

WASTEWATER REPORT
for
LOT 1, SPACE VILLAGE SUBDIVISION FILING NO. 1

El Paso County, Colorado

September 2020

Prepared for:

Elite Property Group, LLC
6400 Montview Blvd.
Denver, CO 80207
Contact: Scott Berkman
(720) 458-8411

Prepared by:

Drexel, Barrell & Co.
3 South 7th Street
Colorado Springs, CO 80905
Contact: Tim McConnell, P.E.
(719) 260-0887

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VICINITY MAP

PRELIMINARY UTILITY PLAN

CHEROKEE METRO DISTRICT RECOMMITMENT LETTER

WASTEWATER REPORT
for
SPACE VILLAGE SUBDIVISION

El Paso County, Colorado

1.0 PURPOSE

This report is prepared by Drexel, Barrel & Co in support of the Lot 1, Space Village Subdivision Filing No. 1 project. This report is used to confirm that the sanitary sewer lines are sized to carry the peak wastewater discharge.

2.0 GENERAL LOCATION AND DESCRIPTION

Lot 1, Space Village Subdivision Filing No. 1 is a 0.63 acre site located in Section 17, Township 14 South, Range 65 West of the 6th Principal Meridian in the County of El Paso, State of Colorado. The site is bounded to the west and south by Hem Hotels, LLC, to the east by Lot 1 Cowperwood SAIC, and to the north by Space Village Avenue.

The site contains an existing 2 story motel with associated parking and landscaping. The proposed improvement includes converting the building into an apartment building.

The current owner of the property is Elite Property Group, LLC.

3.0 WASTEWATER SERVICE

The building is being renovated and Cherokee Metropolitan District understands this will not change the wastewater load over previous use, as such a new commitment is not being made. See appendix for recommitment letter.

The estimated current wastewater load is 2,640 gallons per day.

A site plan showing the existing sanitary sewer is attached.

4.0 PHASING/CONSTRUCTION/PERMITTING

Renovation of the building is set to begin Winter 2020/Spring 2021.

5.0 SUMMARY

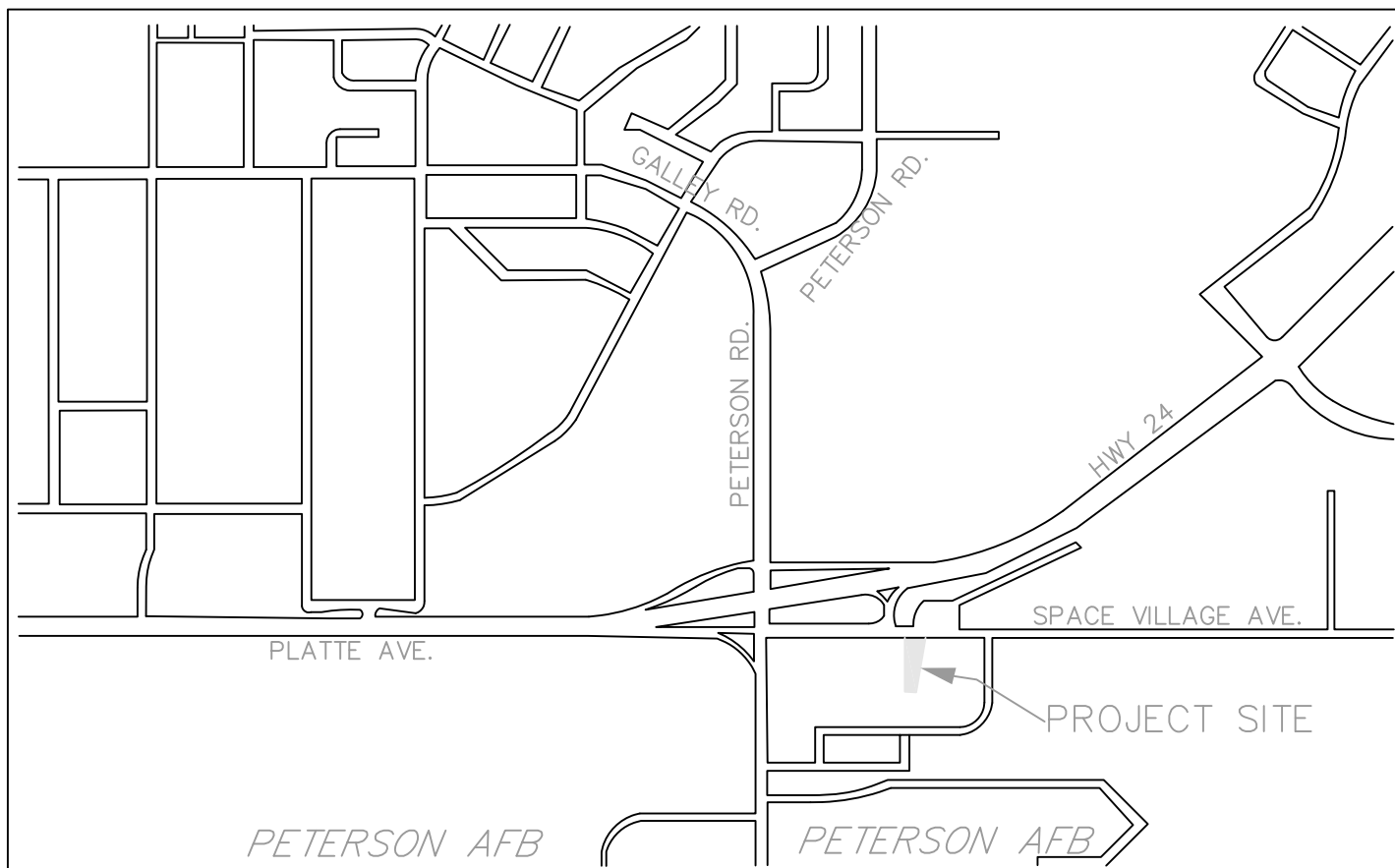
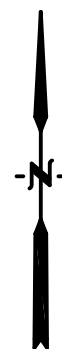
The Space Village Subdivision contains 0.63 acres, and currently generates a wastewater load of 2,640 gallons per day. This load will not change.

