



# **WATER RESOURCES & WASTEWATER REPORT**

**For**

**Waterbury  
Preliminary Plan**

**April 2013**



**CONSULTANTS, INC.**

# WATERBURY PRELIMINARY PLAN

## WATER RESOURCES & WASTEWATER REPORT

April 2013

Prepared for:

**4-Way Ranch Metropolitan District  
P. O. Box 50223  
Colorado Springs, CO 80949**

Prepared by:

**JDS-Hydro Consultants, Inc.  
545 East Pike's Peak Avenue, Suite 300  
Colorado Springs, CO**

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## 1.0 INTRODUCTION

The purpose of this report is to provide an outline of water supply and wastewater treatment capacity for the proposed Waterbury Preliminary Plan. There are 196 proposed residential lots and a 3.2-acre Recreation Center parcel within the roughly 62-acre subdivision. Please refer to the Land Use Exhibit in *Appendix A*.

## 2.0 LAND USES

2.1 *Projected Land Uses:* Lands within the subject area have been planned as residential development with a single Recreation Center parcel

## 3.0 WATER NEEDS AND SUPPLY

3.1 *Water Demand:* It is expected that the development will utilize the following water demands. *Appendix B* contains a more detailed breakdown of uses.

<b>Table 1 – Summary of Water Demands</b>			
<i>Land Use</i>	<i>Annual Water Demand (acre-feet)</i>	<i>Average Daily Flow (GPD)</i>	<i>Maximum Daily Flow (GPD)</i>
<i>Residential</i>			
Indoor Water Use <sup>1</sup>	39.2	34,993	38,492 <sup>5</sup>
Irrigation <sup>2</sup>	29.4	26,245	144,348 <sup>6</sup>
<i>Rec. Center Parcel</i>			
Indoor Water Use <sup>3</sup>	0.61	548	603 <sup>5</sup>
Irrigation <sup>4</sup>	0.92	822	4,521 <sup>6</sup>
<b>Totals</b>	<b>70.1</b>	<b>62,608</b>	<b>187,964</b>

Note <sup>1</sup> Based on 0.20 AF/SFE-Year Indoor

Note <sup>2</sup> Based on 0.15 AF/SFE-Year

Note <sup>3</sup> Based on 20 GPY/Indoor SF

Note <sup>4</sup> Based on 36" of Water Application/Year

Note <sup>5</sup> Indoor MDF = 1.1 x ADF

Note <sup>6</sup> Irrigation MDF = 5.5 x ADF

- 3.2 *Water Supply:* The 4-Way Ranch Metropolitan District (4-Way, the District) will provide water to the subject property. The District has a perpetual lease for 800 annual acre-feet of Arapahoe and Laramie Fox-Hills water. A copy of the lease is included in *Appendix C* and is based on two Groundwater determinations. There are two water right determinations 510-BD and 511-BD within 4-Way Ranch. Both the Arapahoe and Laramie Fox Hills aquifers are determined to be fully non-tributary.

At this time, the District has 42 developed residential lots having a total water commitment of 17.6 acre-feet. The demand anticipated to be added by this development (70.1 acre-feet) would result in a total commitment of 87.7 annual acre-feet which is well under the 800 acre-foot annual capacity.

Please refer to *Appendix D* for the Water Supply Information Summary.

<b><i>Table 2 – Summary of Supply and Existing Commitments</i></b>		
<i>Commitment</i>	<i>Development Withdrawal</i>	<i>300-Year Water Commitment (Annual Acre-Feet)</i>
Filing #1	42 Large Residential Lots	17.6
Waterbury	196 Residential Lots & Rec. Center	70.1
	<b><i>Total Water Commitments</i></b>	<b><i>87.7</i></b>
	<b><i>Total El Paso County 300-Year Supply</i></b>	<b><i>800</i></b>

*Note: Large 2.5-acre lots in Filing #1 water demand based on 0.42 AF-SFE/Yr*

- 3.3 *District Supply:* In order to provide the District with adequate supply, it is expected that the owner of the rights, Four Way Ranch Partnership/ Spring Creek LLC, has entered into a perpetual lease with the District to supply up to 800 annual acre-feet for the purpose of meeting District requirements. The reservation of 800 acre-feet provides adequate cushion to absorb this use.

