

WASTEWATER DISPOSAL REPORT

for

CHURCH AT BENT GRASS MEADOWS FALCON, CO

March 2026

Prepared By:



Colorado Springs, CO

5540 Tech Center Dr., Suite 100

Colorado Springs, CO 80919

Phone: 719.227.0072

www.respec.com

CHURCH AT BENT GRASS MEADOWS
FALCON, CO

WASTEWATER DISPOSAL REPORT

March 2026

Prepared for:

Woodmen Hills Metropolitan District
8046 Eastonville Rd
Peyton, CO 80831

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 this proposed land use in Falcon, CO. This project is currently seeking approval through El Paso County, and this report is a requirement for approval. **All prior reports related to this land use are voided by this report.**

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

Land within the subject area have been planned as commercial development. This report and associated commitments pertain to the lands proposed to encompass the land use for the subject area. 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. Abbreviations in the table below include SFEs (single family equivalents), AF/YR (acre-feet per year), and GPD (gallons per day).

Because this is a Preliminary Plan submittal, much of the landscaping usage is not fully known at this time.

Table 2-1

Church at Bent Grass Meadows						
Estimate of Water Demand						
Land Use	Water					Wastewater
	Unit Size (SF)	Indoor ADF (@0.1 GPD/SF) ¹ (GPD)	Indoor Annual (AF)	Irrigation Note 2 (AF)	Total Indoor & Irrigation (AF)	ADF (@ 90% Indoor Use (GPD))
Commercial	39,338	3933.8	4.406	1.013	5.419	3,540
TOTALS	39,338	3,934	4.406	1.013	5.419	3,540
<i>Note 1: Per 8.4.7(B)(7)(d) of the EPC Land Development Code</i>						
Presumptive Use Values. In the absence of data on water use to the contrary or other minimum values established as acceptable by the State Engineer, the following presumptive values will be used to calculate the annual water demand:						
1. Commercial and industrial inside use 0.1 gallon per day for each square foot of developed space; and						
2. Based on landscaping values provided by developer of 11,192 SF of turf grass, 170 low-water trees, and 580 shrubs.						

3.0 WASTEWATER REPORT

3.1 *Unit Use Wastewater Loads*

As calculated in *Table 2-1*, the expected wastewater load is 16,350 gallons per day (GPD).

3.2 *Treatment Facilities*

The WHMD 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 facility 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 71%, and max month hydraulic loading is roughly 77%. The addition of the subject property marks roughly **0.3%** of the plant's permitted capacity.

3.3 *Collection and Pumping Facilities*

WHMD operates approximately 55 miles of wastewater collection system and owns and operates three (3) lift stations. This development will be required to install gravity sewer facilities for service in accordance with WHMD standards and approvals. Said gravity sewer facilities will connect to existing collection systems owned and operated by WHMD.

