

**WATER REPORT**  
**FOR**  
**CROSSROADS MIXED USE FILING NO. 2**  
**EL PASO COUNTY, COLORADO**

**JULY 2023**

Prepared for:

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Project #18-004

EPC PROJECT  
SF-2238

# **WATER REPORT FOR CROSSROADS MIXED USE FILING NO. 2**

## **TABLE OF CONTENTS**

### **1.0 INTRODUCTION AND CONCLUSION**

### **2.0 LAND USE**

#### **2.1 Projected Land Uses**

### **3.0 WATER NEEDS AND SUPPLY**

#### **3.1 Projected Water Demand**

*Table 1: Summary of Expected Water Demands*

#### **3.2 Development Water Supply**

#### **3.3 District Water Supply**

*Table 2: Summary of Water Supply for Exportable Wells*

*Table 3: Summary of New Water Supplies for Completion in 2020*

### **4.0 WATER SYSTEM FACILITIES**

#### **4.1 Source of Water Supply**

#### **4.2 Sufficient Dependability of Water Supply**

#### **4.3 Sufficient Quantity of Water Supply**

*Table 4: Summary of Existing Commitments*

#### **4.4 Sufficient Quality and Potability of Water Supply**

#### **4.5 Water Storage**

#### **4.6 Distribution, Pumping and Transmission Lines**

## **APPENDIX**

Vicinity Map  
CMD Water and Wastewater Service Boundary Map  
Water Supply Information Summary  
Commitment Letter  
2020 CMD Consumer Confidence Report  
Preliminary Utility Plan

# **WATER REPORT FOR CROSSROADS MIXED USE FILING NO. 2**

## ***1.0 INTRODUCTION AND CONCLUSION***

The purpose of this report is to provide a Wastewater Report to address the specific needs of Crossroads Mixed Use Filing No. 2 in its full buildout condition in a portion of the south half of Section 8 and the northeast quarter of Section 8, Township 14 South, Range 65 West of the 6<sup>th</sup> Principal Meridian, in El Paso County, Colorado. The currently undeveloped site is bound to the west by undeveloped Softball West Subdivision Filing No. 2, to the north by dedicated right of way for Meadowbrook Parkway, to the south by Hwy 24 (West Bound), and to the east by Newt Drive. Land use for this project is currently listed as vacant commercial lots. Improvements proposed for the site include subdividing the existing parcel into 1 lot and 4 tracts for access, utility, and detention use. 174,581 square feet of commercial space is designated to Tract B, C, D and Lot 1. Tract A is proposed to be used as access roads to the commercial sites for the Crossroads Mixed Use Filing No. 2 project.

The site is within the Cherokee Metropolitan District (CMD) Service Area. CMD is a Title 32 Special District which provides water and wastewater to an 800-acre enclave of unincorporated El Paso County surrounded by the City of Colorado Springs. Currently, CMD serves approximately 7,000 residential taps and 500 commercial taps in addition to bulk users in eastern El Paso County including Schriever Air Force Base and several small developments located along State Highway 94. A map of the CMD Water and Wastewater Service Boundary is included in the Appendix.

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, “Adequate evidence of a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water. The purpose of this report is to meet the requirements of this section. The State Engineers Office (SEO) water supply information summary sheet is included in the Appendix.

Water and wastewater services will be provided by Cherokee Metropolitan District. The Commitment Letter and Clarification Letter are included in the Appendix, and reflects the most updated irrigation square footages and consumption estimates for the residential and commercial uses involved in the project.

**CONCLUSION:** This report is being submitted in support of the preliminary plan, which encompasses commercial uses of the site. The final plat condition consists of concurrent development of Crossroads Mixed Use Filing No. 1 and submittal of an individual commitment letter, which is in line with the information outlined in this report. The commercial areas are being platted as Tract A (for the roadways), Lot 1, and Tract B, C, and D (to be subdivided at a later date). The estimates provided in this report are intended to serve as conservative maximums for the District and Colorado Springs Equities LLC. This report will be updated at a later date once more information concerning the commercial development is known.

## 2.0 PROJECTED LAND USES

### 2.1 Projected Land Uses

Land within the subject development area has been planned as a commercial development. This report and any associated commitments pertain to the Preliminary Utility Plan for Crossroads Mixed Use Filing No. 2, which encompasses full buildout of the commercial lots.

## 3.0 WATER NEEDS AND SUPPLY

### 3.1 Projected Water Demand

The proposed development includes subdividing the existing parcel into 1 lots and 4 tracts with a maximum of 174,581 square feet of commercial space within the 11.64 acres of the site.

Presumptive values from Cherokee Metro District and El Paso County have been used to construct Table 1 below. The typical water use for the various land uses pertaining to this project are as follows:

- Commercial use is 0.000112 AF/YR per square-foot (0.10Gal/Day)
- Commercial irrigation is 2.46 AF/YR per Acre of developed space (2194.69 Gal/Day)

These rates of use were taken and multiplied by the number of units, acreage, or square footage of the use pertaining to each respective rate. Following this analysis, it is expected that Crossroads Mixed Use Filing No. 2 will have the following water demands:

**Table 1**  
**Summary of Expected Water Demands**

Amount	Use	Rate	Annual Demand (AF/Year)	Avg. Daily Flow (ADF) (GPD)	Peak Daily Flow (2.45xADF) (GPD)
55,351 $ft^2$	Commercial	$0.000112 \frac{ac*ft}{yr*ft^2}$	6.2	5,531	13,551
2.03 Acres	Commercial Irrigation	$2.36 \frac{ac*ft}{yr*ac}$	4.9	4,372	10,711
<b>Totals:</b>			<b>11.1</b>	<b>9,903</b>	<b>24,262</b>