#### **4.0 WATER SYSTEM FACILITIES**

- 4.1 *Source of Supply (Wells):* District water demand will be met using Arapahoe (A) and Laramie-Fox Hills (LFH) wells. These wells were completed in 2006 and have been in service ever since. The yields of each well are 90 (gallons per minute) gpm for the Laramie-Fox Hills and 35 gpm for the Arapahoe.

Maximum daily flows required of existing residential and the proposed subdivision are roughly 130 gallons/minute. The existing treatment plant is sized for 140 gallons per minute, which is adequate to meet existing and proposed maximum daily flows.

- 4.2 *Water Treatment:* An existing water treatment plant is in place and has been operating since 2007. The facility has a maximum daily capacity equal to well yield or 0.20 million gallons/day. The facility is currently at approximately 6% capacity with existing development. The facility includes iron and manganese treatment along with disinfection, and operates under approval of the Colorado Department of Health and Public Environment PWSID # CO-0121111.

- 4.3 *Water Storage:* The 4-Way Ranch Water System has an existing water storage tank with a 522,000 gallon capacity that has also been on-line since 2007. This storage has the capability to meet a fire flow requirement of nearly 3,000 GPM for a duration of 3 hours.

The tank site is located on a knoll approximately 1 mile north of the existing water treatment facility.

- 4.4 *Distribution and Transmission Lines:* For the purpose of fire protection, the subject area would be connected and “looped” to existing 8-inch distribution lines in the existing residential area.

## 5.0 WASTEWATER REPORT

- 5.1 *Projected Wastewater Loads:* Appendix B contains a detailed breakdown of expected wastewater flows. The wastewater flows are based on 90% of anticipated indoor use. Maximum Monthly Flows are based on 125% of average daily flows. These are summarized as follows

<b>Table 3 – Summary of Expected Wastewater Loads</b>		
<i>Land Use</i>	<i>Average Wastewater Load (GPD)</i>	<i>Maximum Monthly Flow (GPD)</i>
Residential (196 Units)		
Wastewater <sup>1</sup>	31,494	39,368
Rec. Center		
Wastewater <sup>1</sup>	493	616
<b>Totals</b>	<b>31,987</b>	<b>39,984</b>

Note<sup>1</sup> Based on 90% of indoor use.

- 5.2 *Treatment Facilities:* The 4-Way Metropolitan District is working on finalizing an Inter-Governmental Agreement with Woodmen Hills Metropolitan District (WHMD) to participate in the existing Woodmen Hills Wastewater Treatment Plant. A letter of commitment is attached in Appendix E. The expected loads from this development represent about 2.5 % of the existing plant permitted capacity of 1,300,000 gal/day.
- 5.3 *Collection and Pumping Facilities:* The 4-Way Metropolitan District is proposing to develop a wastewater lift station within the existing Water Treatment Plant site. This site has already been approved for utility location and, as mentioned, is currently being used for water treatment. It is expected that the facility will be initially sized for an average daily flow of 0.15 MGD or 150,000 GPD. The subject development would represent just below 30% of the proposed capacity.

The force main from the lift station would be a 6 inch line that extends westerly along Stapleton to an existing manhole near Meridian Ranch Boulevard where it would connect to the existing Woodmen Hills system.

## **6.0 WASTEWATER TREATMENT INFORMATION**

### **6.1 Woodmen Hills System:**

The Woodmen Hills Metropolitan District (WHMD) has committed to serve the subject property with wastewater treatment.

WHMD has a hydraulic capacity in the Plant of 0.866 MGD. However, WHMD has certain current limitations within that rating. To help offset some of those limitations, “off-loading” of existing wastewater occurred in 2009 and further off-loading is scheduled to occur in late 2013. Consequently, WHMD formal commitment for this filing can not be exercised until after the additional off-loading has occurred.

Additionally, WHMD is completing the planning and engineering on a new plant facility that is expected to be required to be online around 2018. It is expected that this requirement will be driven not by hydraulic load but by changes in effluent parameters (discharge limitations).