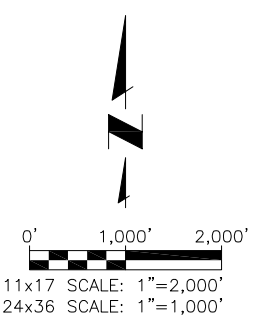
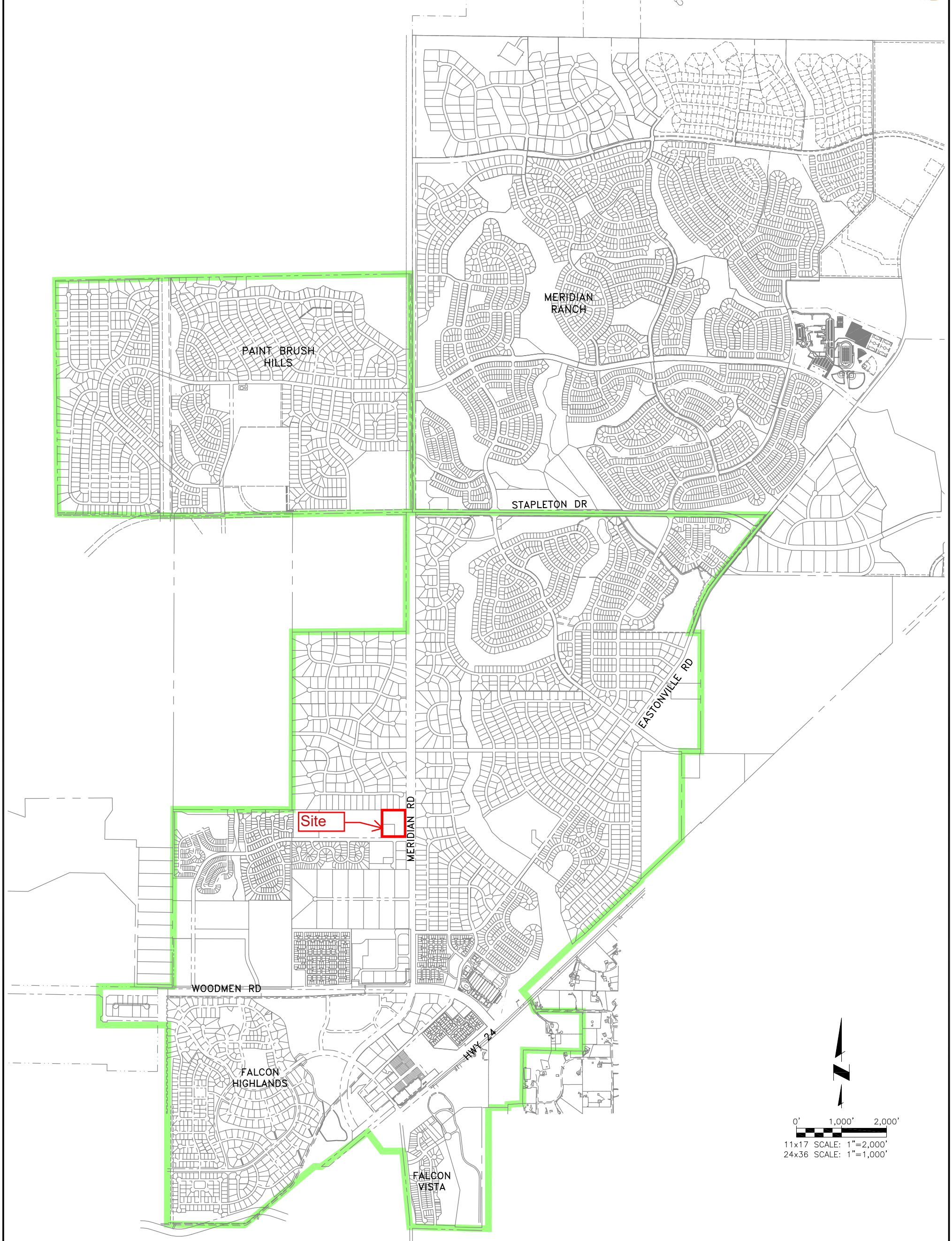
4.0 CONCLUSION

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 1 OF 1

Proj.#: 112.113
 Date: 08/10/20
 Design: JPM
 Drawn: RMM
 Check: JPM

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

WOODMEN HILLS METROPOLITAN DISTRICT

DISTRICT MAPPING

SEWER SERVICE AREA



Colorado Springs, CO
 5540 Tech Center Dr., Suite 100
 Colorado Springs, CO 80919
 Phone: 719.227.0072
www.respec.com

Appendix B

CHURCH AT BENT GRASS MEADOWS SITE DEVELOPMENT PLAN

A PORTION OF SECTION 01 (SE 1/4 OF NE 1/4) AND A PORTION OF LOT 1 SECTION 01, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