### **3.2 District Water Supply**

CMD water is sourced entirely from groundwater in two regions. The majority is recovered from the alluvial Upper Black Squirrel (UBS) Aquifer in eastern El Paso County via 20 wells. The remainder is sourced from two wells in deep bedrock aquifers in the northern part of the county on the “Sundance Ranch” property. Water from eight of the 20 wells in the eastern part of the county can only be used to serve a fixed list of customers. Water for the main service area of CMD comes only from the remaining 12 wells in UBS along with the two wells in Sundance Ranch. The total annual volume available to CMD from these exportable supplies is 3,985 annual acre-feet. A summary of the water supply from these supplies is provided in Table 2. Below is a narrative description of the nature of those supplies.

CMD is within a Designated Groundwater Basin known as the Upper Black Squirrel Groundwater Management District. Rules regarding use, access, and other management issues are governed by the UBS and the State Groundwater Commission. These rules vary from other areas in the state. Alluvial water in the UBS are “over-appropriated” which means no additional alluvial water rights are available. Acquisition of an alluvial right therefore is limited to purchase of someone else’s existing alluvial rights. Alluvial rights are renewable.

Cherokee has eight wells (numbered 1-8) that are restricted to serving a maximum of 653 annual acre feet to a fixed list of customers within the Upper Black Squirrel Creek Designated Basin (the Basin). Excess allocation for these wells is unavailable for new developments, even if they are inside the Basin, so this water is tracked separately from CMD’s general supply portfolio. CMD’s other alluvial wells are exported for use outside the UBS basin. The total annual volume available to CMD from these exportable supplies is 3,985 Acre-Feet per Year (AF/YR). The physical yield of these wells is significantly higher than their annual appropriation, allowing for flexibility in satisfying irrigation season demand.

The second type of groundwater supplying CMD is Denver Basin water. The Denver Basin is a vast deep-rock aquifer that stretches from south of Falcon northerly to beyond Denver. Rights that are granted in the Denver basin are based on the ownership of the surface property. The larger the parcel, the larger the allocation. Denver Basin water is considered finite and therefore nonrenewable water. There are four main formations that make up the Denver Basin, the Dawson, the Denver, the Arapahoe, and the Laramie-Fox-Hills, described from top to bottom. The District has two wells in the Black Forest area and located within the Denver Aquifer and Arapahoe Aquifer.

**Table 2**  
**Summary of Water Supply for Exportable Wells**

Well Number	Water Right (AF/YR)	2019 Use (AF/YR)	Permit Number	Aquifer	Aquifer Status
Well 9	176	132	14145-FP-R	UBS Alluvium	Tributary
Well 10	176	108	14145-FP-R	UBS Alluvium	Tributary
Well 11	244	161	6821-FP-R	UBS Alluvium	Tributary
Well 12	244	149	11198-FP	UBS Alluvium	Tributary
Well 13	1268	975	49988-F	UBS Alluvium	Tributary
Well 14	0	0	52429-F	UBS Alluvium	Tributary
Well 15*	281	145	54070-F	UBS Alluvium	Tributary
Well 16*	219	123	54069-F	UBS Alluvium	Tributary
Well 17*	175	151	63094-F	UBS Alluvium	Tributary
Well 18	225	138	16253-RFP-R	UBS Alluvium	Tributary
Well 19	95	79	20567-RFP-R	UBS Alluvium	Tributary
Well 20	400	38	4332-FRP	UBS Alluvium	Tributary
Well 21	290	0	81782-F	UBS Alluvium	Tributary
DN-4**	110	110	78315-F	Denver Aquifer	Non-Tributary
AR-1***	147.7	155	75881-F	Arapahoe Aquifer	Non-Tributary
<b>Total</b>	<b>3984.7</b>	<b>2464</b>			

\*Wells 15, 16, and 17 can produce a combined 609 AF/YR despite their total individual allocations equaling 675 AF/YR. This reduction is reflected in the total.

\*\*CMD holds additional water rights in the Denver Aquifer associated with the Sundance Ranch property but this particular well has a maximum annual recorded yield of 110 annual acre-feet.

\*\*\*As of December 2019, AR-1 has 2040 AF of banked water which allows actual pumping to exceed allocation on a limited basis.

*Development of Physical Supply:* CMD is developing owned water supplies to increase available water and improve flexibility in provision of summer flows. By the end of 2021, these new wells will contribute 458 annual acre-feet of capacity to the CMD system for a total of 4,443.0 annual acre-feet. Further development in the Denver Basin is not planned at this time and instead CMD is focusing on acquiring new renewable supplies proximate to existing infrastructure. A summary of the new water supplies slated for completion in 2020 are provided in Table 3 below. Since 2011, actual demand from CMD customers has fallen 30-35% below commitments, partially due to some committed developments being incomplete but largely due to water saving measures undertaken by CMD customers.