6.0 UTILITY CONTACT INFORMATION

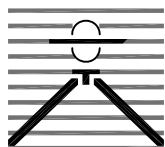
Cherokee Metropolitan District
Attn: Amy Lathen, General Manager
6250 Palmer Park Blvd.
Colorado Springs, CO 80915
Phone: (719) 597-5080
Fax: (719) 597-5145

Drexel, Barrell & Co.
Attn: Tim McConnell, P.E.
3 South 7th Street
Colorado Springs, CO 80905
Phone: (719) 260-0887

Appendix



VICINITY MAP
NOT TO SCALE



SPACE VILLAGE APARTMENTS VICINITY MAP

Drexel, Barrell & Co.
Engineers • Surveyors

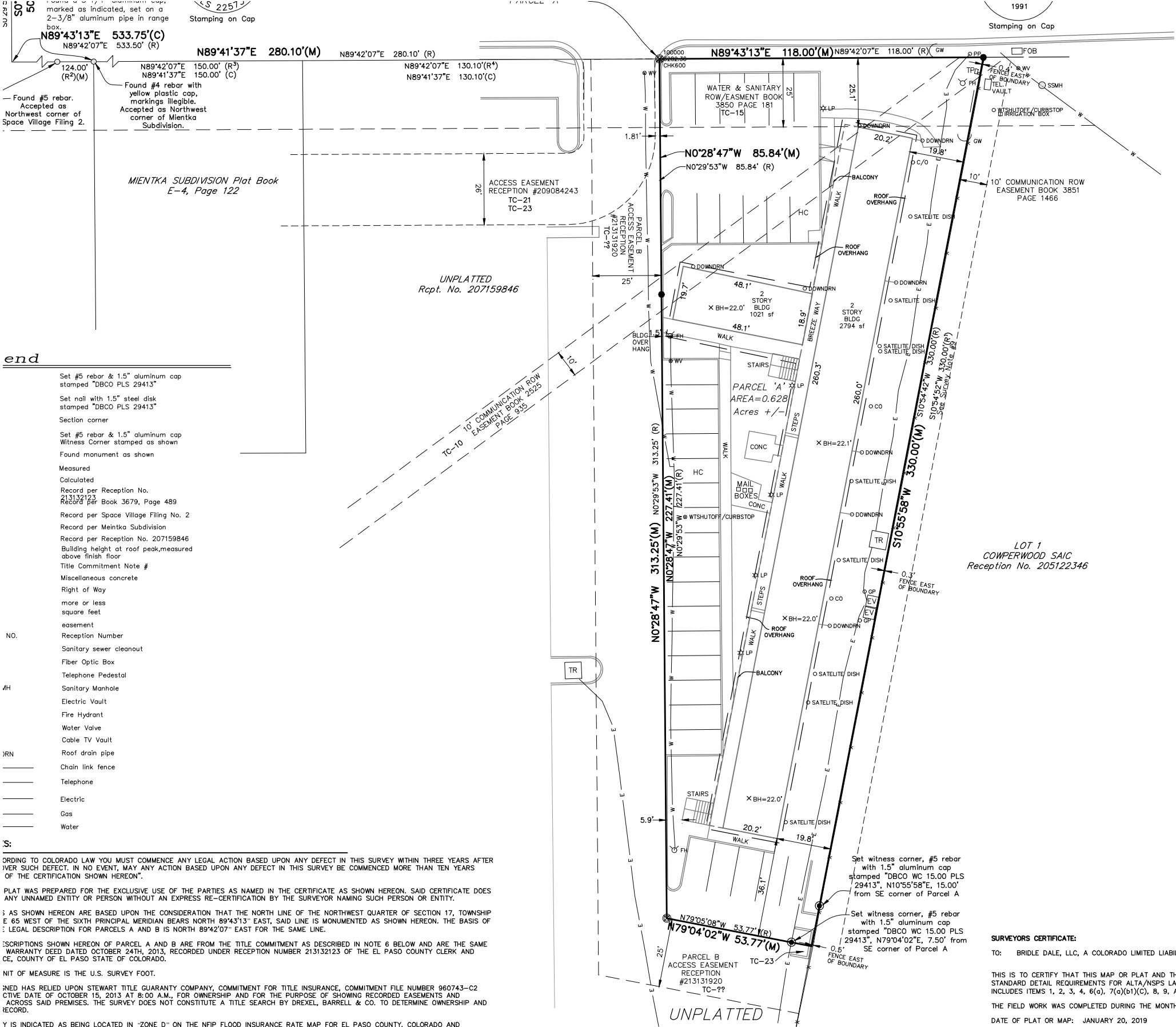
DATE:
01/21/2020

JOB NO:
21268-00CSCV

DWG. NO.

VM

SHEET 1 OF 1



end	
	Set #5 rebar & 1.5" aluminum cap stamped "DBC0 PLS 29413"
	Set nail with 1.5" steel disk stamped "DBC0 PLS 29413"
	Section corner
	Set #5 rebar & 1.5" aluminum cap Witness Corner stamped as shown
	Found monument as shown
	Measured
	Calculated
	Record per Reception No. 213132123
	Record per Book 3679, Page 489
	Record per Space Village Filing No. 2
	Record per Mientka Subdivision
	Record per Reception No. 207159846
	Building height at roof peak, measured above finish floor
	Title Commitment Note #
	Miscellaneous concrete
	Right of Way
	more or less square feet
	easement