### **6.2 Required Off-Site Improvements and Constraints:**

- The 4-Way Ranch Metropolitan District will be responsible for all off-site improvements which will include but not limited to:

- Piping and pumping to the WHMD plant.
- Wastewater metering at the lift station

The design of all on-site and off-site facilities (including lift station and force mains) will be subject to WHMD approvals and inspections.

- The District shall meet the terms of all applicable wastewater regulations of the district in terms of quantity and quality.
- Woodmen Hills will become the Operator in Responsible Charge (ORC) of the 4-Way Ranch wastewater system.
- 4-Way Ranch will participate in interim improvements to the WHMD Wastewater Treatment Plant in accordance with their allocation as determined in a service agreement. 4-Way Ranch will participate in major plant renovations expected within the next 5 years in accordance with that same agreement.
- No taps will be accepted on-line before January 1, 2014.
- A service agreement with WHMD must be finalized prior to the recording of this final plat that will, at a minimum, specify the following:
  - Participation in interim and major plant facilities
  - Operation/maintenance and ORC of 4-Way Ranch wastewater facilities
  - Funding terms and timing of funding sources

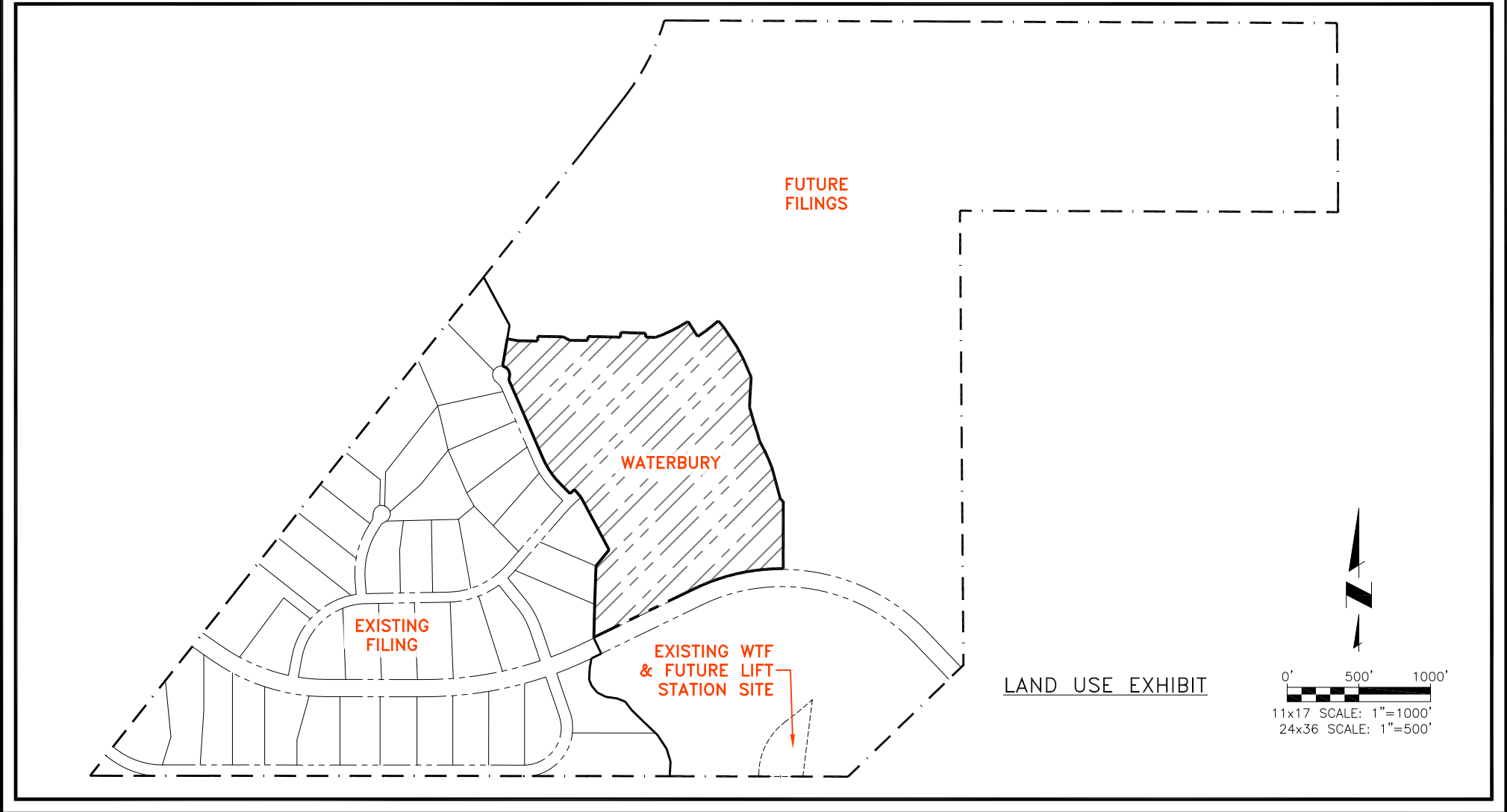
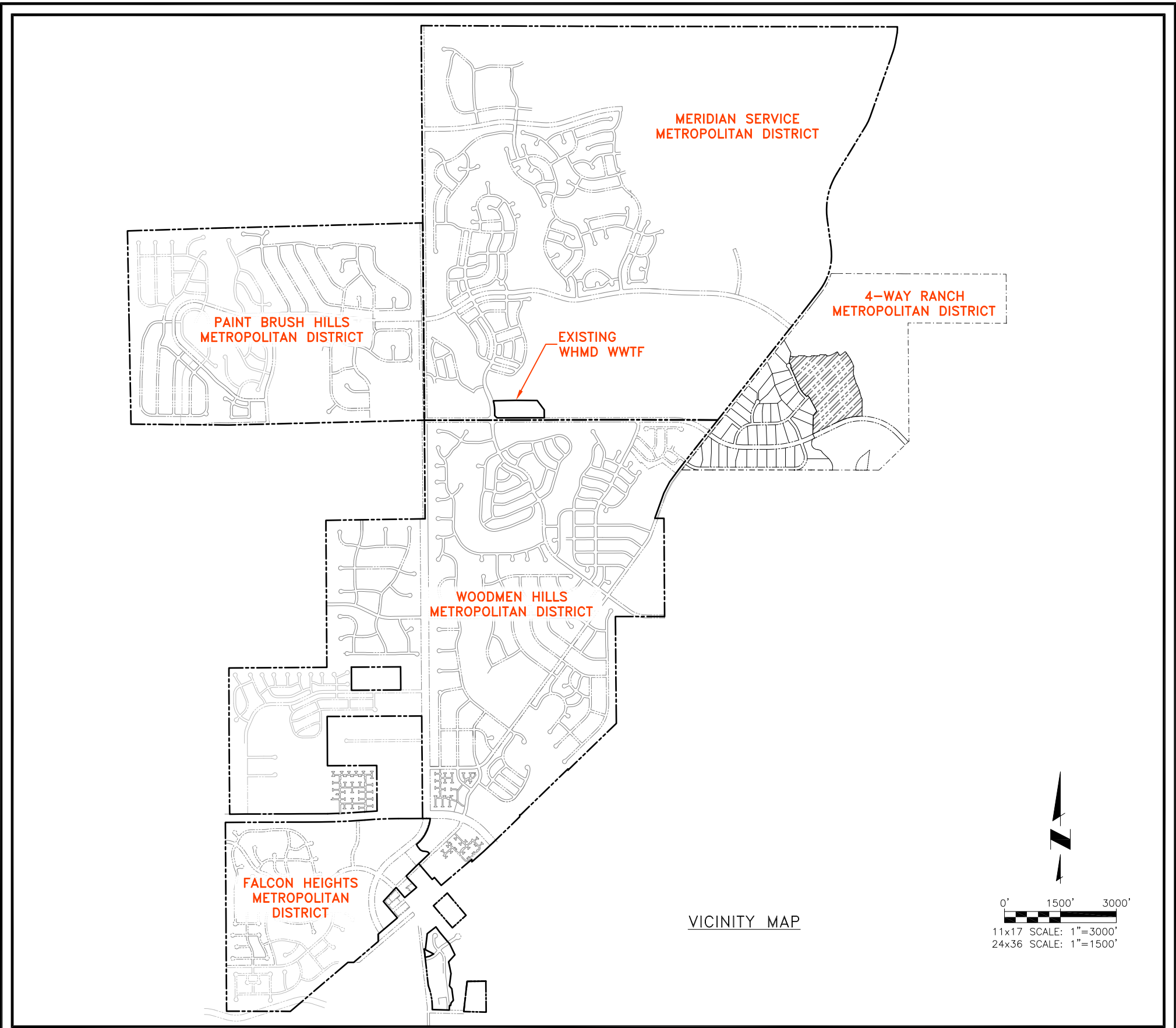