**Table 3**  
**New Water Supplies Slated For Completion in 2021**

<b>Well Number</b>	<b>Water Right (AF/YR)</b>	<b>Permit Number</b>	<b>Aquifer</b>	<b>Aquifer Status</b>
Albrecht Well	153.5	27571-FP	UBS Alluvium	Tributary
DA-1	40.3	83604-F	Dawson	Not Non-Tributary
DA-4	64.5	83603-F	Dawson	Not Non-Tributary
AR-1 Expansion	200	75881-F	Arapahoe	Non-Tributary
<b>Total</b>	<b>458.3</b>			

CMD has not acquired any new water rights since 2015 but has been developing owned water rights into productive wells. CMD has not engaged in any water trades nor lost any water rights in the last year. The District is not currently under contract to purchase new water rights although CMD is investigating purchases of renewable water rights proximate to its existing infrastructure on an ongoing basis.

CMD is currently pursuing a replacement plan in partnership with Meridian Service Metropolitan District (MSMD) in order to claim credits for its treated water return flows and maximize the efficiency of its water supplies.

#### **4.0 WATER SYSTEM FACILITIES AND PHYSICAL SUPPLY**

##### **4.1 SOURCES OF WATER SUPPLY:**

CMD will provide treatment and delivery of the water to the development. The proposed water system will connect to the existing water system in directly adjacent, recently constructed subdivisions. A map of the Preliminary Utility Plan is included in the Appendix. The plan is subject to change based on review by CMD.

The District owns and operates 20 alluvial wells which pump renewable water from the UBS Designated Groundwater Basin. Also, the District operates 2 Denver Basin wells at the Sundance Ranch property in Black Forest area. Denver Basin wells are in the Denver and Arapahoe formations.

CMD has been actualizing owned water by drilling wells and beginning production on several well sites. In February of 2020, CMD brought the Sweetwater 5 well (81782-F) online after a year of planning and construction. In the next 6 months it is expected that the “Albrecht Well” (27554-FP) will be brought online providing an additional 153.5 annual acre-feet of water.

CMD is currently preparing to increase pump capacity in well AR-1 (75881-F), its only well in the Arapahoe aquifer, and to install pumps in two existing wells in the Dawson Aquifer (83603-F & 83604-F). Beyond these projects, additional well construction in the Denver Basin is not anticipated at this time, although CMD has a substantial amount of undeveloped water rights in the Denver Basin Aquifers.

Existing CMD wells have had a series of upgrades to improve quality and efficiency within the previous year. The screen and pump on Well 11 (6821-FP-R) were replaced to improve water flow and several in-district potable water tanks have been cleaned and rehabilitated. More incremental improvements in the distribution system to improve reliability and resiliency include deeper computer integration, upgrades to treatment systems, and emergency generator refurbishment.

#### **4.2 Sufficient Dependability of Water Supply**

Crossroads Mixed Use Filing No. 2 is to be served by the CMD water system. The proposed water system will connect to the existing water systems in directly adjacent, recently constructed subdivisions. An Intent to Serve letter from CMD to serve the development is included in the Appendix. There are no groundwater sources on this site proposed to be utilized by this development. Short term water supplies will be provided by CMD.

#### **4.3 Sufficient Quantity of Water Supply**

Per a Water Provider Information Update provided by Cherokee, dated October 29<sup>th</sup>, 2020, CMD's water commitments stood at 4,130.4 annual acre-feet prior to the addition of the proposed development. These commitments are broken down in Table 4. The Tipton and Kane commitments are related to an arrangement from the mid-2000's where developers reserved commitments on two new wells. The water from these wells is considered fully committed to these developers even if they have not yet begun the projects associated with the reserved commitments. Due to a complex legal history, the "Kane" water right was not tied to a specific physical water well but instead operates as a commitment served from CMD's general supply portfolio. The "Tipton" water right corresponds to CMD's Well 18.

**Table 4  
Summary of Existing Commitments**

<b>Commitments</b>	<b>(AF/YR)</b>
In-District	2693
Committed Since 2015	406.7
Schriever Air Force Base	537
Kane	200
Tipton	225
Construction	25
Parks	25
<b>Total</b>	<b>4111.7</b>

With 4,443.0 annual acre-feet of exportable supply and 4,111.7 annual acre-feet of commitments, CMD has a water balance of 331.3 annual acre-feet before the subject development and Crossroads Mixed Use Filing No.1. After commitment of 11.1 annual acre-feet to this development and 72.9 annual acre-feet to Crossroads Mixed Use Filing No.1, the District will have 249.5 annual acre-feet remaining for additional commitments.



#### **4.4 Sufficient Quality and Potability of Water**

Water delivery will be provided by CMD. Crossroads Metropolitan District No. 1 understands that the quality and potability of the CMD water supply is already approved. CMD groundwater from the UBS Basin is monitored for primary and secondary drinking water contaminants and has always fallen below maximum contaminant limits (MCL). Calcium Hypochlorite is applied at the Ellicott pump station for disinfection at a maximum hour flow of 9.2 MGD on all flows bound for the District. This residual is boosted again by Chlorine gas or Calcium Hypochlorite systems just before all points of delivery including the main District, Schriever Air Force Base, and a handful of small residential subdivisions in Eastern El Paso County. Water from the northern Sundance Denver Basin groundwater is treated at the Sundance property with Calcium Hypochlorite and maintains adequate residual at its point of entry into the main District distribution system without additional chlorine application. The District's water supply meets and or exceeds all CDPHE Drinking Water Standards. The Appendix provides a copy of the 2019 CMD Consumer Confidence Report which outlines water quality as delivered to District customers.

