



WASTEWATER RESOURCES REPORT

VENTURE ON VENETUCCI

Venetucci Boulevard
El Paso County, Colorado

Prepared for:

Thompson Thrift Development, Inc
Donald Dungu
111 Monument Circle,
Suite 1500
Indianapolis, IN 46204
Contact: (336) 609-2131

Prepared by:

Kimley-Horn and Associates, Inc.
6200 S Syracuse Way
Suite 300, Greenwood Village, CO 80111
(303) 228-2300

Project #: 096302017
Prepared: March 14, 2025

Kimley»Horn

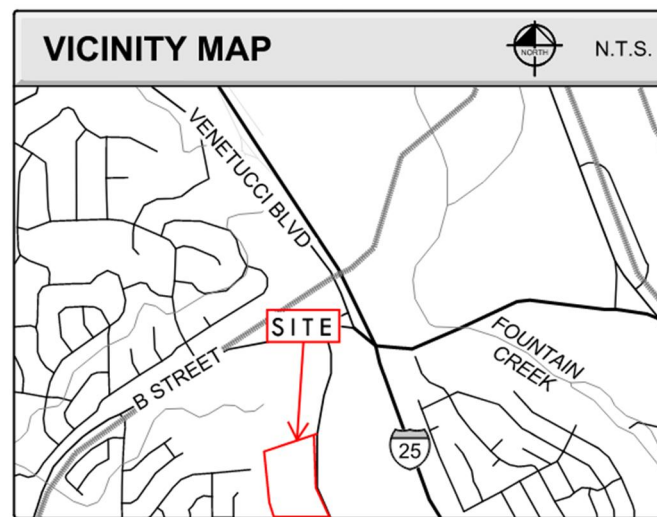
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GENERAL LOCATION AND PROJECT DESCRIPTION

Site Location

The Site is located along the southbound lanes of Venetucci Boulevard and currently consists of ± 16.23 acres. The Site is bounded by B Street to the north, a residential development to the west, S Academy Boulevard to the south and Venetucci Boulevard to the east. A vicinity map is provided below for reference:



Description of Property

The overall site is approximately ± 16.23 acres of undeveloped land. The site development is anticipated to consist of ten three-story buildings with approximately 336 for rent residential units, eight detached garage buildings, a fitness center, a management garage, and a clubhouse/leasing amenity space with a pool deck.

The existing topography generally drains toward the center of the property to an existing sediment basin that outlets into Fisher's Canyon Creek. The overall site varies in elevation from a low of approximately 5835 feet to a high of approximately 5900.

There is one point of connection for proposed sanitary sewer service to the Site. The connection will be made off the existing 8-inch line within Venetucci Blvd from the northeastern corner of the Project. Refer to **Appendix A** for an overview of the sewer system and point of connection.

The sanitary sewer design presented herein will focus on the sanitary sewer demands anticipated with development of the Site.

DESIGN CRITERIA

The Project is within the Stratmoor Hills Water & Sanitation District (SHWSD), with Colorado Springs Utilities (CSU) providing the treatment for the sewage. Discharge from SHWSD is treated at the Colorado Springs Utilities Las Vegas Water Resource Recovery Facility located at 809 E. Las Vegas Street, Colorado Springs, CO 80903. Refer to **Appendix B** for overview and aerial location of the existing treatment facility with relation to the project site.

This Project will substantially comply with the current Colorado Springs Utilities Wastewater Line Extension & Service Standards 2023 (the Criteria) adopted by Stratmoor Hills Water & Sanitation District.

Opinion of Probable Population and Quantity of Effluent

The site development is anticipated to consist of 336 multi-family units. The opinion of probable population and effluent is as follows:

336 Multi-Family Units * 1.9 residents/Unit = 639 residents

639 resident* 100 GPD/ resident = 63,900 GPD, 0.0639 MGD or 44.38 GPM

These estimates are based off of Colorado Springs Utilities Wastewater Line Extension & Service Standards, Table 2-8 (Page 2-42), which states that per a land use of “Multi-Family”, the average persons per unit is 1.9 with a corresponding average-daily design flow of 65 gallons per person per day (see below table). To obtain a more conservative flow design estimate, a design flow of 100 gallons per person per day was utilized rather than the average of 65.

