



WASTEWATER DISPOSAL REPORT

COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

August 18, 2021

Prepared by:

HR Green, LLC.

1975 Research Parkway, Suite 220
Colorado Springs, CO 80920
(719) 622-6222

Prepared for:

Goodwin Knight

8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920



1.0 WASTEWATER DISPOSAL REPORT

A. Summary of the Proposed Subdivision

The purpose of this report is to discuss the specific wastewater needs of the proposed Cottages at Mesa Ridge development in El Paso County, Colorado.

The project consists of 10.21 acres and 122 dwelling units (consisting of single-family residents and a club house), located along S. Powers Bouvard at the intersection with Mesa Ridge Parkway, within Sections 20, 21, 28, and 29, all in Township 15 South, Range 65 West of the 6th Principal Meridian. Residential properties within the development will be provided wastewater services through Fountain Sanitation District. The proposed density for the site is 11.94 DU/acre.

Projected Land Uses: Lands within the subject area have been planned residential.

A site plan has been presented in Appendix A.

2.0 WASTEWATER DISPOSAL

Collection System Description: The Cottages at Mesa Ridge wastewater effluent will discharge into the existing 8" sanitary sewer in Landover Lane which flows south through the sewer collection system before discharging to the Harold D. Thompson Regional Water Reclamation Facility.

A. Map Showing Relative Location of Point of Connection to an Existing System

Refer to Appendix B, Exhibit 1.

B. Map Showing Relative Location of the Existing or Proposed Treatment Facility

Refer to Appendix B, Exhibit 2.

C. Estimate of Projected Population, Units, and Density (Average Day)

Projected Wastewater Loads: Wastewater projections are based on values from the *Sewer Use Regulations of the Fountain Sanitation District*. Table 1 below summarizes the projected, average-daily wastewater loads for the Cottages at Mesa Ridge development.

Table 1: Project Wastewater Loads

COTTAGES AT MESA RIDGE - PROJECTED WASTEWATER DEMAND				
USE	DWELLING UNITS	USERS/DWELLING UNIT	AVERAGE BASE (GAL/DAY)	TOTAL DEMAND (GPD)
Residential	122	3.2	100	39,040
Clubhouse	1	4.2	100	420
Total				39,460



D. Capacity of the Existing Treatment Plant and Current Utilization

The Harold D. Thompson Regional Water Reclamation Facility current capacity is 2.5 million gallons per day (MGD). Fountain Sanitation district owns rights to 1.875 MGD while Colorado Centre Metropolitan District has allocated 0.625 MGD.

E. Anticipated Capacity of any Proposed Treatment Plant

There are no proposed treatment plants in the context of the Cottages at Mesa Ridge.

F. Letter of Commitment from the Wastewater Provider Proposed for Service w/Service Boundaries

Refer to Appendix B, Exhibit 3 for the Service Commitment letter

G. Statement by the Wastewater Provider that Adequate Capacity Exists

Refer to Appendix B, Exhibit 3 for the Service Commitment letter

H. Estimate of Construction Costs

COTTAGES AT MESA RIDGE - ENGINEER'S OPINION OF PROBABLE COST				
ITEM	QUANTITY	UNIT	UNIT COST	COST
8" PVC	2240	LF	\$ 66	\$ 147,840
5' MANHOLE	18	EA	\$ 4,540	\$ 81,720
SERVICE LINES	18	EA	\$ 1,451	\$ 26,118
			Total	\$ 255,678

