



# WASTEWATER REPORT — RETREAT AT TIMBERRIDGE FILING NO 3



**PREPARED BY**

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**RESPEC**

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Colorado Springs, Colorado 80919

**PREPARED FOR**

Falcon Area Water and Wastewater Authority

**JULY 2022**

Project Number W0242.22001



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## APPENDICES

**APPENDIX A – PROPOSED DEVELOPMENT (RETREAT AT TIMBERRIDGE FILING NO 3)**



## 1.0 INTRODUCTION

This wastewater report is for the Retreat at Timberridge Filing No 3. The service entity is the Falcon Area Water and Wastewater Authority.

### 1.1 OVERALL DEVELOPMENT DESCRIPTION

The overall Sterling Ranch Development consists of approximately 1,444 acres located east of Vollmer Rd and north of Woodmen Rd, Section 33, Township 12 South, Range 65 West of the 6<sup>th</sup> P.M. Districts 1, 2 and 3 are considered Special Districts and are under the jurisdiction of the Special District Act.

1,119 acres is designated for 5,225 residential units. 56.36 acres is designated for commercial use. 270 acres is designated for open space, greenways, trails, parks, and school sites.

This portion of the FAWWA service area includes 3 Filings of the Retreat at Timberridge, which have 167 single family lots on central water, but only 164 on central sewer

### 1.2 REPORT SPECIFIC DEVELOPMENT DESCRIPTION

This report is for the Retreat at Timberridge Filing No 3 which includes 33 single family lots, of which only 30 are on central sewer.

## 2.0 WASTEWATER REPORT

### 2.1 PROJECTED WASTEWATER LOADS AND ADEQUACY OF TREATMENT CAPACITY

Wastewater unit user loading projections are based on similar District historical use developed in the Falcon area. Average daily wastewater loads are expected to be roughly 172 gallons per day per single family residence.

The expected Average Daily-Maximum Monthly loads are projected to be:

**30 SFE times 172 gal/day-SFE equals 5,160 gal/day wastewater load**

**The loading projected from Retreat at Timberridge Filing No 3 represents roughly 0.513 % of the contractual capacity available to the Falcon Area Water and Wastewater Authority. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to serve this subdivision.**

### 2.2 WASTEWATER CONTRACT AND TREATMENT

The Falcon Area Water and Wastewater Authority/Sterling Ranch Metropolitan District has a perpetual contract with the Meridian Service Metropolitan District (MSMD) for the provision of wastewater treatment. The contract allows for the purchase of up to 5849 SFEs of wastewater capacity from MSMD. Wastewater projections are based on similar District historical use developed in the Falcon area. Average daily-maximum monthly wastewater loads of 172 gallons per day per single family residence are iterated in the Wastewater Contract.



Including Retreat at Timberridge Filing 3, in addition to Sterling subdivisions submitted before July 1, of 2022, the current committed capacity is for 2118 SFE which is 36.211 % of FAWWA contractual treatment capacity.

Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities. A copy of the Interim Service Agreement was attached in prior Water and Wastewater Reports and therefor is not included here. An agreement relating to completion of the wastewater outfall and the associated EGF has been extended.

## **2.3 COLLECTION, PUMPING, AND PIPING**

All lands to be developed within the Sterling Ranch and the Retreat areas will gravity feed to the southern portion of the Sterling site. This will be the main collection point for most of the entire future development as well. Sterling is completing construction of the Lift Station and Force Main to serve the area. The force main is constructed across the lower portion of The Ranch. From this point wastewater is intercepted by Meridian Service Metropolitan District.