Table 2-8: Average-Daily Design Flows

Land Use	Average-Daily Design Flow	SWMM Input
Single-Family (2.5 persons per unit)	65 gallons per person per day	Population/Persons
Multi-Family (1.9 persons per unit)	65 gallons per person per day	Population/Persons
Commercial (includes elementary and middle schools)	1,300 gallons per acre per day	Average Flow (gpm)
Industrial (includes high schools)	2,000 gallons per acre per day	Average flow (gpm)
Infiltration/Inflow (VCP pipe)	500 gallons per acre per day	Average Flow (gpm)
Infiltration/Inflow (PVC pipe)	200 gallons per acre per day	Average Flow (gpm)

Capacity of Existing Treatment Plant and Current Utilization

The sanitary sewer system capacity was based on correspondence sent by Stratmoor Hills Water and Sanitation District dated October 14th, 2024. See **Appendix C** for reference.

The maximum capacity of the treatment facility is 68 million gallons per day (MGD), with an average treatment of 37 MGD. At buildout of the Site, an estimated daily average of 0.0639 MGD will be introduced into the SHWSD system and treated at CSU’s Las Vegas Water Resource Recovery Facility. This value represents an increase of 0.17% in the average daily treatment with a treatment facility average daily utilization increase from 54.41% in the existing condition to 54.58% after site buildout. Per correspondence with SHWSD, this additional capacity is within compliance and serviceable.

Anticipated Capacity of Proposed Treatment Plants

This site will be utilizing the existing wastewater treatment infrastructure located at Colorado Springs Utilities Las Vegas Water Resources Recovery Facility. Since site demands are serviceable in the current conditions, there will be no anticipated proposed treatment plans.

Letter of Commitment

Stratmoor Hills Water & Sanitation District provided a letter of commitment to provide both water and wastewater services. The letter is attached as part of **Appendix C**.

Opinion of Probable Construction Costs

Below is a probable opinion of construction costs:

Sanitary Sewer Improvements - Opinion of Construction Costs				
Item	Unit	Price per Unit	Unit Count	Cost
8" PVC Sewer Main	LF	\$ 30.00	1767	\$ 53,010.00
Sanitary Manhole, Depth < 15 ft	EA	\$ 4,400.00	7	\$ 30,800.00
Sanitary Manhole, Depth > 15 ft	EA	\$ 6,000.00	2	\$ 12,000.00
Sanitary Service Line	EA	\$ 1,750.00	14	\$ 24,500.00
			Total Cost	\$ 120,310.00

Creation or Annexation into Special Sewer District

The Site is already within the Stratmoor Hills Water & Sanitation District service area and does not require a special district.

Map of Existing and Proposed Facilities

An Overall Utility Plan of the Project with both proposed and existing utility facilities is shown as part of **Appendix D**. The plan is subject to review by Stratmoor Hills Water & Sanitation District.

REFERENCES

Colorado Springs Utilities Wastewater Line Extension & Service Standards 2023, City of Colorado Springs; January 1, 2023.

"Wastewater Service." CSU.org, 2024, www.csu.org/wastewater-service.