PARCEL A:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2 NE1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1'S S1/2 NE1/4 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID S1/2 NE1/4, WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST "ASSUMED"), THENCE SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST ALONG SAID S1/2 NE1/4'S EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF THE NORTH ONE-HALF OF SAID S1/2 NE1/4. THENCE NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST ALONG SAID NORTH LINE, 360.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. THENCE CONTINUE NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST ALONG SAID NORTH LINE, 300.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST, 300.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 26 SECONDS WEST, 300.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2 NE1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER OF SAID SECTION 1'S S1/2 NE1/4 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID S1/2 NE1/4, WHICH BEARS S 00 DEGREES 00 MINUTES 06 SECONDS W "ASSUMED"); THENCE S 00 DEGREES 00 MINUTES 06 SECONDS W ALONG SAID S1/2 NE1/4'S EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH FORTY (40) FEET OF THE NORTH ONE-HALF OF SAID S1/2 NE1/4; THENCE N 89 DEGREES 52 MINUTES 03 SECONDS W ALONG SAID NORTH LINE, 660.31 FEET; THENCE N 00 DEGREES 02 MINUTES 26 SECONDS E, 620.73 FEET TO A POINT ON THE NORTH LINE OF SAID S1/2 NE1/4; THENCE S 89 DEGREES 54 MINUTES 10 SECONDS E ALONG SAID S1/2 NE1/4'S NORTH LINE, 659.89 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 01, 2010 AT RECEPTION NO. 210085365 AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY SPECIAL WARRANTY DEEDS RECORDED APRIL 15, 2011 AT RECEPTION NO. 211037676 AND RECORDED APRIL 15, 2011 AT RECEPTION NO. 211037677, COUNTY OF EL PASO, STATE OF COLORADO.

SITE DEVELOPMENT PLAN SUMMARY:

PROPERTY ADDRESS:	BENT GRASS MEADOWS DRIVE, FALCON, CO 80831
PARCEL NUMBER:	530100026, 530100033
PROPERTY AREA:	PARCEL A = 89,994.49 SF (2,066 AC.) PARCEL B = 273,258.92 SF (6,273 AC.) TOTAL: 363,253.41 SF (8,339 AC)
EXISTING ZONING:	(CONCEPTUAL) PUD RR-5
PROPOSED ZONING:	CS
CURRENT USE:	GRAZING / VACANT
PROPOSED USE:	RELIGIOUS INSTITUTION
PROPOSED TOTAL GROSS BUILDING AREA:	39,338 SF
PROPOSED LOT AREA COVERAGE:	4,872 AC. PAVEMENT (58.4%) 0.903 AC. ROOF (10.8%) 2,564 AC. OPEN SPACE / LANDSCAPING (INCL. POND) (30.8%)
EXISTING PERCENT IMPERVIOUSNESS:	0.0%
PROPOSED PERCENT IMPERVIOUSNESS:	(0.90 AC. X 90%+5.57 AC. X 100%+2.00 AC. X 0%)/8.48 AC.= 75.3%
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0553G, DATED DECEMBER 7, 2018) PER THIS MAP THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN
TYPE OF CONSTRUCTION:	TYPE IIB
FIRE SYSTEM:	SPRINKLER PER NFPA 13
MAXIMUM BUILDING HEIGHT:	45'
NEW BUILDING STRUCTURAL HEIGHT:	TBD
FRONT SETBACK (EAST):	25.0'
SIDE SETBACK (NORTH):	25.0'
REAR SETBACK (WEST/SOUTH):	25.0'
SCOPE OF WORK:	PROPOSED BUILDING (39,338 SF) FOR RELIGIOUS INSTITUTION (CHURCH FACILITY) SITE PARKING LOT, LANDSCAPING, PVT. POND FACILITY, PUB. R.O.W. IMPROVEMENTS TO BENT GRASS MEADOWS DRIVE
CONSTRUCTION:	WINTER 2025
STABILIZATION:	FALL 2026

NOTES:

- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS, THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.



