

See Letter of Intent
comments on PUDSP204
application

**Estates at Rolling Hills Ranch
Filing 2 PUD
Falcon, CO**

WASTEWATER TREATMENT REPORT



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Executive Summary

This report presents the results of the engineering study for the wastewater system improvements serving the Meridian Ranch development located in El Paso County, Colorado.

Meridian Ranch encompasses 2,650 acres of proposed residential, commercial and business development. It is located approximately 12 miles northeast of downtown Colorado Springs, three miles north of the town of Falcon and immediately north of the Woodmen Hills development. Meridian Ranch is projected to include a total of 4,500 single family residential units, schools, commercial and business properties. The total treatment demand is projected to be near one million gallons per day (1 MGD)

Meridian Ranch Filing 1 of Meridian Ranch discharges the wastewater via gravity sewer pipe directly into the Woodmen Hills Wastewater Treatment Facility (PBHWTF). The remaining phases of Meridian Ranch discharge the wastewater through the Woodmen Hills development to a lift station located in Falcon, where it is transported to Cherokee Metropolitan District Water Reclamation Facility (CMDWRF) for treatment. The CMDWRF is located south of State Highway 94 near northeast intersection of Drennan Road and Milne Road.

The PBHWTF is located within the Meridian Ranch property by an agreement entered into between the owners and the developers Woodmen Hills and Paint Brush Hills. The agreement provided for a total discharge of 0.868 MGD to be dispersed of which the Meridian Ranch ownership of this discharge is equivalent to 500 residential home sites which equates to 0.0925 MGD at 185 gallons per residential unit.

The Meridian Service Metropolitan District (MSMD), in conjunction with Cherokee Metropolitan District (CMD), has constructed treatment of 4.8 MGD of wastewater at the CMDWRF. MSMD retains a 45.8% ownership in the treatment facility through an inter-governmental agreement with CMD for a total capacity of 2.2 MGD. The total capacity available to MSMD through both wastewater treatment facilities is approximately 2.3 MGD or over 12,000 single family residential equivalents based on 172 gallons per day per residential unit, thus providing more than enough capacity for the full build out of Meridian Ranch.

Summary of Proposed Subdivision

Meridian Ranch encompasses 2,650 acres of proposed residential, commercial and business development. It is located approximately 12 miles northeast of downtown Colorado Springs, three miles north of the town of Falcon and immediately north of the Woodmen Hills development. The development is located within Township 12 South, Range 64 West, Sections 19-21 and 28-30 and consists of a mixture of residential, commercial, business, school and open space/park uses. The proposed land use breakdown can be found in Table 1 - Land Use as follows:

Table 1 - Land Use

Land Use	Master Plan				Existing/Approved Projects: Meridian Ranch Filings 1 - 11 Estates 2 & 3, Latigo Trails 2A, 7, & 8 Stonebridge Filing 1 - 4, The Vistas Filing 1 Windingwalk, RHR 1-3, ERHR 1				Proposed: Estates at RHR Filing 2 PUD				Projected Total			
	Units/ Acres	Pop.	Emp.	Equiv. Pop.	Units/ Acres	Pop.	Emp.	Equiv. Pop.	Units/ Acres	Pop.	Emp.	Equiv. Pop.	Units/ Acres	Pop.	Emp.	Equiv. Pop.
Single Family Residential ¹	4,792	13,178	-	13,178	4,230	11,633	-	11,633	98	270	-	270	4,328	11,902	-	11,902
School ²	113	4,000	380	4,380	83	2,740	260	3,000	-	-	-	-	83	2,740	260	3,000
Commercial ³	15	-	94	94	8	-	47	47	-	-	-	-	8	-	47	47
Civic	23	-	36	36	14	-	21	21	-	-	-	-	14	-	21	21
Park/Open Space	545	-	-	-	37	-	-	-	1	-	-	-	38	-	-	-
Golf Course	174	-	12	12	174	-	12	12	-	-	-	-	174	-	12	12
TOTAL		17,178	522	17,700		14,373	340	14,713		270	-	270		14,642	340	14,982

¹ Maximum of 4500 single family dwelling units in Meridian Ranch, 292 for Latigo Trails. MSMD does not provide sewer service to Latigo Trails. 2.75 persons/single family dwelling unit per El Paso County Falcon-Peyton Master Plan, Chapter 2.3.3 Population Projections

² Falcon Schools: High school current enrollment - 1,350, planned expansion - 1,780, Meridian Ranch Elem. enrollment – 600, Future middle school & elem. – 1,600. Staffing based on 9.5% staff-student ratio. (Source: Falcon School District).

³ Commercial building area equals 18% of gross commercial area. One employee/1250 sq. ft. of commercial area.

⁴ Business building area equals 25% of gross business area. One employee/1200 sq. ft. of business area, one employee/500 sq. ft. of office area.

