

WASTEWATER DISPOSAL REPORT

for

THE COMMONS AT FALCON FIELD PUD/PRELIMINARY PLAN

March 2023

Prepared By:



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THE COMMONS AT FALCON FIELD

PRELIMINARY PLAN

WASTEWATER DISPOSAL REPORT

March 2023

Prepared for:

**Falcon Field Metropolitan District
c/o White Bear Ankele Tanaka & Waldron
2154 E Commons Avenue, Suite 2000
Centennial, CO 80228**

Prepared by:

**RESPEC, LLC
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919**

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1.0 INTRODUCTION AND EXECUTIVE SUMMARY

The purpose of this report is to address the anticipated wastewater loads from the development known as *The Commons at Falcon Field*.

EXECUTIVE SUMMARY: The Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this subdivision.

2.0 PROJECTED LAND USES

2.1 Projected Land Uses

Lands within the subject area have been planned as residential and commercial development. This report pertains to full build-out of the Falcon Field development. Please refer to the *Land Use Exhibit* in **Appendix B**.

2.2 Wastewater Loads for the Subject Property

Table 2-1 provides a summary of expected water demands and wastewater loads.

Table 2-1

<i>The Commons at Falcon Field - Preliminary Plan</i>					
Estimates of Water Demands and Wastewater Loads					
	Water				Wastewater
Land Use	# of Units	Area (Acres)	SFEs	AF/YR	(@ 172 GPD/SFE)
		<i>Note 1</i>	<i>Note 2</i>	<i>Note 3</i>	
Residential	169		169.0	59.66	29,068
Commercial		18.4	55.2	19.49	9,494
Totals	169	18.4	224.2	79.14	38,562
<i>Note 1: Gross area - Includes drainage tracts, rights-of-way, etc.</i>					
<i>Note 2: Based on a planning value for the area of 3.0 SFEs per acre of commercial land</i>					
<i>Note 3: Based on an established value for the area of 0.353 AF/SFE/YR</i>					

3.0 WASTEWATER REPORT

3.1 Unit Use Wastewater Loads

As calculated in *Table 2-1*, the expected wastewater load is 38,562 gallons per day (MGD).

3.2 Treatment Facilities

The WHMD recently constructed a new regional wastewater treatment facility which was placed online in the spring of 2019. This facility serves the Falcon regional area. Falcon Highlands Metropolitan District, Paint Brush Hills Metropolitan District, and portions of Meridian Service Metropolitan District are also served by this facility. The new plant is an advanced wastewater treatment plant with a hydraulic capacity of 1.3 MGD. WHMD is both in compliance with its discharge permit and has substantial adequate capacity for the additional flows.

Current average daily hydraulic loading to the treatment plant is roughly 65%, and max month hydraulic loading is roughly 69%. The addition of the subject property marks roughly **3%** of the plant's permitted capacity.

3.3 Collection and Pumping Facilities

WHMD operates approximately 54 miles of wastewater collection system and owns and operates three lift stations. This development will be required to install gravity sewer facilities in accordance with WHMD standards and approvals. Said gravity sewer facilities will connect to existing collection systems owned and operated by WHMD.

4.0 CONCLUSION

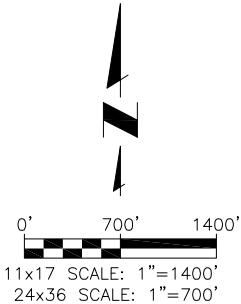
The Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this subdivision.

