

WASTEWATER DISPOSAL REPORT

for

WOODMEN HILLS
METROPOLITAN DISTRICT



LOT 4 of WOODMEN HILLS FILING #7

December 2020

Prepared By:



LOT 4, WOODMEN HILLS FILING #7

WASTEWATER DISPOSAL REPORT

December 2020

Prepared for:

T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915

Prepared by:

JDS-Hydro Consultants, Inc.
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919

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1.0 INTRODUCTION AND EXECUTIVE SUMMARY

The purpose of this report is to address the specific wastewater loads for the proposed subdivision of Lot 4 of Woodmen Hills Filing #7 in Falcon, CO.

EXECUTIVE SUMMARY: The Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this subdivision.

2.0 PROJECTED LAND USES

2.1 Projected Land Uses

Lands within the subject area have been planned as a commercial development. This report and associated commitments pertain to the existing Lot 4, Woodmen Hills Filing #7 divided into two (2) lots. Please refer to the Land Use Exhibit in **Appendix B**.

2.2 Wastewater Loads for the Subject Property

Lots within the subject area have been planned as commercial development.

Summary of Expected Water Demands & Wastewater Loads

Table 2-1

| Land Use | Water | | | | | Wastewater |
|---------------|----------------|--------------------------------------|--------------|---|--------------------------------|-----------------------------|
| | Unit Size (SF) | ADF (@0.1 GPD/SF) ¹ (GPD) | Annual (AF) | Irrigation (2,000 SF) (@2.46 AF/Acre) ¹ (AF) | Total Indoor & Irrigation (AF) | ADF (@ 90% Indoor Use (GPD) |
| Office Space | 4,000 | 400 | 0.448 | 0.113 | 0.561 | 360 |
| Restaurant | 2,100 | 210 | 0.235 | 0.113 | 0.348 | 189 |
| TOTALS | 6,100 | 610 | 0.683 | 0.226 | 0.909 | 549 |

Note 1: Per 8.4.7(B)(7)(d) of the EPC Land Development Code

3.0 WASTEWATER REPORT

3.1 Unit Use Wastewater Loads:

As calculated in the Water Resources Report (per El Paso County Land Development Code criteria), indoor water use for both lots is estimated at 610 gallons per day. At 90% of indoor use, the expected wastewater load is 549 gallons per day.

3.2 Treatment Facilities:

The WHMD recently constructed a new regional wastewater treatment facility which was placed on-line in the spring of 2019. This facility serves the Falcon regional area. Falcon Highlands Metropolitan District, Paint Brush Hills Metropolitan District, and portions of Meridian Service Metropolitan District are also served by this facility. The new plant is an advanced wastewater treatment plant with a hydraulic capacity of 1.3 MGD. WHMD is both in compliance with its discharge permit and has substantial adequate capacity for the additional flows.

Current average daily hydraulic loading to the treatment plant is roughly 65%, and max month hydraulic loading is roughly 69%. The addition of the subject property marks **0.0004%** of the plant's permitted capacity.

3.3 Collection and Pumping Facilities:

The District operates over 51 miles of wastewater collection system and owns and operates three lift stations. This development may be required to install gravity sewer facilities (if not already in place) in accordance with WHMD standards and approvals. Said gravity sewer facilities will connect to existing collection systems owned and operated by WHMD.

