

El Paso County
Waste Water Disposal Report

PONDEROSA PINE ESTATES

A replat of Lots 1 and 2, Morgan Subdivision No. 1
PART OF THE SE1/4 SECTION 9, T.11 S. R.67W. of the 6TH P.M.
Parcel #'s 7109002018 and 7109002019

December 13, 2023

Prepared for:
Cliff Joyner
Joyner Construction Company, inc.
1270 Fawnwood Road
Monument, CO 80132

Prepared By
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Dr.
Colorado Springs, Colorado 80907

EPC Project

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1.0 INTRODUCTION AND CONCLUSION

The purpose of this report is to address the specific wastewater needs of the proposed Ponderosa Pine Estates subdivision: Assessor's Parcel #'s 7109002018 and 7109002019 in El Paso County, CO. This 3.07 Acre site is located in Section 9, Township 11 South, Range 65 West, 6th P.M., El Paso County, Colorado. The site is currently platted as Lots 1 and 2, Morgan Subdivision No. 1.

The site is within the Palmer Lake Sanitation District Service Area. Palmer Lake Sanitation District serves approximately 967 residents and 56 commercial customers. A copy of the service area map of the Palmer Lake Sanitation District is included in the Appendix.

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence of a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water. The purpose of this report is to meet the requirements of this section. The State Engineers Office (SEO) water supply information summary sheet is included in the Appendix.

Water and wastewater services will be provided by Cherokee Metropolitan District. The Commitment Letter and Clarification Letter are included in the Appendix, and reflects the most updated irrigation square footages and consumption estimates for the residential and commercial uses involved in the project.

Palmer Lake Sanitation District has 2 existing sewer connections on the subject property. There are also 2 proposed sewer connections for future proposed homes on the subject property. See the attached will serve letter. These existing connections are for 18810 and 18820 Cloven Hoof Road.

Based on the attached subdivision summary sheet, the development is expected to produce 515 gallons of wastewater per day. This usage is calculated with the proposed 4 lots in mind, not just the existing 2. This estimated use is calculated for the purposes of ensuring Palmer Lake Sanitation District wastewater collection and treatment infrastructure is capable of treating the maximum possible volume of wastewater generated from this development. This is not intended in any way to limit consumptive uses of potable water on the subject property.

CONCLUSION: This report is being submitted in support of the replat, which encompasses residential uses of the site. There will be no increase in usage amount proposed by this replat.

2.0 WASTEWATER REPORT

2.1 Projected Wastewater Loads

Per Palmer Lake Sanitation District's letter, wastewater flows from the residential development is considered to be approximately 515 gallons per day. This amount is not expected to increase as the estimated amount was calculated with 4 lots in mind.

Subdivision Summary Form

Date: 12-1-23

Type of Submittal: Minor Subdivision

SUBDIVISION NAME:
Ponderosa Pine Estates

Request for Exemption _____
Preliminary Plan _____
Final Plat XXXXXXXXXX

County: EL PASO COUNTY

SUB. LOCATION: Township: 67 Range: 11 Section: 9

OWNER(S) NAME: Cliff Joyner

ADDRESS: 1270 Fawnwood Rd Monument, CO 80132

SUBDIVIDER(S) NAME Cliff Joyner

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
	Single Family Detached Res.	4	0.75	24
	Open Space/ Landscape		2.32	76
	Public Street Rights-of-Way			
	Power Line Easement			
	TOTAL		3.07	100

* (By map measure)

Estimated Water Requirements 1030 (gallons/day).

Proposed Water Source(s) Central system by Forest View Acres Water District

Estimated Sewage Disposal Requirement 515 (gallons/day).

Proposed Means of Sewage Disposal Central system by Palmer Lake Sanitation District

ACTION:

