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Threewind – Sewer Capacity Analysis

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Narrative

This analysis accompanies the development of Threewind, a master planned subdivision located on Tax Lot 7200 on tax map 151005DC.

According to Section 6 of “2016 Wastewater Capital Facilities Plan Update” published by the City of Sisters, the current sewer capacity was analyzed for the year 2035 with full build-out of the current UGB. In this analysis, undeveloped land was assigned EDU’s with the rates shown in table 1, depending on the current zoning of the property.

Table 1: EDU Designation

<i>Description</i>	<i>FT.²/EDU</i>
Commercial	5,000
Multi-Family Res.	5,000
Industrial	20,000
Residential	10,000
Open Space	20,000
City Parks	30,000
Schools	10,000
Public Facilities	10,000

Existing zoning of Threewind is 7.48 acres of Commercial Space. Using these rates, sewer capacity for the property was therefore calculated as follows:

$$\left(7.48 \text{ acres} * 43560 \frac{\text{sf}}{\text{acre}} / 5,000 \frac{\text{sf}}{\text{edu}} \right) = 65.2 \text{ EDU}$$

According to section 6.3 of “2016 Wastewater Capital Facilities Plan Update”, the current system has capacity for 65.2 EDU’s allotted to the site at projected 2035 flows at full build-out.

Given that the current submittal is a concept master plan, subsequent development within the site must verify during land use planning that proposals do not exceed the 65.2 EDU’s allotted to the property.

Sincerely,

H.A. McCoy Engineering & Surveying, LLC

Hayes A. McCoy PE, PLS