#### **4.5 Water Storage**

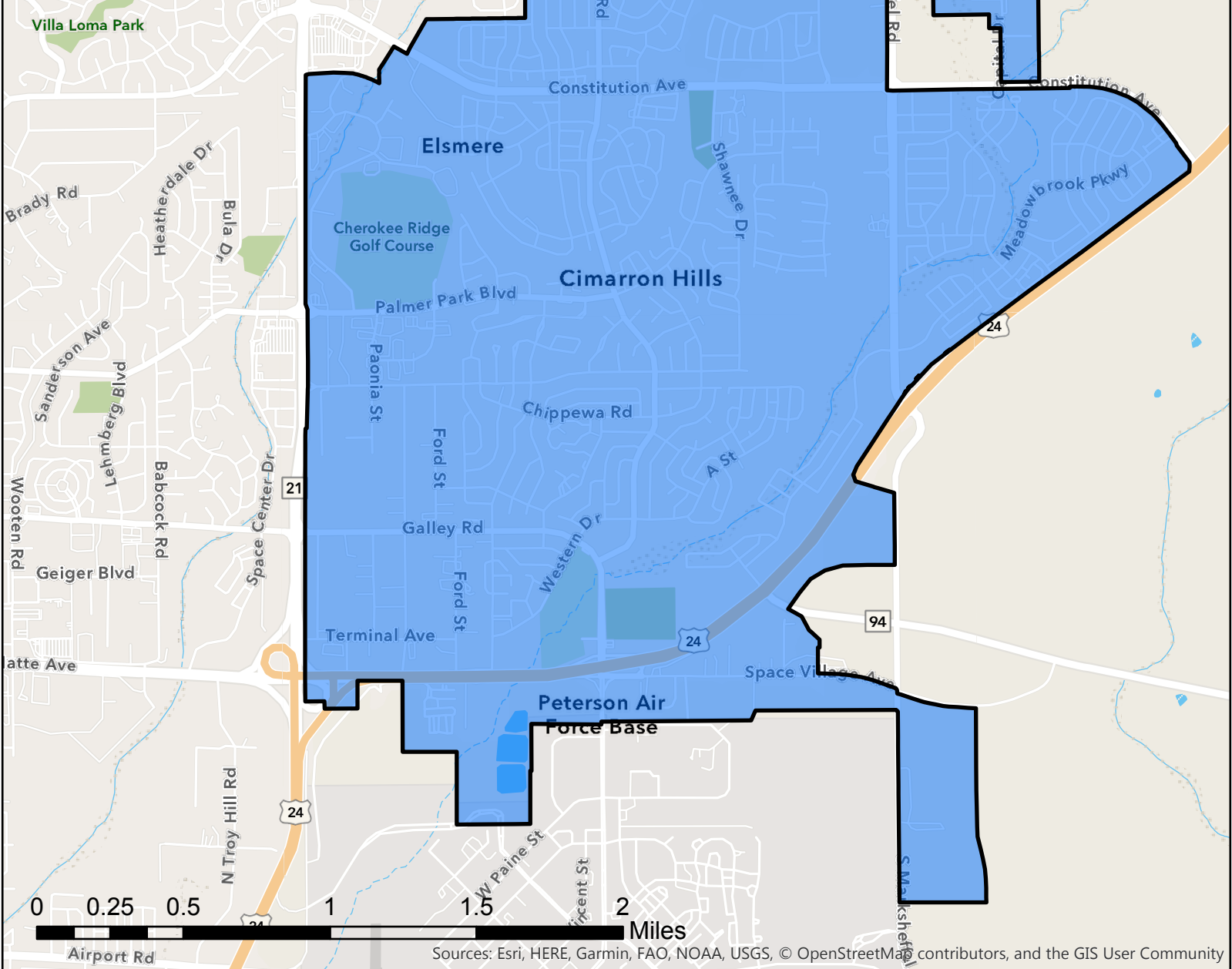
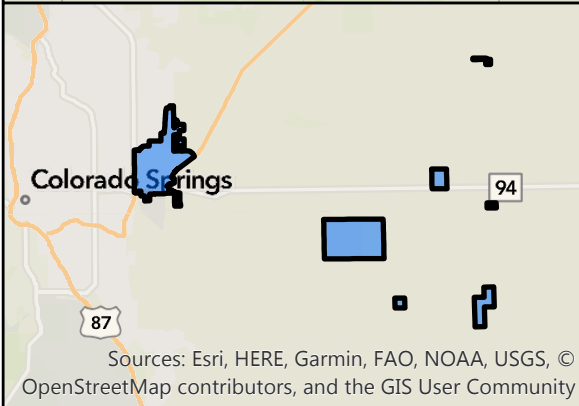
The District currently owns and operates seven (7) water storage facilities with a combined storage capacity of 16.5 Million Gallons. Three (3) of these tanks provide static pressure to the distribution system while the other four (4) tanks are used for buffering and storage of water produced in the northern Sundance wellfield and the eastern wellfield.

#### **4.6 Distribution, Pumping and Transmission Lines**

Overall, the District operates two major delivery lines, one from the northern Denver Basin wells and one from the eastern UBS Aquifer wells. Each of these lines has one pump station to boost pressure.