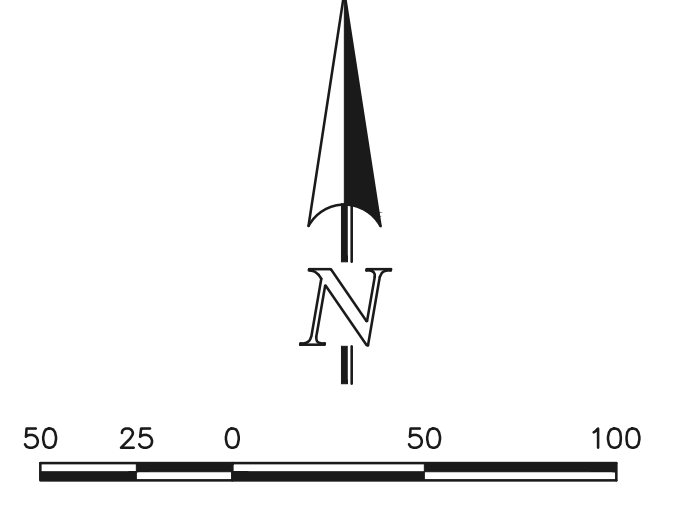
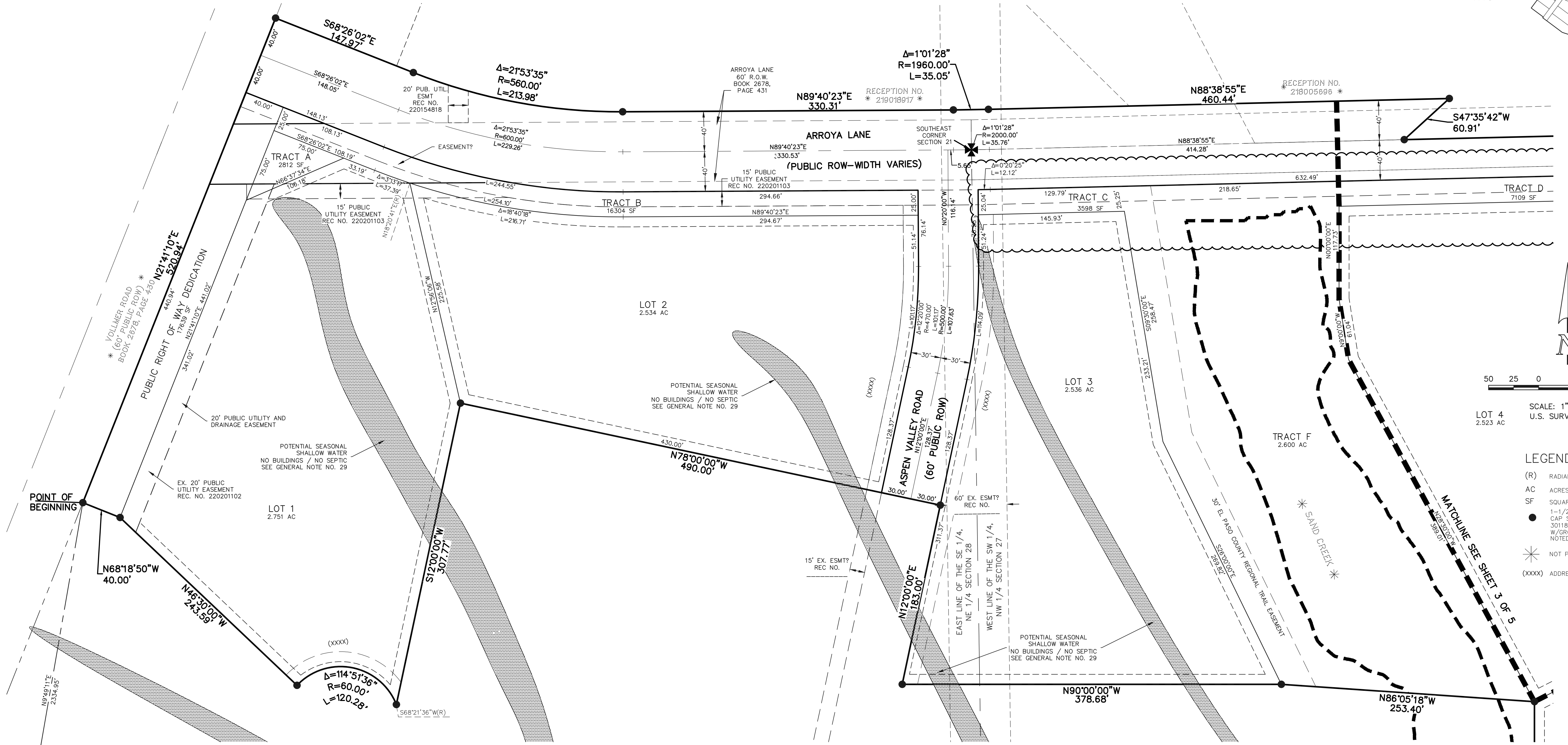
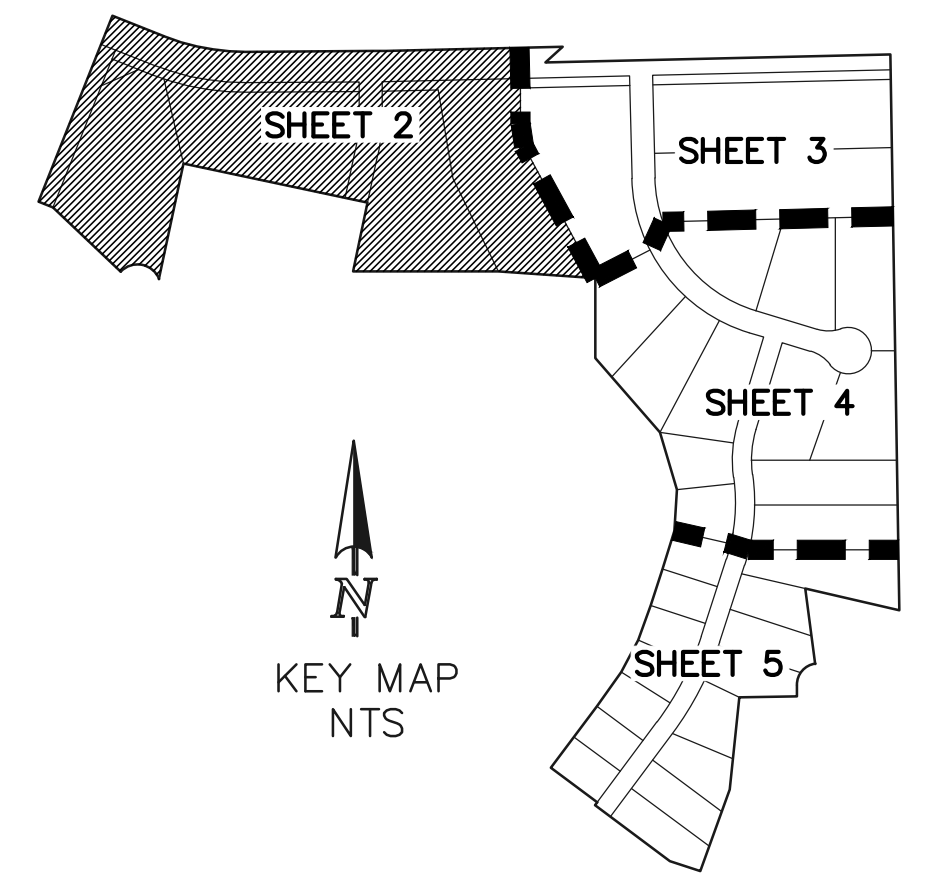
## **2.4 WASTEWATER TREATMENT**

