

**WASTEWATER REPORT**  
for  
**FALCON MARKETPLACE**

El Paso County, Colorado

**January 17, 2017**

Prepared for:

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Prepared by:

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**TABLE OF CONTENTS**

1.0 PURPOSE ..... 1

2.0 GENERAL LOCATION AND DESCRIPTION ..... 1

3.0 WASTEWATER SERVICE..... 1

4.0 PHASING/CONSTRUCTION/PERMITTING ..... 2

5.0 SUMMARY..... 2

6.0 UTILITY CONTACT INFORMATION ..... 2

**APPENDICES**

- VICINITY MAP
- PRELIMINARY UTILITY PLAN
- WOOMEN HILLS METRO DISTRICT COMMITMENT LETTER

**WASTEWATER REPORT**  
for  
**FALCON MARKETPLACE**

El Paso County, Colorado

**1.0 PURPOSE**

This report is prepared by Drexel, Barrel & Co in support of the Falcon Marketplace project. This report is used to confirm that the sanitary sewer lines are sized to carry the peak wastewater discharge.

**2.0 GENERAL LOCATION AND DESCRIPTION**

The site is located at the northwest corner of E. Woodmen Road and Meridian Road - the SE 1/4 of the SE 1/4 of Section 1, Township 13 S, Range 65 W of the 6th P.M., El Paso County, Colorado.

The site is approximately 36.4 acres in size and gently slopes from the north to south. There is one existing home on the site, and several out buildings. The site is bounded on the north by Falcon Ranchettes single family residential, the west by Courtyards at Woodmen Hills West single family residential, the east by Meridian Road, and on the south by E. Woodmen Road.

The current owners of the property are LG HI Falcon, LLC.

The proposed concept plan will provide 11 pad sites with a proposed commercial retail use, access drives, and on-site water quality/detention ponds.

**3.0 WASTEWATER SERVICE**

The owner/developer has already filed and been approved for inclusion within the Woodmen Hills Metropolitan District (WHMD) and will be served by WHMD – see appendix for the District commitment letter.

Existing wastewater facilities located adjacent to the Falcon Marketplace property include a 12" main parallel to Meridian Road that flows to the south, and a 10" main parallel to E. Woodmen Road, that flows to the east. Both lines are owned and maintained by WHMD, and ultimately discharge into the Paint Brush Hills Treatment Facility.

Proposed facilities for the Property will include onsite 8" mains that will discharge into the 12" main along Meridian Road. **The estimated wastewater load is 4,988 gallons per day.**

See the Preliminary Utility Plan in the appendix for proposed wastewater system layout.

#### **4.0 PHASING/CONSTRUCTION/PERMITTING**

Grading is anticipated to begin in Summer 2017. The Spine Road, utility mains and stormwater detention facilities will be installed at this time.

Development of the outlying lots will be phased at a future date, and will be by separate document.

#### **5.0 SUMMARY**

The Falcon Marketplace development contains 36.4 acres, and is anticipated to generate a wastewater load of 4,816 gallons per day. Woodmen Hills Metropolitan District has confirmed that the existing 12" sanitary sewer main along Meridian Road is able to accommodate the additional flows.

This report represents a preliminary analysis of the wastewater collection system for the Falcon Marketplace project. The system will be analyzed in further detail during the design process, and is subject to change due to final design considerations.

#### **6.0 UTILITY CONTACT INFORMATION**

Woodmen Hills Metropolitan District  
Attn: Gene Cozzolino, Director of Water and Wastewater  
8046 Eastonville Road  
Falcon, CO 80831  
Phone: (719) 495-2500  
Fax: (719) 495-1344

JDS-Hydro Consultants, Inc.  
Attn: John McGinn, P.E.  
545 East Pikes Peak Avenue, Suite 300  
Colorado Springs, CO 80903  
Phone: (719) 227-0072

Drexel, Barrell & Co.  
Attn: Tim McConnell, P.E.  
3 South 7<sup>th</sup> Street  
Colorado Springs, CO 80905  
Phone: (719) 260-0887

## Appendix

PRELIMINARY PLAN  
**FALCON MARKETPLACE**  
 SE 1/4 OF THE SE 1/4 OF SECTION 1,  
 T13S, R65W OF THE 6TH P.M.  
 11680 E. WOODMEN ROAD  
 FALCON, COLORADO

**LEGEND**

PROPERTY LINE	-----
LOT LINE	-----
EASEMENT	-----
CURB & GUTTER	=====
SIDEWALK	=====
PRO. WATER LINE	-----
PRO. FIRE HYDRANT	-----
PRO. RAW WATER	-----
PRO. SANITARY SEWER	-----
PRO. STORM SEWER	-----
EX. OVERHEAD ELECTRIC	-----
EX. SANITARY SEWER	-----
EX. PETROLEUM	-----
EX. GAS	-----
EX. RAW WATER	-----
EX. WATER	-----
EX. STORM SEWER	-----

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PRELIMINARY PLAN FOR  
**FALCON MARKETPLACE**  
 FALCON, COLORADO

ISSUE	DATE
INITIAL ISSUE	1-17-17
DESIGNED BY:	TDM
DRAWN BY:	KGV
CHECKED BY:	TDM
FILE NAME:	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
 DRAWING SCALE:  
 HORIZONTAL: 1"=100'  
 VERTICAL: N/A

**PRELIMINARY UTILITY PLAN**

PROJECT NO. 20988-00SCV  
 DRAWING NO.

**PU**

SHEET: 1 OF 1