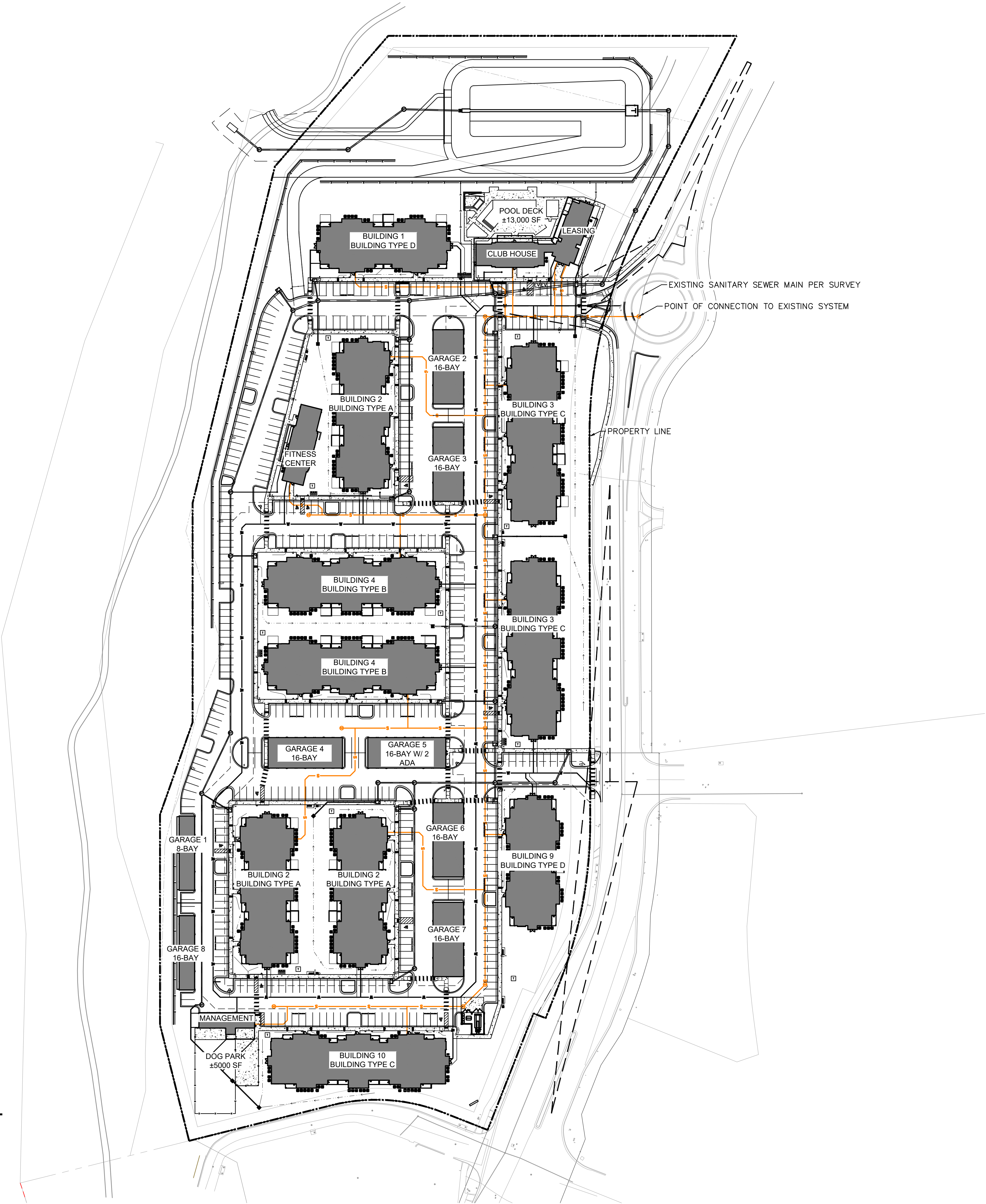
Stratmoor Hills Water and Sanitation District. "Venetucci Multi-Family Wastewater Report." Email to Kirk Medina and Nancy Lee Watkins. 14 October. 2024.

APPENDIX A – SITE WASTEWATER FACILITIES EXHIBIT

VENTURE ON VENETUCCI
WASTEWATER FACILITIES EXHIBIT

EL PASO COUNTY, COLORADO
3/12/25

DWG NAME: K:\IDEN_CIVIL\096302017_VENETUCCI MULTI-FAMILY\CA\DWG\EXHIBITS\2024-1010 CONCEPT SITE PLAN\SANITARY SITE PLAN.DWG
LAST SAVED: 11/13/2024 9:18 PM



LEGEND

----- PROPERTY LINE

SS SANITARY MANHOLE

—S— SANITARY LINE

NORTH

GRAPHIC SCALE IN FEET
0 35 70 140

SITE DATA	
PROPOSED SITE AREA	±16.23 AC
BUILDING COUNT	
BUILDING A	3
BUILDING B	2
BUILDING C	3
BUILDING D	2
BUILDING UNITS	
1-BEDROOM UNIT	132 UNITS
2-BEDROOM UNIT	168 UNITS
3-BEDROOM UNIT	36 UNITS

