

## BEALL TRACT AT DEAN RANCH

### AVERAGE DAILY WASTEWATER LOADING

PARCEL NO.	WASTEWATER	
	(GPM)	(MGD)
1	4.2	0.006
2	11.4	0.016
3	0.8	0.001
4	17.6	0.025
5	16.2	0.023
6	4.2	0.006
7	17.3	0.025
8	3.5	0.005
9A	3.7	0.005
9B	161.2	0.232
10	41.6	0.060

**TOTAL =                    282 GPM                    0.41 MGD**

**Notes:**

1. Parcels and corresponding land/building uses are based on a land plan prepared by MESA dated August 30, 2023.
2. Average per day capita usage values are based on City of Fort Worth Water Department Installation Policy and Design Criteria.
3. Values in the summary table above are average daily usage and do not include peaking factors.
4. Fire flow protection will need to be determined when preparing the water study.

Population assumptions:

Non-residential = 1 person per 400 SF of building structure

Single Family Residential = 3.5 persons per lot

Multi-Family Residential = 2.5 persons per unit

Population assumptions are per City of Fort Worth Water Department Installation Policy and Design Criteria.

**WASTEWATER LOADING**

Parcel No.	Use	Acres	Building Area (SF)	Units/Lots	Population	Average Day per Capita	Average Daily Flow		Peak Daily Flow		
							Q <sub>avg</sub> (gpm)	Q <sub>ult</sub> (MGD)	Peaking Factor	Q <sub>p</sub> (gpm)	Q <sub>ult</sub> (MGD)
1	Commercial	2.9	15,555	N/A	39	35	0.9	0.0014	4.0	3.8	0.005
	Commercial	3.3	23,515	N/A	59	35	1.4	0.0021	4.0	5.7	0.008
	Commercial	3.8	30,235	N/A	76	35	1.8	0.0027	4.0	7.4	0.011
	<b>Total =</b>	<b>10.0</b>	<b>69,305</b>		<b>174</b>		<b>4.2</b>	<b>0.0061</b>		<b>16.9</b>	<b>0.024</b>
2	Warehouse	4.9	66,350	N/A	166	35	4.0	0.0058	4.0	16.1	0.023
	Warehouse	3.2	55,820	N/A	140	35	3.4	0.0049	4.0	13.6	0.020
	Flex Space	1.9	25,970	N/A	65	35	1.6	0.0023	4.0	6.3	0.009
	Flex Space	2.1	25,970	N/A	65	35	2.4	0.0035	4.0	9.7	0.014
	<b>Total =</b>	<b>12.1</b>	<b>174,110</b>		<b>436</b>		<b>11.4</b>	<b>0.0165</b>		<b>45.8</b>	<b>0.066</b>
3	Office	2.3	12,375	N/A	31	35	0.8	0.0011	4.0	3.0	0.004
	<b>Total =</b>	<b>2.3</b>	<b>12,375</b>		<b>31</b>		<b>0.8</b>	<b>0.0011</b>		<b>3.0</b>	<b>0.004</b>
4	Commercial	3.8	17,950	N/A	45	35	1.1	0.0016	4.0	4.4	0.006
	Commercial	0.8	5,250	N/A	13	35	0.3	0.0005	4.0	1.3	0.002
	Commercial	0.8	4,900	N/A	12	35	0.3	0.0004	4.0	1.2	0.002
	Commercial	3.8	20,655	N/A	52	35	1.3	0.0018	4.0	5.1	0.007
	Commercial	2.8	19,675	N/A	49	35	1.2	0.0017	4.0	4.8	0.007
	Hotel	8.8	211,250	N/A	528	35	12.8	0.0185	4.0	51.3	0.074
	Commercial	9.8	9,450	N/A	24	35	0.6	0.0008	4.0	2.3	0.003
<b>Total =</b>	<b>30.6</b>	<b>289,130</b>		<b>723</b>		<b>17.6</b>	<b>0.0253</b>		<b>70.3</b>	<b>0.101</b>	
5	QSR	1.4	5,300	N/A	13	35	0.3	0.0005	4.0	1.3	0.002
	QSR	0.9	4,000	N/A	10	35	0.2	0.0004	4.0	1.0	0.001
