITY	LOT AC	LOT AC %	ROW AC	ROW AC %	OPEN SPACE AC	OPEN SPACE AC % (MIN 12%)
PA-I	15.13	RESIDENTIAL/AMENITY SPACE	153.00	10.11	9.03	59.7%	3.78	25.0%	2.32	15.3%
PA-II	12.635	RESIDENTIAL	103.00	8.15	6.33	50.1%	3.29	26.0%	3.02	23.9%
PA-III	13.92	RESIDENTIAL	184.00	13.22	8.66	62.2%	3.84	27.6%	1.42	10.2%
TOTAL SITE	41.69		440.00		24.02	57.6%	10.91	26.2%	6.76	16.2%

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GENERAL PROVISIONS

A. Application

Provisions of the Tierra Azul Preliminary Development Plan (PDP) and Planned Unit Development shall apply to all parcels of land as annotated on the attached Tierra Azul PDP map. The provisions of the proposed PDP shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this PDP through its approval by the City of Alamosa Planning Commission and City Council.

B. Adoption

The adoption of this PDP shall evidence the findings and decision of the City of Alamosa Planning Commission and City Council that this Planned Unit Development-Residential (“Tierra Azul PUD-R”) is in general conformity with the Alamosa Comprehensive Plan, approved in 2017, and all other relevant plans adopted by the City of Alamosa; is authorized by the City of Alamosa Unified Development Code (UDC), as amended.

C. Relationship to the City of Alamosa Regulations

Except as explicitly stated within this Tierra Azul PDP document, the “Project”, development shall follow the City of Alamosa UDC, as amended. In the event of any conflict between this document and any ordinances, codes, regulations or policies, this document shall control, except in the instances concerning building code, fire code, and other life safety issues. Unless otherwise stated, the definitions within the UDC, as amended, shall apply to this PDP and accompanying PUD standards.

D. Overall Concept

The Project is an affordable housing, master-planned community intended to address the diverse needs of the City of Alamosa as outlined in the City of Alamosa Comprehensive Plan and Alamosa Housing Action Plan, as established in May 2021. The subject property was annexed into the City of Alamosa and is in a high-density Residential Opportunity future land use designation as determined by the Comprehensive Plan. The PDP proposes three generally similar residential planning areas with six total phases including a mixture of housing typologies in each phase. Planning Area I, “PA-I”, consists of Phase 1 and Phase 2. PA-I is East of Craft Drive and adjacent to Foster Ave. PA-I supports a clubhouse and playground. Planning Area II, “PA-II”, contains Phase 3 and Phase 4 and is central to the project area between Craft Drive and Adcock Drive. Planning Area III, “PA-III” contains Phase 5 and Phase 6, and is West of Adcock Dr. The proposed development shall interconnect via roads and walking infrastructure with the existing streets north and west of the Project.

E. Planning Area Boundaries

The Planning Area Boundaries depicted are approximate and shown on the PDP Map on Sheet 3. Specific modifications to the Planning Areas will be determined by the developer at time of plan review without amendments to the PUD.

F. Phasing Schedule

The phasing schedule is determined in the section entitled "Planning Areas & Phasing". Timelines for completion and expiration of each Planning Area are determined in approved Final Development Plans. The PDP shall expire twenty-five (25) years from the date of approval by the City of Alamosa, at which point all development shall revert to the appropriate Codes and Ordinances of the City of Alamosa at that time. Construction within PA-I, Phase 1 shall begin within 5 years of approval of the Final Development Plan for Planning Area I. Construction of each phase after Phase I, shall commence after Final Development Plan approval and within four (4) years of each subsequent Phase.

COMPLIANCE WITH COMPREHENSIVE PLAN

A. Compliance with the City of Alamosa Comprehensive Plan, as adopted January 25, 2017

1. Future Land Use Map. Residential Opportunity Area

The project site is located on a parcel with a Future Land Use Map designation of “Residential Opportunity Area”. The Comprehensive Plan has identified the subject property as an underdeveloped, vacant parcel suitable for a mix of single family and multifamily. The purpose of the Tierra Azul project is to establish a planned affordable housing community that will integrate a diversity of affordable housing types including single family homes, townhomes, multiplexes, and apartments. The proposed development is in compliance with the Comprehensive Plan FLUM designation of Residential Opportunity Area. The Tierra Azul project will integrate safe bike and pedestrian infrastructure for future residents. The sidewalk, bike lane, and roadway infrastructure will align with existing grids to connect to the overall city network. This project will extend existing water and sewer infrastructure and provide adequate neighborhood open space for parks and greenspaces.

2. Economic Development. Goal 2 – Strategy K

Support and encourage professionals and entrepreneurs who work from home.

Providing a stable home in a low-cost environment will attract remote workers. More residents with affordable housing will allow community members to comfortably participate in local or virtual employment. The proposed development will result in increased workforce development and the resulting workforce will improve economic conditions and attract employers. While data is unavailable to determine an accurate rate of work-from-home employment out of total employment the U.S. Census provides that between 2017 and 2021, 63.7% of Alamosa residents are in the civilian labor force and there are 2.24 persons per household. Based on the proposed number of units, the Tierra Azul development will home approximately 990 people at maximum occupancy. Based on the U.S. Census civilian labor force statistics available for the City of Alamosa, it is estimated that the Project will add a maximum of 630 people to the local or virtual workforce.

3. Core Services & Infrastructure. Goal CSI. 7 – Strategy B

Reduce water dependency with xeriscaping, crusher fines and other creative means, where appropriate.

