

SPRING CREEK RANCH SEWER SYSTEM NARRATIVE

EXISTING CONDITIONS AND CONSTRUCTION:

The current existing homes are served by either the SCRA septic and gray water sewer lagoons or private individual septic and leach fields. All four homes on Blue Spruce Rd. are served by the SCRA septic and the lagoon system, plus Lot 4R Block 3. Homes located on Lot 1 Block 4 and Lot 2 Block 3 along Spring Creek Rd. are served by conventional individual septic tank and leach fields. The septic tanks of the 5 homes connect to a main sewer line along Blue Spruce Rd or through Tract G. The sewer lagoons are located on the deeded land belonging to SCRA, within Tract A. The system consists of 3 lagoons that interconnect depending on flow. Historically the first lagoon, is the only lagoon with grey water and the other two larger independent lagoons rarely if ever have any grey water. The main lagoon is fenced with 6' wildlife fencing preventing any animals from accessing the lagoon. New fencing and posts were installed in 2007. The grey water tends to evaporate at a rate that is greater than inflow.

The lagoon system is below the threshold of state oversight in that the total daily flows are significantly below the 2,000 gallons per day. Actual well production (consumption) records for the year ending November 2009, records the average usage for the entire Association (7 homes) is less than 150 gallons per day per home or 1,050 gallons per day. Actual usage of the SCRA sewer lagoon system, although precise metering is impossible, is estimated to be less than 500 gallons a day assuming only 5 homes use the system and some water is used for outdoor use/irrigation.

The current SCRA system has been utilized so minimally in the past, the policy of the SCRA has been based on data from the well production of the community well. If the well data consistently shows that homes that are utilizing the SCRA lagoon system anywhere near the 2,000 gallon per day threshold, by extrapolating well production data, then all homes or additional homes that might be hooked in the future must be metered at the inflow to the house. Should any additional hookups be made to the SCRA system that would produce in excess of 2,000 gallons then the SCRA would be required to meet state requirements as stated in the Amended PUD.

The 1989 Settlement Agreement established a fund for Spring Creek Ranch Association to spend as determined by the Association. These funds were expended over a decade ago, for surveying, sewer, water adjudication and other capital improvements. A portion of this settlement fund was allocated by the Association to develop the existing septic lagoon system. Each of the seven homes existing at that time in the association has rights to be serviced by the lagoon system as outlined in the Covenants. Prior to the building of the lagoon system, two of the homesteads, Lot 1 Block 4 and Lot 2 Block 3 along Spring Creek Ranch Road constructed private septic tanks

and leach fields. These two homesteads currently maintain these same private septic tanks and fields without any reported problems since the construction of these systems with respect to failure, leakage, or water surfacing due to lack of capacity. The two homesteads with private systems have paid over time all dues and assessments pertaining to the lagoon maintenance and costs in order to retain the right to be serviced by the association system at the option of these home owners. Operation capacity is calculated to meet the requirements of all the original seven homestead locations.

FUTURE PLANS:

It is proposed, in this PUD Amendment, that the number of homes utilizing the association lagoon system remain at 5 homes with an option to increase to the original seven homes as long as the average use remains under 2,000 gallons per day. If the well data consistently shows that homes that are utilizing the SCRA lagoon system anywhere near the 2,000 gallon per day threshold, by extrapolating well production data, then all homes or additional homes that might be hooked in the future must be metered at the inflow to the house or a flow meter at the inflow to the first lagoon. All reporting to the county shall be quarterly.

NEW HOME CONSTRUCTION ON TRACTS A-G

It is proposed that all new homes on the seven undeveloped tracts of land A-G will require seven conventional septic leach field systems to be contained in the building envelope and maintained privately. Soil tests were performed according to notations on the original plat indicating that the soil was suitable for leach fields. Further, the existing two private septic systems have encountered no reportable problems. Each building envelope is so situated to provide significant separation of any leach fields from any existing structures. The SCRA community well is approximately $\frac{3}{4}$ of a mile from the subdivision and poses no contamination problems. No Shadow Creek Building envelopes or community wells are situated anywhere close to the proposed septic and leach fields. Each septic and leach field will be designed to fit the needs of the individual home site with respect to capacity, soil conditions on the site and must be located within the building site envelope as marked on the final plat.