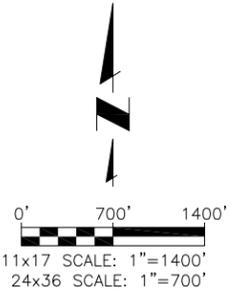
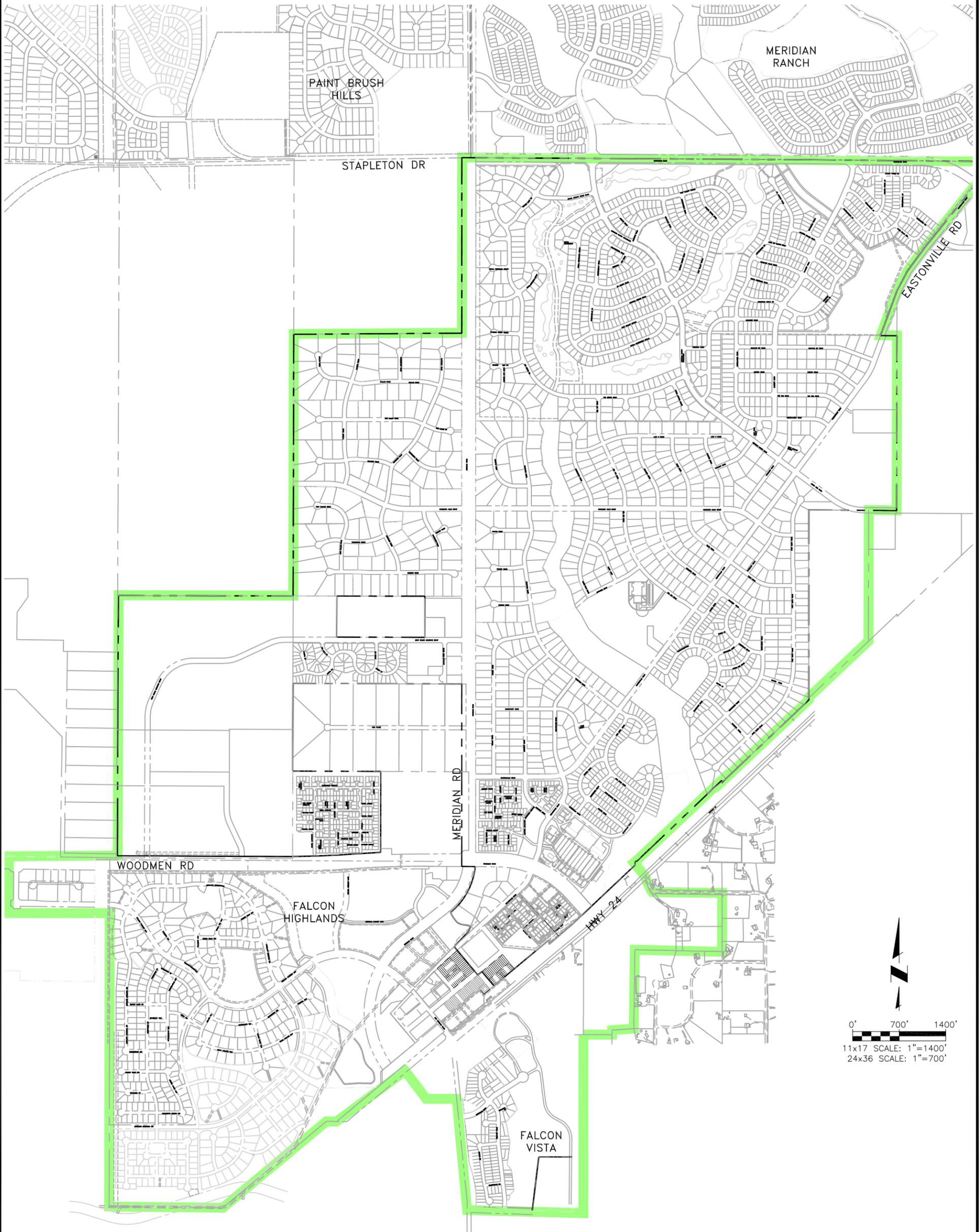
4.0 CONCLUSION

The Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this subdivision.

Appendix A

WOODMEN HILLS

METROPOLITAN DISTRICT



SHEET --- OF ---

Project No.: 112.113
 Date: 08/10/20
 Design: JPM
 Drawn: SKG
 Check: JPM

| REVISIONS | | | | |
|-----------|-------------|----|------|------|
| NO. | DESCRIPTION | BY | APP. | DATE |
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |

WOODMEN HILLS METROPOLITAN DISTRICT
 DISTRICT MAPPING
 APPENDIX A-2
 SEWER SERVICE AREA

JDS-HYDRO CONSULTANTS, INC.
 5540 TECH CENTER DR., SUITE 100
 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

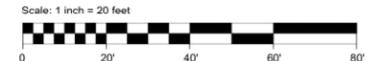
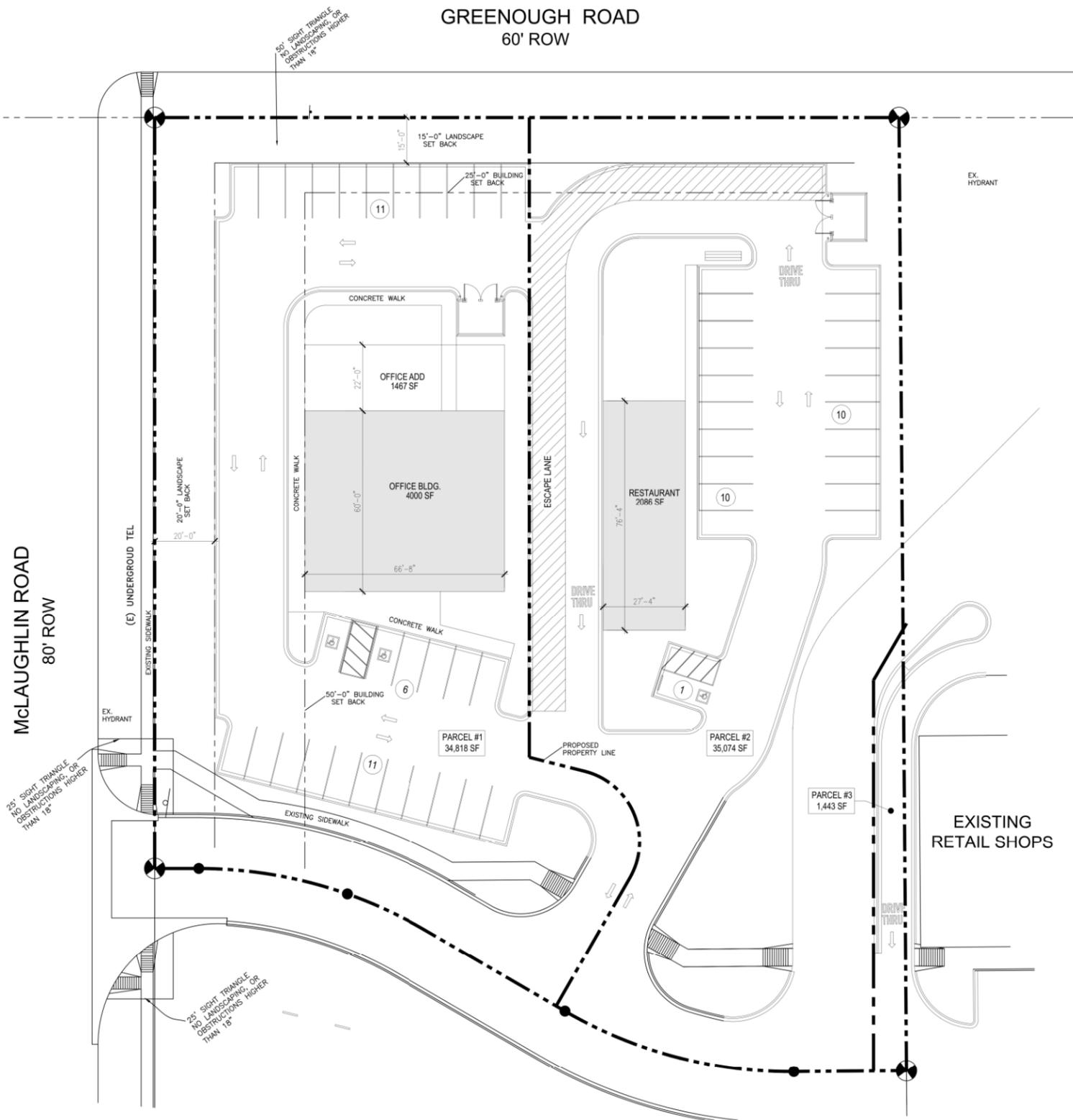
Appendix B

P:\01_Plan\2020\2020\AS-101\AS-101.dwg, 11/15/2020, 10:10:10 AM, AutoCAD 2019, User: jason@t-bone.com

1 SITE
AS-101 1" = 20'-0"

McLAUGHLIN ROAD
80' ROW

GREENOUGH ROAD
60' ROW



| # | DESCRIPTION | DATE |
|---|-------------|------|
| | | |
| | | |
| | | |

McLAUGHLIN ROAD OFFICE BUILDING / DRIVE THROUGH RESTAURANT
7615 McLaughlin
T1-9098
CONCEPT

DATE 05/15/20
CHECKED DCW
DRAWN BY KJS

CONCEPTUAL SITE PLAN

AS-101



Design Development Consultants @
1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456

(C) ALL RIGHTS RESERVED

Appendix C



December 15, 2020

T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
Attn: Darin Weiss

Re: Water and Wastewater Commitment
Proposed Subdivision of Lot 4, Woodmen Hills Filing #7

Dear Darin:

The intent of the applicant is to subdivide the existing Lot 4 of Woodmen Hills Filing #7 into two lots, which will consist of a 4,000 square-foot office building and 2,100 square-foot restaurant located within the Woodmen Hills Metropolitan District (WHMD).

The District is already committed to serving both water and wastewater to the existing lot. According to preliminary calculations based on Chapter 8 of the El Paso County Land Development Code, the water demand is 0.909 acre-feet/year. A calculated wastewater load is 549 gallons/day.

The Woodmen Hills Metropolitan District remains committed to providing wastewater service to the existing lot as well as the additional lot resulting in the subdivision.

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

Sincerely,
Woodmen Hills Metropolitan District

A handwritten signature in blue ink that reads "Jerry Jacobson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jerry Jacobson, General Manager

Cc: John P. McGinn, District Engineer