

This report is for  
filing 1. Please  
provide a report for  
filing 2.

This report has been  
updated for Filing No.2

# **WASTEWATER REPORT**

## **FOR**

### **CROSSROADS MIXED USE FILING NO. 1**

### **EL PASO COUNTY, COLORADO**

**MARCH 2022**

Prepared for:

#### **Crossroads Metro. District No. 1**

**90 S Cascade, Ste 1500**  
**Colorado Springs, CO 80903**  
**Contact: Danny Mientka**  
**719-475-7621**

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Project #18-003

EPC PROJECT  
SF-20-029

# **WATER/WASTEWATER REPORT FOR CROSSROADS MIXED USE FILING NO. 1**

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# **WASTEWATER REPORT FOR CROSSROADS MIXED USE FILING NO. 1**

## ***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. 1 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 11 lots and 4 tracts for access, utility, and detention use. 174,581 square feet of commercial space is designated to the eastern 16 acres of the site. Ten, three-story structures that will each host 36 dwelling units, totaling a maximum of 360 dwelling units, will utilize the remaining 13.035 acres (Lot 1) of the site for multi-family residential use. 8.0 acres are estimated for the irrigated acreage use for the Crossroads Mixed Use Filing No. 1 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 and residential uses of the site. The final plat condition consists of concurrent development of only the apartment site (1 lot) and submittal of an individual commitment letter, which is in line with the information outlined in this report. The remaining commercial area (10 lots) is being platted as Tract D and will 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 WASTEWATER REPORT**

### **2.1 Projected Wastewater Loads**

Wastewater flows from the residential portion of the development is considered to be equal to the water demand, as a conservative estimate. This assumption is also applied to the commercial portion of the development. The calculated demand is slightly less than the approximated demand from the provided commitment letters. Table 1 below summarizes this information, along with providing an expected maximum daily flow over a one month period.

**Table 1**  
**Summary of Expected Wastewater Loads**

<b>Type of Use</b>	<b>Water Demands</b>		<b>Wastewater Loads</b>	
	<b>Amount</b>	<b>Rate</b>	<b>Average Daily Flow (GPD)</b>	<b>Max. Monthly Flow =115% ADF (GPD)</b>
<b>Multi-Family Residential</b>	360 Units	$151.67 \frac{\text{gal}}{\text{day} \cdot \text{unit}}$	54,601.2	62,791.38
<b>Commercial</b>	$55,351 \text{ ft}^2$	$0.10 \frac{\text{gal}}{\text{day} \cdot \text{ft}^2}$	5,535.1	6365.37
	<b>Totals:</b>		<b>60,136.3</b>	<b>69,156.75</b>

### **2.2 Treatment Facilities**

The CMD wastewater treatment system has a 2.6 MGD capacity of a 4.8 MGD treatment plant and is;

- In compliance with its discharge permit
- Has adequate capacity for the additional flows.

Per the latest provided water provider update, Cherokee is currently using approximately 1.64 MGD (63% of capacity), excluding the proposed development for Crossroads Mixed Use Filing No. 1. After this project's addition, CMD will be using approximately 1.71 MGD (66% of capacity). The wastewater treatment plant is currently in the design stage for a treatment

upgrade, which will not change capacity but will improve the treatment process. The treatment facility has adequate capacity existing to handle the additional flows proposed from Crossroads Mixed Use Filing No. 1 in its full buildout condition.

### **1.3 Collection and Pumping Facilities**

This development will be required to install gravity sewer facilities in accordance with CMD standards and approvals. Said gravity sewer facilities will connect to existing collection systems owned and operated by CMD.

Wastewater pumping facilities are not necessary to serve Crossroads Mixed Use Filing No. 1 in its full buildout condition.

