



WASTEWATER DISPOSAL REPORT

Seder Subdivision
2725 Akers Drive
El Paso County, Colorado 80922

Prepared For:
Seder Investment, LLC
2725 Akers Drive
El Paso County, Colorado 80922

Prepared By:
Baseline Engineering Corporation
1046 Elkton Drive
Colorado Springs, Colorado 80907

Steven Baggs, PE

Date: January 24, 2024

PCD Filing No.: VR2319

 **BASELINE**

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1) Project Location and Description

a) Location

This Wastewater Disposal Report has been prepared for the proposed Seder Subdivision, located on Lot 7 of the Akers Acres Subdivision No. 1. The address of the site is 2725 Akers Drive and the parcel number is 5332002015. The property is bound to the North by Lot 6 of the Akers Acres Subdivision No. 1, the East by Marksheffel Road Right-of-Way, the South by Lot 8 of the Akers Acres Subdivision No. 1, and the West by Akers Drive Right-of-Way. The site is located within the SE ¼ of Section 32, Township 13 S, Range 65 West of the 6th Principal Meridian.

b) Description of Property

For the purposes of this report “the site” will refer to Lot 7 of the Akers Acres Subdivision No. 1, which is approximately 9.37 acres. The property is to be replatted as Seder Subdivision with two lots, Lot 1 containing 2.76 acres and Lot 2 containing 6.58 acres. There is an existing one-story office building, RAS pavement drive aisles and parking, and outdoor storage area on the property. The site was formerly an asphalt shingle recycling facility but that operation has ceased and the shingle storage piles are currently being removed from the site.

This project only proposes a replat of the property, no proposed surface improvements will be made at this time. The site is currently zoned M CAD-O. There is no zone change action proposed for this site.

VICINITY MAP



2) GENERAL WASTEWATER REQUIREMENTS

a) Wastewater Service Provider

This site is within the Cherokee Metropolitan District (CMD) water and wastewater service area. A copy of the district map showing the site located is included in the Appendix. The existing building on the site is currently served by CMD. CMD utilizes Colorado Springs Utilities Wastewater Line Extension & Service Standards with some identified exceptions. All future wastewater improvements required at this site will be in accordance with these standards.

b) Future Development

Development of the site is not proposed as part of this Vacation and Replat application. However, the current scheme for the site is that the existing building remains on Lot 1 and development acceptable in the M CAD-O zone will occur on Lot 2. A Site Development Plan will be required once final development plans are determined for Lot 2. Preliminary concept is for an outdoor RV/Boat storage yard with a small office. Topographic restrictions would require a pumped system or an Onsite Wastewater Treatment System for Lot 2 development. This would be determined at time of SDP application and an updated Wastewater Disposal Report will be required.

c) Wastewater Disposal Report

This Wastewater Disposal Report has been prepared to satisfy the requirements of the Land Development Code and in accordance with the Wastewater Disposal Report Checklist. This report has been prepared based on development information for this Vacation and Replat application only and will need to be updated at the time of future Site Development Plan applications.

3) SITE SPECIFIC WASTEWATER DISPOSAL REQUIREMENTS

a) Point of Connection

The Point of Connection (POC) for this proposed subdivision includes an existing POC for the existing building (Lot 1) and a possible future POC for Lot 2. The existing wastewater main in Akers Drive is the current outfall for this site. Since the specifics of Lot 2 development are undetermined at this time the future POC is subject to change and revision. A Point of Connection exhibit is included in the Appendix of this report.

b) Treatment Facility

There is no treatment facility proposed as a result of this Vacation and Replat application. The existing wastewater treatment facility is located southeast of Shriver Air Force Base. A map of the CMD Integrated Water And Wastewater System from the "Cherokee Metropolitan District Water Reclamation Facility Total Dissolved Solids Source Control Report" prepared by Forsgren Associates, Inc. and Hatch Mott MacDonald is included in the Appendix.

