



# Wastewater Treatment Report

## **Bent Grass Dunkin Donuts**

**Project No. 61198**  
**February 20, 2024**

Prepared for  
**Ethos Architecture Group**  
8025 E. 25 Pl  
Lakewood, CO 80214  
(303) 815-0161

Prepared by  
**M.V.E., Inc.**  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
(719) 635-5736

## **I. Introduction**

The following report describes the wastewater treatment provisions for the property located at 8035 Meridian Park Dr. and holding El Paso County Tax Schedule No. 5301104002. The property is 1.457 acres in size and is located within the northeast quarter of Section 1, Township 13 South, Range 65 West of the Sixth Principal Meridian in El Paso County, Colorado. Said property, described as Lot 1A, Bent Grass East Commercial Filing No 2A, is being replatted into two (2) proposed commercial lots. The site is to be provided with water and wastewater service by Woodmen Hills Metropolitan District (WHMD). This report is based on the *Water and Wastewater Commitment Letter for Final Plat for Bent Grass East Commercial Filing No. 4*.

## **II. Existing and Proposed Uses**

The subject property is currently vacant.

Lands within the subject area are planned for commercial development in accordance with the assigned CS zone (Commercial Service). This report and associated commitments pertain to the lands proposed to encompass the land use for Bent Grass East Commercial Filing No. 4. Please refer to the Land Use Exhibit in Appendix B.

Proposed Lot 1 is 29,685 sf (0.681 acres) and Lot 2 is 33,776 sf (0.775 acres) in area for a total subdivision area of 63,462 sf (1.457 acres). A public utility and drainage easement (width varies between 10 and 20 feet) encircles the entirety of both lots as well as existing water and sanitary sewer stub-outs for use on site. There are no existing irrigation facilities present on site. The proposed southern commercial lot (Lot 1) will be improved with a new Dunkin Donuts store to be housed in a 1,998 SF single story building, a parking lot, a drive thru-aisle and landscaped areas. The proposed commercial lot to the north (Lot 2) will support a future development in accordance with the CS zoning district. Since the future building on Lot 2 is not planned at this time, the building square footage is not known. Wastewater demands are tied to water demands for the site. Water demands for properties in the district are projected using well established rates per acre of 3 SFE's per acre using the rounded acreage of 1 acre per lot for a total of 6 SFE's for the subdivision. The demand rates are established according to monitored data for land uses within the district and not by individual building square footage.

Woodmen Hills Metropolitan District tracts water demands and water use data on an annual basis which is accounted for as Single-Family Equivalents (SFEs). The district has proscribed a factor of 0.327 annual acre-feet per SFE as a planning value for this project. Any type of commercial use within the district is estimated to be 3.0 SFE per acre. Bent Grass East Commercial Filing No. 4 is 1.457 acres in area, so each lot is estimated at 3.0 SFE per lot or 0.98 acre-feet per lot for at total 1.96 acre-feet per year for the total subdivision. The Wastewater generation factor in the district is 172 gpd/SFE.

The resulting wastewater generation for Bent Grass East Commercial Filing No. 4 is shown below.

### III. Wastewater Demand

Wastewater demands for the subdivision are determined using the established wastewater flow rate characteristic in the subdivision area as determined by WHMD. Water demand for the subdivision is determined to be 1.96 acre-feet per year, which is 6.0 Single Family Equivalent (SFE). Each SFE in the area has an established wastewater flow of 172 GPD/SFE. Therefore, each of the new lots will exhibit wastewater demands at a rate of 516 Gallons Per Day for a total subdivision flow of 1,032 gpd.

Wastewater Demand for the commercial subdivision	
Lot 1 (Commercial Use)	516 GPD
Lot 2 (Commercial Use)	516 GPD
Subdivision Total	1,032 GPD

### IV. Wastewater Treatment

Wastewater treatment will be provided by Woodmen Hills Metropolitan District (WHMD). A wastewater service commitment letter is attached to this report. The owner of each lot will be responsible for the extension of water service lines to the district's mains, which exist in adjacent Meridian Park Drive. The district operates a wastewater treatment plant at the northeast corner of Meridian Ranch Boulevard and Stapleton Road which was completed in 2019 and is in full compliance with local, state and federal clean water standards.