3.0 References

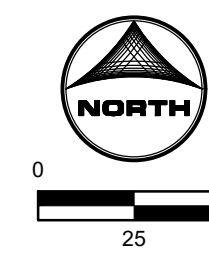
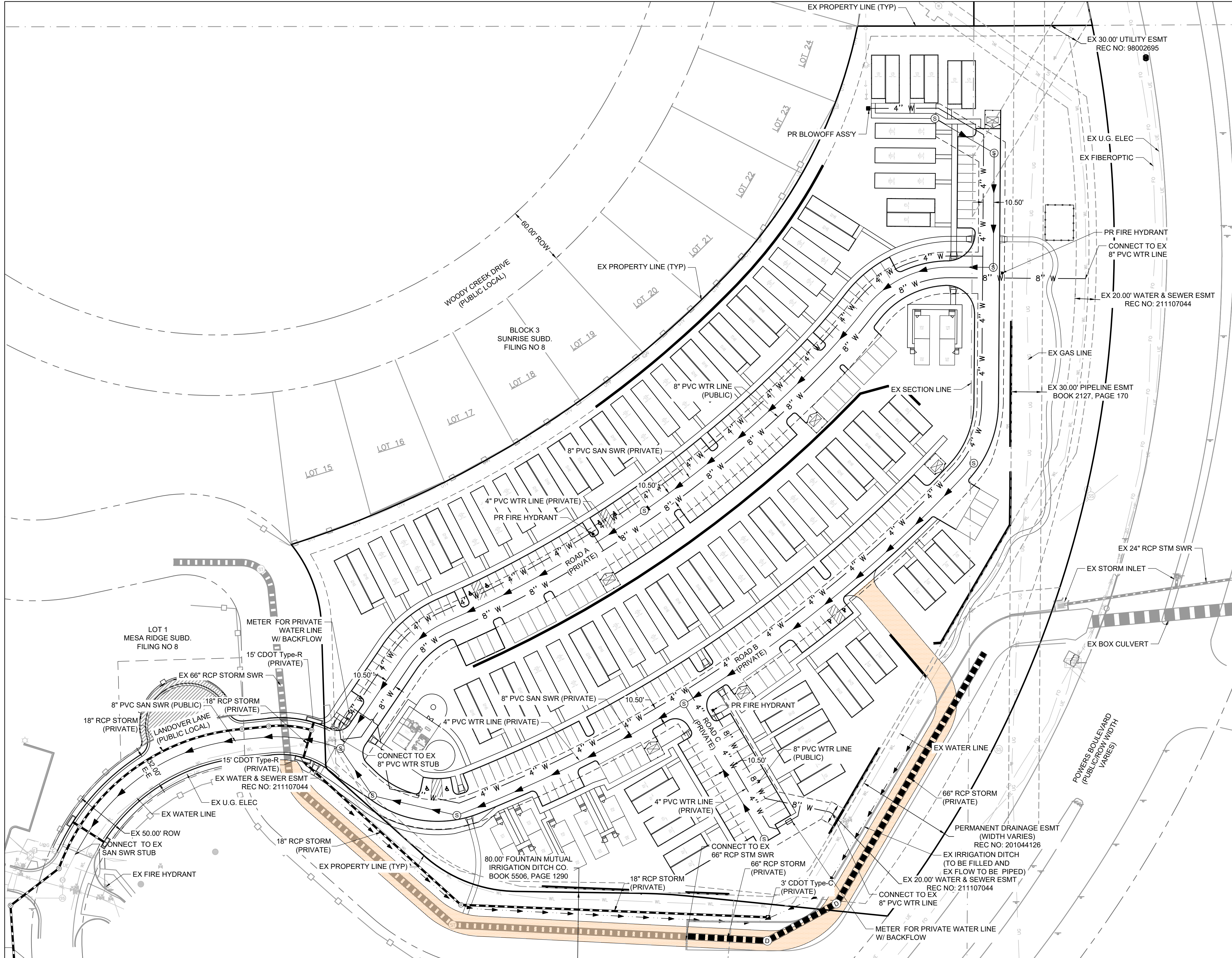
1. "Fountain Sanitation District Collection System Master Plan Update" prepared by Bohannon Huston, March 21, 2017.
2. "Sewer Use Regulations of the Fountain Sanitation District," updated 2020.