- Plant Investment Fee allocation
- Other terms of Operation, Capacity, and Maintenance
- Access and Inspections

### 6.3 *Conclusions:*

Woodmen Hills can provide treatment for this subject filing. This will be under the conditions described in the Commitment Letter and the upcoming Service Agreement.

# *Appendix A*



## *Appendix B*

Waterbury Preliminary Plan - Breakdown of Expected Water Demands & Wastewater Loads

Description	Residential (Units)	Rec. Center Utilization		Water Use Inside <sup>1</sup> (AF)	Wastewater Load <sup>2</sup> (AF)	Water Use Irrigation <sup>3</sup> (AF)	Total Water Demand (AF)
Residential	196.00			39.2	35.3	29.4	68.6
Rec. Center		10,000	100,000	0.61	0.55	0.92	1.5
Totals		10,000	100,000	39.8	35.8	30.3	70.1

Note 1 Residential Demand = 0.2 AF/SFE-Year Indoor

Rec. Center Demand = 20 GPY/sf Indoor

Note 2 Wastewater Load = 90% Indoor Use

Note 3 Irrigation Demand

Residential = 0.15 AF/SFE-Year

Rec Center = 36" of water application per year

Total Residential Indoor Use	39.2	AF/year
Total Residential Irrigation	29.4	AF/year
Total Rec Center Indoor Use	0.6	AF/year
Total Rec Center Irrigation	0.9	AF/year
Total Wastewater Loads	31,987	Gal/Day

## *Appendix C*

**AMENDMENT  
TO  
FIRST AMENDED WATER RIGHTS LEASE**

This Amendment to First Amended Water Rights Lease ("Amendment") is entered into effective as of the 8<sup>th</sup> day of October, 2012, between Four Way Ranch, a Colorado general partnership, and Spring Creek, LLC, a Colorado limited liability company (collectively, "Lessor"), and 4-Way Ranch Metropolitan District No. 1, a political subdivision and quasi-municipal corporation of the State of Colorado ("Lessee" or the "District").

**RECITALS**

WHEREAS, the Lessor and the Lessee have entered into the First Amended Water Rights Lease dated June 14, 2006, regarding a lease of 220 annual acre feet of certain ground water rights to the District (the "2006 Water Lease Agreement"); and

WHEREAS, poor economic conditions have impacted the rate of development within the District, and consequently the District has not needed nor paid for the leased water rights as provided for in the 2006 Water Lease Agreement; and

WHEREAS, the District's original development projections have been modified to accommodate additional and more dense residential and commercial development within its boundaries; and

WHEREAS, the Lessor and the Lessee now desire to modify the 2006 Water Lease Agreement to accommodate the additional development within the District, and adjust the "take or pay" schedule to one which is more reasonably in line with the projected development and use of water;

NOW, THEREFORE, in consideration of the above recitals, the terms and provisions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**COVENANTS AND AGREEMENTS**

1. Lease of Water Rights: Paragraph 1 of the 2006 Water Lease Agreement is hereby modified to correct the description of the Leased Water Rights:

Lease of Water Rights. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, a portion of the Lessor's Water Rights described as 80,100 acre-feet of a total amount of 261,469 acre-feet of ground water from the Arapahoe aquifer adjudicated by July 22, 2004 Colorado Ground Water Commission Findings and Order in Determination No. 511-BD, and 159,000 acre-feet of a total amount of 242,850 acre-feet of ground water in the Laramie-Fox Hills aquifer adjudicated by the July 22, 2004 Colorado Ground Water Commission Findings and Order in Determination No. 510-BD ("Leased Water Rights"). The Leased Water Rights are for the sole and exclusive use of the Lessee under the terms of this Lease. This Lease is for a total of 239,100 acre feet of ground water from the Arapahoe