## **Appendices**

**Cherokee Metropolitan District Water and Wastewater Service Boundary  
Map**



## **Water Supply Information Summary**

# 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 <div style="text-align: center;">Crossroads Mixed Use Filing No. 2</div>			
2. LAND USE ACTION    Commercial Development			
3. NAME OF EXISTING PARCEL AS RECORDED    TR: D CROSSROADS MIXED USE FILING NO.1			
SUBDIVISION    N/A	FILING    N/A	BLOCK    N/A	LOT    N/A
4. TOTAL ACREAGE    12.016	5. NUMBER OF LOTS PROPOSED    1      PLAT MAP ENCLOSED <input checked="" type="checkbox"/> YES		
6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation. A. Was parcel recorded with county prior to June 1, 1972? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO B. Has the parcel ever been part of a division of land action since June 1, 1972? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, describe the previous action <u>Plat</u>			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner. <u>SW</u> 1/4 OF <u>      </u> 1/4 SECTION <u>8</u> TOWNSHIP <u>14</u> <input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE <u>65</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 type="checkbox"/> Yes <input type="checkbox"/> No      If not, scaled hand drawn sketch <input type="checkbox"/> Yes <input type="checkbox"/> No      NO WELLS			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # <u>      </u> of units      GPD <u>      </u> AF <u>      </u> COMMERCIAL USE # <u>55,351</u> of S.F.      GPD <u>6.2</u> AF <u>      </u> IRRIGATION # <u>2.06</u> of acres      GPD <u>4.9</u> AF <u>      </u> STOCK WATERING # <u>      </u> of head      GPD <u>      </u> AF <u>      </u> OTHER <u>      </u> GPD <u>      </u> AF <u>      </u> TOTAL      GPD <u>11.1</u> AF <u>      </u>		<input type="checkbox"/> EXISTING WELLS <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS <u>      </u> <u>      </u> <u>      </u> <input checked="" type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME <u>Cherokee MD</u> LETTER OF COMMITMENT FOR SERVICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
		<input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS - (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER <u>      </u>	
		WATER COURT DECREE CASE NO.'S <u>      </u> <u>      </u> <u>      </u> <u>      </u>	
11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO    IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
<input type="checkbox"/> SEPTIC TANK/LEACH FIELD <input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME <u>Cherokee MD</u> <input type="checkbox"/> LAGOON <input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO <u>      </u> <input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design) <input type="checkbox"/> OTHER <u>      </u>			

## **Commitment Letter**



## CHEROKEE METROPOLITAN DISTRICT

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

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

December 8<sup>th</sup>, 2022

Crossroads Development Company, LLC

Danny Mientka

90 S. Cascade Avenue, Suite 1500

Colorado Springs, CO 80903

*Sent via email: virgils@mscivil.com*

Re: Water and Sewer Service to **Crossroads Commercial**  
Commitment Letter No. **2022-16 (Revised from 2020-05)**

Dear Colorado Springs Equities,

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 the commercial portion of the Crossroads Mixed Use development located at the west corner of State Highway 94 and U.S. Highway 24. 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 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)
Domestic	6.2
Irrigation	4.9
<b>Total</b>	<b>11.1</b>

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 5,500 gallons of wastewater per day, representing 0.2% 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,



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

## **2020 CMD Consumer Confidence Report**

## CHEROKEE MD 2020 Drinking Water Quality Report

### Covering Data For Calendar Year 2019

*Public Water System ID:* CO0121125

**Esta es información importante. Si no la pueden leer, necesitan que alguien se la traduzca.**

We are pleased to present to you this year's water quality report. Our constant goal is to provide you with a safe and dependable supply of drinking water. Please contact SARA HOWARD at 719-597-5080 with any questions or for public participation opportunities that may affect water quality. **Please see the water quality data from our wholesale system(s) (either attached or included in this report) for additional information about your drinking water.**

#### General Information

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline (1-800-426-4791) or by visiting [epa.gov/ground-water-and-drinking-water](https://www.epa.gov/ground-water-and-drinking-water).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV-AIDS or other immune system disorders, some elderly, and infants can be particularly at risk of infections. These people should seek advice about drinking water from their health care providers. For more information about contaminants and potential health effects, or to receive a copy of the U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and microbiological contaminants call the EPA Safe Drinking Water Hotline at (1-800-426-4791).

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- **Microbial contaminants:** viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- **Inorganic contaminants:** salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- **Pesticides and herbicides:** may come from a variety of sources, such as agriculture, urban storm water runoff, and residential uses.
- **Radioactive contaminants:** can be naturally occurring or be the result of oil and gas production and mining activities.
- **Organic chemical contaminants:** including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and also may come from gas stations, urban storm water runoff, and septic systems.

In order to ensure that tap water is safe to drink, the Colorado Department of Public Health and Environment prescribes regulations limiting the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration regulations establish limits for contaminants in bottled water that must provide the same protection for public health.

### **Lead in Drinking Water**

If present, elevated levels of lead can cause serious health problems (especially for pregnant women and young children). It is possible that lead levels at your home may be higher than other homes in the community as a result of materials used in your home's plumbing. If you are concerned about lead in your water, you may wish to have your water tested. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. Additional information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (1-800-426-4791) or at [epa.gov/safewater/lead](http://epa.gov/safewater/lead).

### **Source Water Assessment and Protection (SWAP)**

The Colorado Department of Public Health and Environment may have provided us with a Source Water Assessment Report for our water supply. For general information or to obtain a copy of the report please visit [wqcdcompliance.com/ccr](http://wqcdcompliance.com/ccr). The report is located under "Guidance: Source Water Assessment Reports". Search the table using 121125, CHEROKEE MD, or by contacting SARA HOWARD at 719-597-5080. The Source Water Assessment Report provides a screening-level evaluation of potential contamination that **could** occur. It **does not** mean that the contamination **has or will** occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan. Potential sources of contamination in our source water area are listed on the next page.

