

# WASTEWATER REPORT

FOR

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

December 8, 2021

Revised  
April 6, 2022

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

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

**OLIVER E. WATTS PE-LS**

OLIVER E. WATTS, CONSULTING ENGINEER, INC.  
CIVIL ENGINEERING AND SURVEYING  
614 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO 80907  
(719) 593-0173  
FAX (719) 265-9660  
CELL (719) 964-0733  
[olliewatts@aol.com](mailto:olliewatts@aol.com)

**Celebrating over 43 years in business**

April 6, 2022

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. I have included the Walden Corporation sewer commitment letter, signed 9-20-21.

**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 <sup>1</sup>
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	
<b>Total Commitments</b>	<b>448.9</b>	<b>89,780</b>	<b>139.2</b>	<b>80.7% (hydraulic) 60.5% (BOD loading)</b>

\* 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

August 30, 2021

Monument Academy Foundation  
1150 Village Ridge Pt  
Monument, CO 80132

**RE: M A Subdivision  
Water / Sewer Service Commitment**

Dear Mr. Dunston:


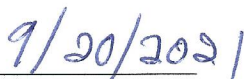
It is our understanding that Monument Academy Foundation (the "Developer") is interested in obtaining water and sewer service from the Walden Corporation for that property known as M A Subdivision (the "Development"). It is our understanding that the Development consists of 1 lot for Monument Academy High School

Walden Corporation will provide water and sewer 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 and sewer 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 and sewer improvements through the subdivision plans and related plat documents.

The proposed Development will be served by the Walden Corporation's central water and sewer system. The Walden Corporation hereby provides an unconditional commitment to serve 1 lot for Monument Academy High School located within the M A Subdivision, with an estimated annual water demand of 3.10 acre-feet per year.

**WALDEN CORPORATION**

  
Signature

   
Name Date