

# WASTEWATER DISPOSAL REPORT

## SPACE VILLAGE FILING NO. 4 EL PASO COUNTY, COLORADO

### PREPARED FOR:

COMMERCIAL BUILDING SERVICES  
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### PREPARED BY:

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PCD FILE NO. MS-22-007

JUNE 2023

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- Overall Utility Map
- *Cherokee Metropolitan District Water Reclamation Facility Total Dissolved Solids Source Control Report, March 31, 2016, by Forsgren Associates, Inc. and Hatch Mott MacDonald; Figure 1.1, Overview of Integrated Water and Wastewater System*
- Cherokee Metropolitan District, Water and Sewer Service to SE Corner Space Village Ave & Command View Drive Commitment Letter No. 2022-11, dated May 23, 2022

## 1) POINT OF CONNECTION

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The subject development is in unincorporated El Paso County. The Space Village Avenue right-of-way is immediate to the north property line. Intersection with Peterson Boulevard is one-quarter mile to the west while the Marksheffel Road intersection is a half mile to the east. Space Village Filing No. 4 is a parcel of land situated in the Northwest 1/4 of Section 17, Township 14 South, Range 65 West of the 6<sup>th</sup> Principal Meridian, in El Paso County, Colorado. The specific property under consideration is comprised of Lot 1 and Lot 2, Block 1, Space Village Filing No. 4. The 11.23 acres of Lot 1, as well as the 11.59 acres of Lot 2 are proposed to be developed as commercial outdoor storage facilities including their required landscape and drainage improvements. The property to the west is, except for a partial access road, an undeveloped portion of commercial Lot 1, Cowperwood SAIC. To the south is Peterson Air Force Base (PAFB). To the east is open space belonging to the City of Colorado Springs. Several commercial developments exist north of the adjacent Space Village Avenue R.O.W. including Winwater's Colorado Springs wholesale yard and warehouse, Storage Sense's Colorado Springs/Peterson Air Force Base interior and exterior storage facilities, A Better R.V. Storage's exterior and covered storage facilities, and various other smaller retail, office, and related uses (See Vicinity Map herein).

VICINITY MAP



The subject development does not propose to include any buildings nor any wastewater demand. Therefore, there is no proposed point of connection (See Appendix; Overall Utility Map).

## 2) EXISTING TREATMENT FACILITY

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The site is served by the Cherokee Metropolitan District. The district's wastewater reclamation facility is located 0.7 mile west of the intersection of Peyton Hwy. and Drennan Rd. in El Paso County, Colorado (see Appendix; *Cherokee Metropolitan District Water Reclamation Facility Total Dissolved Solids Source Control Report*, March 31, 2016, by Forsgren Associates, Inc. and Hatch Mott MacDonald; Figure 1.1, Overview of Integrated Water and Wastewater System).

## 3) ESTIMATED WASTEWATER PRODUCTION

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With no proposed commercial nor residential buildings, the associated estimate of projected population, units, and density as related to wastewater production on an average daily basis for the subject development is zero. (0).

## 4) CAPACITY

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The Cherokee Metropolitan District's website includes information regarding the following topics on the website's Public Records page, and are not duplicated within this report:

1. Audits and Budgets
2. Monthly Financials
3. Board of Director's Meeting Agenda & Minutes
4. Board of Director's Resolutions
5. Colorado Open Records Act (CORA)
6. Cross Connection and Backflow
7. Department of Health Consent Orders
8. District Maps
9. TDS Surcharge Letter
10. Transparency Notices
11. UBS Basin Area Reports
12. Water Conservation
13. Water Reclamation Facility
14. Water Quality Reports
15. CMD Rules and Regulations (Ordinance 83-100)
16. CMD Bylaws