MSMD owns 2.2 million gallons per day of wastewater capacity in the Black Squirrel Wastewater Facility. The plant operator, Cherokee Metropolitan District (CMD) has already approved connections, and systems associated with transport and treatment. MSMD and CMD are in compliance with their current COC issued by the Colorado Department of Public Health and Environment.



# RETREAT AT TIMBERRIDGE FLING NO. 3

A PORTION OF SECTIONS 21, 22, 27 AND 28,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



SCALE: 1" = 50'  
U.S. SURVEY FEET

- LEGEND**
- (R) RADIAL BEARING
  - AC ACRES
  - SF SQUARE FEET
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCS LLC PLS 30118" TO BE SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
  - \* NOT PART OF THIS SUBDIVISION
  - (XXXX) ADDRESS

**PRELIMINARY**  
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RETREAT AT TIMBERRIDGE  
FLING NO. 3  
JOB NO. 1185.30  
FEBRUARY 18, 2022  
SHEET 2 OF 5



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903 (719)785-0790  
(719)785-0799 (Fax)

PCD FILE NO.:

CE 1/16 CORNER  
SEC. 28, T12S, R65W  
FOUND 3-1/4" ALUMINUM CAP  
STAMPED "ESI PLS 10376, 2006"

POINT OF COMMENCING

THE SOUTH LINE OF THE SOUTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF SECTION 28  
S89°08'28"W 1356.68'  
BASIS OF BEARINGS