The Tierra Azul project acknowledges that the State of Colorado is in a dire water crisis and new residential developments needs to drastically reduce need for irrigation and overall water usage. The Project will include specific development standards that reduce the need for irrigated open space and landscaped areas. This development will restrict typical lawn grass on 95% of open space and landscaped surfaces. Additionally, the proposed development has written in standards to replace required landscape buffers with less water intensive plants and shrubs in place of required trees. Xeriscape surfaces are promoted throughout and shall be the primary landscaping for all residential land uses within the development to support the overall goal to reduce water dependency in the Tierra Azul project.

COMPLIANCE WITH ALAMOSA HOUSING PLAN

A. Compliance with the City of Alamosa Housing Action Plan, as adopted June 2, 2022. Tierra Azul was designed to specifically address the long-term housing needs for the City of Alamosa. The Tierra Azul project anticipates providing 412 units over six phases and incorporates the following priorities as found in the Alamosa Housing Action Plan;

1. New Housing Production Goal. Pg. 7. The production goal is 350 new homes by 2026. Focus new housing on community priorities, including missing middle, entry level rentals, first time homeownership, senior housing, and supportive housing.

The Tierra Azul project proposes to construct 412 units with a diversity of housing typologies including, single family homes, duplexes, multiplexes, and apartments to be constructed over six construction phases. While the project will not solely be responsible for meeting the production goal, the first phase is intended to be completed in 2026 which includes 59 units, or approximately 17% of Alamosa’s production goal of 350 units. Each phase shall include a mixture of housing types to support the “missing middle” demographic and ensure a balance by the completion of the project. For example, Phase I, includes one multiplex with eight units, nine single family units, one thirty-unit apartment, and three townhouse buildings with four units in each structure.

2. The first priority in desired housing types for the City of Alamosa includes: Supportive Housing (below 30% AMI with services to support residents), Rental Units (priced up to 60% AMI), For Sale Units (priced up to 80% AMI).

The intent of the project is to provide a balanced split of rental and for sale units. Based on the proposed plan, at least half of the total proposed units shall be rental units priced up to 60% AMI and the remaining half will be for sale units priced up to 80% AMI or Market rate.

PLANNING AREAS & PHASING

A. Planning Area PA-I

1. Phasing: PA-I, developer shall commence construction upon approval of the FDP for PA-I, Phase I and Phase II. Each Phase I or II is permitted to be approved jointly or separately.
2. Uses Permitted: All uses permitted in within the zoning designation “Residential High”; nonresidential primary buildings are permitted for amenity and recreational uses. Location of amenity and recreational spaces shall be designated on the FDP. The proposed retention pond, west of Craft Drive, located in Phase III shall be constructed after the approval of the FDP for PA-I. Limited, Temporary, and Conditional Uses shall abide by the requirements set forth in the UDC, as amended.

B. Planning Area PA-II

1. Phasing: PA-II, developer shall commence construction upon approval of the FDP for PA-II, Phase III and Phase IV. Each Phase III or Phase IV is permitted to be approved jointly or separately.
2. Uses Permitted: All uses permitted in within the zoning designation “Residential High”. Limited, Temporary, and Conditional Uses shall abide by the requirements set forth in the UDC, as amended. Limited, Temporary, and Conditional Uses shall abide by the requirements set forth in the UDC, as amended.

C. Planning Area PA-III

1. Phasing: PA-III, developer shall commence construction upon approval of the FDP for PA-III, Phase V and Phase VI. Each Phase III or Phase IV is permitted to be approved jointly or separately.
2. Uses Permitted: All uses permitted in within the zoning designation “Residential High”. Limited, Temporary, and Conditional Uses shall abide by the requirements set forth in the UDC, as amended. Limited, Temporary, and Conditional Uses shall abide by the requirements set forth in the UDC, as amended.

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**THE TIERRA AZUL PROJECT WILL CONFORM TO ALL STANDARDS
APPLICABLE IN THE CITY OF ALAMOSA UNIFIED DEVELOPMENT CODE, AS
AMENDED, EXCLUDING THE FOLLOWING PROVISIONS:**

DIMENSIONAL STANDARDS

DIV. 4-2 - REQUIRED TWENTY-FIVE (25) FOOT BUILDING SETBACK ALONG CRAFT DRIVE

SEC. 21-4-202(b) – TWENTY (20) FOOT FRONT BUILDING SETBACK FOR SINGLE FAMILY
RESIDENCES

SEC. 21-4-203(b) - TEN (10) FOOT REAR BUILDING SETBACK FOR TOWNHOUSE UNITS

SEC. 21-4-204(b) - SIX (6) FOOT FRONT BUILDING SETBACK FOR TOWNHOUSE UNITS

SEC. 21-4-205(b) - MINIMUM LOT AREA OF 8,500 SQUARE FEET FOR MULTIPLEX AND MULTI-
FAMILY BUILDINGS CONTAINING EIGHT UNITS OR LESS

SEC. 21-4-205(b) - FIVE (5) FOOT REAR BUILDING SETBACK FOR MULTIPLEX AND MULTI-FAMILY
BUILDINGS WITH EIGHT UNITS OR LESS

SEC. 21-4-205(b) - NINE (9) FOOT SIDE STREET BUILDING SETBACK FOR MULTIPLEX OR
MULTIFAMILY UNITS

SEC. 21-4-403.A9 NONHABITABLE FIRE RISER ROOMS ARE PERMITTED TO ENCROACH
AS NECESSARY INTO THE SIDE STREET SETBACK FOR MULTIPLEX OR MULTIFAMILY BUILDINGS
EXCEEDING 8 UNITS

SEC. 21-4-301 - ALLOW AMENITY & PLAYGROUND SPACE TO COMPLY WITH STANDARDS SET IN
THE NONRESIDENTIAL AND MIXED-USE AND BUILDING STANDARDS.