Please contact us to learn more about what you can do to help protect your drinking water sources, any questions about the Drinking Water Quality Report, to learn more about our system, or to attend scheduled public meetings. We want you, our valued customers, to be informed about the services we provide and the quality water we deliver to you every day.

### **Our Water Sources**

<b><u>Sources (Water Type - Source Type)</u></b>	<b><u>Potential Source(s) of Contamination</u></b>
WELL 20 GOSS WELL (Groundwater-Well) WELL NO 2 (Groundwater-Well) WELL NO 17 (Groundwater-Well) WELL 19 DUNCAN WELL (Groundwater-Well) WELL 21 AR-1 (Groundwater-Well) PURCHASED FROM CO0121150 (Surface Water-Consecutive Connection) WELL 22 DN-4 (Groundwater-Well) WELL NO 18 TIPTON (Groundwater-Well) WELL NO 9 (Groundwater-Well) WELL NO 10 (Groundwater-Well) WELL NO 11 (Groundwater-Well) WELL NO 12 (Groundwater-Well) WELL NO 13 (Groundwater-Well) WELL NO 15 (Groundwater-Well) WELL NO 1 (Groundwater-Well) WELL NO 16 (Groundwater-Well) WELL NO 3 (Groundwater-Well) WELL NO 4 (Groundwater-Well) WELL NO 5 (Groundwater-Well) WELL NO 6 (Groundwater-Well) WELL NO 7 (Groundwater-Well) WELL NO 8 (Groundwater-Well)	Row Crops, Fallow, Small Grains, Pasture / Hay, Septic Systems, Road Miles

## Terms and Abbreviations

- **Maximum Contaminant Level (MCL)** – The highest level of a contaminant allowed in drinking water.
- **Treatment Technique (TT)** – A required process intended to reduce the level of a contaminant in drinking water.
- **Health-Based** – A violation of either a MCL or TT.
- **Non-Health-Based** – A violation that is not a MCL or TT.
- **Action Level (AL)** – The concentration of a contaminant which, if exceeded, triggers treatment and other regulatory requirements.
- **Maximum Residual Disinfectant Level (MRDL)** – The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Maximum Contaminant Level Goal (MCLG)** – The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Maximum Residual Disinfectant Level Goal (MRDLG)** – The level of a drinking water disinfectant, below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Violation (No Abbreviation)** – Failure to meet a Colorado Primary Drinking Water Regulation.
- **Formal Enforcement Action (No Abbreviation)** – Escalated action taken by the State (due to the risk to public health, or number or severity of violations) to bring a non-compliant water system back into compliance.
- **Variance and Exemptions (V/E)** – Department permission not to meet a MCL or treatment technique under certain conditions.
- **Gross Alpha (No Abbreviation)** – Gross alpha particle activity compliance value. It includes radium-226, but excludes radon 222, and uranium.
- **Picocuries per liter (pCi/L)** – Measure of the radioactivity in water.
- **Nephelometric Turbidity Unit (NTU)** – Measure of the clarity or cloudiness of water. Turbidity in excess of 5 NTU is just noticeable to the typical person.
- **Compliance Value (No Abbreviation)** – Single or calculated value used to determine if regulatory contaminant level (e.g. MCL) is met. Examples of calculated values are the 90<sup>th</sup> Percentile, Running Annual Average (RAA) and Locational Running Annual Average (LRAA).
- **Average (x-bar)** – Typical value.
- **Range (R)** – Lowest value to the highest value.
- **Sample Size (n)** – Number or count of values (i.e. number of water samples collected).
- **Parts per million = Milligrams per liter (ppm = mg/L)** – One part per million corresponds to one minute in two years or a single penny in \$10,000.
- **Parts per billion = Micrograms per liter (ppb = ug/L)** – One part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.
- **Not Applicable (N/A)** – Does not apply or not available.
- **Level 1 Assessment** – A study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
- **Level 2 Assessment** – A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

## Detected Contaminants

CHEROKEE MD routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table(s) show all detections found in the period of January 1 to December 31, 2019 unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one year old. Violations and Formal Enforcement Actions, if any, are reported in the next section of this report.

**Note:** Only detected contaminants sampled within the last 5 years appear in this report. If no tables appear in this section then no contaminants were detected in the last round of monitoring.

<b>Disinfectants Sampled in the Distribution System</b> <b>TT Requirement:</b> At least 95% of samples per period (month or quarter) must be at least 0.2 ppm <u>OR</u> If sample size is less than 40 no more than 1 sample is below 0.2 ppm <b>Typical Sources:</b> Water additive used to control microbes						
Disinfectant Name	Time Period	Results	Number of Samples Below Level	Sample Size	TT Violation	MRDL
Chlorine	December, 2019	<u>Lowest period</u> percentage of samples meeting TT requirement: 100%	0	31	No	4.0 ppm

Lead and Copper Sampled in the Distribution System								
Contaminant Name	Time Period	90 <sup>th</sup> Percentile	Sample Size	Unit of Measure	90 <sup>th</sup> Percentile AL	Sample Sites Above AL	90 <sup>th</sup> Percentile AL Exceedance	Typical Sources
Copper	07/15/2019 to 07/19/2019	0.47	30	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead	07/15/2019 to 07/19/2019	3	30	ppb	15	0	No	Corrosion of household plumbing systems; Erosion of natural deposits