Planning Commission Recommendation

Approval _____ Date _____

Disapproval _____

Remarks: _____

Board of County Commissioners

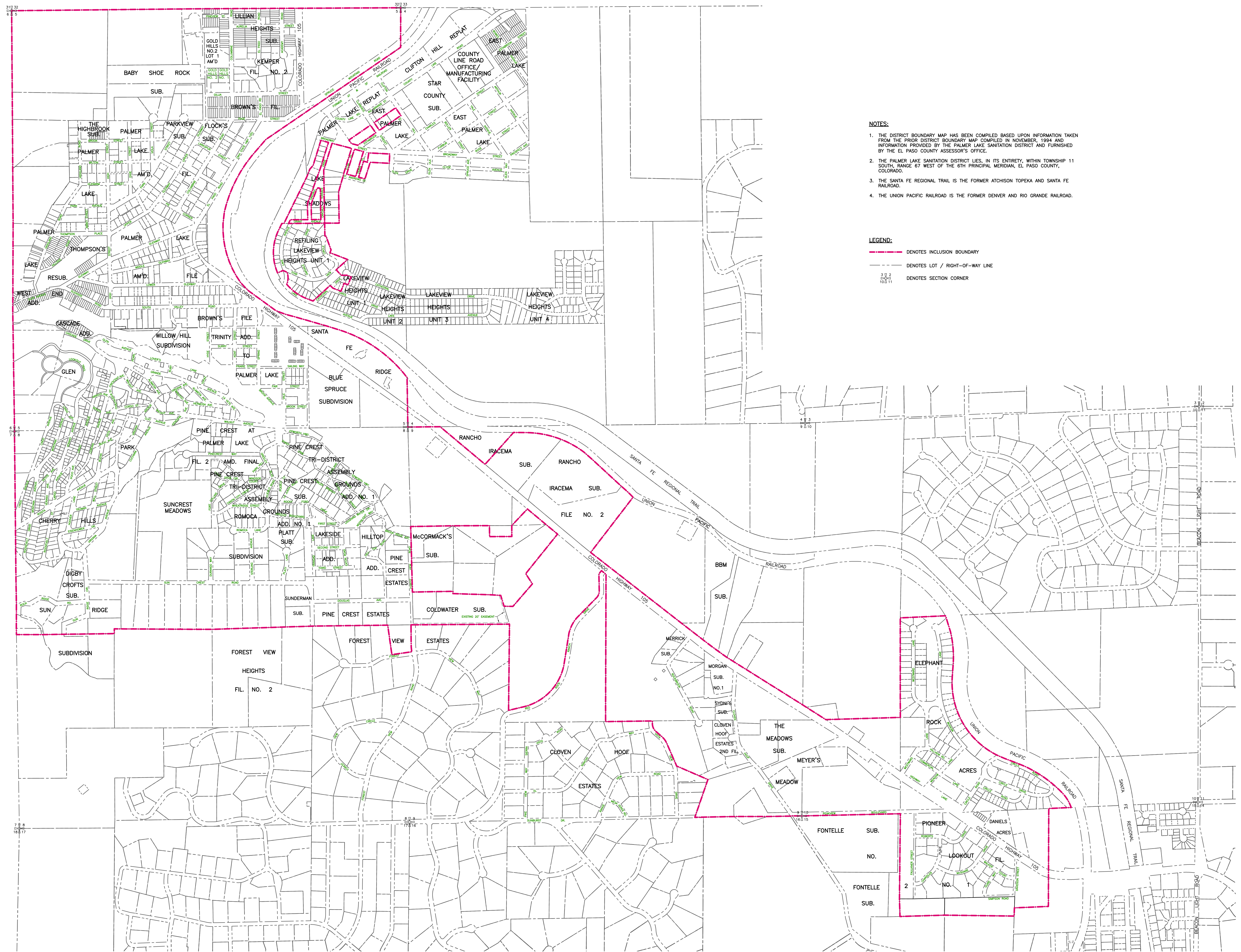
Approval _____ Date _____

Disapproval _____
Exemption under C.R.S. 30-28-101 (10) (d) _____

Remarks (if exemption, state reason): _____

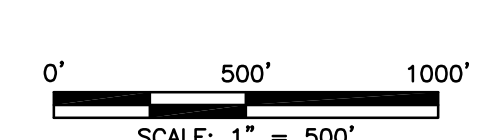
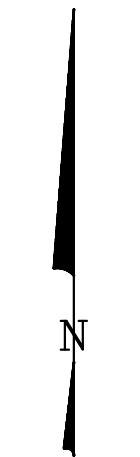
Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.

PALMER LAKE SANITATION DISTRICT DISTRICT BOUNDARY MAP



- NOTES:**
1. THE DISTRICT BOUNDARY MAP HAS BEEN COMPILED BASED UPON INFORMATION TAKEN FROM THE PRIOR DISTRICT BOUNDARY MAP COMPILED IN NOVEMBER, 1994 AND INFORMATION PROVIDED BY THE PALMER LAKE SANITATION DISTRICT AND FURNISHED BY THE EL PASO COUNTY ASSESSOR'S OFFICE.
 2. THE PALMER LAKE SANITATION DISTRICT LIES, IN ITS ENTIRETY, WITHIN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.
 3. THE SANTA FE REGIONAL TRAIL IS THE FORMER ATCHISON TOPEKA AND SANTA FE RAILROAD.
 4. THE UNION PACIFIC RAILROAD IS THE FORMER DENVER AND RIO GRANDE RAILROAD.

- LEGEND:**
- DENOTES INCLUSION BOUNDARY
 - - - DENOTES LOT / RIGHT-OF-WAY LINE
 - DENOTES SECTION CORNER



REVISIONS		
NO.	DATE	DESCRIPTION
1	4/3/08	Update Boundary for addition of Schedule 7105426054, 7105426053, 7105426052
2	11/20/09	Revise District Boundary Limits per PLSD Direction

June 19, 2023

Clifford Joyner
1270 Fawnwood Rd.
Monument CO 80132

Dear Clifford Joyner,

Per your request, the Palmer Lake Sanitation District respectfully provides this will serve letter for the purpose of establishing that the Palmer Lake Sanitation District has the capacity to provide wastewater management services for up to 2 (two) homes located AT 0 Cloven Hoof Dr., Tax Schedule # 71090 02 018. The property is located within the Palmer Lake Sanitation District boundaries.

The Palmer Lake Sanitation District will provide wastewater management service for the property within the PLSD boundaries 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.

This will serve letter will expire one (1) year from the date of this letter.

Please contact me if you have any questions.

Sincerely,



Becky Orcutt, District Manager
Palmer Lake Sanitation District



7109002018

Masterbilt Homes Inc

Acres District

200 ft