3.0 APPENDIX A

THE COTTAGES AT MESA RIDGE PUD DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER
OF SECTION 20, THE SOTHWEST QUARTER OF SECTION 21, & THE NORTHWEST
QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



NOT FOR
CONSTRUCTION

DRAWN BY: NQJ JOB DATE: 8/4/2021
APPROVED: KMH JOB NUMBER: 200541
CAD DATE: 8/16/2021
CAD FILE: J:\2020\200541\CAD\DWG\Development Plan\Utility_Plan

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.300.4140 TOLL FREE: 800.728.7805
FAX: 844.273.1057 | HRGreen.com

THE COTTAGES AT MESA RIDGE
GOODWIN KNIGHT
EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

SHEET
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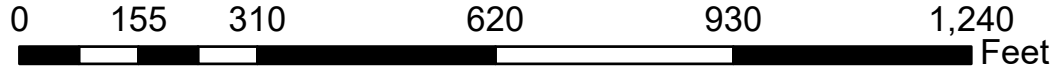
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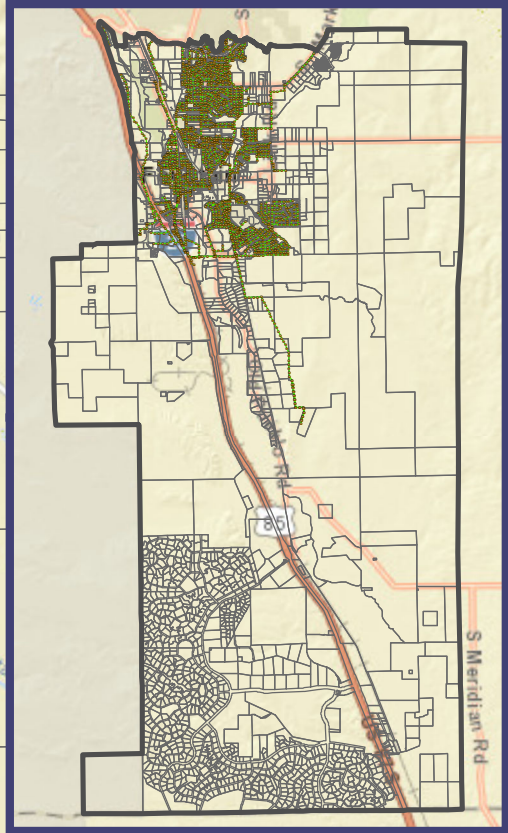
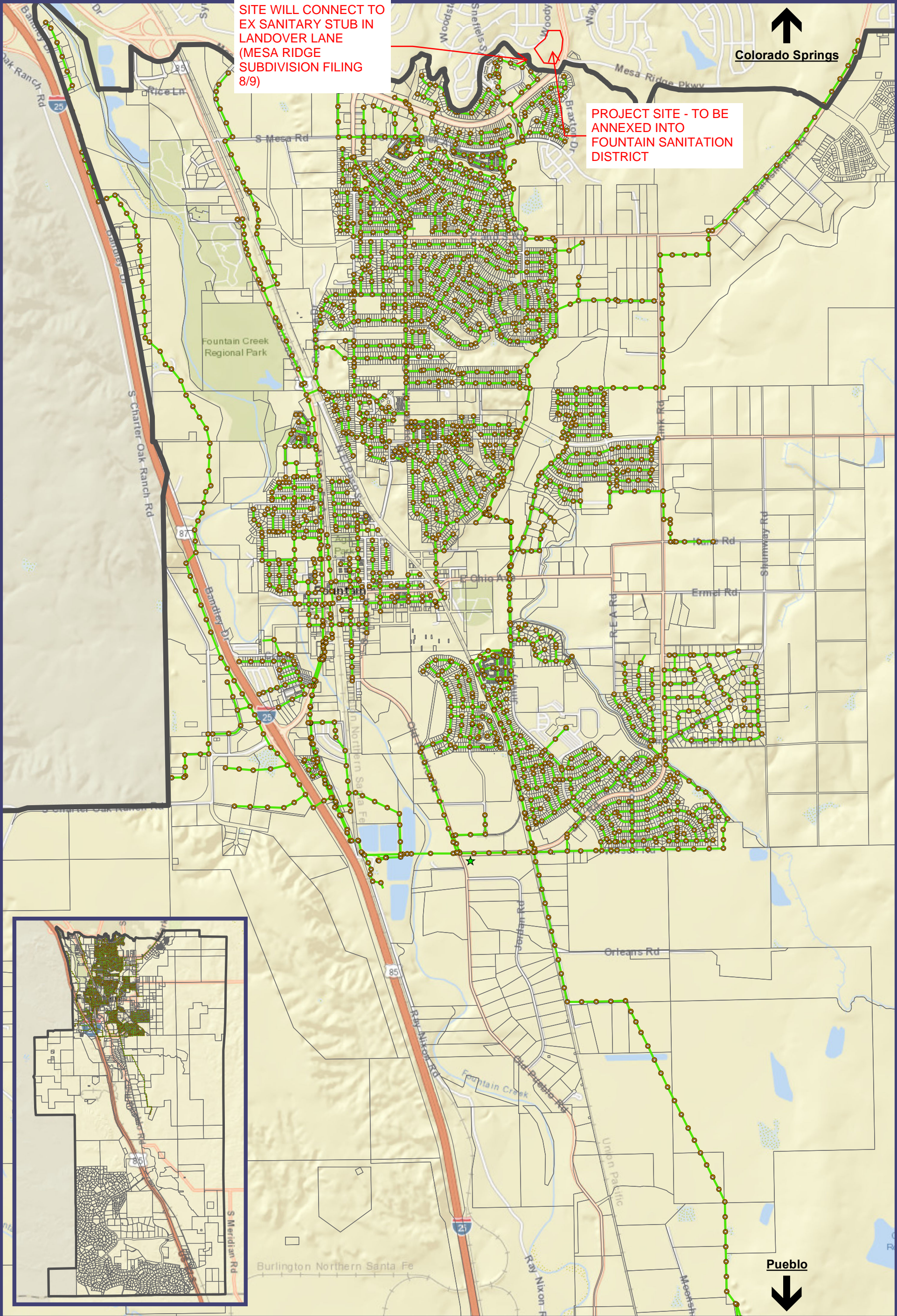