\* RETREAT AT TIMBERRIDGE FILING NO. 1 \*  
RECEPTION NO. 220714663  
POCO ROAD

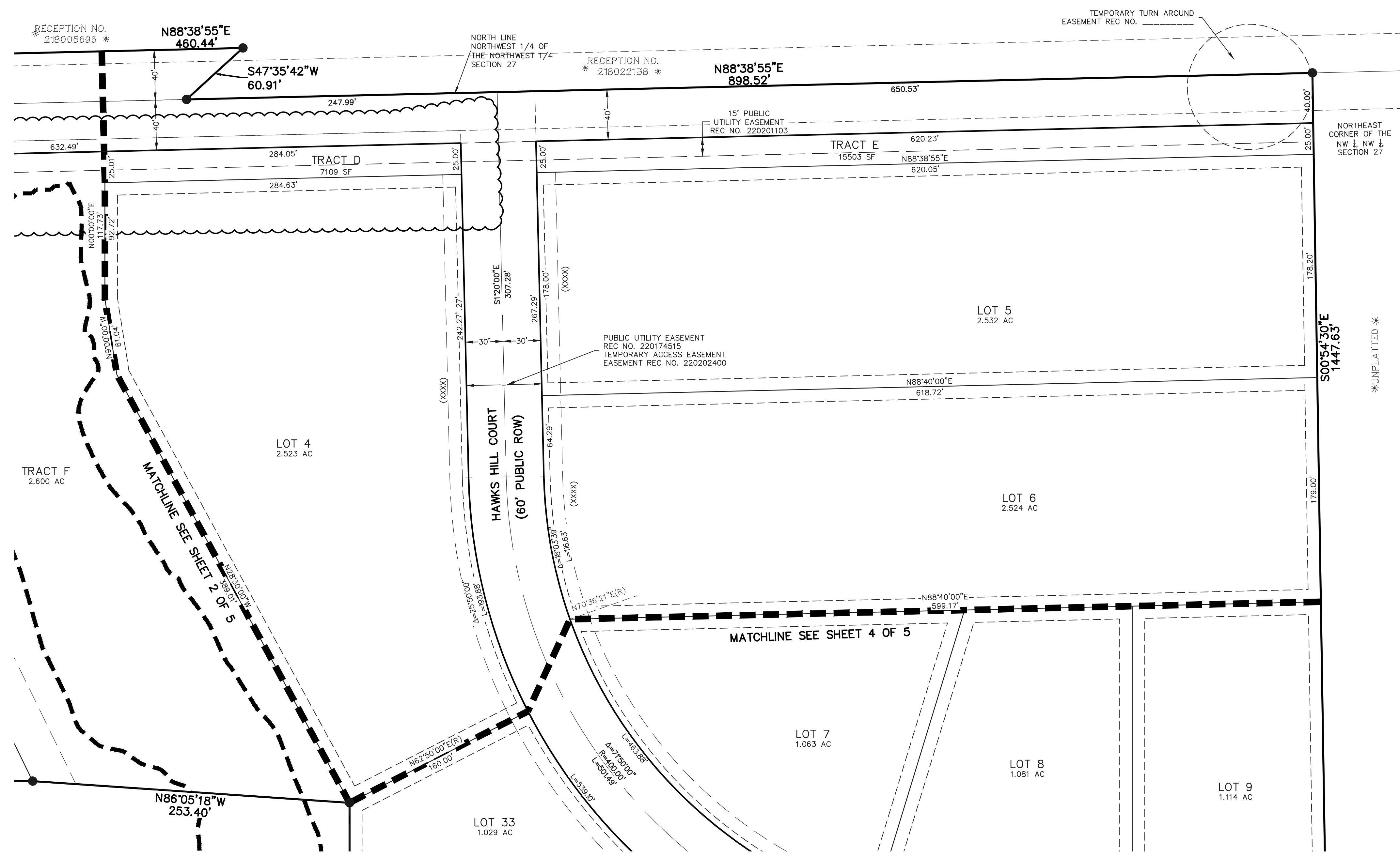
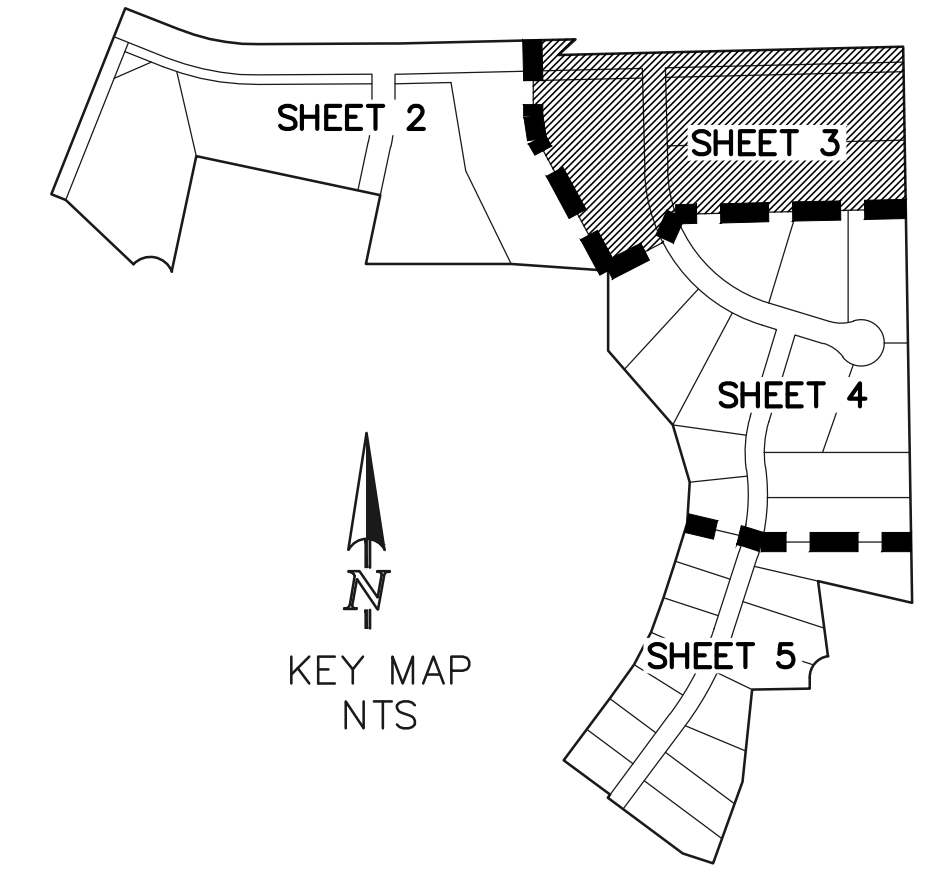
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TRACT C  
30' WITNESS CORNER  
E 1/4 CORNER  
SEC. 28, T12S, R65W  
FOUND 3-1/4" ALUMINUM CAP  
STAMPED "PLS 10376, 2006"