NO.	Reception Number
	Sanitary sewer cleanout
	Fiber Optic Box
	Telephone Pedestal
4H	Sanitary Manhole
	Electric Vault
	Fire Hydrant
	Water Valve
	Cable TV Vault
3RN	Roof drain pipe
	Chain link fence
	Telephone
	Electric
	Gas
	Water

§S:

ORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER IVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS OF THE CERTIFICATION SHOWN HEREON".

PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES AS NAMED IN THE CERTIFICATE AS SHOWN HEREON. SAID CERTIFICATE DOES ANY UNNAMED ENTITY OR PERSON WITHOUT AN EXPRESS RE--CERTIFICATION BY THE SURVEYOR NAMING SUCH PERSON OR ENTITY.

AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP E 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS NORTH 89°43'13" EAST, SAID LINE IS MONUMENTED AS SHOWN HEREON. THE BASIS OF LEGAL DESCRIPTION FOR PARCELS A AND B IS NORTH 89°42'07" EAST FOR THE SAME LINE.

SCRIPTIONS SHOWN HEREON OF PARCEL A AND B ARE FROM THE TITLE COMMITMENT AS DESCRIBED IN NOTE 6 BELOW AND ARE THE SAME WARRANTY DEED DATED OCTOBER 24TH, 2013, RECORDED UNDER RECEPTION NUMBER 213132123 OF THE EL PASO COUNTY CLERK AND CE, COUNTY OF EL PASO STATE OF COLORADO.