c) Projected Use

Per the water/wastewater commitment letter provided by the Cherokee Metropolitan District, the total water demand for this replat is estimated to be 1.32 acre-feet/year for the office and the possible RV/Boat storage facility. This conservative estimate yields an estimated wastewater production of 134 gallons/day. This represents approximately 0.05% of CMD's wastewater capacity.

d) Existing Treatment Plant Capacity & Utilization

As presented in the Projected Use section, this project is estimated to produce 134 gal/day of wastewater which represents 0.05% of CMD's Wastewater Treatment Facility's available capacity.

e) Proposed Treatment Plant Capacity & Utilization

There is no proposed treatment plant facility associated with this Vacation and Replat application. It is unlikely that a proposed treatment plant facility would be required for future development at this site.

f) Commitment Letter

As part of the final plat application submittal, a commitment letter to provide service was requested from Cherokee Metropolitan District for water and wastewater services. Cherokee Metropolitan District currently provides water and wastewater services to the site and the commitment letter indicates that the District has capacity to continue to provide service to the site upon completion of the two lot replat. A copy of the letter is included in the Appendix of this report.

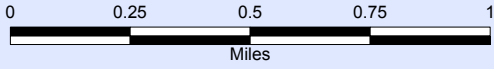
4) CONCLUSION

This Wastewater Disposal Report has been prepared to meet the submittal requirements for a Vacation and Replat application. The checklist for a final plat level report was utilized in the preparation of this report. Changes to the preliminary concept of Lot 2 development could require additional Wastewater Disposal Report requirements at time of Site Development Plan application.