Disinfection Byproducts Sampled in the Distribution System									
Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	MCL	MCLG	MCL Violation	Typical Sources
Total Haloacetic Acids (HAA5)	2019	7.58	2.3 to 13.5	16	ppb	60	N/A	No	Byproduct of drinking water disinfection
Total Trihalomethanes(TTHM)	2019	24.03	8.4 to 46.4	16	ppb	80	N/A	No	Byproduct of drinking water disinfection

Radionuclides Sampled at the Entry Point to the Distribution System									
Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	MCL	MCLG	MCL Violation	Typical Sources
Gross Alpha	2019	7.3	2.6 to 12.0	2	pCi/L	15	0	No	Erosion of natural deposits
Combined Radium	2019	4.7	3.4 to 6	2	pCi/L	5	0	No	Erosion of natural deposits
Combined Uranium	2019	2.5	0 to 5	2	ppb	30	0	No	Erosion of natural deposits
Gross Beta Particle Activity	2019	6.05	4.1 to 8	2	pCi/L*	50	0	No	Decay of natural and man-made deposits
*The MCL for Gross Beta Particle Activity is 4 mrem/year. Since there is no simple conversion between mrem/year and pCi/L EPA considers 50 pCi/L to be the level of concern for Gross Beta Particle Activity.									

Inorganic Contaminants Sampled at the Entry Point to the Distribution System									
Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	MCL	MCLG	MCL Violation	Typical Sources
Arsenic	2019	0.7	0 to 2	6	ppb	10	0	No	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium	2019	0.06	0.05 to 0.08	6	ppm	2	2	No	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Chromium	2019	3.2	0 to 8	6	ppb	100	100	No	Discharge from steel and pulp mills; erosion of natural deposits
Fluoride	2019	0.32	0.29 to 0.35	2	ppm	4	4	No	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Nitrate	2019	5.49	0 to 7.5	10	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Nitrate-Nitrite	2019	0	0 to 0	2	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits

### Inorganic Contaminants Sampled at the Entry Point to the Distribution System

Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	MCL	MCLG	MCL Violation	Typical Sources
Selenium	2019	7.2	4 to 13	6	ppb	50	50	No	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines
<b>Nitrate:</b> <i>Nitrate in drinking water at levels above 10 ppm</i> is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant you should ask advice from your health care provider.									

### Synthetic Organic Contaminants Sampled at the Entry Point to the Distribution System

Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	MCL	MCLG	MCL Violation	Typical Sources
Di(2-ethylhexyl) phthalate	2019	0	0 to 0	1	ppb	6	0	No	Discharge from rubber and chemical factories

### Secondary Contaminants\*\*

\*\*Secondary standards are non-enforceable guidelines for contaminants that may cause cosmetic effects (such as skin, or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water.

Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	Secondary Standard
Sodium	2019	47	11.1 to 71.8	6	ppm	N/A
Total Dissolved Solids	2016	131.2	62 to 180	5	ppm	500



### Unregulated Contaminants\*\*\*

EPA has implemented the Unregulated Contaminant Monitoring Rule (UCMR) to collect data for contaminants that are suspected to be present in drinking water and do not have health-based standards set under the Safe Drinking Water Act. EPA uses the results of UCMR monitoring to learn about the occurrence of unregulated contaminants in drinking water and to decide whether or not these contaminants will be regulated in the future. We performed monitoring and reported the analytical results of the monitoring to EPA in accordance with its Unregulated Contaminant Monitoring Rule (UCMR). Once EPA reviews the submitted results, the results are made available in the EPA's National Contaminant Occurrence Database (NCOD) ([epa.gov/dwucmr/national-contaminant-occurrence-database-ncod](http://epa.gov/dwucmr/national-contaminant-occurrence-database-ncod)). Consumers can review UCMR results by accessing the NCOD. Contaminants that were detected during our UCMR sampling and the corresponding analytical results are provided below.

