

## D. Utilities

Utility Services, including water, sewer, electrical, telephone, gas and fiber optic services were capped and abandoned at the time of facility demolition in 2023.

Water: There are existing water mains in all four roadways adjacent to the subject property. The Town provides water. They purchase water wholesale from North Weld County Water District (NWCWD) who treats the Towns Colorado Big Thompson (CBT) water shares. The current recommendation is to allow 1.26-acre-feet to be permitted to be used for future development of the property. Additional water needs will be subject to raw water dedication.

The site is served by a single – 2” metered tap and can be used for future development without additional Plant Impact Fees (PIF) to the development.

There is an existing non-conforming well on the site, which historically has been used for irrigation of the school site as well as the Town Square located east of the site. It is unknown at this time if the well will be available for use for the future development of the site.

*(See appendix E: Water Use / Dedication for Development of old Eaton Elementary, prepared by Northern Engineering (Town Engineer) May 16, 2023 for additional information and detail.)*

Sewer: The Town provides sanitary sewer service. The main bisects the site between Collins and 1<sup>st</sup> Street. This is an 8” main that serves the residential areas located north of the site. The sewer line extends into Collins Ave, However, sewer service connections within the property limits are encouraged to avoid construction in Collins Ave. Increased usage beyond historic uses may require additional Plant Investment Fees (PIF).

SITE ANALYSIS