Appendix A

WOODMEN HILLS

METROPOLITAN DISTRICT






SHEET	REVISIONS				
	NO.	DESCRIPTION	BY	APP.	DATE
	1				
	2				
	3				
	4				
	5				
	6				
	7				

WOODMEN HILLS METROPOLITAN DISTRICT

DISTRICT MAPPING

APPENDIX A-2

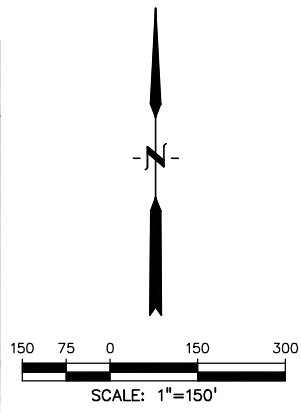
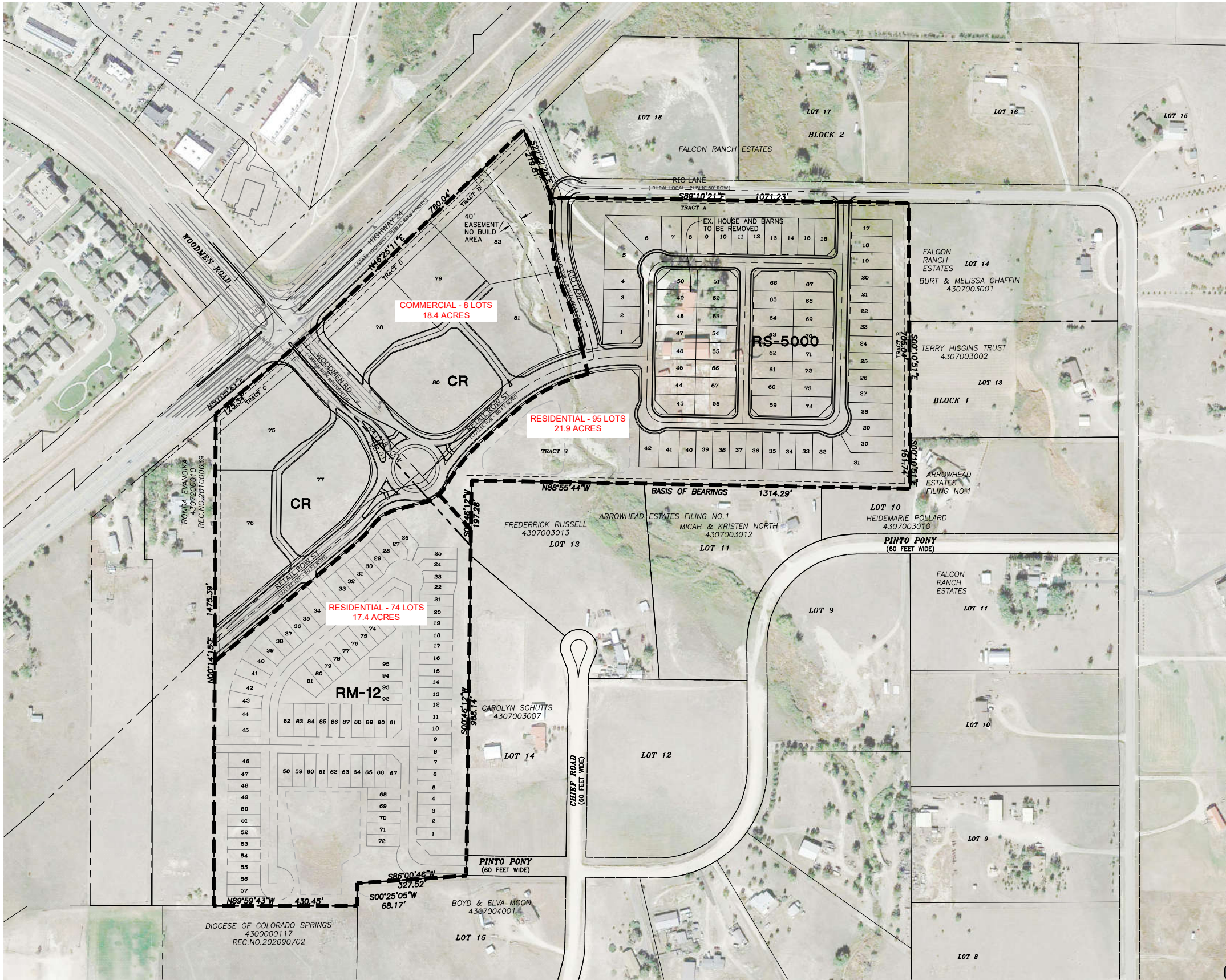
SEWER SERVICE AREA

**CONSULTANTS, INC.**

5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072


DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

Appendix B



TYPICAL LOT SIZE PER ZONE DISTRICT			
ZONE DISTRICT	#LOTS	LOT SIZE	AREA
RS-5000	74	50' x 110'	5,500 SF
RM-12	95	35' x 100'	3,500 SF

PREPARED BY:


DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719) 260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

FALCON FIELD, LLC.
30 N. TEJON ST. #516
COLORADO SPRINGS, CO 80903
(719) 475-7474
CONTACT: PJ ANDERSON

THE COMMONS AT FALCON FIELD
PRELIMINARY PLAN
12445 RIO LANE, AND VACANT LAND
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	7/15/22
LATEST ISSUE	12/12/22
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21604-00SP1
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	

DRAWING SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

OVERALL
SITE PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

SP01

SHEET: 2 OF 10

811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

WOODMEN HILLS

METROPOLITAN DISTRICT

March 14, 2023

Falcon Field Metropolitan District
c/o White Bear Ankele Tanaka & Waldron
2154 E Commons Avenue, Suite 2000
Centennial, Colorado 80228

Re: Water and Wastewater Commitment for *The Commons at Falcon Field* – Preliminary Plan

To Whom it May Concern:

A proposed subdivision known as *The Commons at Falcon Field* intends to subdivide lands within the Woodmen Hills Metropolitan District (WHMD, the District) service area.

Said subdivision is currently in the Preliminary Plan phase through El Paso County and proposes to subdivide 57.67 acres of land into residential and commercial lots.

The District is already committed to serving both water and wastewater to the subdivision as an *Inclusion and Service Agreement* was entered into in March of 2019. Sufficient water capacity exists for the estimated 79.14 ac-ft/year and sufficient wastewater capacity exists for estimated 38,560 gallons/day.

WHMD remains committed to providing water and wastewater service to the Falcon Field subdivision.

If you have any questions, please do not hesitate to call.

Sincerely,



Woodmen Hills Metropolitan District

Wally Eaves, Wastewater Enterprise Director, Woodmen Hills Metropolitan District

Cc: John P. McGinn, District Engineer

JD Shivers, Water Enterprise Director