SEC. 21-4-301 TEN (10) FOOT FRONT BUILDING SETBACK FOR AMENITY BUILDINGS

SEC. 21-4-503(b) - ACCESSORY DWELLING UNITS WITHOUT ALLEY ACCESS ARE PERMITTED ON
STREET-ACCESSED SINGLE FAMILY DWELLING LOTS REGARDLESS OF LOT AREA OR DEPTH.

OPEN SPACE & LANDSCAPE STANDARDS

SEC. 21-3-202 - THE UTILITY LINE EASEMENT, BK: 177 PG: 384, AND THE UTILITY EASEMENT
RECORDED UNDER RECEPTION NO. 151792, INCLUDING A TOTAL OF +/- 5.33 ACRES SHALL BE
PERMITTED TO BE INCLUDED IN THE REQUIRED OPEN SPACE RATIO AS DESIGNATED BY SEC.
21-3-201(B).

SEC. 21-5-302(c)(2) - TYPICAL LAWN GRASS REQUIRING WATER SHALL NOT BE PERMITTED TO
COVER MORE THAN FIVE (5) PERCENT OF REQUIRED OPEN SPACE. XERISCAPED LANDSCAPING
SHALL BE THE PRIMARY OPEN SPACE AND LANDSCAPE COVER FOR ALL PHASES OF
DEVELOPMENT.

DIV. 5-3 - ALLOW THREE (3) PERENNIAL OR BIENNIAL SHRUBS TO ONE (1) TREE SWAP IN
REQUIRED BUFFERYARDS AND PARKING LOT LANDSCAPING.

PARKING & RIGHT-OF-WAY STANDARDS

SEC. 21-5-105(c) AUTHORIZE ALTERNATIVE RIGHT-OF-WAY WIDTHS THAT PROVIDE FOR
APPROPRIATE LEVELS OF MULTIMODAL USE THAT MEETS CITY LEVEL OF SERVICE STANDARDS
AND PROVIDES FOR SAFE TRAVEL DURING ALL SEASONS, REDUCE COSTS TO THE CITY FOR
ROUTINE AND PERIODIC MAINTENANCE, INCLUDE APPROPRIATE CONNECTIONS TO EXISTING
STREETS, AND IMPROVE THE CHARACTER OF THE AREA SERVED BY THE STREET.

SEC. 21-5-203 MULTIPLEX OR MULTIFAMILY LAND USE PARKING STANDARD SHALL BE TWO (2)
PARKING SPACES PER UNIT.

SEC. 21-5-203 AMENITY BUILDINGS AND PLAYGROUND LAND USES WITHIN PA-I SHALL HAVE A
TOTAL MINIMUM OF TEN (10) DESIGNATED PARKING SPACES.

SEC. 21-5-206 THE DEVELOPMENT SHALL BE CREDITED FOR ANY ON-STREET PARKING SPACES
SHOWN ON THE FINAL SITE PLAN.

SEC. 21-5-209(a)(1) - REQUIRED PARKING SPACES FOR MULTIFAMILY AND MULTIPLEX BUILDINGS
SHALL BE PERMITTED ON THE SAME LOT AS DEPICTED ON THE APPROVED FINAL PLAT AND
SHALL NOT HAVE A REQUIRED SEPARATION FROM THE FRONT LOT LINE. PARKING SPACES
SHALL MAINTAIN A MINIMUM TEN (10) FEET BUILDING SETBACK TO MULTIFAMILY BUILDINGS.

SEC. 21-5-209(a)(2) - PARKING SPACES FOR MULTIPLEX UNITS AND AMENITY BUILDING LAND
USES WITH LOTS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE PERMITTED
TO BE DESIGNED SO THAT MANEUVERING OR BACKING OUT OF PARKING SPACES MAY OCCUR
WITHIN THE PUBLIC RIGHT-OF-WAY EXCEPT ON W EIGHTH STREET, ADCOCK DRIVE, AND
SOUTH CRAFT DRIVE.