## **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. 1</div>			
2. LAND USE ACTION    Commercial and Multi-Family Residential Development			
3. NAME OF EXISTING PARCEL AS RECORDED    TR: B 24/94 BUSINESS PARK FIL NO 1			
SUBDIVISION    N/A	FILING    N/A	BLOCK    N/A	LOT    N/A
4. TOTAL ACREAGE    29.049	5. NUMBER OF LOTS PROPOSED    11      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>360</u> of units      GPD <u>61.2</u> AF COMMERCIAL USE # <u>55,351</u> of S.F.      GPD <u>6.2</u> AF IRRIGATION # <u>6.06</u> of acres      GPD <u>14.4</u> AF STOCK WATERING # <u>      </u> of head      GPD <u>      </u> AF OTHER <u>      </u> GPD <u>      </u> AF TOTAL      GPD <u>81.8</u> AF		<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 Letters**



## CHEROKEE METROPOLITAN DISTRICT

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

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

March 4<sup>th</sup>, 2022

Colorado Springs Equities, LLC  
90 S. Cascade Avenue, Suite 1500

*Sent via email: [chris@mscivil.com](mailto:chris@mscivil.com)*

Re: Water and Sewer Service to **Aura at Crossroads**  
Commitment Letter No. **2022-06 (Revised from 2020-15)**

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	61.2
Irrigation	9.5
<b>Total</b>	<b>70.7</b>

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 55,000 gallons of wastewater per day, representing 2.1% of CMD's wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the District.

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 blue ink, appearing to read "Amy Lathen", with a long horizontal flourish extending to the right.

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



## CHEROKEE METROPOLITAN DISTRICT

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

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

March 4<sup>th</sup>, 2022

Colorado Springs Equities, LLC

90 S. Cascade Avenue, Suite 1500

*Sent via email: chris@mscivil.com*

Re: Water and Sewer Service to **Crossroads Commercial**  
Commitment Letter No. **2022-05 (Revised from 2020-15)**

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 5500 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 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**

