



# WASTEWATER DISPOSAL REPORT

## AKERS ACRES SUBDIVISION NO. 1A

2855 & 2875 Akers Dr.,  
Colorado Springs, CO 80922

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PREPARED FOR:

**Larry Dillie  
D & K Akers, LLC  
11826 E Del Timbre Dr.  
Scottsdale, AZ 85259**

PREPARED BY:

**Galloway & Company, Inc.  
1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920**

DATE:

**May 13<sup>th</sup>, 2022**



## TABLE OF CONTENTS

I. Introduction .....	3
General Project Information .....	3
General Requirements .....	4
II. Wastewater Disposal Infrastructure Provisions .....	4
Point of Connection .....	4
Treatment Facility .....	4
Project Population, Units, and Density .....	4
Existing Treatment Capacity and Utilization .....	5
Proposed Treatment Capacity and Utilization .....	5
Commitment Letter .....	5
III. Conclusion .....	5
IV. References .....	5

### Appendices:

- A. Point of Connection Exhibit
- B. Water Reclamation Facility Vicinity Map
- C. Water and Sewer Service Commitment Letter
- D. Email from Cherokee Metro District

## I. Introduction

### General Project Information

**Location:** Akers Acres Subdivision No. 1a project site is located in the Northwest Quarter of Section 32, Township 13 South, Range 65 West, of the Sixth Principal Meridian, County of El Paso, State of Colorado.

- The properties surrounding Akers Acres Subdivision No. 1a include:
  - **North:** THAT PART OF LOT 2 AKERS ACRES SUB 1 AS FOLS, BEG AT SE COR OF LOT, RUN N ON E SEC LN 221.83 FT, W 822.34 FT TO A PT ON ELY R/W LN OF CRI+P RR, SWLY ON SD R/W LN AN ARC DIST OF 389.67 FT, E ON S LOT LN 1141.96 TO POB, EX THAT PT CONV TO COUNTY BY REC #210030746
  - **East:** THE SANDS FIL NO 1
  - **South:** LOT 4 AKERS ACRES SUB 1, EX THAT PT CONV TO COUNTY FOR R/W/ BY REC #209135994
  - **West:** HANNAH RIDGE AT FEATHERGRASS FIL NO 5

**Size:** Lot 3, Akers Acres, Subdivision 1 (As Platted) consists of 9.26 acres. Akers Acres Subdivision No. 1a (As Replatted) proposes to subdivide Lot 3 into two lots: Lot 3a (4.26 acres) & Lot 3b (5.00 acres)