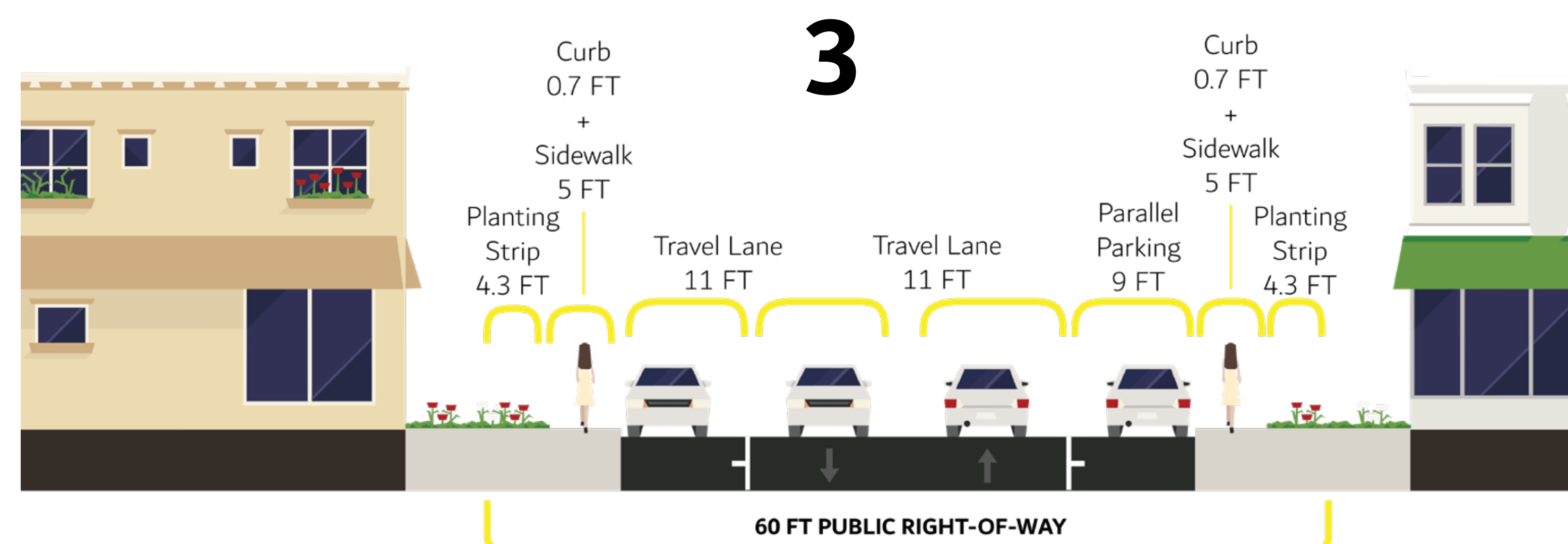
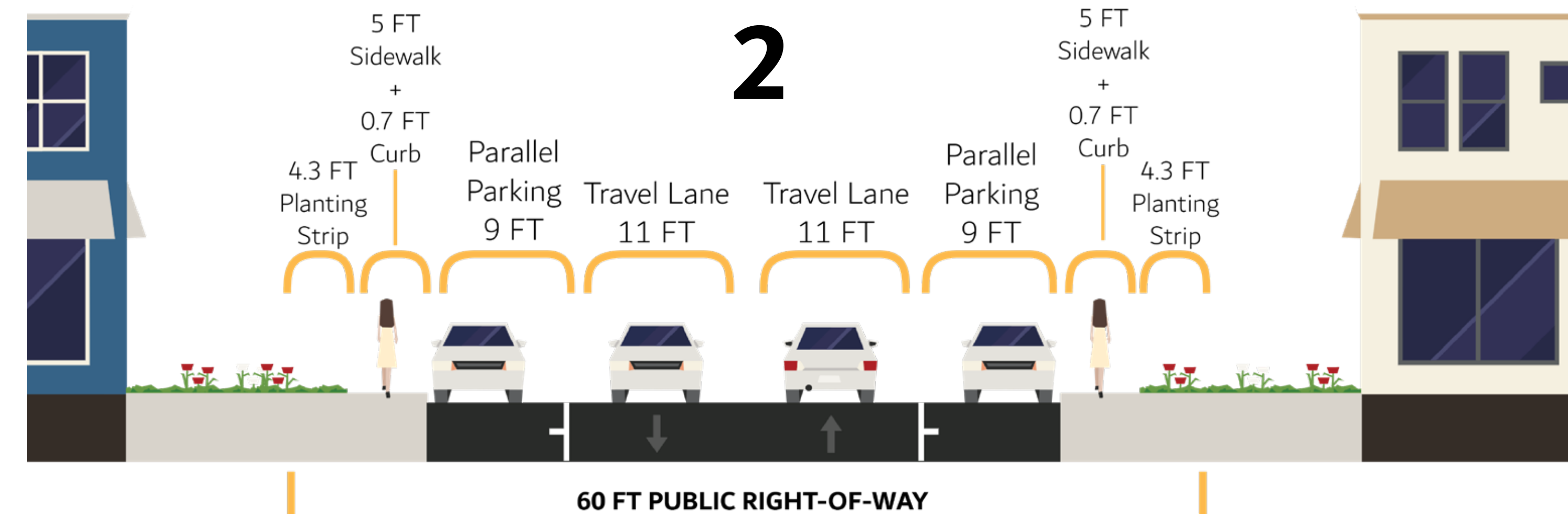
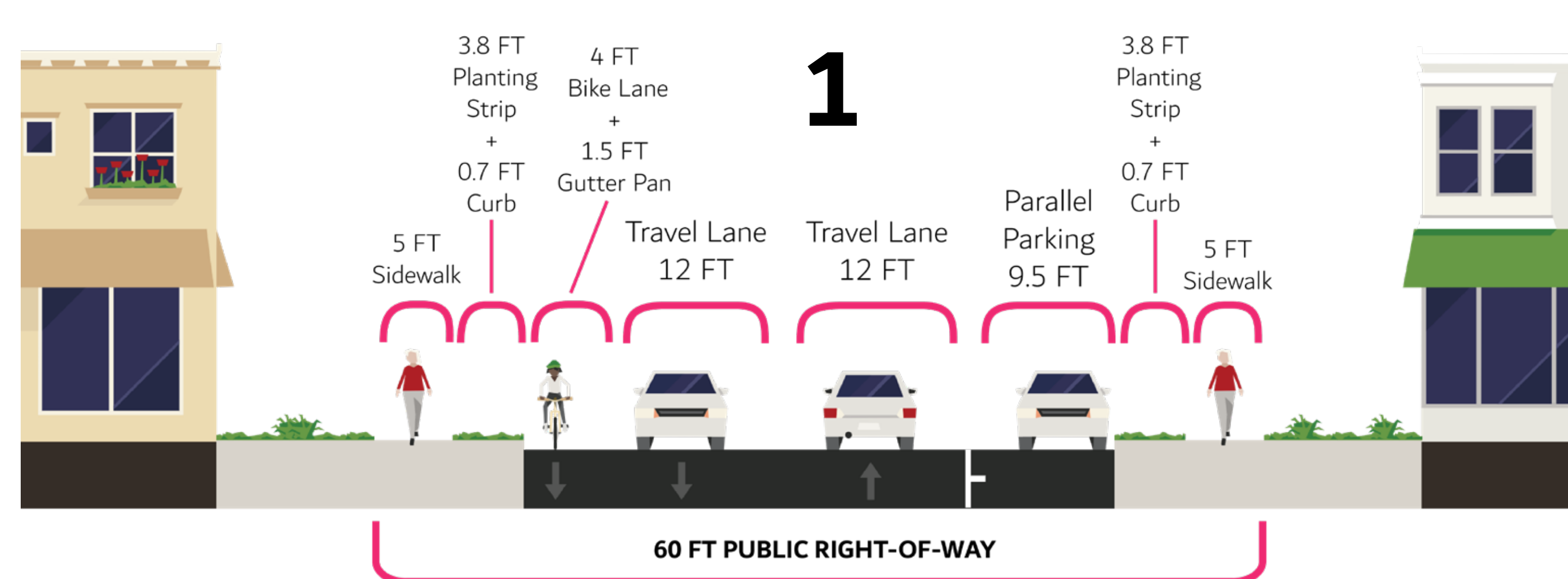
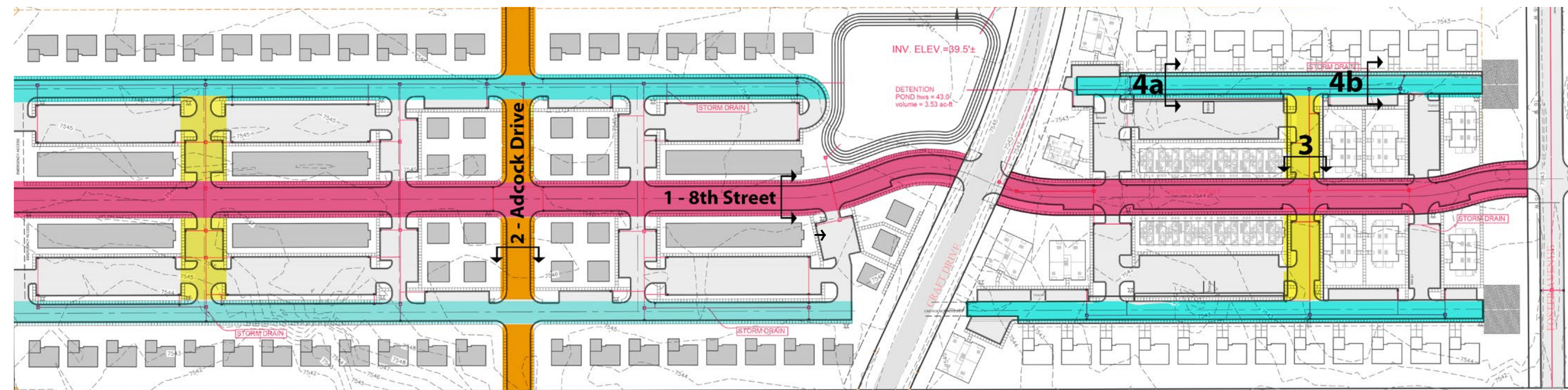
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