and Laramie-Fox Hills aquifers as set forth above and is intended to provide a water supply to the Lessee for its service area meeting El Paso County requirements for a 300 year water supply with a maximum annual demand by the Lessee of 800 annual acre feet. The Leased Water Rights include Lessor's rights to the use of said ground water under the terms of their respective Ground Water Determinations. The Leased Water Rights may not be withdrawn at any greater rate than a maximum annual appropriation of 267 annual acre feet from the Arapahoe aquifer and 533 annual acre feet from the Laramie-Fox Hills aquifer, except in consideration of water banking allowed by law ("Maximum Annual Appropriation"). The amount of the Leased Water Rights is not based upon the acreage of the District Service Area lying within the Overlying Property.

2. Lease Payments. Paragraph 4 of the 2006 Water Lease Agreement titled "Lease Payments" is hereby modified as follows:

Lease Payments.

a. Unit Rental Amount. Rent due under the terms of this Lease shall be an annual amount of \$250.00 per annual acre foot as adjusted below in the future ("Unit Rental Amount") for the Maximum Annual Appropriation of 800 annual acre feet under the Leased Water Rights.

b. 2006-2012 Lease Payment Obligation. The Lessor and the Lessee agree that as of the date of this Amendment, the District has not made any lease payments to the Lessor for the Leased Water Rights due to unforeseen economic circumstances. Pursuant to the 2006 Lease Agreement, the District has accrued an obligation to pay the Lessor the amount of \$74,733, pursuant to the schedule shown on Attachment 1, which includes payment for 90 acre feet of the Leased Water Rights plus accrued interest at the rate of 5% on the incremental amounts through October 8, 2012 (the "2006-2012 Lease Payment Obligation"). The District acknowledges the 2006-2012 Lease Payment Obligation and further acknowledges that such obligation shall continue to accrue interest at the rate of 7%, compounded semi-annually, until paid.

c. Deferred Take or Pay Obligation. The Lessee's obligation for the payment of rent shall be deferred until such time as there have been issued building permits by El Paso County Regional Building Department for construction of 100 single family residential units within the District's boundaries, and the District has received payment on a total of 100 residential single family equivalent water taps. Upon the occurrence of this event, the Lessee's deferred payment obligation shall commence under a minimum phasing of 15 annual acre feet per year and continuing thereafter until December 31, 2030, at which time the rent for the full 800 annual acre feet shall be due ("Minimum Rent"). The obligation for payment of rent shall be on a "take or pay" basis for the Minimum Rent as phased in during the course of the Lease, whether or not Lessee actually diverts and uses the Leased Water Right. If Lessee uses more water than under the Minimum Rent phased amount, then Lessee shall pay for that additional water at the Unit Rental



**FOUR WAY RANCH**, a Colorado general partnership

By: Linda Johnson-Conne  
Linda Johnson-Conne, General Partner

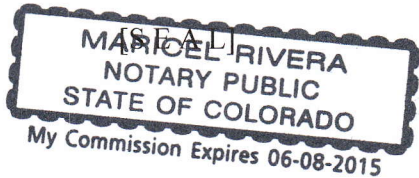
By: Tracy Lee  
Tracy Lee, General Partner

STATE OF COLORADO )  
 )ss.  
COUNTY OF El Paso )

The foregoing instrument was acknowledged before me this 18 day of October, 2012  
by Linda Johnson-Conne as General Partner of Four Way Ranch, a Colorado general partnership.

Witness my hand and official seal.

My commission expires: 6-8-2015



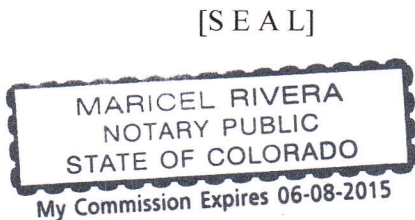
Maricel Rivera  
Notary Public

STATE OF COLORADO )  
 )ss.  
COUNTY OF El Paso )

The foregoing instrument was acknowledged before me this 18 day of October, 2012  
by Tracy Lee as General Partner of Four Way Ranch, a Colorado general partnership.

Witness my hand and official seal.