Projected Sewage Flow

The following unit flow factors were applied to the projected land uses:

1. Residential: 172 gallons/day (GPD)/dwelling¹
2. Commercial/Business: 1,200 GPD/acre²
3. School/Comm./Bus.: 25 gallons/student-employee/day
4. BOD Demand: 0.17 lbs/capita/day

¹ Current Meridian Ranch average daily demand.

² Assumed usage for unspecified users. Use 25 gal/employee/day when use defined.

- 80% of potable water demand equals wastewater usage.
- A peak flow factor of 2.5 (peak hour) was applied to the calculated average flows.

According to the above criteria, the projected wastewater demand is shown in Table 2 – Wastewater Flow Projections as follows:

Table 2 - Wastewater Flow Projections

Land Use	Master Plan			Existing/Approved Projects			Proposed:			Projected Current Demand		
	Ave. Daily Flow	Ave. BOD Load	Peak Flow	Ave. Daily Flow	Ave. BOD Load	Peak Flow	Ave. Daily Flow	Ave. BOD Load	Peak Flow	Ave. Daily Flow	Ave. BOD Load	Peak Flow
	MGD	#/Day	MGD	MGD	#/Day	MGD	MGD	#/Day	MGD	MGD	#/Day	MGD
Single Family Residential	0.7740	2,240	1.935	0.728	1978	1.819	0.017	46	0.042	0.744	2023	1.861
School	0.0493	745	0.123	0.034	510	0.084	-	-	-	0.034	510	0.084
Commercial	0.0155	16	0.039	0.008	8	0.021	-	-	-	0.008	8	0.021
State Bank Prop.	0.0206	56	0.052	-	-	-	-	-	-	-	-	-
Civic	0.0062	6	0.015	0.004	4	0.009	-	-	-	0.004	4	0.009
Golf Course	0.0014	2	0.003	0.001	2	0.003	-	-	-	0.001	2	0.003
TOTAL	0.867	3,065	2.167	0.775	2501	1.936	0.017	46	0.042	0.791	2547	1.979

General

The wastewater improvements for Estates at Rolling Hills Ranch Filing 2 PUD are designed in accordance with the applicable requirements of the Colorado Department of Public Health and Environment. Public collector sewers serve the individual properties and convey the wastewater to an existing pump station located in the town of Falcon. The wastewater pump station will boost the wastewater through a force main to the CMDWRF.

The topography of Estates at Rolling Hills Ranch Filing 2 PUD generally falls away to the south and east and will discharge the sewage through the existing sanitary sewer main and then to Stapleton Drive. Wastewater is conveyed from this point through the Woodmen Hills development to a lift station located in Falcon and then sent to the CMDWRF.

Existing Facilities

Collector sewers will be installed at depths to serve basements and will be designed to carry peak daily flow with the pipes at 75% of capacity. Service laterals are to be a minimum of 4 inches in diameter and the collector sewers will have a minimum diameter of 8 inches. If the sewers are to be located within a designated mapped floodplain, the manhole rim will be located a minimum of 6 inches above the 100-year floodplain elevation. All sewer will be air-tested during construction to ensure water tightness. The collector sewer system will generally follow the centerlines of the proposed roadways within the development.

Woodmen Hills Wastewater Treatment Plant

The PBHWTP was constructed in the early 1980's under a joint agreement between the owners and the developments of Woodmen Hills and Paint Brush Hills. The plant is located on 13 acres within the Meridian Ranch development along Stapleton Drive approximately ½ mile east of Meridian Road. The agreement stated that Meridian Ranch will have an allocated capacity of 500 single family residential units for a total of 0.086 MGD.

Cherokee Metropolitan District Agreement

Meridian Ranch has also entered into an Inter-governmental Agreement (IGA) with the CMD to share the capacity of the existing wastewater treatment facility south of State Highway 94 near Shriever AFB known as the Cherokee Metropolitan District Water Reclamation Facility (CMDWRF). MSMD's share of the capacity is 2.2 MGD at this plant. The facility was completed in July 2010.

Lift Station and Force Main

An existing lift station is operating at approximately 2.2 MGD to carry the wastewater to the treatment facility. The ultimate capacity of the lift station is 4.1 MGD.

Summary

The projected demand on the existing wastewater facilities with the addition of Estates at Rolling Hills Ranch Filing 2 PUD is 0.791 MGD. The current capacity allocated to MSMD at the PBHWTP is 0.086 MGD and the total capacity available at the CMDWRF is 2.2 MGD for a total of just under 2.3 MGD. The available capacity of the wastewater treatment facilities is sufficient to accept the additional flows from Estates at Rolling Hills Ranch Filing 2 PUD. The total available capacity of 2.3 MGD is greater than the projected current demand of 0.791 MGD. Based on the above analysis the existing wastewater treatment facilities have sufficient capacity to accept additional wastewater from Estates at Rolling Hills Ranch Filing 2 PUD.