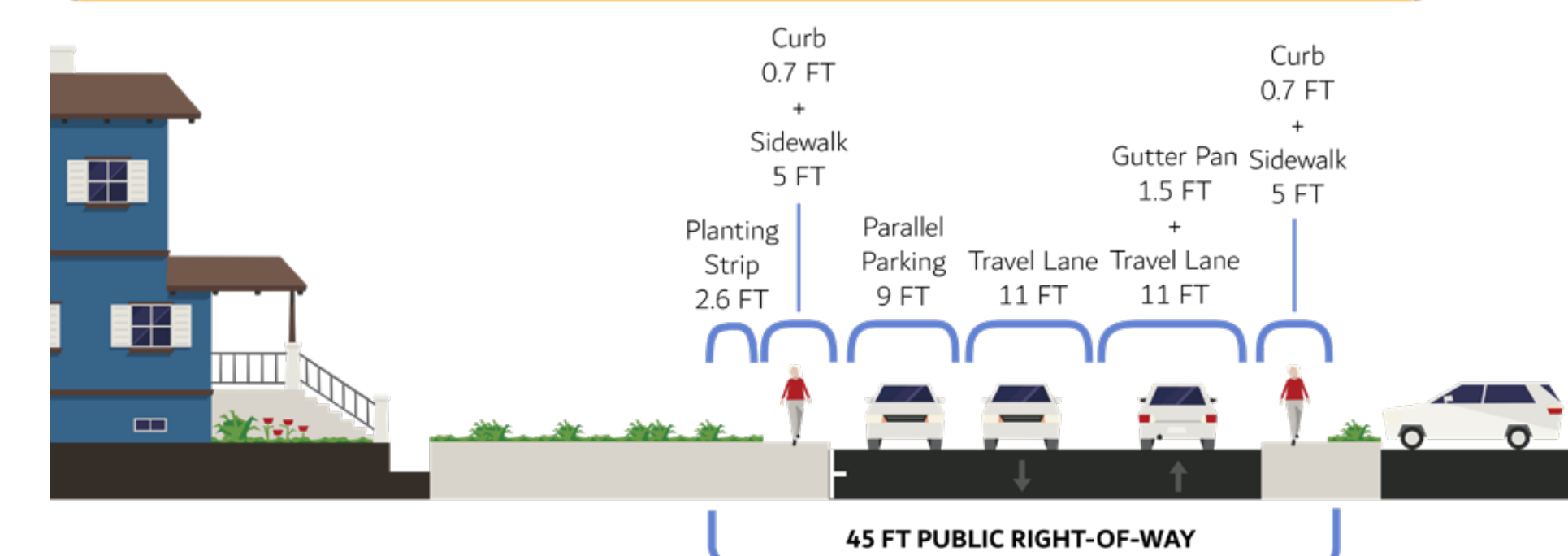
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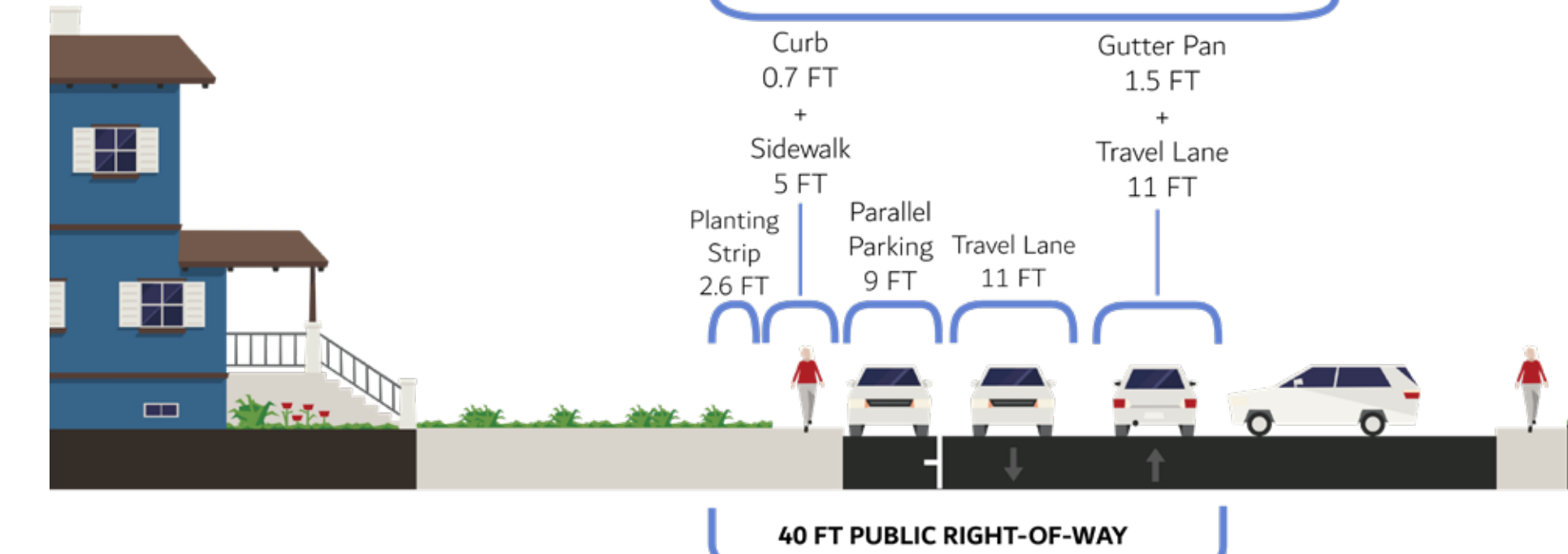
RIGHT-OF-WAY STREET SECTION DIAGRAM