My commission expires: 6-8-2015



Maricel Rivera  
Notary Public

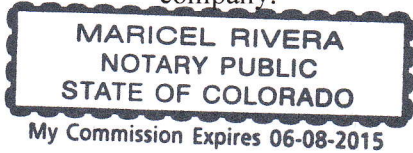
SPRING CREEK, LLC, a Colorado limited liability company

By: Linda Johnson-Conne  
Linda Johnson-Conne, Co-Manager

By: W. Tracy Lee  
Tracy Lee, Co-Manager

STATE OF COLORADO )  
COUNTY OF El Paso )ss.  
)

The foregoing instrument was acknowledged before me this 18 day of October, 2012 by Linda Johnson-Conne as Co-Manager of Spring Creek, LLC, a Colorado limited liability company.



Witness my hand and official seal.

My commission expires: 6-8-2015

[S E A L]

Maricel Rivera  
Notary Public

STATE OF COLORADO )  
COUNTY OF El Paso )ss.  
)

The foregoing instrument was acknowledged before me this 18 day of October, 2012 by Tracy Lee as Co-Manager of Spring Creek, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 6-8-2015

[S E A L]



Maricel Rivera  
Notary Public

4-WAY RANCH METROPOLITAN DISTRICT  
NO. 1

By: Peter R Martz  
Peter Martz

Its: President

STATE OF COLORADO                    )  
  )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 2012  
by Peter Martz as President of 4-Way Ranch Metropolitan District No. 1, a political subdivision and  
quasi-municipal corporation of the State of Colorado.

My Commission Expires 12-18-13 Witness my hand and official seal.



My commission expires: 12-18-13

Carmen McConnell  
Notary Public

# ATTACHMENT 1

## 4 Way Ranch Metropolitan District First Amended Water Rights Lease Lease Payments Due

For the Period from December 31, 2006 through October 8, 2012

	Annual Minimum Phasing Acre feet	Cumulative Phasing Acre feet	Annual Fee per Acre foot	Amount Owed	Amount Paid	Amount Unpaid	5.00% Interest	Cumulative Amount Owed
6/30/2007	15	15	250.00	1,875.00		1,875.00		1,875.00
12/31/2007				1,875.00		1,875.00	47.26	3,797.26
6/30/2008	15	30	250.00	3,750.00		3,750.00	94.67	7,641.93
12/31/2008				3,750.00		3,750.00	192.62	11,584.55
6/30/2009	15	45	250.00	5,625.00		5,625.00	287.23	17,496.78
12/31/2009				5,625.00		5,625.00	441.01	23,562.80
6/30/2010	15	60	250.00	7,500.00		7,500.00	584.23	31,647.03
12/31/2010				7,500.00		7,500.00	797.68	39,944.71
6/30/2011	15	75	250.00	9,375.00		9,375.00	990.41	50,310.12
12/31/2011				9,375.00		9,375.00	1,268.09	60,953.21
6/30/2012	15	90	250.00	11,250.00		11,250.00	1,519.66	73,722.86
10/8/2012							1,009.90	74,732.76
12/31/2012								
<b>TOTALS</b>				<b>67,500.00</b>	<b>-</b>	<b>67,500.00</b>	<b>7,232.76</b>	

Cumulative Phasing capped at 220 acre feet

Interest rate on unpaid fees is assumed at 5% compounded semi-annually.

## *Appendix D*

## WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a Water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water"