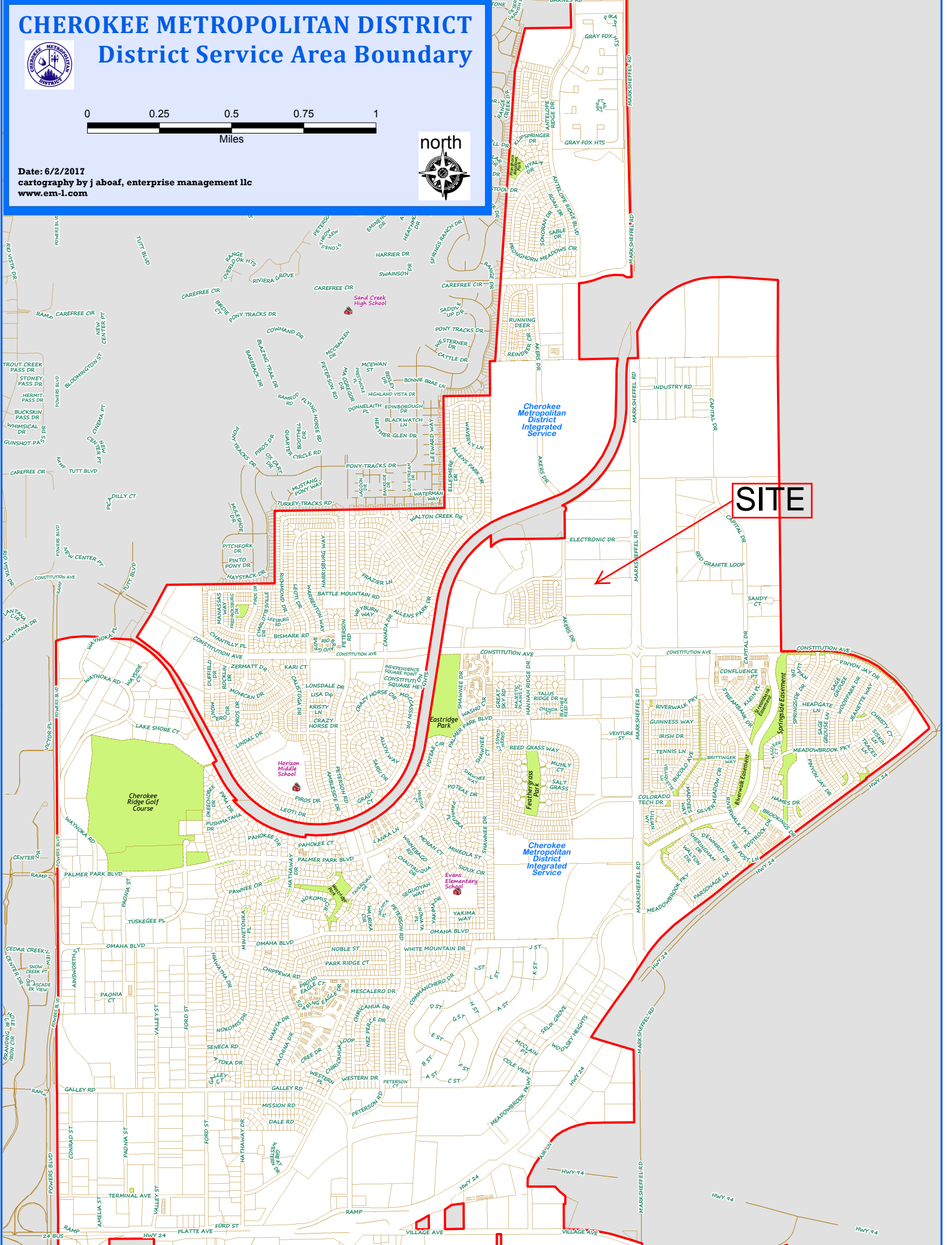
Appendix A

Cherokee Metropolitan District Map

CHEROKEE METROPOLITAN DISTRICT District Service Area Boundary



Date: 6/2/2017
cartography by j aboaf, enterprise management llc
www.em-1.com

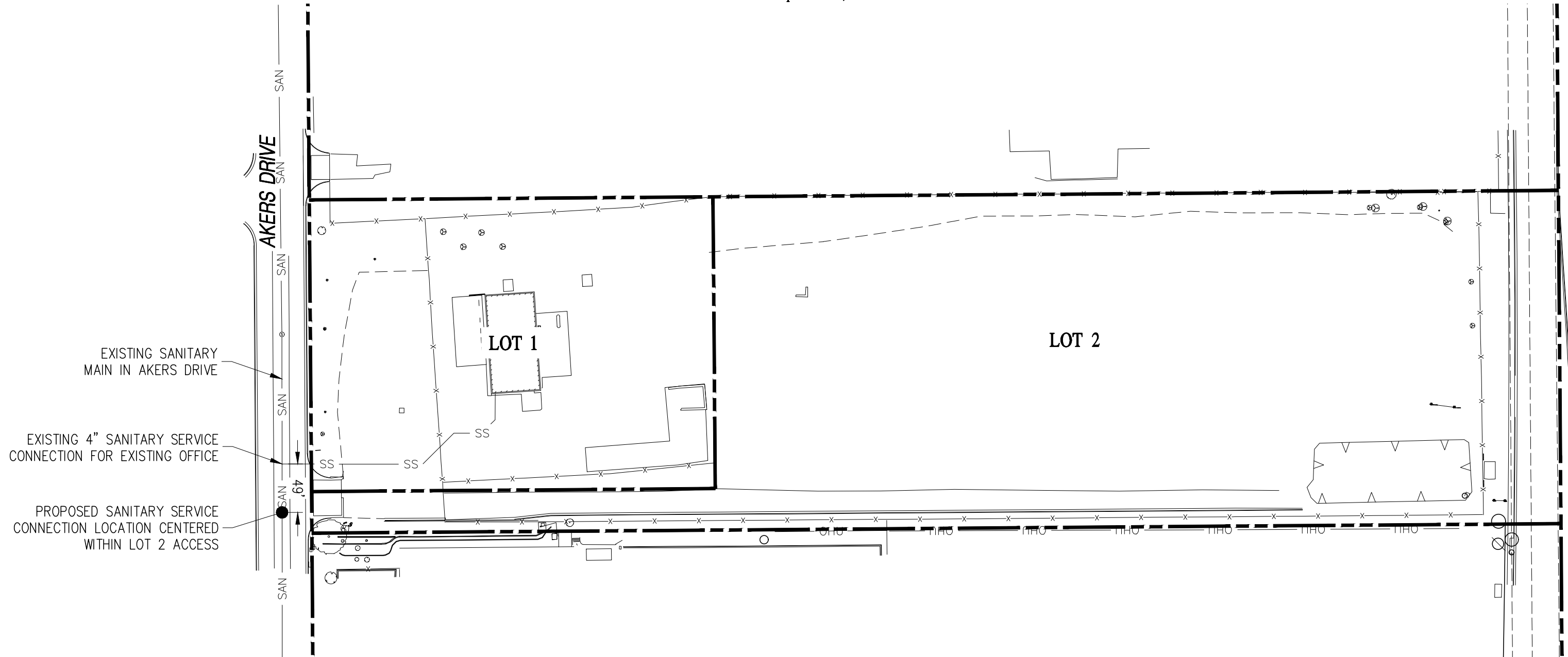


Appendix B

Wastewater Point of Connection Map

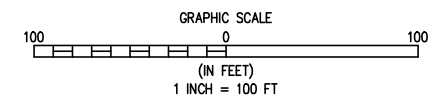
WASTEWATER CONNECTION POINT EXHIBIT SEDER SUBDIVISION

DATE PRINTED: September 26, 2023



LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	SECTION LINE	EXISTING SYMBOLS	PROPOSED SYMBOLS	
---	---	SECTION LINE	⊗	⊗	CONIFEROUS TREE
---	---	LOT LINE	○	○	DECIDUOUS TREE
-x-x-	-x-x-	WIRE FENCE	⊙	⊙	SANITARY MANHOLE
====	====	CURB AND GUTTER (SPILL/CATCH)			
////	////	EDGE OF BUILDING			
---	---	EDGE OF ASPHALT			
---	---	EDGE OF GRAVEL			
--- SAN ---	--- SAN ---	SANITARY SEWER MAIN			
--- SS ---	--- SS ---	SANITARY SEWER SERVICE			