NIT OF MEASURE IS THE U.S. SURVEY FOOT.

AND HAS RELIED UPON STEWART TITLE GUARANTY COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT FILE NUMBER 960743--C2 CTIVE DATE OF OCTOBER 15, 2013 AT 8:00 A.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND RECORD.

Y IS INDICATED AS BEING LOCATED IN "ZONE D" ON THE NFIP FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO AND AREAS: PANEL NUMBER 0754 OF 1300, MAP NUMBER 080059 074 G, EFFECTIVE DATE DECEMBER 7, 2018. ZONE "D" IS DESCRIBED AS AREAS HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

IES: THE LOCATION OF UNDERGROUND UTILITIES ARE BASED UPON OBSERVED SURFACE EVIDENCE ONLY. PLEASE NOTE THAT LACKING EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. AND CO. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF, OR THE FAILURE TO NOTE THE LOCATION OF UTILITIES.

ON THIS LINE FROM THE DEED, RECEPTION #213132123, KCOM, INC. TO BRIDLE DALE, LLC IS S10°54'42"W, THE BEARING ON THE SAME LINE AGE 489, LEONE ET AL TO THE SPACE GROUP, LTD, IS S10°54'52"W. THE BEARING ON THE SAME LINE IN BOOK 5090, PAGE 141, THE SPACE JOCKENDORF AND POWERS IS ALSO S10°54'52"W. THE BEARING OF S10°54'52"W, BEING THE SENIOR CALL WAS USED TO ESTABLISH THE ARY OF THIS SURVEY.

LAND DESCRIBED IN BOOK 1005 AT PAGE 262 OF SAID RECORDS, (ALL BEARINGS REFERRED TO HEREIN ARE RELATIVE TO THE NORTH LINE OF SAID SECTION 17, ON AN ASSUMED BEARING OF NORTH 89 DEGREES 42 MINUTES 7 SECONDS EAST);

THENCE, 533.50 FEET ALONG SAID WESTERLY EXTENSION AND SOUTHERLY LINE TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 3630 AT PAGE 188;

THENCE CONTINUING NORTH 89 DEGREES 42 MINUTES 7 SECONDS EAST, 280.10 FEET ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3630 AT PAGE 188 TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE CONTINUING NORTH 89 DEGREES 42 MINUTES 7 SECONDS EAST, 118.00 FEET ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3630 AT PAGE 188 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 10 DEGREES 54 MINUTES 42 SECONDS WEST, 330.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3679 AT PAGE 489;

THENCE NORTH 79 DEGREES 5 MINUTES 8 SECONDS WEST, 53.77 FEET;

THENCE NORTH 00 DEGREES 29 MINUTES 53 SECONDS WEST, 227.41 FEET TO THE NORTHWESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3679 AT PAGE 489;

THENCE CONTINUING NORTH 00 DEGREES 29 MINUTES 53 SECONDS WEST, 85.84 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL B

NON--EXCLUSIVE, PERPETUAL EASEMENT FOR ACCESS AS PROVIDED FOR AND DESCRIBED IN THE AGREEMENT RECORDED JULY 21, 2009 AS RECEPTION NO. 209084243, SUBJECT TO THE TERMS, CONDITIONS, COVENANTS AND PROVISIONS THEREOF.

TITLE COMMITMENT NOTES:

IN REGARDS TO SCHEDULE B--SECTION II, EXCEPTIONS FROM COVERAGE, CONTAINED IN THE HEREON REFERENCED TITLE COMMITMENT: THE FOLLOWING SURVEY COMMENTS PERTAIN SOLELY TO THE LOCATION OR THE ABILITY TO PLOT THE LOCATION OF THOSE MATTERS DISCLOSED THEREIN. THE NUMBERED COMMENT CORRESPONDS WITH THE NUMBERED EXCEPTION REFERENCED IN SAID SCHEDULE B--2. SURVEYOR'S COMMENTS RELATING TO THESE ITEMS APPEAR IN PARENTHESIS ()