4a



4b



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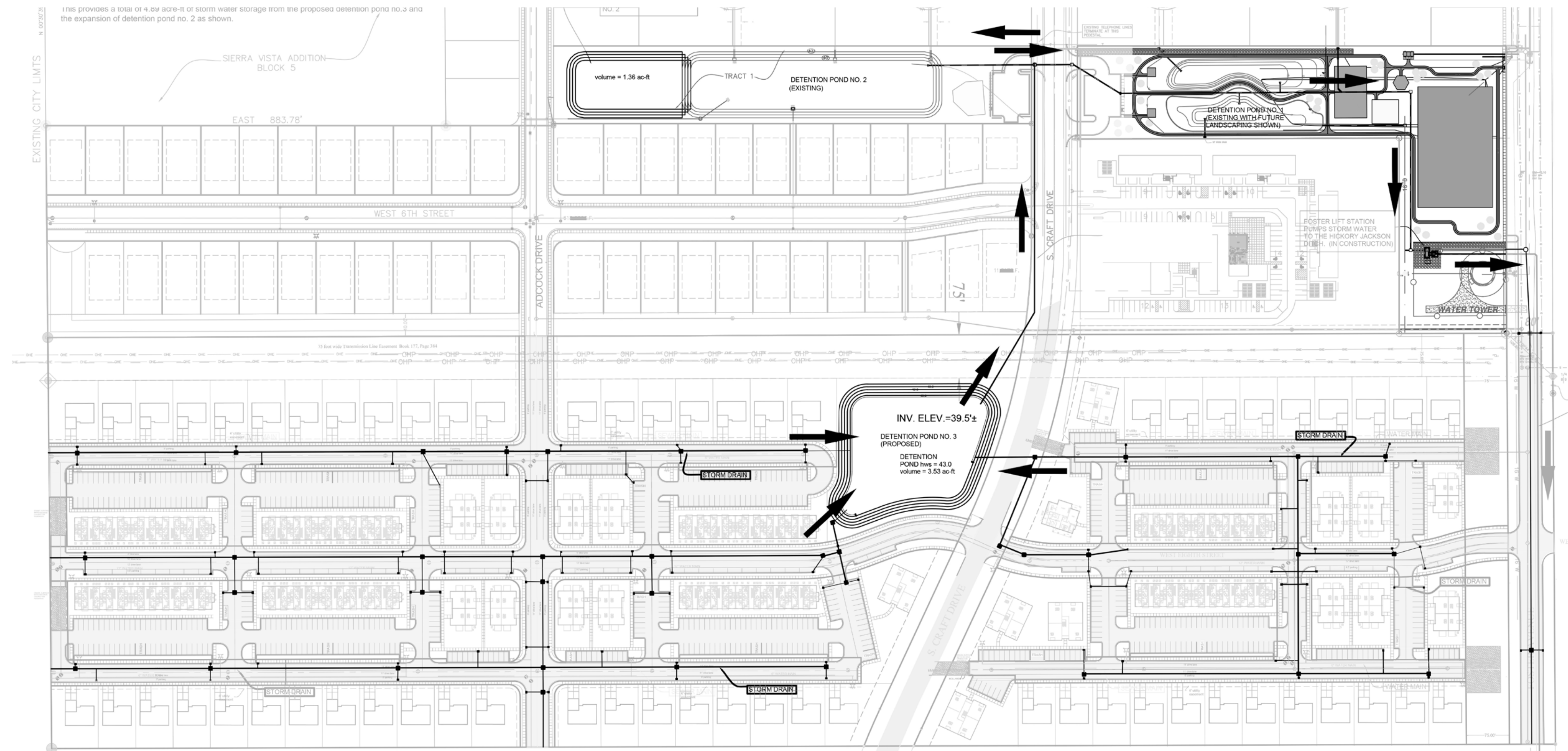
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Grading & Stormwater Drainage Plan