**Zoning:** The existing parcel is zoned M CAD-O. The zoning will remain unchanged with this project.

**Schedule #:** 5332001008

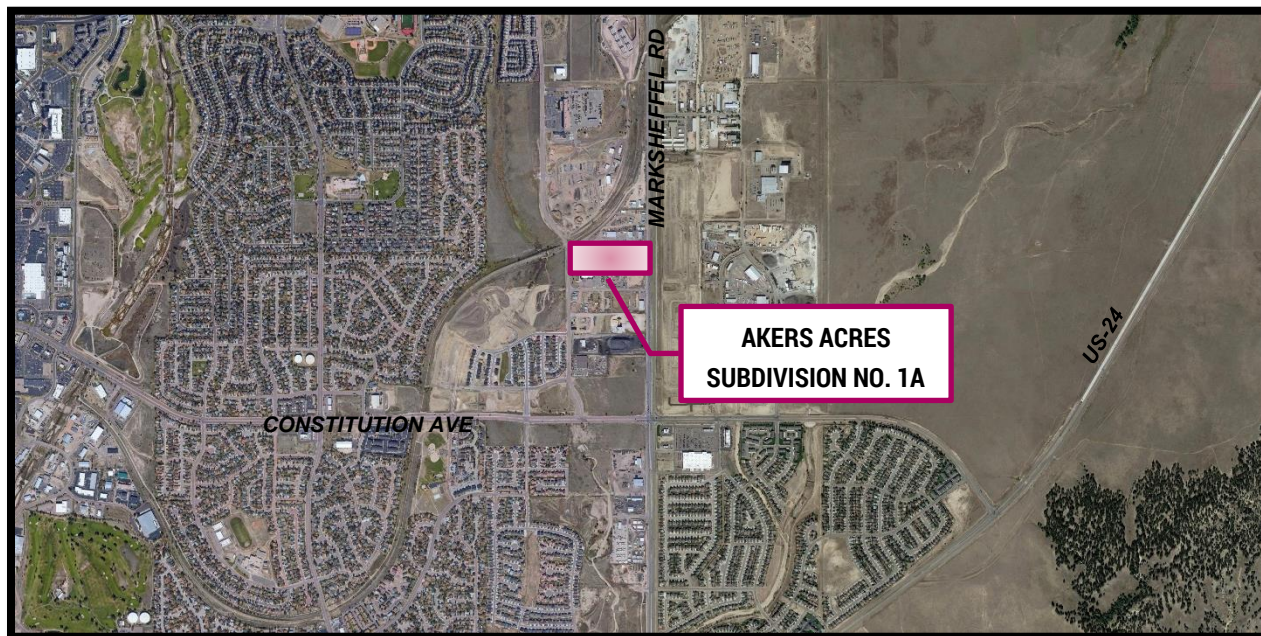


Figure 1. Vicinity Map

## General Requirements

### **Wastewater Design Criteria**

This project is located within the Cherokee Metropolitan District service area. The wastewater infrastructure design will substantially comply with the Colorado Springs Utilities (CSU) Wastewater Line Extension & Service Standards (LESS) 2021 adopted by Cherokee Metropolitan District (CMD). CMD maintains a list of exceptions to these standards which supersede the Colorado Springs Standards in any conflict.

### **Future Development**

This project proposed to subdivide "Lot 3, Akers Acres Subdivision 1" into two lots, Lot 3a and Lot 3b. It is anticipated that Lot 3b will propose to develop a warehouse. Any future development on Lot 3b will be required to provide its own wastewater disposal report to El Paso County for review.

### **Wastewater Disposal Report Requirements**

All headings that are followed by *colored and italicized* text is a required item noted in the El Paso County Land Development Code 8.4.8. Wastewater Disposal – (E) Report Requirements.

## **II. Wastewater Disposal Infrastructure Provisions**

### Point of Connection

*Map showing relative location of point of connection to an existing system;*

No point of connection (POC) is proposed with this project. However, it is anticipated that a warehouse will soon be developed. An exhibit was prepared to show the future point of connection for the warehouse. Please refer to Appendix A for more information. Note: The POC shown is preliminary in nature and subject to change.

### Treatment Facility

*Map showing relative location of the existing or proposed treatment facility;*

This project does not propose a treatment facility. The existing Cherokee Metro District treatment facility (Water Reclamation Facility) is located southeast of Schriever Air Force Base. A map is provided in Appendix B.

### Project Population, Units, and Density

*Estimate of projected population, units, and density, as related to wastewater production on an average daily basis;*

It is anticipated that one warehouse will be developed (1 unit) on Lot 3b. The estimated domestic use of the warehouse is 1.01 AF/YR. Assuming all indoor water use drains to the Cherokee Metro District (CMD) wastewater system, this will equate to approximately 900 gallons of wastewater per day in an average year. This represents 0.04% of CMD's available wastewater capacity. A table is provided below to summarize this information.

	<b>Water Commitment</b>	<b>Wastewater Commitment</b>
Existing Use	0.50 Acre-Feet Per Year	200 Gallons
Future Warehouse	1.01 Acre-Feet Per Year	900 Gallons
<i>Total</i>	<i>1.51 Acre-Feet Per Year</i>	<i>1,100 Gallons</i>

*Note: Projected wastewater use is based on the domestic (indoor) water use*

Per the CMD Commitment Letter for “2875 Akers Drive”, *“The new development is conservatively estimated to produce 900 gallons per day assuming no indoor consumptive use. This volume is in line with the District projections for buildout of this area and does not impact buildout plans for the collection system or wastewater treatment facility.”* Please refer to Appendix C for the provided commitment letter from CMD.