- 1--S. ARE NOT ADDRESSED OR ARE NOT ABLE TO BE PLOTTED ON THIS SURVEY.
6. MINERAL RESERVATIONS, SEVERED MINERAL RIGHTS AND ASSIGNMENTS ARE NOT ADDRESSED BY THIS SURVEY.
7. WATER RIGHTS, CLAIMS OR TITLE TO WATER ARE NOT ADDRESSED THIS SURVEY.
8. TAXES ARE NOT ADDRESSED BY THIS SURVEY
9. TERMS, CONDITIONS AND PROVISIONS OF, AND THE EASEMENT OVER THE HEREIN DESCRIBED PARCEL AS PROVIDED FOR IN, THE AGREEMENT AND EASEMENT RECORDED MARCH 16, 1972 IN BOOK 2474 AT PAGE 593. (That easement, described in book 2474 at page 593 is plotted on the survey.)
10. RIGHT--OF--WAY EASEMENT AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED SEPTEMBER 25, 1972 IN BOOK 2525 AT PAGE 935. (That easement, described in book 2525 at page 935 is plotted on the survey.)
11. INCLUSION OF THE SUBJECT PROPERTY IN THE CIMARRON HILLS FIRE PROTECTION DISTRICT AS DISCLOSED BY THE SERVICE PLAN FOR THE FORMATION OF SAID DISTRICT RECORDED DECEMBER 13, 1972 AT RECEPTION NO. 941974. (The subject property is located within that area described in that document recorded at reception No. 941974.)
12. INCLUSION OF THE SUBJECT PROPERTY IN THE CHEROKEE WATER DISTRICT AS DISCLOSED BY ORDER FOR INCLUSION RECORDED DECEMBER 29, 1976 IN BOOK 2885 AT PAGE 257 AND OCTOBER 13, 1983 IN BOOK 3791 AT PAGE 1006, AND THE ORDER FOR THE FORMATION OF THE CHEROKEE WATER AND SANITATION DISTRICT AS RECORDED OCTOBER 29, 1981 IN BOOK 3496 AT PAGE 588. (The subject property is located within that area described in those documents recorded in book 2885 at page 257, book 3791 at page 1006 and book 3496 at page 588.)
13. TERMS, CONDITIONS AND PROVISIONS OF, AND COSTS ASSOCIATED WITH, THE AGREEMENT BETWEEN CHEROKEE WATER DISTRICT, CIMARRON SANITATION DISTRICT AND BOLDWYNDE ENTERPRISES DATED APRIL 30, 1981, RECORDED MARCH 10, 1982 IN BOOK 3540 AT PAGE 618. (Not plotted, but the portion of the subject property as described in book 3630 at page 188 is included in the area described in that document recorded in book 3540 at page 618.)
14. RESOLUTION NO. 83--49, LAND USE--18, RECORDED MARCH 14, 1983 IN BOOK 3688 AT PAGE 379. (The subject property is located within that area described in that document recorded in book 3688 at page 379.)
15. GRANT OF RIGHT OF WAY RECORDED MARCH 26, 1984 IN BOOK 3850 AT PAGE 181, SUBJECT TO THE AGREEMENT WHICH IS EVIDENCED BY MEMORANDUM OF AGREEMENT DATED SEPTEMBER 2, 1983 ATTACHED THERETO. (That easement, described in book 3850 at page 181 is plotted on the survey.)
16. INCLUSION OF THE SUBJECT PROPERTY IN THE CIMARRON HILLS STREET IMPROVEMENT DISTRICT AS DISCLOSED BY ORDER FOR INCLUSION RECORDED AUGUST 9, 1985 IN BOOK 5046 AT PAGE 61. (The subject property is located within that area described in that document recorded in book 5046 at page 181.)
17. AVIGATION EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS RECORDED JUNE 14, 1990 IN BOOK 5746 AT PAGE 447. (The subject property is located within that area described in those documents recorded in book 5746 at page 447)
18. RESOLUTION NO. 90--232, LAND USE--83, RECORDED MAY 23, 1994 IN BOOK 6451 AT PAGE 1171. (The subject property is located within that area described in those documents recorded in book 6451 at page 1171)
19. RESOLUTION NO. 03--10 RECORDED APRIL 2, 2003 AS RECEPTION NO. 203067282. (The subject property is located within that area described in those documents recorded at Reception No. 203067282)
20. TERMS, CONDITIONS AND PROVISIONS OF THE LEASE AGREEMENT DATED MARCH 23, 2007 WITH AUTOMATIC LAUNDRY COMPANY, LTD., AS LESSEE, AS EVIDENCED BY ABSTRACT OF LEASE RECORDED JANUARY 22, 2008 AS RECEPTION NO. 208007630. (The subject property is located within that area described in those documents recorded at Reception No. 208007630)
21. TERMS, CONDITIONS, COVENANTS AND PROVISIONS OF AGREEMENT RECORDED JULY 21, 2009 AS RECEPTION NO. 209084243. NOTE: THE REVOCABLE LICENSES PROVIDED FOR THEREIN ARE NOT TRANSFERABLE AND ARE SPECIFICALLY EXCLUDED FROM THE INSURANCE COVERAGE PROVIDED HEREIN. (The Access Easement, in that document recorded at Reception No. 209084243, is plotted)
22. ANY AND ALL EXISTING LEASES AND TENANCIES. (Not addressed by this survey.)
23. THE FOLLOWING MATTERS DISCLOSED ON THE IMPROVEMENT LOCATION CERTIFICATE PREPARED BY SHAWN A RICHARDS AS JOB NO. 13283--2, DATED OCTOBER 10, 2013:
 - a) TRASH ENCLOSURE ENCROACHES.
 - b) PARCEL B, IS NOT DEPICTED. SURVEY COVERAGE DOES NOT EXTEND TO PARCEL B.
 - c) ACCESS TO PORTIONS OF PARCEL A APPEAR TO BE ACROSS THE PROPERTY TO THE WEST WITH NO RECORDED DOCUMENTATION ALLOWING FOR THIS APPARENT ACCESS EASEMENT OTHER THAN THAT EASEMENT DESCRIBED IN EXHIBIT C AND DEPICTED IN EXHIBIT D OF AGREEMENT RECORDED JULY 21, 2009 AS RECEPTION NO. 209084243. (The trash enclosure is plotted, the Access Easement in that document recorded at Reception No. 209084243, is plotted)