	QSR	1.2	4,000	N/A	10	35	0.2	0.0004	4.0	1.0	0.001
	QSR	0.9	4,000	N/A	10	35	0.2	0.0004	4.0	1.0	0.001
	QSR	0.9	4,000	N/A	10	35	0.2	0.0004	4.0	1.0	0.001
	Grocery	16.0	130,500	N/A	326	35	7.9	0.0114	4.0	31.7	0.046
	Commercial	7.6	64,375	N/A	161	35	3.9	0.0056	4.0	15.7	0.023
	Commercial	3.1	23,210	N/A	58	35	1.4	0.0020	4.0	5.6	0.008
	Commercial	4.1	27,380	N/A	68	35	1.7	0.0024	4.0	6.6	0.010
<b>Total =</b>	<b>36.1</b>	<b>266,765</b>		<b>666</b>		<b>16.2</b>	<b>0.0233</b>		<b>64.8</b>	<b>0.093</b>	
6	Office	1.2	12,850	N/A	32	35	0.8	0.0011	4.0	3.1	0.004
	Office	1.0	9,450	N/A	24	35	0.6	0.0008	4.0	2.3	0.003
	Office	1.0	11,275	N/A	28	35	0.7	0.0010	4.0	2.7	0.004
	Office	1.5	15,200	N/A	38	35	0.9	0.0013	4.0	3.7	0.005
	Office	2.0	19,570	N/A	49	35	1.2	0.0017	4.0	4.8	0.007
	<b>Total =</b>	<b>6.7</b>	<b>68,345</b>		<b>171</b>		<b>4.2</b>	<b>0.0060</b>		<b>16.6</b>	<b>0.024</b>
7	Office	9.6	194,040	N/A	485	35	11.8	0.0170	4.0	47.2	0.068
	Commercial	2.1	14,565	N/A	36	35	0.9	0.0013	4.0	3.5	0.005
	Commercial	1.6	14,565	N/A	36	35	0.9	0.0013	4.0	3.5	0.005
	Commercial	3.2	29,540	N/A	74	35	1.8	0.0026	4.0	7.2	0.010
	Commercial	5.6	32,550	N/A	81	35	2.0	0.0028	4.0	7.9	0.011
<b>Total =</b>	<b>22.1</b>	<b>285,260</b>		<b>712</b>		<b>17.3</b>	<b>0.0249</b>		<b>69.2</b>	<b>0.100</b>	
8	QSR	1.5	5,000	N/A	13	35	0.3	0.0005	4.0	1.3	0.002
	QSR	1.0	4,000	N/A	10	35	0.2	0.0004	4.0	1.0	0.001
	QSR	1.1	4,000	N/A	10	35	0.2	0.0004	4.0	1.0	0.001
	Restaurant	3.2	18,000	N/A	45	35	1.1	0.0016	4.0	4.4	0.006
	Commercial	1.4	12,250	N/A	31	35	0.8	0.0011	4.0	3.0	0.004
	Commercial	2.3	14,690	N/A	37	35	0.9	0.0013	4.0	3.6	0.005
<b>Total =</b>	<b>10.5</b>	<b>57,940</b>		<b>146</b>		<b>3.5</b>	<b>0.0051</b>		<b>14.2</b>	<b>0.020</b>	
9A	Restaurant	6.5	15,000	N/A	38	35	0.9	0.0013	4.0	3.7	0.005
	Commercial	0.6	5,250	N/A	13	35	0.3	0.0005	4.0	1.3	0.002
	Commercial	0.5	5,600	N/A	14	35	0.3	0.0005	4.0	1.4	0.002
	Commercial	1.8	17,610	N/A	44	35	1.1	0.0015	4.0	4.3	0.006
	Commercial	1.9	18,160	N/A	45	35	1.1	0.0016	4.0	4.4	0.006
<b>Total =</b>	<b>11.3</b>	<b>61,620</b>		<b>154</b>		<b>3.7</b>	<b>0.0054</b>		<b>15.0</b>	<b>0.022</b>	
9B	Multi-Family	18.6	674,520	542	1355	85	80.0	0.1152	4.0	319.9	0.461
	Multi-Family	8.6	323,660	249	623	85	36.8	0.0530	4.0	147.1	0.212
	Multi-Family	7.0	376,260	301	753	85	44.4	0.0640	4.0	177.8	0.256
	<b>Total =</b>	<b>34.2</b>	<b>1,374,440</b>		<b>2731</b>		<b>161.2</b>	<b>0.2321</b>		<b>644.8</b>	<b>0.929</b>
10	Residential	21.2	N/A	201	704	85	41.6	0.0598	4.0	166.2	0.239
	<b>Total =</b>	<b>21.2</b>			<b>704</b>		<b>41.6</b>	<b>0.0598</b>		<b>166.2</b>	<b>0.239</b>

**GRAND TOTAL =**      197.1      2,659,290      6,648      282      0.41      1,127      1.62