### Existing Treatment Capacity and Utilization

#### *Capacity of the existing treatment plant and current utilization;*

The existing CMD Water Reclamation Facility (WRF) treats 2.1 MGD. This facility has a maximum capacity of 4.8 MGD. Please refer to Appendix D for an email detailing the existing treatment facility and current utilization.

### Proposed Treatment Capacity and Utilization

#### *Anticipated capacity of any proposed treatment plant;*

There is no treatment plant proposed with this project. Additionally, it is anticipated that the future warehouse will not propose a treatment plant.

### Commitment Letter

*Letter of commitment from the wastewater provider proposed for service, which includes whether the preliminary plan area is within the service boundaries of the proposed provider, and a statement by the wastewater provider that adequate capacity exists or will exist in order to provide service.*

Please refer to Appendix C for a formal commitment letter from Cherokee Metropolitan District to provide municipal water and wastewater services.

## **III. Conclusion**

This Wastewater Disposal Report for Akers Acres Subdivision No. 1a meets or exceeds the requirements provided in the El Paso County Land Development Code (LDC) and Engineering Criteria Manual (ECM).

## **IV. References**

1. Wastewater Line Extension and Service Standards, Colorado Springs Utilities, April 2021.
2. RE: Lot 3 Akers Acres – Cherokee Metro District – Water Resource and Wastewater Disposal Reports, Email from Cherokee Metro District, May 9<sup>th</sup> 2022.

## APPENDIX A





NOTES:

1. THIS PLAN IS CONCEPTUAL AND NOT MEANT FOR FINAL DESIGN OR LEGAL DEPICTION. PLEASE REFER TO THE FINAL PLAT FOR ALL FINAL LOCATIONS OF PROPERTY BOUNDARIES AND EASEMENTS.
2. LOT 3A IS ANTICIPATED TO DEVELOP. A WAREHOUSE IS PLANNED FOR LOT 3A BUT THE FINAL LOCATION OF THE WAREHOUSE IS STILL UNDER DISCUSSION.
3. THIS EXHIBIT SHOWS THE LOCATION OF THE POINT OF CONNECTION FOR WATER AND WASTEWATER. THE SERVICE LINE LAYOUT IS NOT PROVIDED BECAUSE THE WAREHOUSE LOCATION IS UNKNOWN AT THIS TIME. HOWEVER, A UTILITY EASEMENT IS PROVIDED FOR ANTICIPATION OF THE WASTEWATER SERVICE LINE.

MARKSHEFFEL ROAD (PUBLIC)

APPROXIMATE POINT OF CONNECTION  
FOR WATER SERVICE LINE (FUTURE)

LOT 3A  
~5.00 ACRES

50' RADIUS FIRE VEHICLE  
TURNAROUND EASEMENT

AKERS ACRES  
SUBDIVISION NO. 1A

40' PUBLIC INGRESS & EGRESS  
& UTILITY EASEMENT

LOT 3B  
~4.26 ACRES

APPROXIMATE POINT OF CONNECTION  
FOR WASTEWATER SERVICE LINE  
(FUTURE)

CHICAGO ROCK ISLAND &  
PACIFIC RAILWAY R.O.W.

AKERS DRIVE (PUBLIC)

