

WASTEWATER REPORT

FOR

Monument Academy Subdivision and Walden Preserve 2, Filing No. 5

December 8, 2021

Prepared for
Walden Preserve
Matt Dunston
1230 Scarsbrook Court
Monument, CO 80132

Oliver E. Watts, Consulting Engineer, Inc.
Colorado Springs, Colorado

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Celebrating over 42 years in business

December 8, 2021

Bill Dunston
Walden Corporation
17145 Colonial Park Drive
Monument, CO 80132

Gentlemen,

At your request, I have investigated the sewage disposal resources of the corporation to determine the existing capacity of the corporation system.

WASTEWATER SERVICE:

Wastewater service for all of the proposed lots within the Walden Preserve 2 PUD and Monument Academy Subdivision will be provided by connection to the Walden central sewer collection system. According to previous planning studies for the Walden water system, typical wastewater flows within the Walden community have been identified as 200 gpd/SFE with a BOD loading of 0.31 pounds per day per SFE.

The Walden Corporation operates an existing central wastewater treatment facility (WWTF) with a permitted capacity of 110,000 gpd, sufficient for service to 550 single-family units. The WWTF was originally constructed as a lagoon facility in 1972 under Site Application No. 3673. In the mid-1980's, the facility was upgraded to a secondary mechanical plant with a sequencing batch reactor (SBR) treatment process and evaporation ponds. The Walden Corporation employs a CDPHE-certified wastewater operator to operate the wastewater facilities in accordance with State Health Department regulations. The WWTF is permitted under a Colorado Discharge Permit System (CDPS) General Permit for Land Disposal of Effluent from Domestic Wastewater Treatment Works, and the discharge permit for the Walden WWTF is identified as Permit Certification No. COX-631032.

According to system records, the average influent flows at the Walden WWTF over the past year are approximately 42,066 gallons per day, or about 38 percent of treatment plant capacity. Note that this includes the 7,500 gallons of sewage per month from the school / Monument Academy. As noted in the water resources report, the averages are less than expected in previous planning studies.

The Walden wastewater service commitment status is summarized as follows:

Walden Wastewater Service Commitment Summary

	SFE	Hydraulic Loading (gpd)	Organic Loading (lb/day)	Committed % of Capacity ¹
Total Capacity		110,000	230	
Historic Commitments ('03)	245.2	49,040	76.0	
Walden Pines Subdivision	7	1,400	2.2	
Walden Preserve Filing No. 1	74	14,800	22.9	
Walden Preserve 2 PUD*	116	23,200	36.0	
Monument Academy school	6.7	1,340	2.1	
Total Commitments	448.9	89,780	139.2	80.7% (hydraulic) 60.5% (BOD loading)

* Includes Filing No. 5

As noted in the table above, with the full commitment through build-out of the Walden Preserve 2 PUD (including all of Filings No. 1-5), Walden has cumulative wastewater service commitments of approximately 81 percent of its total wastewater treatment capacity. As such, the system has ample capacity to provide service to Monument Academy Subdivision and Walden Preserve 2 Filing No. 5.

Sincerely

Oliver E. Watts, President
 For and on behalf of
 Oliver E. Watts, Consulting Engineer, Inc.

Encl.

Walden Corporation Water / Sewer Service Commitment M A Subdivision

Walden Corporation
PO Box 1870
Monument, CO. 80132

January 4, 2022

Walden Holdings I, LLC, Matthew W. Dunston, Managing Member
17145 Colonial Park Dr.
Monument, CO. 80132-8437

**RE: Walden Preserve 2, Filing No. 5
Water Service Commitment**

Dear Mr. Dunston:

It is our understanding that Walden Holdings I, LLC (the "Developer") is interested in obtaining water service from the Walden Corporation for the property know as Walden Preserve 2, Filing No. 5 (the "Development"). It is our understanding that the Development consists of 50 single family residential lots.

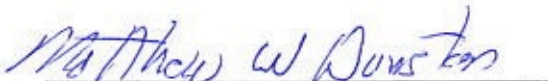
Walden Corporation will provide water service to the Development in accordance with the Corporation's Rules and Regulations. Walden Corporation understands that all water rights associated with the Development have been appropriately conveyed, the Developer has committed to construct local water facilities as required to serve the Development in accordance with the subdivision construction drawings, and the Developer has provided for dedication of necessary easements and rights of way for the water improvements through the subdivision plans and related plat documents.

The proposed Development will be served by the Walden Corporation's water system. The Walden Corporation hereby provides an unconditional commitment to serve 50 single family residential lots located within the Walden Preserve 2 Filing No. 5, with an estimated annual water demand of 17.0 acre-feet per year.

WALDEN CORPORATION



Signature



Name

Date