THE 100 YEAR DESIGN STORM FROM THE AREA EAST OF CRAFT DRIVE WILL GENERATE A TOTAL VOLUME OF 1.71 ACRE-FT OF STORM WATER. THE AREA WEST OF CRAFT DRIVE WILL GENERATE A TOTAL STORM WATER VOLUME OF 3.07 ACRE-FT FOR A TOTAL 100 YEAR STORM WATER VOLUME OF 4.78 ACRE-FT FROM THE PROPOSED DEVELOPMENT. THE 100 YEAR STORM FROM THIS SITE HAS A DURATION OF 110 MINUTES AND GENERATES 0.87 INCHES/HOUR. THE STORM WATER DESIGN PHILOSOPHY IS TO ROUTE ALL RUNOFF FROM THE SITE TO THE PROPOSED DETENTION POND NO. 3. STORM WATER INLETS AND PIPES WILL BE INSTALLED TO COLLECT THE RUNOFF AND DISCHARGE IT INTO DETENTION POND NO. 3. A PRELIMINARY LAYOUT OF THE ONSITE STORM WATER COLLECTION SYSTEM IS SHOWN HEREON. IT IS ANTICIPATED MINOR CHANGES TO THE LAYOUT WILL OCCUR DURING FINAL GRADING AND EARTHWORK DESIGN OF THE DEVELOPMENT. IT IS PROPOSED TO DISCHARGE THE STORM WATER COLLECTED IN DETENTION POND NO. 3 TO THE EXISTING STORM WATER SYSTEM PREVIOUSLY CONSTRUCTED AS PART OF THE MONTANA AZUL DEVELOPMENTS. STORM WATER WILL BE RELEASED FROM DETENTION POND NO. 3 AT A CONTROLLED RATE TO DETENTION POND NO. 2. DETENTION POND NO. 2 WILL NEED TO BE EXPANDED AS SHOWN TO PROVIDE THE REQUIRED STORAGE CAPACITY. DETENTION POND NO. 2 AND DETENTION POND NO. 1 ARE CURRENTLY CONNECTED SUCH THAT THEY BASICALLY FUNCTION AS ONE DETENTION POND. THE FOSTER AVENUE LIFT STATION WILL PUMP STORM WATER FROM THE DETENTION PONDS TO THE HICKORY JACKSON DITCH UNDER AGREEMENTS BETWEEN THE CITY AND THE DITCH COMPANY. THE VOLUME OF THE PROPOSED DETENTION POND NO. 3 IS 3.53 ACRE-FT BETWEEN ELEVATION 39.5 AND 43.0 THE PROPOSED EXPANSION OF DETENTION POND NO. 2 WILL PROVIDE AN ADDITIONAL 1.36 ACRE-FT BETWEEN ELEVATION 39.0 AND 42.0. THIS PROVIDES A TOTAL OF 4.89 ACRE-FT OF STORM WATER STORAGE FROM THE PROPOSED DETENTION POND NO.3 AND THE EXPANSION OF DETENTION POND NO. 2 AS SHOWN.