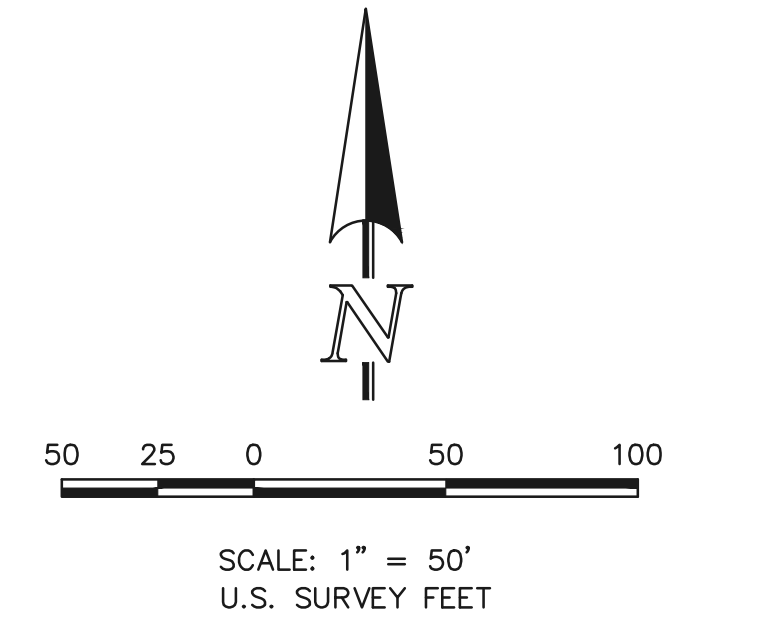
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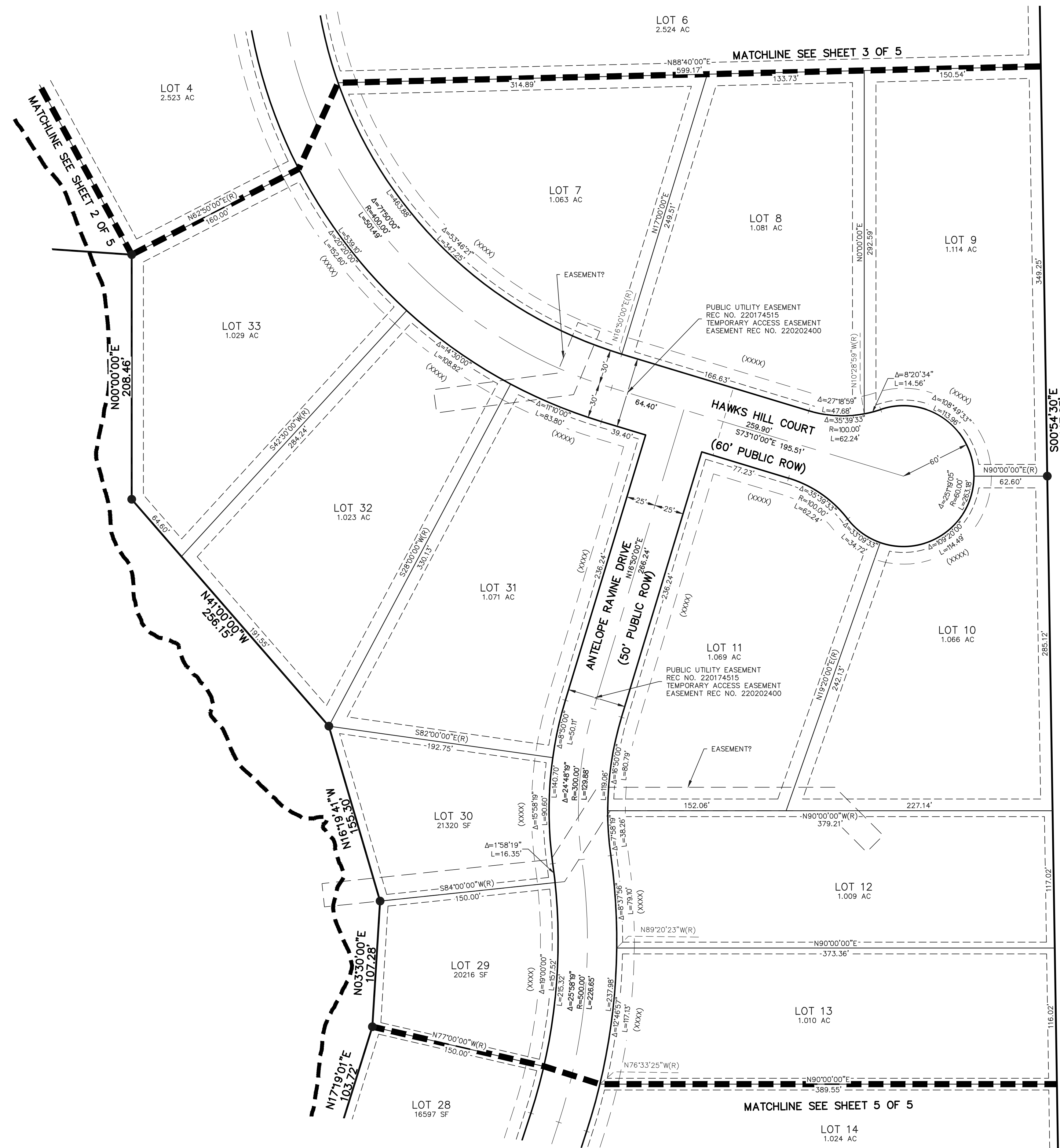