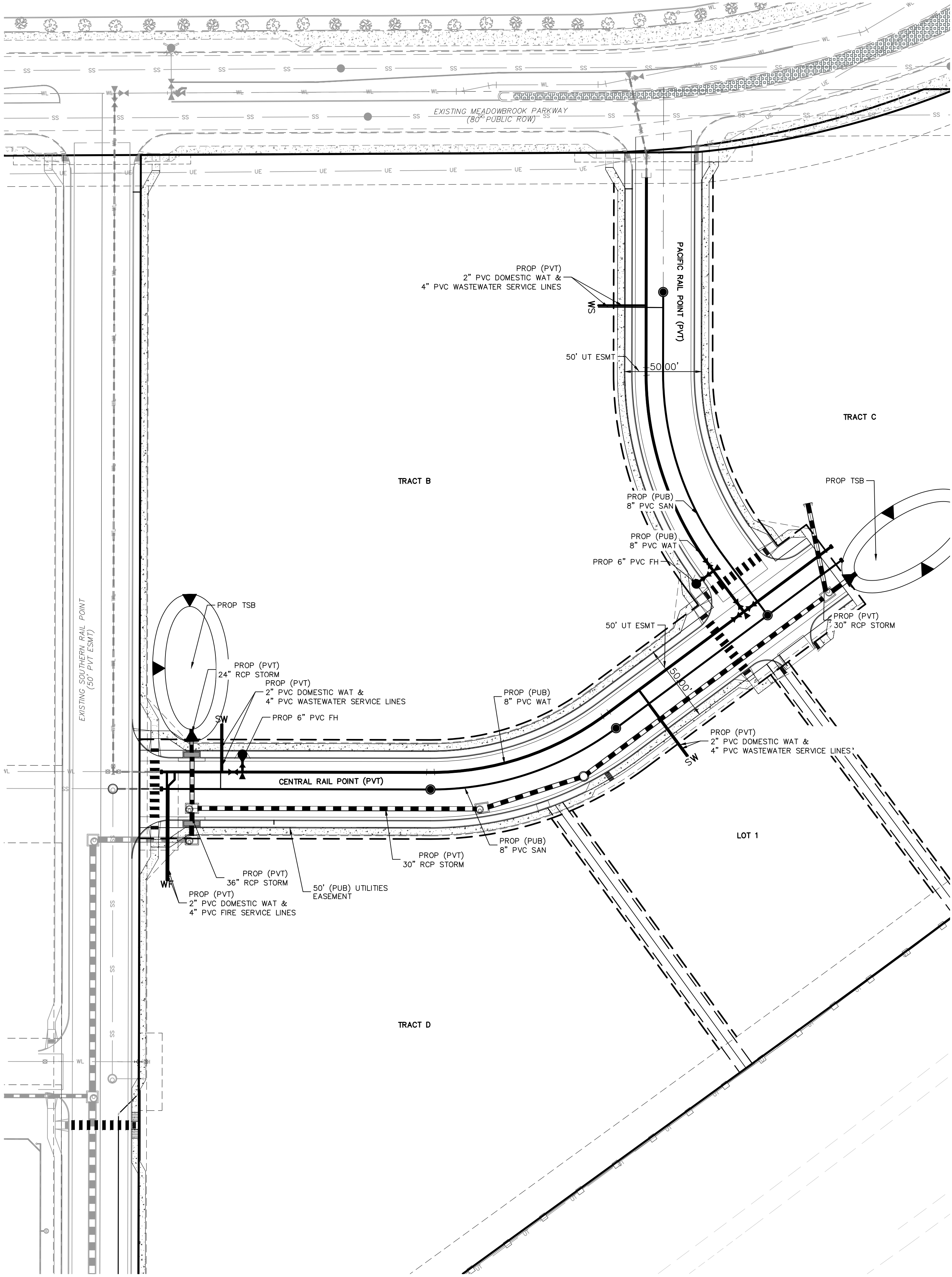
Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure
Quinoline	2018	0.0237	<0.02 – 0.0423	6	Ppb
Germanium	2018	0.3287	<0.3 – 0.472	6	Ppb
Bromochloroacetic Acid	2018	2.548	0.847 – 3.89	8	Ppb
Bromodichloroacetic Acid	2018	1.0348	<0.5 – 1.53	8	Ppb
Chlorodibromoacetic Acid	2018	1.8965	0.332 – 3.0	8	Ppb
Dibromoacetic Acid	2018	4.252	0.517 – 6.48	8	Ppb
Dichloroacetic Acid	2018	1.092	0.636 – 2.11	8	Ppb
Monobromoacetic Acid	2018	0.7165	<0.3 – 1.11	8	Ppb
Tribromoacetic Acid	2018	3.077	<2.0 – 4.39	8	Ppb
Trichloroacetic Acid	2018	0.516	<0.5 – 0.631	8	Ppb

\*\*\*More information about the contaminants that were included in UCMR monitoring can be found at: [drinktapp.org/Water-Info/Whats-in-My-Water/Unregulated-Contaminant-Monitoring-Rule-UCMR](http://drinktapp.org/Water-Info/Whats-in-My-Water/Unregulated-Contaminant-Monitoring-Rule-UCMR). Learn more about the EPA UCMR at: [epa.gov/dwucmr/learn-about-unregulated-contaminant-monitoring-rule](http://epa.gov/dwucmr/learn-about-unregulated-contaminant-monitoring-rule) or contact the Safe Drinking Water Hotline at (800) 426-4791 or [epa.gov/ground-water-and-drinking-water](http://epa.gov/ground-water-and-drinking-water).

### Violations, Significant Deficiencies, and Formal Enforcement Actions

No Violations or Formal Enforcement Actions

## **Preliminary Utility Plan**



ABBREVIATION LEGEND

- |       |                 |
|-------|-----------------|
| CL    | CENTERLINE      |
| CONST | CONSTRUCTION    |
| C&G   | CURB AND GUTTER |
| EX    | EXISTING        |
| NTS   | NOT TO SCALE    |
| PROP  | PROPOSED        |
| PUB   | PUBLIC          |
| PVT   | PRIVATE         |
| R.O.W | RIGHT OF WAY    |
| SAN   | SANITARY        |
| STA   | STATION         |
| TYP   | TYPICAL         |
| (XXX) | HOUSE ADDRESS   |



CROSSROADS MIXED USE FILING NO.2

UTILITY SERVICE PLANS

PROJECT NO. 18-004	SCALE: HORIZONTAL: 1"=40' VERTICAL: 1"=5'	DATE: 7/28/2023
DESIGNED BY: TAU	DRAWN BY: TAU	CHECKED BY: VAS
		SHEET 5 OF 5
		UT02

212 N WAHATCH AVE, STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465



VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON  
BEHALF OF  
CIVIL CONSULTANTS,  
INC.

REVISIONS:	NO.	DATE	BY	DESCRIPTION	APPRO'D. BY	DATE

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

CAUTION