AKERS ACRES SUBDIVISION NO. 1A  
A REPLAT OF LOT 3, AKERS ACRES SUBDIVISION 1  
EL PASO COUNTY, STATE OF COLORADO

POINT OF CONNECTION (POC) EXHIBIT

Project No:	DKA01
Drawn By:	CMWJ
Checked By:	RGD
Date:	05/11/2022

**Galloway**

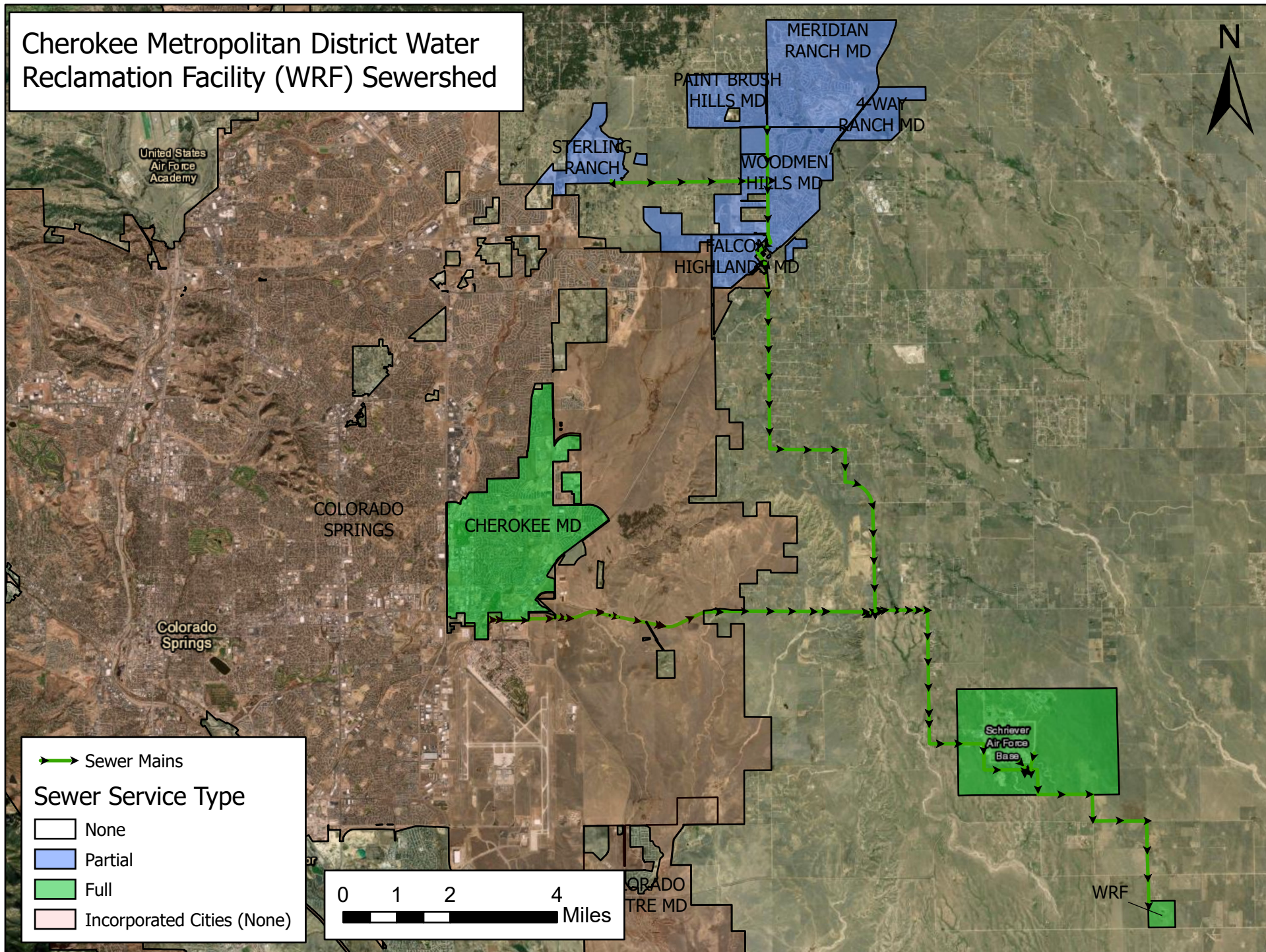
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Colorado Springs, CO 80920  
719.900.7220 • [GallowayUS.com](http://GallowayUS.com)