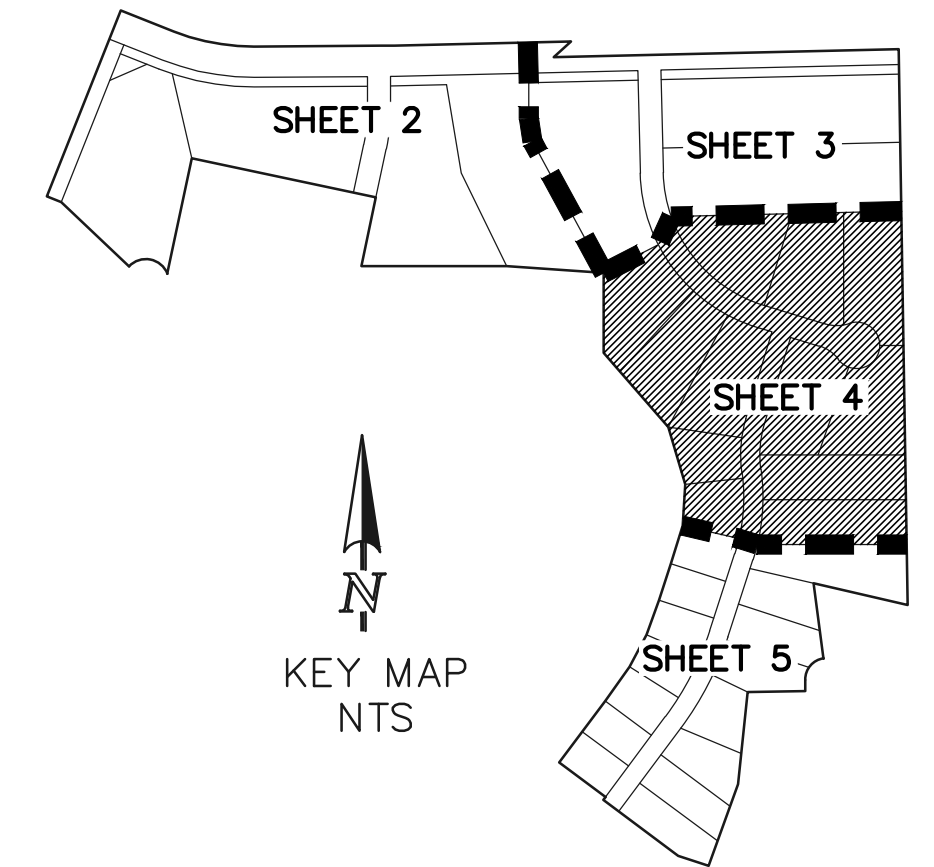
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SHEET 3 OF 5



