



WASTEWATER DISPOSAL REPORT FOR TRACT F FILING NO. 7 CLAREMONT RANCH SUBDIVISION

February 2022

Prepared For:

Rockwood Homes LLC
5436 Carvel Grove
Colorado Springs, CO 80922

Prepared By:

Kimley-Horn
2 N Nevada, Suite 300
Colorado Springs, CO 80903
719-435-0180

A. Summary of the Proposed Subdivision

Tract F includes an approximately 9.8 AC parcel located in the southwest corner of the Claremont Ranch Subdivision. The 9.8 AC Parcel (ID 5404304013) is legally described as Tract F Claremont Ranch Subdivision Filing No. 7. The Parcel is currently zoned PUD with Commercial Aviation Development-Overlay (CAD-O). Proposed Development includes approximately 150 Apartment units.

The site lies within Cherokee Metropolitan District service area. Water and wastewater service are to be provided by Cherokee Metropolitan District.

B. Wastewater Service

Wastewater flows for the proposed development are based on established benchmark of 65 gallons per person per day, and 1.9 persons per unit. With 150 proposed units the proposed total gallons per day is as follows.

$$150 \text{ Units} \times 65 \text{ gallons per person per day} \times 1.9 \text{ persons per unit} = 18,525 \text{ GPD}$$

Wastewater collection and treatment is to be provided by Cherokee Metropolitan District. The subdivision is within the district service boundary. The development includes on site wastewater infrastructure that will connect to a proposed wastewater main extension located in Meadowbrook Parkway located north of the proposed development.

The sanitary sewer system capacity was based on correspondence sent by the CMD dated October 9th, 2020. See **Appendix** for reference.

The following statement defines the project to be in compliance with the CMD allowable capacities: "Wastewater from the CMD main district flows by gravity to a 1.1 million gallon equalization pond before being pumped east to the Cherokee Metropolitan District/Meridian Metropolitan District Water Reclamation Facility operated by Cherokee. Cherokee holds 2.6 million gallons per day of the 4.8 million gallon per day (MGD) capacity of the plant of which CMD is currently using approximately 1.5 MGD. At buildout of the District area, CMD expects flow from the main district to reach 1.9 MGD and the development of this property is in line with the buildout estimate."

Cherokee holds 2.6 million gallons per day of the 4.8 million gallon per day (MGD) capacity of the plant of which CMD is currently using approximately 1.5 MGD. At buildout of the District area, CMD expects flow from the main district to reach 1.9 MGD and the development of this property is in line with the buildout estimate.

Cherokee Metro District provided a letter of commitment to provide both water and wastewater services. “Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 27,000 gallons of wastewater per day, representing 1% of CMD’s wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the district.” See **Appendix** for letter.

Appendix

Lundberg, Andrew

From: Kofford, Kevin
Sent: Thursday, February 17, 2022 12:46 PM
To: Lundberg, Andrew
Subject: FW: Meadowbrook Park-Preliminary Utility Plan

Kevin Kofford, P.E.

Kimley-Horn | 2 North Nevada Avenue, Suite 300 | Colorado Springs, CO 80903
Direct: 719 453 0181 | Mobile: 719 352 9194 | www.kimley-horn.com

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From: Kevin Brown <kbrown@cherokeemetro.org>
Sent: Friday, October 9, 2020 11:12 AM
To: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>; Heiberger, John <john.heiberger@kimley-horn.com>
Cc: Houk, Jim <Jim.Houk@kimley-horn.com>; Jeff Munger <jmunger@cherokeemetro.org>; Peter C. Johnson <pcj@vrlaw.com>; Steven Hasbrouck (Board Member) <s.hasbrouck@cherokeemetroboard.org>
Subject: RE: Meadowbrook Park-Preliminary Utility Plan

Kevin,

We haven't had a supplemental wastewater report requested in the past and our wastewater system is far simpler than our water system. I can give you some basic details below to integrate into a report:

Wastewater from the CMD main district flows by gravity to a 1.1 million gallon equalization pond before being pumped east to the Cherokee Metropolitan District/Meridian Metropolitan District Water Reclamation Facility operated by Cherokee. Cherokee holds 2.6 million gallons per day of the 4.8 million gallon per day (MGD) capacity of the plant of which CMD is currently using approximately 1.5 MGD. At buildout of the District area, CMD expects flow from the main district to reach 1.9 MGD and the development of this property is in line with the buildout estimate.

Let me know what other information you need.

Thanks,
Kevin Brown

From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Sent: Friday, October 09, 2020 10:01 AM
To: Kevin Brown <kbrown@cherokeemetro.org>; Heiberger, John <john.heiberger@kimley-horn.com>
Cc: Houk, Jim <Jim.Houk@kimley-horn.com>; Jeff Munger <jmunger@cherokeemetro.org>; Peter C. Johnson <pcj@vrlaw.com>; Steven Hasbrouck (Board Member) <s.hasbrouck@cherokeemetroboard.org>
Subject: RE: Meadowbrook Park-Preliminary Utility Plan

Hi Kevin,
Sorry, I meant to mean wastewater supplemental report in my previous email.

Thanks,



CHEROKEE METROPOLITAN DISTRICT

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

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

January 27th, 2022

John Raptis

Rockwood Homes, LLC

5436 Carvel Grove

Colorado Springs, CO 80922

Sent via email: Andrew.Lundberg@kimley-horn.com

Re: Water and Sewer Service to **SW Corner Marksheffel & Meadowbrook**
Commitment Letter No. **2022-02**

Dear John Raptis,

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 Southwest Corner of Marksheffel Road and Meadowbrook Parkway currently planned for development into a small apartment complex. 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:

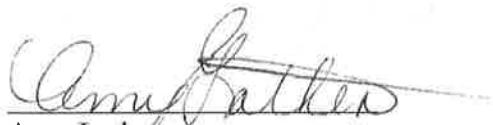
Type of Use	Demand (AF/yr)
Domestic	30.0
Irrigation	8.0
Total	38.0

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 27,000 gallons of wastewater per day, representing 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 cursive script, appearing to read "Amy Lathen", written over a horizontal line.

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



1249 Meadowbrook Pkwy

Map showing relative location
of the existing treatment facility

Legend

- Existing Cherokee Metro Wastewater Headworks
- Proposed Development