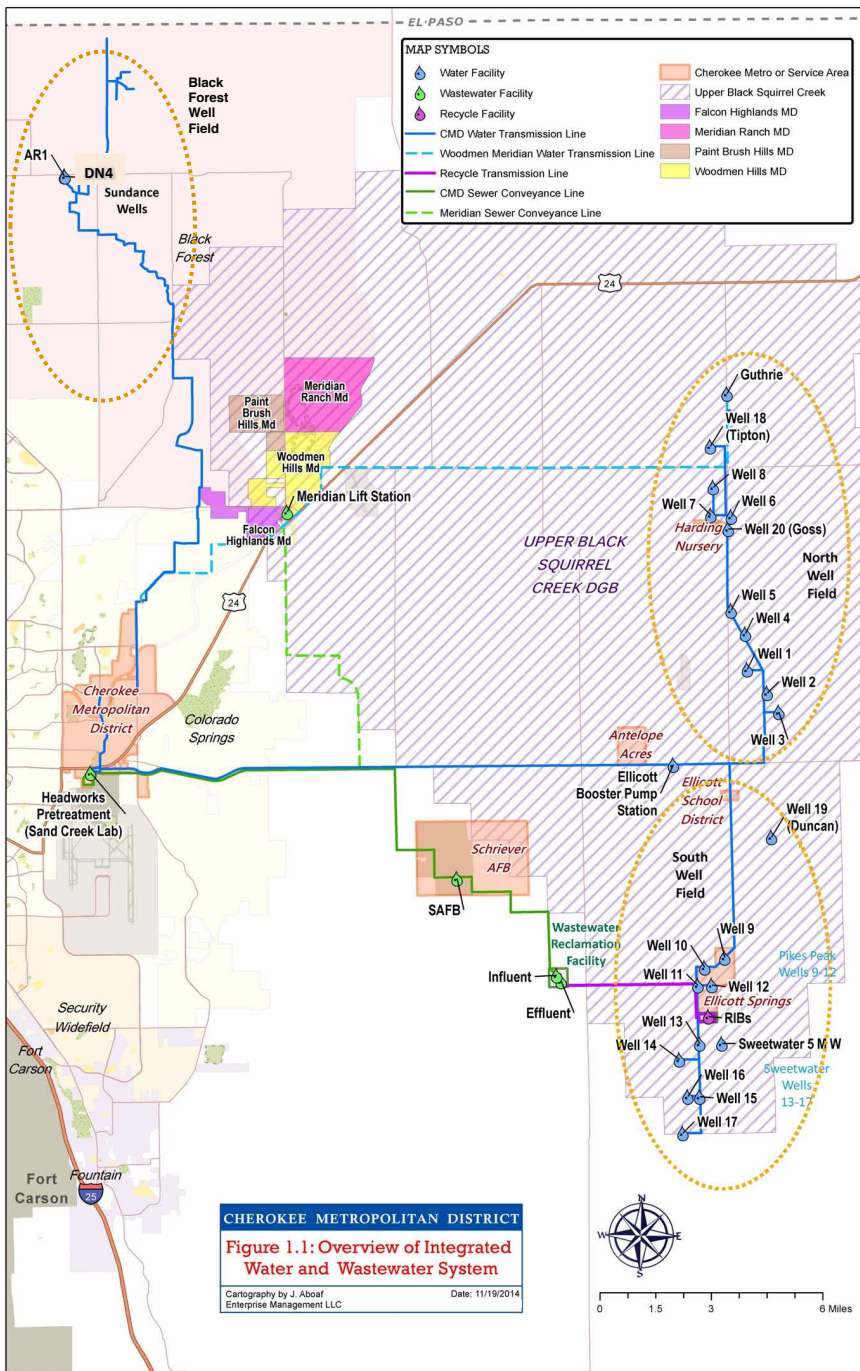


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Appendix C

Water & Wastewater System Map



Appendix D

Wastewater Commitment Letter



CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842

Telephone: (719) 597-5080 Fax: (719) 597-5145

January 23, 2024

Seder Investment LLC

Attn: Steve & Karen Seder

2725 Akers Drive

Colorado Springs, CO 80922

Sent via email: steven.baggs@baselinecorp.com

Re: Water and Sewer Service to **2725 Akers Drive**
Commitment Letter No. **2024-01 (Revision of 2023-05)**

Dear Seder Investment LLC,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for new development at 2725 Akers Drive. The proposed location for this development is located within the District's established boundaries and therefore is eligible for service connections from the District. Cherokee has an existing water service connection to the property and the owner is adding additional demand to the property

Cherokee Metropolitan District staff, along with the developer, have determined that the following will be the total water demand required by this development:

Type of Use	Demand (AF/yr)
New Domestic	0.15
New Irrigation	1.15
Total	1.30

The existing service connection has used an average of 0.016 AFY over the last five years. Cherokee confirms that they will continue to serve the existing uses in this amount and new development in the amount above, yielding a total commitment of 1.32 AFY to the 2725 Akers property.

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 134 gallons of new wastewater per day, representing 0.05% of CMD's wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the District. This 0% consumptive use is calculated for the purposes of ensuring CMD wastewater collection and treatment infrastructure is capable of treating the maximum possible volume of wastewater generated from this

development. This is not intended in any way to limit consumptive uses of potable water on the subject property.

This water commitment is hereby made exclusively for this specific development project at this site within the District. To confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment. If the subject project is re-platted, you must submit a new commitment request prior to submitting the re-plat to El Paso County, which may result in a recalculation of the water demand for the project.

If I may be of further assistance please contact me at your convenience.

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy Lathen".

Amy Lathen
General Manager

Cc: Peter Johnson; Water Counsel w/ encl: sent via email
Steve Hasbrouck; Board President w/ encl: sent via email
Jeff Munger; Water Resource Engineer: sent via email
Kevin Brown; Jr. Engineer: sent via email