

SAN PEDRO RANCH DEVELOPMENT  
WATER / WASTEWATER DEMAND SCHEDULE

Updated 11/26/24  
8/7/24  
7/31/24

**PHASING SUMMARY**

YEAR	PHASE #	GROSS AREA (AC)	NET AREA (AC)	LAND USE	PHASE WATER DEMAND Peak Flow (GPM)	PHASE SEWER DEMAND Peak Flow (GPM)	Total Water Demand (GPM)	Total Sewer Demand (GPM)
2024	1 - UNIT 1	4.87	3.87	COMMERCIAL	2.74	2.74	2.74	2.74
2027	2	25.33	19.25	SINGLE FAMILY	62.86	49.31	65.60	52.05
2030	3	25.05	19.03	SINGLE FAMILY	63.29	49.63	128.89	101.68
2033	6	45.04	34.23	MIXED	236.58	181.99	365.47	283.67
2026 w/Elementary Sch.	7	52.38	39.81	MIXED	208.43	167.25	573.90	450.92
2039	8	25.84	19.64	SINGLE FAMILY	109.19	83.99	683.09	534.91
2035-39 Outer Loop is constructed by TxDOT	17	74.40	74.40	RIGHT-OF-WAY				
2040	1 - UNIT 2	18.18	18.18	COMMERCIAL	12.10	12.10	695.19	547.01
2041	18	13.61	10.34	COMMERCIAL	8.75	8.75	703.94	555.76
2042	5	23.71	18.02	SINGLE FAMILY	93.64	72.03	797.58	627.79
2044	19	32.75	24.89	COMMERCIAL	22.29	22.29	819.87	650.08
2045	4	22.93	17.42	MIXED	41.95	34.57	861.82	684.65
2047	20	16.52	12.55	COMMERCIAL	11.47	11.47	873.29	696.12
2049	9	37.41	28.43	MIXED	337.61	259.86	1210.90	955.98
2049	21	10.08	7.66	COMMERCIAL	6.56	6.56	1217.46	962.54
2051	10	17.30	13.15	COMMERCIAL	12.01	12.01	1229.47	974.55
2051	22	19.18	14.58	MIXED	132.12	103.45	1361.59	1078.00
2053	12	34.36	26.12	MIXED	223.30	195.18	1584.89	1273.18
2055 w/Middle Sch.	11	56.62	43.03	MIXED	171.89	139.46	1756.78	1412.64
2057	13	46.43	35.28	SINGLE FAMILY	182.96	140.74	1939.74	1553.38
2059	14	23.42	17.80	SINGLE FAMILY	98.96	76.12	2038.70	1629.50
2061	15	23.95	18.21	SINGLE FAMILY	101.20	77.85	2139.90	1707.35
2062	16	10.08	7.66	COMMERCIAL	5.66	5.66	2145.56	1713.01
2054	23	27.58	20.96	SINGLE FAMILY	98.24	75.57	2243.80	1788.58
2066	25	25.63	19.48	SINGLE FAMILY	69.26	53.27	2313.06	1841.85
2068	26	25.52	19.40	SINGLE FAMILY	103.40	79.54	2416.46	1921.39
2070	24	26.12	19.85	MIXED	101.17	77.52	2517.63	1998.91
2072	29	21.67	16.47	MIXED	64.38	50.76	2582.01	2049.67

Existing lift station capacity can support up to 588 GPM.

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2074	28	18.46	14.03	SINGLE FAMILY	72.64	55.87	2654.65	2105.54	
2076	30	65.27	49.61	SINGLE FAMILY	256.53	197.33	2911.18	2302.87	
2078	27	31.21	23.72	SINGLE FAMILY	105.57	81.21	3016.75	2384.08	
2080	31	25.94	19.71	SINGLE FAMILY	69.89	53.76	3086.64	2437.84	
2082	41	56.95	43.28	SINGLE FAMILY	159.15	122.43	3245.79	2560.27	
2084	40	46.65	35.45	MIXED	12.01	12.01	3257.80	2572.28	
2086	32	35.15	26.72	MIXED	216.65	170.26	3474.45	2742.54	
2089	36	51.84	39.40	MIXED	132.98	102.29	3607.43	2844.83	
2089	37	19.16	14.56	COMMERCIAL	11.56	11.56	3618.99	2856.39	
2091	35	30.24	22.98	MIXED	35.81	31.01	3654.80	2887.40	
2093	34	58.71	44.62	MIXED	142.80	111.48	3797.60	2998.88	
2095	33	47.97	36.45	MIXED	89.24	71.57	3886.84	3070.45	
2097	38	66.99	50.91	MIXED	177.34	136.58	4064.18	3207.03	
2100	39	35.73	27.15	SINGLE FAMILY	103.22	79.40	4167.40	3286.43	
	TOTAL	1376.21	1068.32						

76 years to develop 1,376 acres @ 18 acres / year (Avg.)

Notes:

- (1) Annexation with City will be required starting with Phase 2. Annexation process will allow for review and coordination with TxDOT during annexation process;
- 2) Net area assumes 24% loss for right of way dedication;
- 3) Existing lift station capacity is 588 GPM and can accommodate Phases 1-18. Upgrade to lift station required after Phase 18.



11.26.24



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