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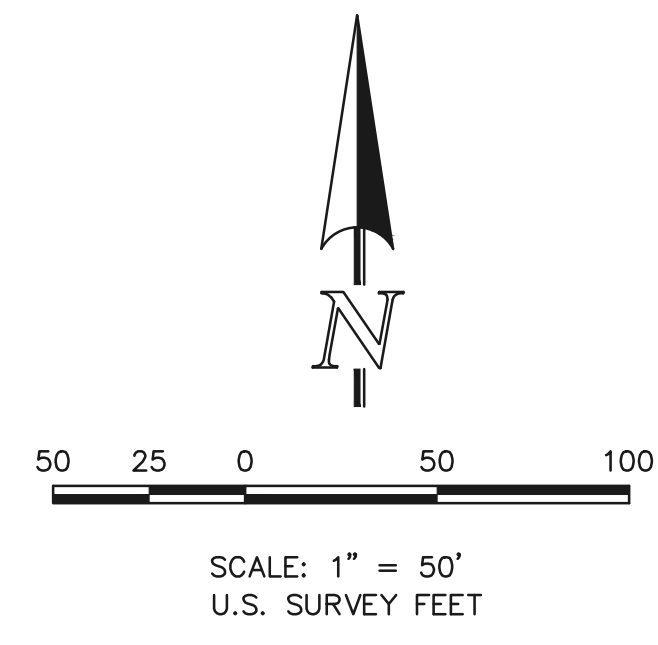
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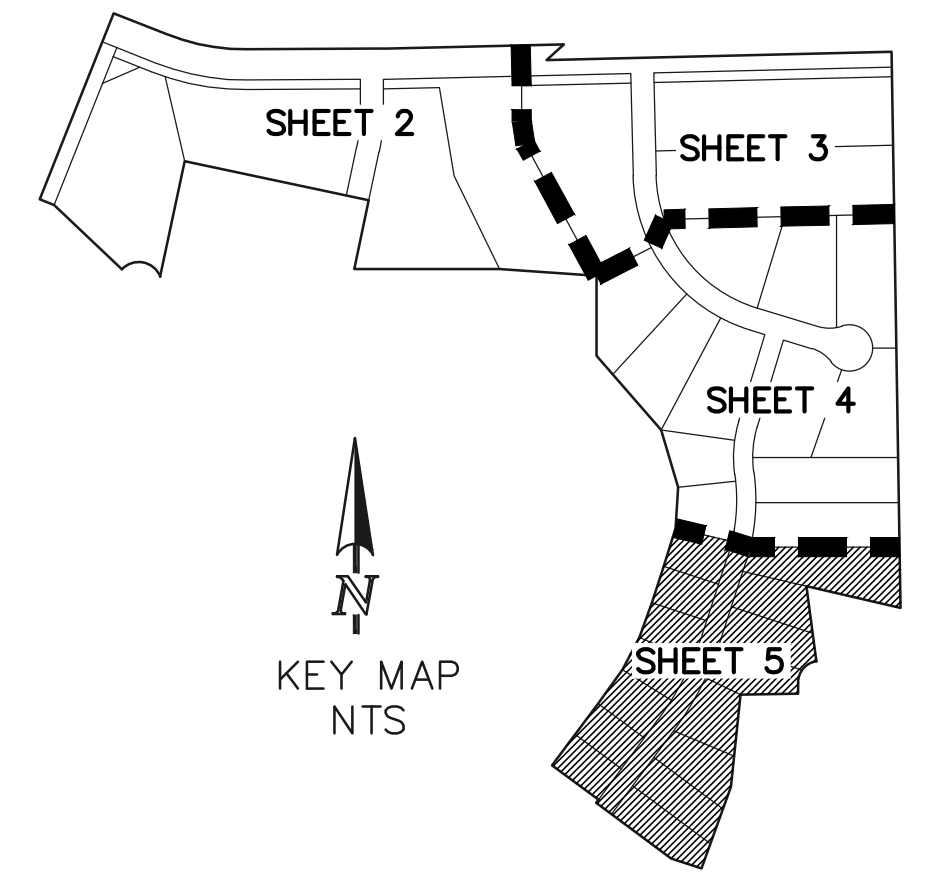
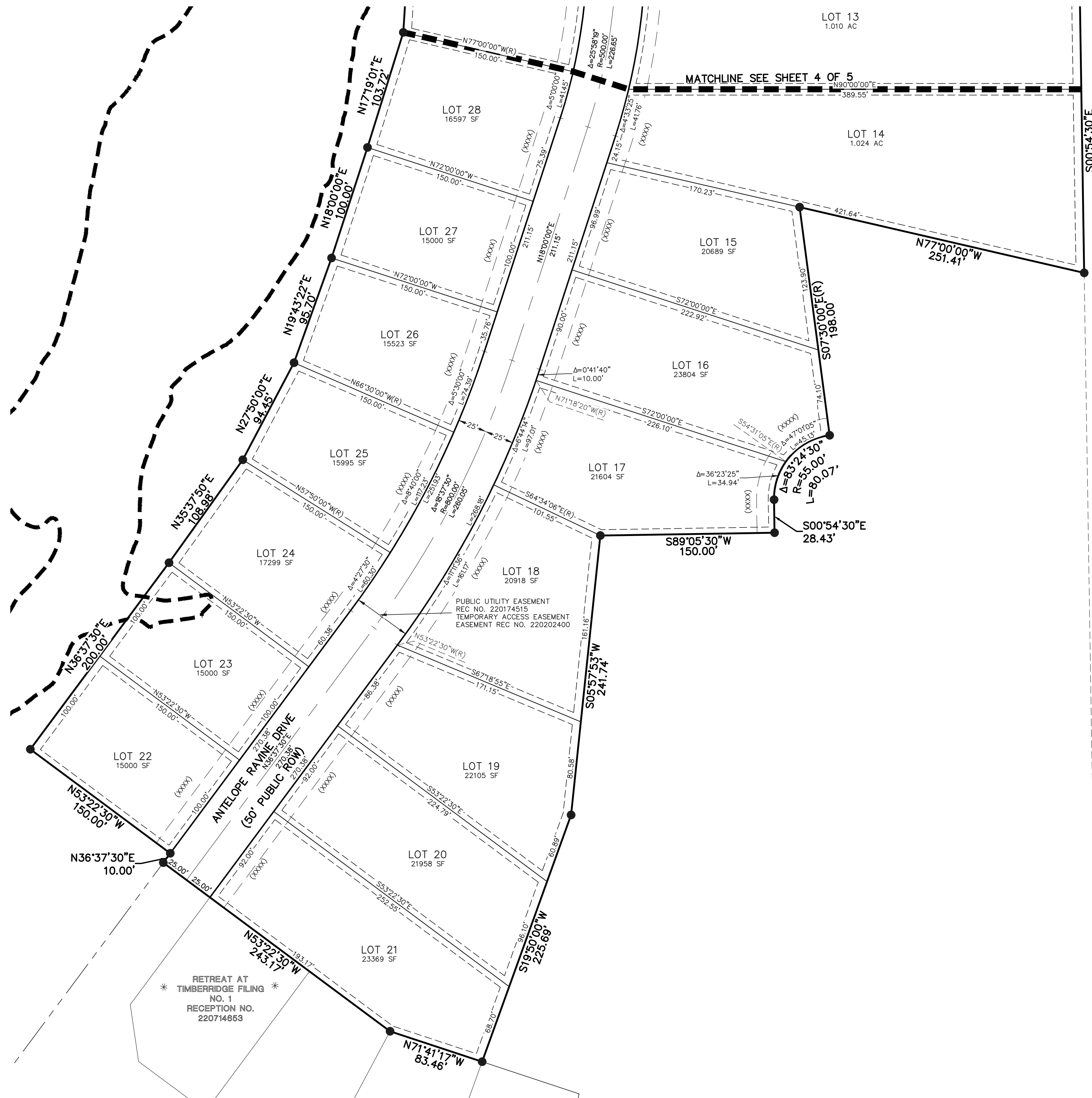


