

The WSIS must identify the amount of commercial square footage in Section 9.



Wastewater Treatment Report

Bent Grass Dunkin Donuts

Project No. 61198

March 7, 2023

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 1.46 acres in size and is located within the northeast quarter of the 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 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 Lot 1A Bent Grass East Commercial FIL No 2A* (Copy attached).

II. Existing and Proposed Uses

The subject property is currently vacant. There is a public utility and drainage easement (width varies between 10 and 20 feet) that encircles the entirety 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 commercial lot to the south 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 will not be developed at his time, however, will be developed at a later time in the commercial zoning district.

III. Wastewater Demand

The site will generate wastewater at a rate of 790 Gallons Per Day (GPD) per lot is assumed for commercial use.

Water Demand per Commercial Lot	
Commercial use	1580 GPD for both lots

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.

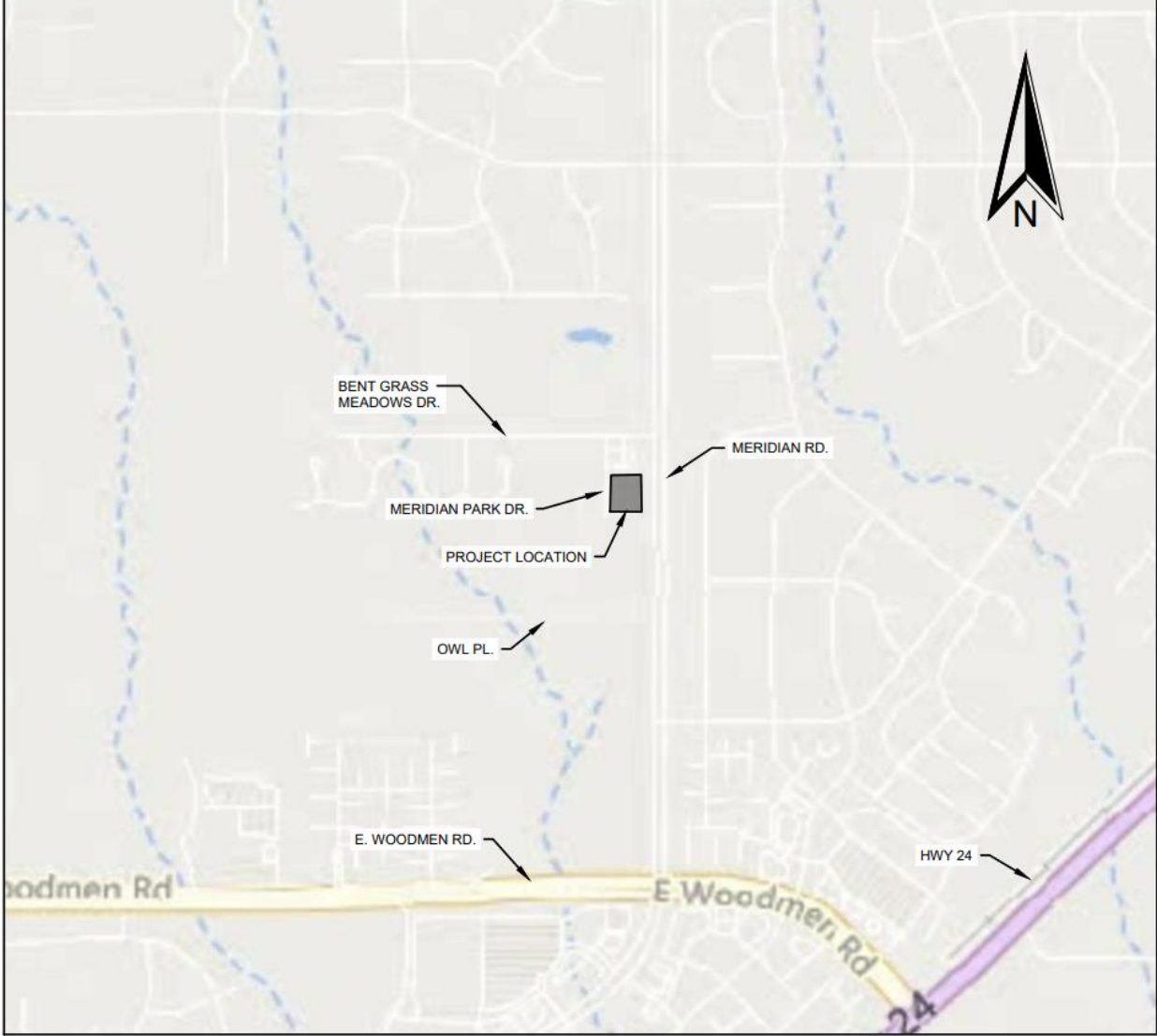
Appendix

Exhibit A

Vicinity Map

Exhibit B

Water and Wastewater Service Commitment Letter



VICINITY MAP

NOT TO SCALE

WOODMEN HILLS

METROPOLITAN DISTRICT

March 2, 2022

Marc A. Whorton, P.E.

Classic Consulting

619 N. Cascade Ave. Suite 200

Colorado Springs, CO 80903

Re: Will-Serve Letter for Final Plat for Bent Grass East Commercial Filing 3

Dear Marc,

The above-named subdivision is within the existing boundaries of the Woodmen Hills Metropolitan District (WHMD). The final plat is for a mixed commercial subdivision containing 6 individual plots.

The anticipation is no more than 17 SFE of water and 11 SFE of wastewater will be used on the combined 6 plots.

WHMD has adequate 300-year water supplies to meet the anticipated demand.

WHMD has adequate wastewater system and treatment capacity to meet the anticipated demand.

Commitment Letters will be granted per individual plot as they are developed.

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

Sincerely,



Wally Eaves, Wastewater Enterprise Director, Woodmen Hills Metropolitan District

Cc: John P. McGinn, District Engineer