4.0 APPENDIX B



Time: 9:16:56 AM





- Service Area
- Parcels
- Manholes
- Sewerlines
- FSD Administrative Offices

Fountain Sanitation District

Service Area

Miles

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N

W

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Lower Fountain Metropolitan Sewage Disposal District

11545 Link Road Fountain CO 80817 (719) 382-5303 Fax: 382-3441

E-mail: <mailto:fsdistrict@fsd901.org> Web: www.fountainsanitation.com

August 24, 2021

Ken Huhn, P.E.,
HR Green, Senior Project Manager
7222 Commerce Center Drive, Suite 220
Colorado Springs, CO 80919

Sent via email to: khuhn@hrgreen.com
No Hardcopy to Follow

RE: Commitment to Provide Wastewater Management Services
The Cottages at Mesa Ridge

Mr. Huhn:

Per your request, Lower Fountain Metro. Sewage Disposal District (District) respectfully provides this letter of commitment to provide wastewater management services for the Cottages at Mesa Ridge located west of Powers Blvd., south of Woody Creek Drive, and northeast of Mesa Ridge Subdivision. The properties proposed within the Preliminary Utility Plan, Drawing No. 4 – The Cottages at Mesa Ridge, dated August 4, 2021, by HR Green – Colorado Springs, (El Paso County Assessor property 5529100006). This property will need to complete a "Petition for Inclusion" to the District Board. Total developable property from El Paso County Assessor website equals 12.93 +/- acres.

The District will provide wastewater management services for this property in accordance with the District's rules, regulations, policies, and procedures as they exist at the time those services are provided. This includes the condition of a, "first come, first served," commitment. At the present time the District has sufficient conveyance and treatment capacity to accommodate the proposed property for development. Existing treatment plant has a capacity of 2.5 MGD, average daily flow is 1.0 MGD.

Table 1 is from the applicants Wastewater Disposal Report dated August 18, 2021:

Table 1: Project Wastewater Loads

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Residential	122	3.2	100	39,040
Clubhouse	1	4.2	100	420
			Total	39,460

Please contact me should you have any questions or desire any additional information regarding this matter.

Sincerely,

Jonathan Moore

Jonathan Moore, PE, District Engineer
Lower Fountain Metro. Sewage Disposal District

CC Via Email only: Cindy Murray, Office Administrator
Fountain Sanitation District

fsdistrict@fsd901.org