1. NAME OF DEVELOPMENT AS PROPOSED				<u>Waterbury Preliminary Plan</u>			
2. LAND USE ACTION				<u>Preliminary Plan</u>			
3. NAME OF EXISTING PARCEL AS RECORDED				<u>N/A</u>			
SUBDIVISION		FILING		BLOCK		Lot	
<u>See Above</u>		<u>N/A</u>		<u>N/A</u>		<u>N/A</u>	
4. TOTAL ACREAGE		5. NUMBER OF LOTS PROPOSED		PLAT MAPS ENCLOSED			
<u>62 +/-</u>		<u>196</u>		<input checked="" type="checkbox"/> YES		<u>See Submittal</u>	
6. PARCEL HISTORY - Please attach copies of deeds, plats, or other evidence or documentation. (In submittal package)							
A. Was parcel recorded with county prior to June 1, 1972?				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
B. Has the parcel ever been part of a division of land action since June 1, 1972?				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
If yes, describe the previous action							
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner. (In submittal)							
_____ 1/4 OF _____ 1/4 SECTION <u>28, 29, 33</u> TOWNSHIP <u>12</u>				<input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE <u>64</u> <input type="checkbox"/> E <input checked="" type="checkbox"/> W			
PRINCIPAL MERIDIAN:				<input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA			
8. PLAT - Location of all wells on property must be plotted and permit numbers provided.							
Surveyors plat				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
If not, scaled hand-drawn sketch				<input type="checkbox"/> YES <input type="checkbox"/> NO <u>N/A</u>			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Foot per Year				10. WATER SUPPLY SOURCE			
HOUSEHOLD USE # <u>196</u> of units <u>61,233</u> GPD <u>68.6</u> AF				<input type="checkbox"/> EXISTING <input checked="" type="checkbox"/> DEVELOPED <input checked="" type="checkbox"/> NEW WELLS			
COMMERCIAL USE # * <u>3.2</u> Gr. Ac. <u>1,339</u> GPD <u>1.5</u> AF				WELLS SPRING <u>64018-F</u> <u>64017-F</u>			
IRRIGATION # ** _____ acres _____ GPD _____ AF				Proposed Aquifers - (Check One) <input type="checkbox"/> Alluvial <input type="checkbox"/> Upper Arapahoe <input type="checkbox"/> Upper Dawson <input checked="" type="checkbox"/> Lower Arapahoe <input type="checkbox"/> Lower Dawson <input checked="" type="checkbox"/> Laramie Fox Hills <input type="checkbox"/> Denver <input type="checkbox"/> Dakota <input type="checkbox"/> Other			
STOCK WATERING # _____ of head _____ GPD _____ AF				<input type="checkbox"/> MUNICIPAL			
OTHER _____ Multi-fam _____ GPD _____ AF				<input type="checkbox"/> ASSOCIATION			
TOTAL <u>62,571</u> GPD <u>70.1</u> AF				<input type="checkbox"/> COMPANY			
* Based on Estimated 10,000 Indoor SF @ 20 gal/yr/sf and irrigation				<input checked="" type="checkbox"/> DISTRICT			
** Irrigation included in Residential & Commercial Uses				NAME <u>4-Way Ranch Metro. Dist. #1</u>			
				LETTER OF COMMITMENT FOR			
				SERVICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
11. ENGINEER'S WATER SUPPLY REPORT				If yes, please forward with this form. (This may be required before our review is completed)			
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO							
12. TYPE OF SEWAGE DISPOSAL SYSTEM <u>Central Sewer System</u>							
<input type="checkbox"/> SEPTIC TANK/LEACH FIELD				<input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME: <u>4-Way Metropolitan District #1</u>			
<input type="checkbox"/> LAGOON				<input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO:			
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)				<input type="checkbox"/> OTHER:			

## *Appendix E*





March 27, 2013

**RE: Water/Wastewater Service Commitment for the Waterbury Subdivision**

To Whom It May Concern:

This request for Water/Wastewater Service Commitment for residential development lies on approximately 62 acres of land, roughly 1/2-mile northwest of the intersection of Stapleton Road and U.S. Highway 24.

The 4-Way Metropolitan District #1 (The District) was formed in November of 2005, and is in the process of entering into an agreement with a contiguous District, Woodmen Hills Metropolitan District, for wastewater treatment service. We have calculated the water and wastewater needs as follows:

Annual Water Supply	70.1 Acre-Feet
Average Daily Wastewater Flows	32,000 gal/day

The 4-Way Ranch system includes source of supply, treatment, storage, and water rights sufficient to supply the needs of the proposed residential development.

The 4-Way Ranch Metropolitan District hereby commits to providing water and wastewater service to the above described development area in the volumes listed above.

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

Sincerely yours,

**4-Way Metropolitan District #1**

A handwritten signature in blue ink, reading "Peter R. Martz", is written over a large, stylized blue letter "J".

Peter Martz  
Chairman of the Board

Cc: John McGinn, District Engineer  
Amy Folsom, El Paso County Attorney  
Gene Cozzolino, Woodmen Hills Metropolitan District