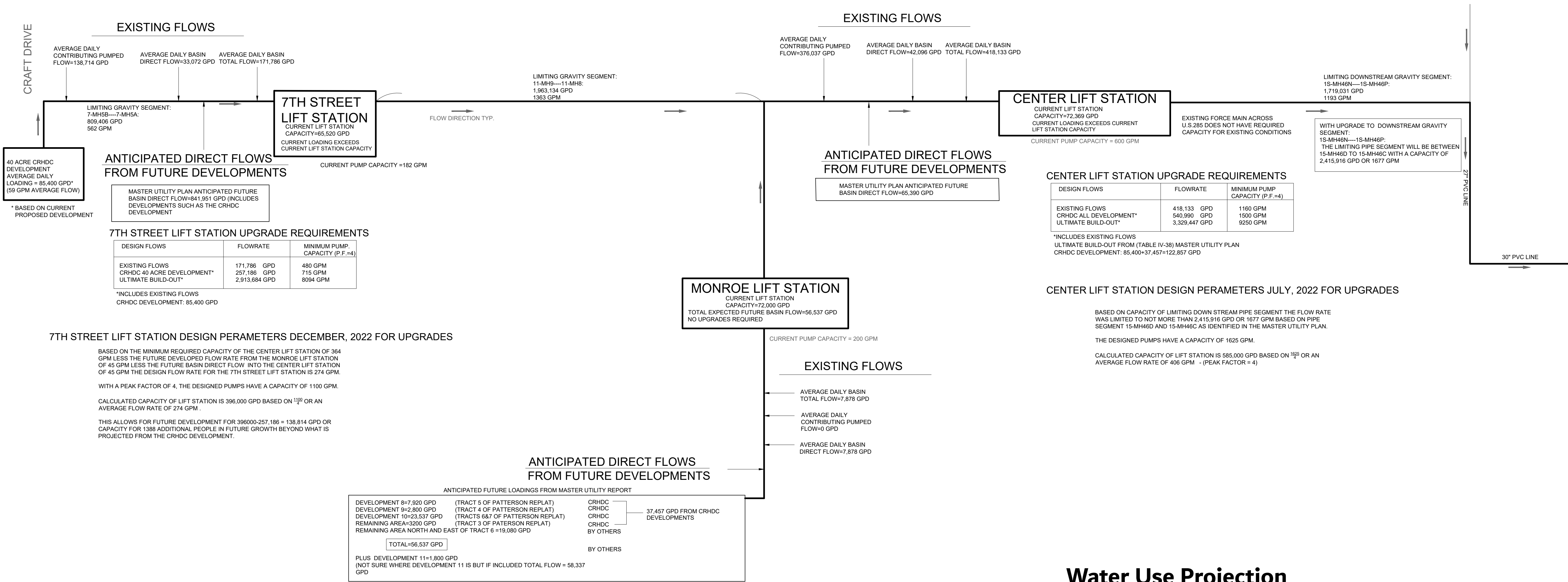
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Master Utility Plan Line Diagram for Design Flow Rates



Wastewater Projection

THE CALCULATED WASTEWATER DISCHARGE FROM THE PROPOSED TIERRA AZUL DEVELOPMENT IS AN AVERAGE DAILY FLOW RATE OF 85,400 GALLONS PER DAY. THE LINE DIAGRAM ILLUSTRATES THE HYDRAULIC CONDITIONS DOWN STREAM FROM THE DEVELOPMENT TO THE CITY'S WASTEWATER TREATMENT PLANT. THIS INFORMATION IS BASED ON THE CITY'S MASTER UTILITY PLAN FOR THE CITY OF ALAMOSA SANITARY SEWER COLLECTION SYSTEM PREPARED BY GMS Inc. AND DATED MARCH, 2022. THE LINE DIAGRAM ALSO DEFINES UPGRADE REQUIREMENTS FOR THE 7TH STREET LIFT STATION AS WELL AS THE CENTER LIFT STATION. THE DESIGN FOR THESE TWO LIFT STATIONS HAS BEEN COMPLETED AND SUBMITTED THE THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT FOR APPROVAL TO CONSTRUCT. THE UPGRADES WILL BE COMPLETED WELL BEFORE THE PHASE ONE OF THE TIERRA AZUL DEVELOPMENT COMES ON LINE.

Water Use Projection

THE TIERRA AZUL DEVELOPMENT IS LOCATED ADJACENT TO THE CITY'S WATER TOWER ON FOSTER AVENUE. THE OPERATING WATER PRESSURE IN THE WATER PIPES BELOW THE WATER TOWER IS IN THE RANGE OF 60-65 PSI. CURRENTLY THE WATER PIPES DIRECTLY BELOW THE WATER TOWER FEED THE WATER DISTRIBUTION SYSTEM FOR THE MONTANA AZUL DEVELOPMENT WHICH IS LOCATED JUST NORTH OF THE PROPOSED TIERRA AZUL DEVELOPMENT. THE MONTANA AZUL DEVELOPMENT HAS BEEN IN CONTINUOUS CONSTRUCTION SINCE APPROXIMATELY 1998 AND THE INFRASTRUCTURE IS RELATIVELY NEW. THE WATER SYSTEM HAS BEEN CONSTRUCTED WITH PVC PIPES AND IS IN VERY GOOD CONDITION. THE PROPOSED TIERRA AZUL DEVELOPMENT WILL PROVIDE A LOOPED SYSTEM TO THE EXISTING DISTRIBUTION SYSTEM IN THE MONTANA AZUL DEVELOPMENT. IN ADDITION THE TIERRA AZUL DEVELOPMENT WILL CONNECT TO THE EXISTING 16 INCH TRANSMISSION LINE ALONG FOSTER AVENUE WHICH CONNECTS THE FOSTER AVENUE TOWER WITH THE CITY'S WATER WELL, TOWER AND PUMP STATION AT ROSS AVENUE. THIS WILL PROVIDE A REDUNDANT WATER CONNECTION TO THE CITY'S EXISTING WATER DISTRIBUTION SYSTEM NOT ONLY FOR THE PROPOSED TIERRA AZUL DEVELOPMENT BUT ALSO FOR THE MONTANA AZUL DEVELOPMENT. THE PROPOSED DISTRIBUTION SYSTEM FOR THE TIERRA AZUL DEVELOPMENT WILL CONSIST OF 6" AND 8" PIPES WITH A 12" PIPE IN WEST EIGHTH STREET. THE CALCULATED WATER DEMAND FOR THE PROPOSED DEVELOPMENT IS 59 GPM AT FULL BUILD-OUT. BASED ON THIS INFORMATION, THERE IS NO NEED FOR A DETAILED EVALUATION OF THE CITY'S EXISTING DISTRIBUTION SYSTEM RELATIVE TO ITS CAPACITY TO SUPPLY THE PROPOSED DEVELOPMENT. .