## APPENDIX B





# Cherokee Metropolitan District Water Reclamation Facility (WRF) Sewershed



## APPENDIX C







# CHEROKEE METROPOLITAN DISTRICT

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

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

April 27<sup>th</sup>, 2022

Grant Dennis

1155 Kelly Johnson Blvd. Suite 305

Colorado Springs, CO 80920

*Sent via email: grantdennis@gallowayus.com*

Re: Water and Sewer Service to **2875 Akers Drive**  
Commitment Letter No. **2022-09 (Revision of 2022-01)**

Dear Grant Dennis,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and wastewater service for two proposed lots at 2875 Akers Dr. The first lot includes an existing building which has been served by Cherokee Metropolitan District since 2007. The second lot is currently vacant but is planned to be a warehouse. The new building will require an additional water and wastewater commitment, but the water and wastewater demand of the existing building is not expected to change as a result of the development.

Cherokee Metropolitan District staff, along with the developer, have determined the following water demand estimate for the proposed uses:

Type of Use	Demand (AF/yr)
Domestic	1.01
Irrigation	0.67
<b>Total</b>	<b>1.7</b>

Over the last five years, the existing building has used an average of **0.5** acre-feet per year (AFY). Both parts of the development are expected to collectively use approximately **2.2** AFY and the District thus affirms its commitment to service this subdivision in that total amount, consisting of an existing commitment of **0.5** AFY and a new commitment of an additional **1.7** AFY.

The existing building is currently connected to the Cherokee Metropolitan District wastewater system and produces an average of 200 gallons per day of wastewater based on past billing. The new development is conservatively estimated to produce 900 gallons per day assuming no indoor consumptive use. This volume is in line with District projections for buildout of this area and does not impact buildout plans for the collection system or wastewater treatment facility.

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

## APPENDIX D



## Caleb Johnson

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**From:** Kevin Brown <kbrown@cherokeemetro.org>  
**Sent:** Friday, May 6, 2022 3:01 PM  
**To:** Caleb Johnson  
**Cc:** Jeff Munger; John Radcliffe; Grant Dennis; Brady Shyrock  
**Subject:** RE: Lot 3 Akers Acres - Cherokee Metro District - Water Resource and Wastewater Disposal Reports  
**Attachments:** Water Resource Report 2875 Akers Drive 2022-09 Revised.pdf; CMD WRF Sewershed.pdf  
  
**Categories:** DKA1

Caleb,

Attached is the revised water resource report and a map showing the applicable wastewater infrastructure. The current plant capacity and development wastewater calculations are below.

Current WRF usage: treating 2.1 MGD of a 4.8 MGD capacity.

The domestic use of the new 2875 Akers Drive is estimated to be 1.01 AFY. Assuming all indoor use drains to the CMD wastewater system, this is 900 gallons of wastewater per day in an average year, representing 0.04% of the District's available wastewater capacity.

Let me know if you need anything else.

Thanks,

**Kevin Brown, EIT**

Junior Water Resource Engineer  
Cherokee Metropolitan District  
719-322-4339  
[kbrown@cherokeemetro.org](mailto:kbrown@cherokeemetro.org)

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**From:** Caleb Johnson <Calebjohnson@gallowayus.com>  
**Sent:** Monday, May 2, 2022 2:36 PM  
**To:** Kevin Brown <kbrown@cherokeemetro.org>  
**Cc:** Jeff Munger <jmunger@cherokeemetro.org>; John Radcliffe <johnradcliffe@gallowayus.com>; Grant Dennis <grantdennis@gallowayus.com>; Brady Shyrock <BradyShyrock@GallowayUS.com>  
**Subject:** RE: Lot 3 Akers Acres - Cherokee Metro District - Water Resource and Wastewater Disposal Reports

Hi Kevin,

Sorry to bug you again, I have one more item to request regarding the Wastewater Disposal Report.

In the commitment letter for this project, it states that "The new development is conservatively estimated to produce 900 gallons per day assuming no indoor consumptive use."

- Did you calculate this estimate? And if so, please provide us with detailed calculations to provide in our report.