VICINITY MAP
SCALE: 1"=1/2" = 1000'

SHEET INDEX:

- 1 - COVER
- 2 - SITE DEVELOPMENT PLAN
- 3 - PRELIMINARY UTILITY PLAN
- 4 - EMERGENCY ACCESS PLAN
- 5 - DETAILS
- 6 - LANDSCAPE COVER
- 7 - OVERALL LANDSCAPE PLAN
- 8 - LANDSCAPE ENLARGEMENT 1
- 9 - LANDSCAPE ENLARGEMENT 2
- 10 - LANDSCAPE ENLARGEMENT 3
- 11 - LANDSCAPE DETAILS
- 12 - ELECTRICAL LEGEND
- 13 - ELECTRICAL SITE PLAN
- 14 - PHOTOMETRICS SITE PLAN
- 15 - PHOTOMETRICS DETAILS
- 16 - PHOTOMETRICS DETAILS
- 17 - PHOTOMETRICS DETAILS
- 18 - FLOOR PLAN
- 19 - ARCHITECTURAL ELEVATIONS

PROJECT CONTACTS:

OWNER/DEVELOPER
FAL REALTY, LLC.
EMAIL: INFO@SEED.SERVICES

APPLICANT/OWNER'S REPRESENTATIVE
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: BLAINE PERKINS
EMAIL: BLAINE.PERKINS@HRGREEN.COM

CIVIL ENGINEER
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: RICHELIE LYON, P.E.
EMAIL: RICHELIE.LYON@HRGREEN.COM

PLANNING & LANDSCAPE ARCHITECTURE:
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: BLAINE PERKINS
EMAIL: BLAINE.PERKINS@HRGREEN.COM

GEOTECHNICAL ENGINEER
COMPANY: ENTECH ENGINEERING, INC
ADDRESS: 505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: (719) 531-5599
ATTN: JOE GOODE
EMAIL: JGOODE@ENTECH-ENGINEERING.COM

TRAFFIC ENGINEER
SM ROCHA LLC.
8703 YATES DRIVE, STE 210
WESTMINSTER, CO 80031
TELE: (303) 458-9799
ATTN: MIKE ROCHA
EMAIL: MIKE@SMROCHA.COM

SURVEYOR
COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
TELE: (719) 354-4120
ATTN: MARK JOHANNES
EMAIL: @CSAMLLC.COM

AREA TYPE	# OF SEATS	SEAT/PARKING RATIO	REQUIRED SPACES	PROVIDED SPACES	ADA STANDARD STALLS REQ'D.	ADA VAN STALLS REQ'D	ADA STANDARD STALLS PROVIDED	ADA VAN STALLS PROVIDED
AUDITORIUM SEATS	750	4:1	188	440	7	2	7	2

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NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.985.0044