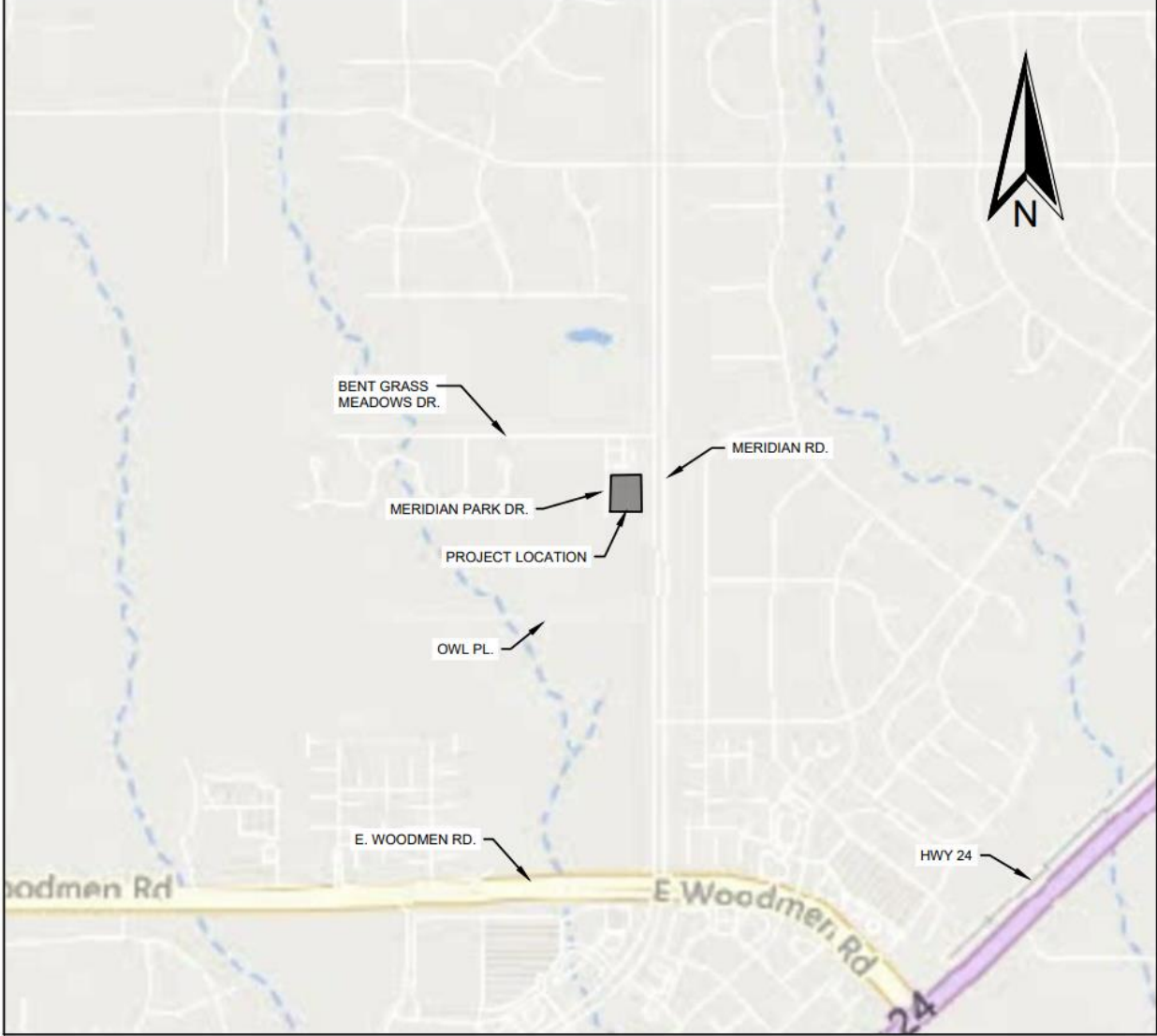
# Appendix

Exhibit A

Vicinity Map

Exhibit B

Water and Wastewater Service Commitment Letter



**VICINITY MAP**

NOT TO SCALE

# WOODMEN HILLS

METROPOLITAN DISTRICT

---

February 20, 2024  
David R. Gorman, P.E.  
M.V.E, Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, Colorado 80909  
(719) 635-5736  
daveg@mvecivil.com

**Re: Water and Wastewater Commitment Letter  
Bent Grass East Commercial Filing No. 4 Final Plat**

Dear Dave Gorman:

The above-named subdivision is within the Woodmen Hills Metropolitan District (WHMD, the District) service area for water and wastewater. The District commits to providing both water and sewer service for this subdivision.

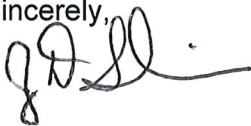
The estimated commitment is 1.96 acer feet per year to be divided between 2 lots. WHMD has adequate water resources to meet anticipated demand.

Wastewater service will also be provided for both lots. Adequate wastewater system and treatment capacity exists to meet the anticipated wastewater loading.

Estimates for water and sewer are based on a final plat that delineates 1.457 acers of commercial property between the two lots. Demands were estimated using an established rate for commercial buildings constructed on the land.

If you have any questions, please do not hesitate to call.

Sincerely,



**Woodmen Hills Metropolitan District**  
JD Shivvers, Water Enterprise Director

Cc: *Ryan Mangino, RESPEC, LLC*