



INNOVATIVE DESIGN. **CLASSIC RESULTS.**

**WATER RESOURCES REPORT  
FOR  
MIDTOWN COLLECTION AT  
HANNAH RIDGE FILING NO. 1**

April 17, 2019

Prepared for:  
Elite Properties of America, Inc.  
6385 Corporate Drive, Suite 200  
Colorado Springs, CO 80919

Job no. 1116.30



# WATER RESOURCES REPORT

## MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1

### A. SUMMARY OF THE PROPOSED SUBDIVISION:

Midtown Collection at Hannah Ridge Filing No. 1 is a 9.123 acre subdivision within Section 32, Township 13 South, Range 65 West of the 6<sup>th</sup> Principal Meridian in El Paso County, Colorado. The site is generally located northwest of the Hannah Ridge Drive and Constitution Avenue intersections.

The site is within the Cherokee Metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District, see attached letter.

The proposed Midtown Collection at Hannah Ridge Filing No. 1 development includes 61 single-family residences.

### B. DETERMINATION OF SUFFICIENT QUANTITY OF WATER:

#### 1. Calculation of Water Demand:

The proposed development includes 61 single-family residential lots.

Anticipated water demand is approximately 0.25 AC-FT/YR/household. This results in the following quantities per phase:

|           |  |          |                       |
|-----------|--|----------|-----------------------|
| Filing 1: | Residential  |          |                       |
|           | (0.25 AC-FT/YR/household X (61 households)                 | =        | 15.25 AC-FT/YR        |
|           | (Irrigation for Common Areas)                              |          |                       |
|           | Turf Zone – 3.71 AC=161,607.6 SF x 0.0566 GPD/SF / 1,000 = |          | <u>9.15 AC-FT/YR</u>  |
|           | <b>Filing 1 Sub Total</b>                                  | <b>=</b> | <b>24.40 AC-FT/YR</b> |



The projected water consumption is based upon industry standards as well as methodology used by other utility providers in the area.

**2. Calculation of Water Available:**

- a. Midtown Collection at Hannah Ridge Filing No. 1 is to be served by the Cherokee Metropolitan District water system. A general Intent to Serve Letter from Cherokee Metropolitan District to serve the development is attached.
- b. Per the Cherokee Intent to Serve letter, water available is being confirmed by Cherokee to service this and other future projects.
- c. There are no groundwater sources on this site proposed to be utilized by this development.

**C. DETERMINATION OF SUFFICIENT DEPENDABILITY OF WATER SUPPLY:**

1. Water rights – The Cherokee Metropolitan District will provide treatment and delivery of the water to site (see attached Intent to Serve letter)
2. Financial plan and capital improvement plan from water provider – Water delivery will be provided by the Cherokee Metropolitan District.
3. Water delivery will be provided by the Cherokee Metropolitan District. The proposed water system will connect to the existing water systems in directly adjacent, recently constructed subdivisions.
4. There are no wells proposed on this site.
5. A Water and Sewer Service general “Intent to Serve” letter is attached.
6. Short term water supplies shall be provided by the Cherokee Metropolitan District.

**D. DETERMINATION OF SUFFICIENT QUALITY AND POTABILITY OF WATER:**

Water delivery will be provided by the Cherokee Metropolitan District. Classic Consulting Engineers and Surveyors understands that the quality and potability of the Cherokee Metropolitan District water supply is already approved.



PREPARED BY:

**Classic Consulting Engineers & Surveyors, LLC**

*Kyle R. Campbell*

Kyle R. Campbell, P.E.  
Division Manager

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INNOVATIVE DESIGN. **CLASSIC RESULTS.**

**WATER RESOURCES REPORT  
FOR  
MIDTOWN COLLECTION AT  
HANNAH RIDGE FILING NO. 2**

April 17, 2019

Prepared for:  
Elite Properties of America, Inc.  
6385 Corporate Drive, Suite 200  
Colorado Springs, CO 80919

Job no. 1116.30



**WATER RESOURCES REPORT  
MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2**

**A. SUMMARY OF THE PROPOSED SUBDIVISION:**

Midtown Collection at Hannah Ridge Filing No. 2 is a 3.260 acre subdivision within Section 32, Township 13 South, Range 65 West of the 6<sup>th</sup> Principal Meridian in El Paso County, Colorado. The site is generally located northwest of the Shawnee Drive and Constitution Avenue intersections.

The site is within the Cherokee Metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District, see attached letter.

The proposed Midtown Collection at Hannah Ridge Filing No. 2 development includes 28 single-family residences.

**B. DETERMINATION OF SUFFICIENT QUANTITY OF WATER:**

**1. Calculation of Water Demand:**

The proposed development includes 28 single-family residential lots.

Anticipated water demand is approximately 0.25 AC-FT/YR/household. This results in the following quantities per phase:

|           |  |          |                      |
|-----------|--|----------|----------------------|
| Filing 2: | Residential  |          |                      |
|           | (0.25 AC-FT/YR/household X (28 households)                 | =        | 7.00 AC-FT/YR        |
|           | (Irrigation for Common Areas)                              |          |                      |
|           | Turf Zone – 0.99 AC=161,607.6 SF x 0.0566 GPD/SF / 1,000 = |          | <u>2.44 AC-FT/YR</u> |
|           | <b>Filing 2 Sub Total</b>                                  | <b>=</b> | <b>9.44 AC-FT/YR</b> |



The projected water consumption is based upon industry standards as well as methodology used by other utility providers in the area.

**2. Calculation of Water Available:**

- a. Midtown Collection at Hannah Ridge Filing No. 2 is to be served by the Cherokee Metropolitan District water system. A general Intent to Serve Letter from Cherokee Metropolitan District to serve the development is attached.
- b. Per the Cherokee Intent to Serve letter, water available is being confirmed by Cherokee to service this and other future projects.
- c. There are no groundwater sources on this site proposed to be utilized by this development.

**C. DETERMINATION OF SUFFICIENT DEPENDABILITY OF WATER SUPPLY:**

1. Water rights – The Cherokee Metropolitan District will provide treatment and delivery of the water to site (see attached Intent to Serve letter)
2. Financial plan and capital improvement plan from water provider – Water delivery will be provided by the Cherokee Metropolitan District.
3. Water delivery will be provided by the Cherokee Metropolitan District. The proposed water system will connect to the existing water systems in directly adjacent, recently constructed subdivisions.
4. There are no wells proposed on this site.
5. A Water and Sewer Service general “Intent to Serve” letter is attached.
6. Short term water supplies shall be provided by the Cherokee Metropolitan District.

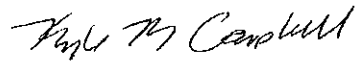
**D. DETERMINATION OF SUFFICIENT QUALITY AND POTABILITY OF WATER:**

Water delivery will be provided by the Cherokee Metropolitan District. Classic Consulting Engineers and Surveyors understands that the quality and potability of the Cherokee Metropolitan District water supply is already approved.



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