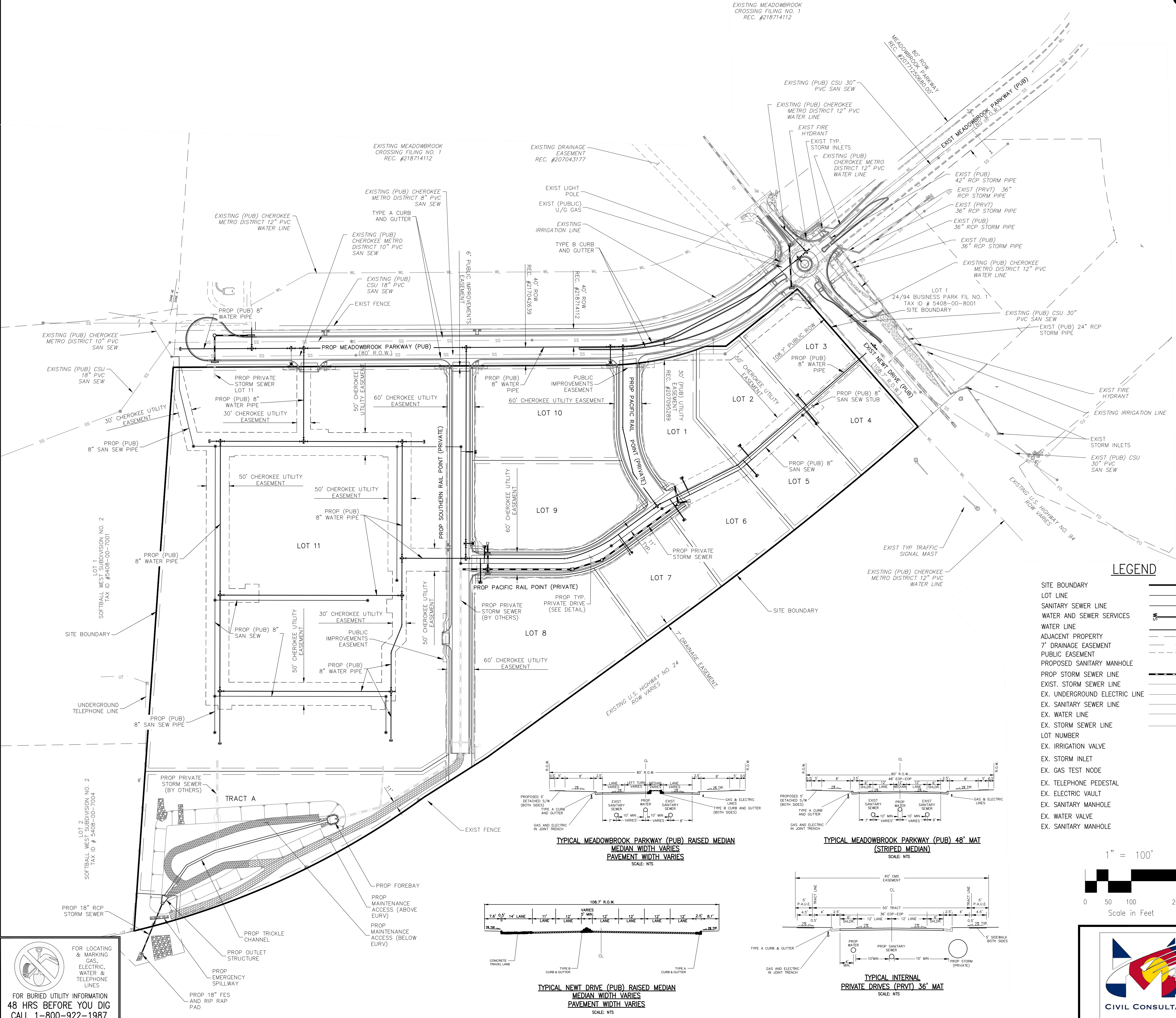
CROSSROADS MIXED USE

PRELIMINARY UTILITIES  
AUGUST 2021

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

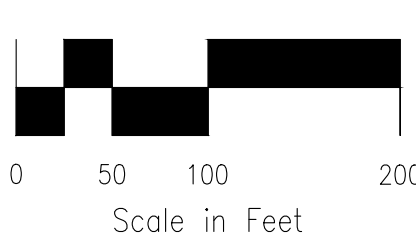
1. THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, CHEROKEE METRO DISTRICT (CMD) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT CHEROKEE METRO DISTRICT DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. CHEROKEE METRO DISTRICT'S UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND THE DISTRICT MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED.
5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY CHEROKEE METRO DISTRICT, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. IF THE DISTRICT DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER, AT ITS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE CHEROKEE METRO DISTRICT'S THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY THE DISTRICT.
7. THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET CHEROKEE METRO DISTRICTS' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS.
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN CHEROKEE METRO DISTRICT'S WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT THE DISTRICT DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER' WATER SYSTEM EXTENSIONS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE THE DISTRICT FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
9. OWNER MUST CONTACT CHEROKEE METRO DISTRICT'S FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF CHEROKEE METRO DISTRICT'S STANDARD GAS-SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS.
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY CHEROKEE METRO DISTRICT EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF THE DISTRICT.
11. CHEROKEE METRO DISTRICT'S APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE DISTRICT TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL APPLY. THE DISTRICT'S APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF EL PASO COUNTY OR THE DISTRICT TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE COUNTY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES, RULES, REGULATIONS AND POLICIES OF THE DISTRICT.



LEGEND

- SITE BOUNDARY
- LOT LINE
- SANITARY SEWER LINE
- WATER AND SEWER SERVICES
- WATER LINE
- ADJACENT PROPERTY
- 7" DRAINAGE EASEMENT
- PUBLIC EASEMENT
- PROPOSED SANITARY MANHOLE
- PROP STORM SEWER LINE
- EXIST. STORM SEWER LINE
- EX. UNDERGROUND ELECTRIC LINE
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. STORM SEWER LINE
- LOT NUMBER
- EX. IRRIGATION VALVE
- EX. STORM INLET
- EX. GAS TEST NODE
- EX. TELEPHONE PEDESTAL
- EX. ELECTRIC VAULT
- EX. SANITARY MANHOLE
- EX. WATER VALVE
- EX. SANITARY MANHOLE

1" = 100'



EL PASO COUNTY FILE NO. SP 20

CROSSROADS MIXED USE

PRELIMINARY UTILITIES

PROJECT NO. 18-003	SCALE: HORIZONTAL: 1"=100' VERTICAL: N/A	DATE: 8/12/2021	SHEET 1 OF 1	PU01
DESIGNED BY: VAS	DRAWN BY: CVW	CHECKED BY: VAS		



212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES  
FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987