SURVEYORS CERTIFICATE:

TO: BRIDLE DALE, LLC, A COLORADO LIMITED LIABILITY COMPANY AND STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a)(b1)(C), 8, 9, AND 11, OF TABLE 'A' THEREOF.

THE FIELD WORK WAS COMPLETED DURING THE MONTHS OF DECEMBER 2018 AND JANUARY 2019.

DATE OF PLAT OR MAP: JANUARY 20, 2019

ALTA/NSPS LAND SURVEY PLAT OF PROPERTY LOCATED IN THE NW 1/4 OF SECTION 17 A T14S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO. FOR: THOMAS & THOMAS

IN ACCORDANCE WITH CRS 13--80--105: NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SU DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HER			
PREPARED BY: Drexel, Barrell & Co. Engineers/Surveyors 3 SOUTH 7TH STREET COLORADO SPRINGS, COLORADO 80905 (719)280-- 1800 38TH STREET BOULDER, COLORADO 80501 (303)442-- 710 11TH AVENUE, SUITE 1-45 GREELEY, COLORADO 80631 (970)551--			
Revisions -- Date	Date 01/31/2019	Drawn By JCD	Job No. 21268--0C
	Scale 1" = 20'	Checked By JCD	Drawing No. 21268--00 ALTA

JOHN C. DAY P.L.S. NO. 29413
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.



CHEROKEE METROPOLITAN DISTRICT

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

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

February 3rd, 2020

Bridle Dale LLC

Attn: Jonathan Hoehn

6895 Space Village Avenue

Colorado Springs, CO 80915

Sent via email: bridledale11@yahoo.com

Original to follow by US Mail

Re: Water and Sewer Service to **6895 Space Village Avenue**
Recommitment Letter #01

Dear Jonathan Hoehn,

As requested, this document will serve as a formal Letter of Recommitment from the Cherokee Metropolitan District to provide municipal water and sewer services for located at 6895 Space Village Avenue. The proposed location for this development is located within the District's established boundaries and has received District water and sewer service since 1985. The building is being renovated and the district understands this will not change water demand over previous use. As such, a new commitment of water and wastewater not being made.

Cherokee Metropolitan District staff, along with the developer, have determined that 2.3 AF/yr, the highest water use in the preceding five years, will be sufficient for this development. There is no irrigation planned on the property.

Type of Use	Demand (AF/yr)
Domestic	2.3
Irrigation	0
Total	2.3

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 final approval from El Paso County within 12 months of the date of this letter. If the plans are altered from what has been provided to the District, you must submit a new commitment request prior to submitting the plans 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.