336 UNITS X 1.9 RESIDENTS PER UNIT = 639 RESIDENTS

100 GPD/RESIDENT - 63,900 GPD OR 44.38 GPM

APPENDIX B – EXISTING TREATMENT FACILITY

Service Provider:
Las Vegas Wastewater Treatment
Facility, 703 E Las Vegas St,
Colorado Springs, CO 80903

Approximate
distance of ~5 miles

Approximate site location -
Located off Venetucci Blvd, near
Walmart (4425 Venetucci Blvd,
Colorado Springs, CO 80906)

APPENDIX C – STRATMOOR HILLS WATER AND SANITATION DISTRICT CORRESPONDENCE



Stratmoor Hills Water & Sanitation Districts

1811 B Street, Colorado Springs, CO 80906 / (719)576-0311 / stratmoorhillswater.org

March 11, 2025

Venture on Venetucci
111 Monument Circle, Suite 1500
Indianapolis, IN 46204

Re: Letter of Commitment for Venture on Venetucci Multi-Family Project (336 Units)
Assessor's Parcels No. 6504300050 and 6504300049, El Paso County, CO

To Whom it May Concern:

The properties having El Paso County Assessor's Parcel No. 6504300050 & 6504300049 and street address of Venetucci Blvd are located within the Stratmoor Hills Water and Sanitation Districts Service Area. This letter confirms that the Districts have the water and sewer resources and capacities to serve these properties along with the proposed commercial use.

The Stratmoor Hills Water District agrees to serve the above referenced property having up to 336 one, two, and three-bedroom units, and can serve up to 77.37 acre-feet of water per year as described in the Water Supply Information Summary submitted to the State of Colorado.

The Stratmoor Hills Sanitation District agrees to serve the above referenced property with sewer collection services having up to 336 one, two, and three-bedroom units, with the determined required sewer service taps.

Water and Sanitary Services will be provided any time after engineering is completed for the facilities on these properties and all necessary fees have been paid.

If I can be of further assistance, please contact me at 719-576-0311.

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk Medina", is written over a horizontal line.

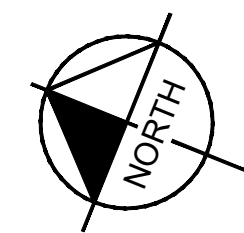
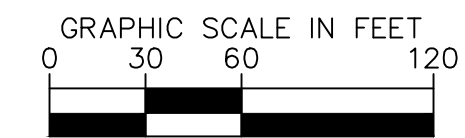
Kirk Medina
District Manager
Stratmoor Hills Water and Sanitation Districts

APPENDIX D – OVERALL UTILITY SHEET

K:\DEN_Civil\096302017_Venetuocci Multi-Family CAD\PlanSheets\SDP\096302017 - UT_OV.dwg [16 OVERALL UTILITY PLAN] 3/12/2025 1:01:25 PM cormac.ranlin

- PROPERTY LINE
--- PROPOSED EASEMENT LINE
--- EXISTING STORM SEWER
--- PROPOSED STORM SEWER
--- EXISTING WATER LINE
--- PROPOSED WATER LINE
--- PROPOSED FIRE HYDRANT
--- PROPOSED WATER VALVE
--- PROPOSED TEE
--- PROPOSED WATER BEND W/ THRUST BLOCK
--- EXISTING FIRE HYDRANT
--- TRANSFORMER

- UTILITY KEY NOTES
- 1 PRIVATE SANITARY SEWER PIPE
2 PRIVATE SANITARY SEWER MANHOLE
3 PRIVATE SANITARY SEWER SERVICE LINE
4 PUBLIC WATER MAIN
5 WATER SERVICE LINE
6 FIRE SERVICE LINE
7 FIRE HYDRANT
8 FDC
9 PUBLIC SANITARY SEWER PIPE
10 STORM PIPE (PRIVATE)
11 STORM MANHOLE (PRIVATE)
12 PUBLIC SANITARY SEWER MANHOLE



PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

STAMP

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE # 096302017 - UT_OV.dwg



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300

VENTURE ON VENETUCCI

MULTI-FAMILY

VENETUCCI BLVD

OTHER INFO

DATE: 03/14/2025
PROJECT MGR: MTH
PREPARED BY: FCR

ENTITLEMENT

DATE: BY: DESCRIPTION:

OVERALL UTILITY PLAN

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