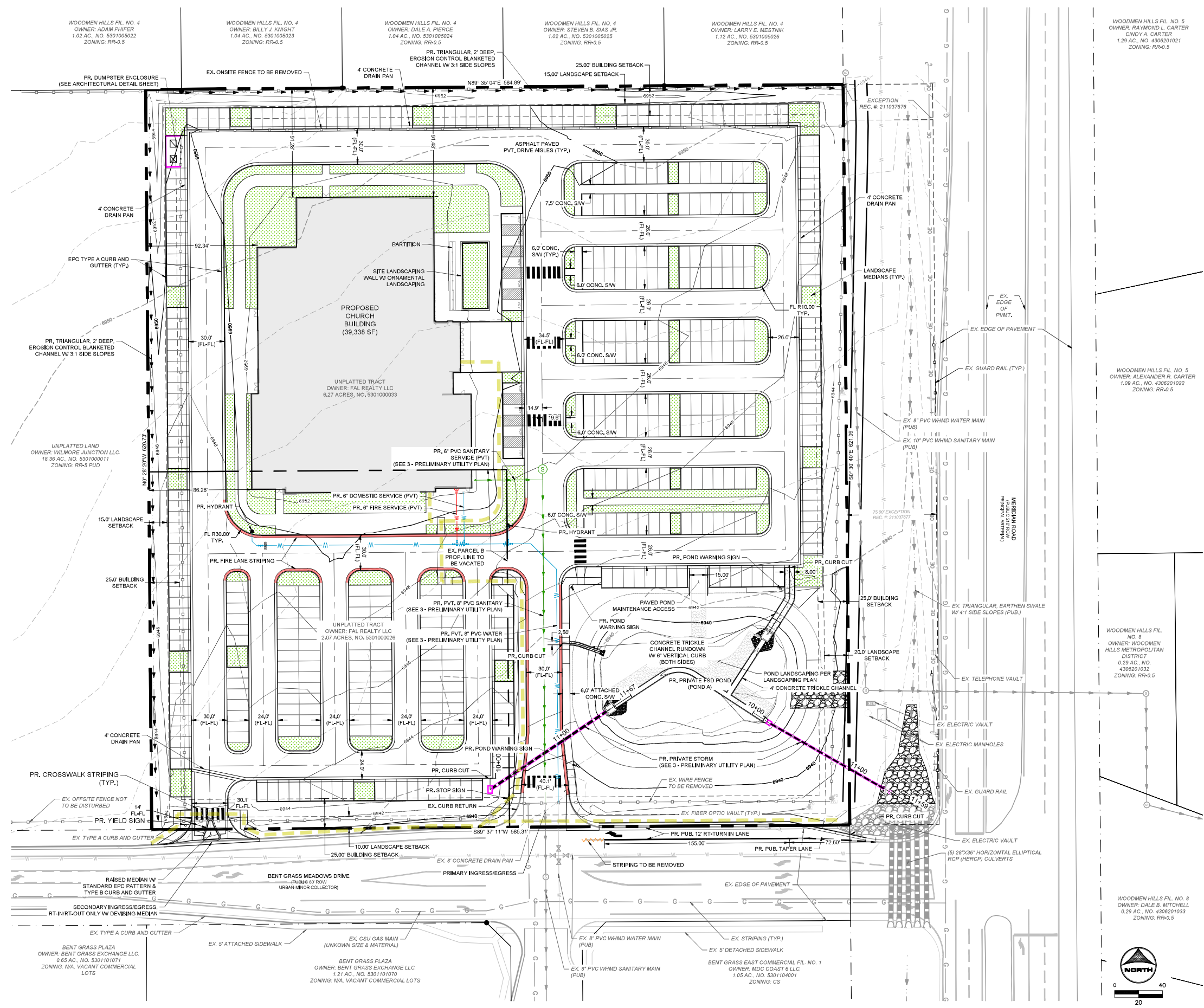
CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
FALCON, CO

SITE DEVELOPMENT PLAN
COVER

SHEET CV	1
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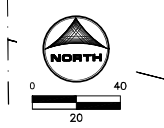
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VICINITY MAP
SCALE: 1" = 100'

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
FENCE	---	---
OVERHEAD ELECTRIC	OHE	OE
WATER MAIN	---	W
SANITARY MAIN	---	---
SWALE	---	---
STORM SEWER	---	---
TRAIL	---	---
EDGE OF GRAVEL	---	---
FIRE SERVICE	---	---
DEMOLITION	---	---
FIRE LANE	---	---
INDEX CONTOUR	---	---
INTER. CONTOUR	---	---
ADA ROUTE	---	---
LANDSCAPING	---	---
BUILDING	---	---
WATER	---	---
BLOW OFF VALVE	---	---
GATE VALVE	---	---
MANHOLE	---	---
WELL	---	---
WATER WARNING SIGN	---	---
DRY UTILITIES	---	---
ELECTRIC METER	---	---
ELECTRIC BOX	---	---
FIBER OPTIC BOX	---	---
FIBER OPTIC WARNING SIGN	---	---
TELEPHONE PEDESTAL	---	---
UTILITY POLE	---	---



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 APPROVED: RDL JOB NUMBER: 2403591
 CAD DATE: 12/2/2025
 CAD FILE: J:\2024\2403591\CADD\dwg\ICISDP\Site_Plan

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 160
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 719.985.0044

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
 FALCON, CO

SITE DEVELOPMENT PLAN
 SITE DEVELOPMENT PLAN

PCD FILE NO:
 SHEET SDP 2