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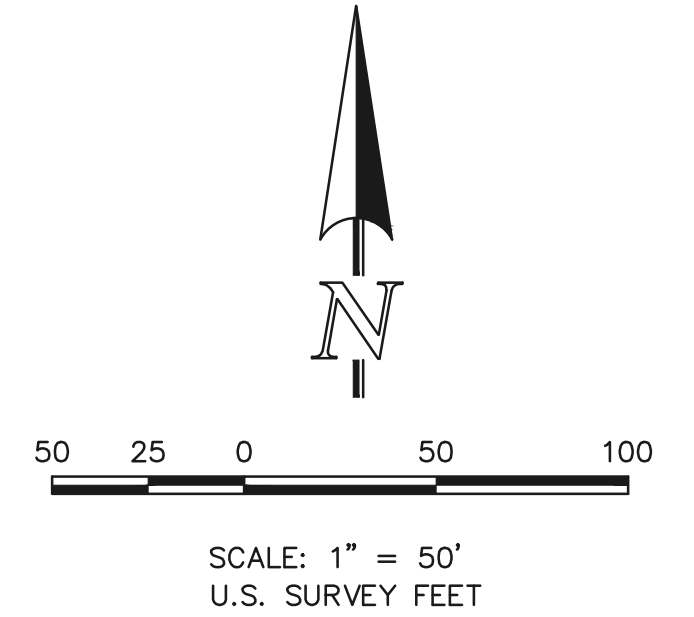


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