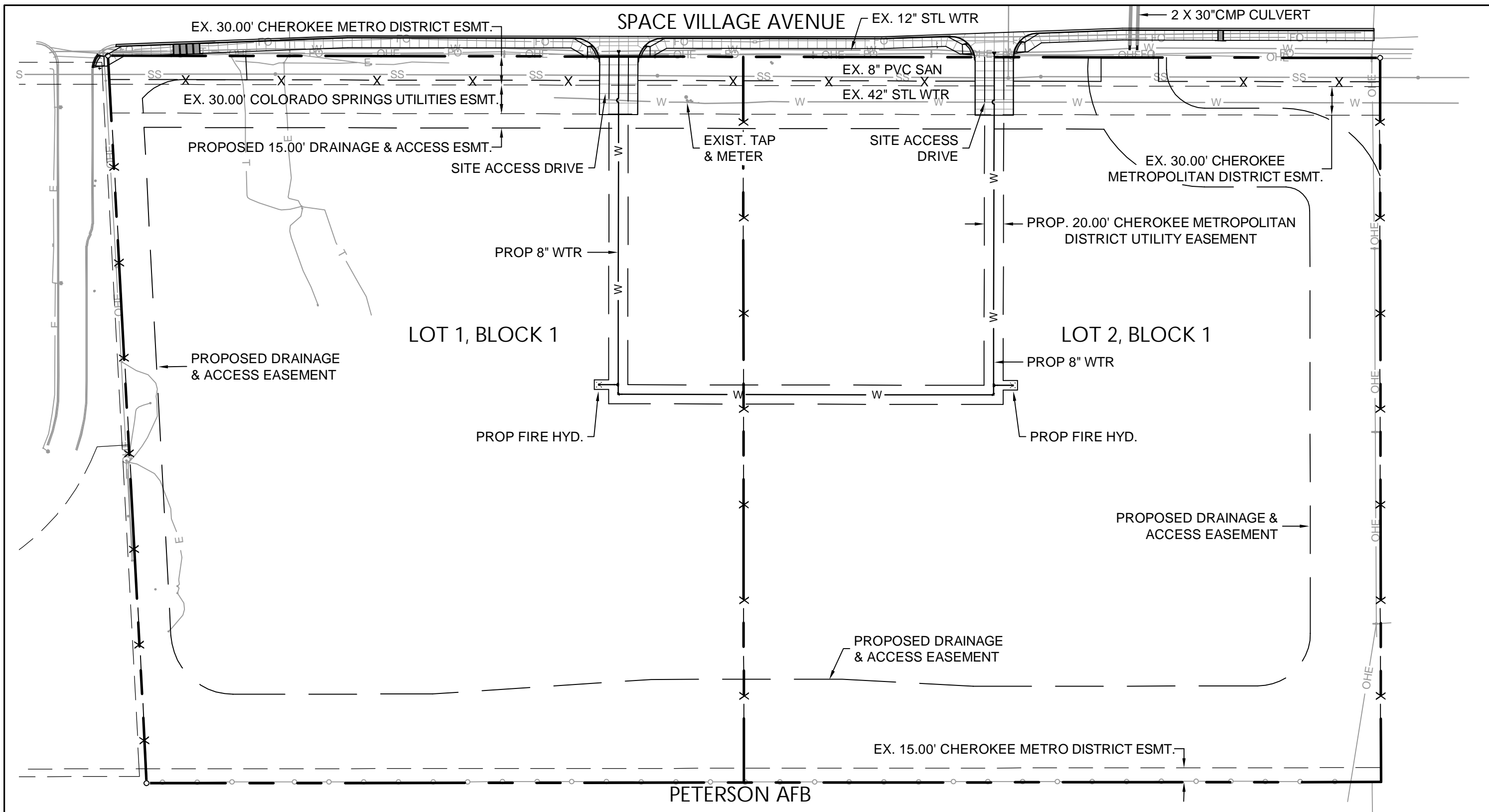
The most current version of numerous documents associated with the topics listed herein can be reviewed on the district website, including the capacity of the existing treatment plant and the anticipated capacity of any proposed treatment plant.

## 5) LETTER OF COMMITMENT

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A letter received from the Cherokee Metropolitan District dated May 23, 2022, indicates the district's intent and ability to adequately serve the subject development (see Appendix; Cherokee Metropolitan District, Water and Sewer Service to SE Corner Space Village Ave & Command View Drive Commitment Letter No. 2022-11, dated May 23, 2022).

## APPENDIX



OVERALL UTILITY MAP

SPACE VILLAGE FILING NO. 4  
 EL PASO COUNTY, COLORADO  
 SCALE: 1" = 100'  
 DATE: JUNE 2023

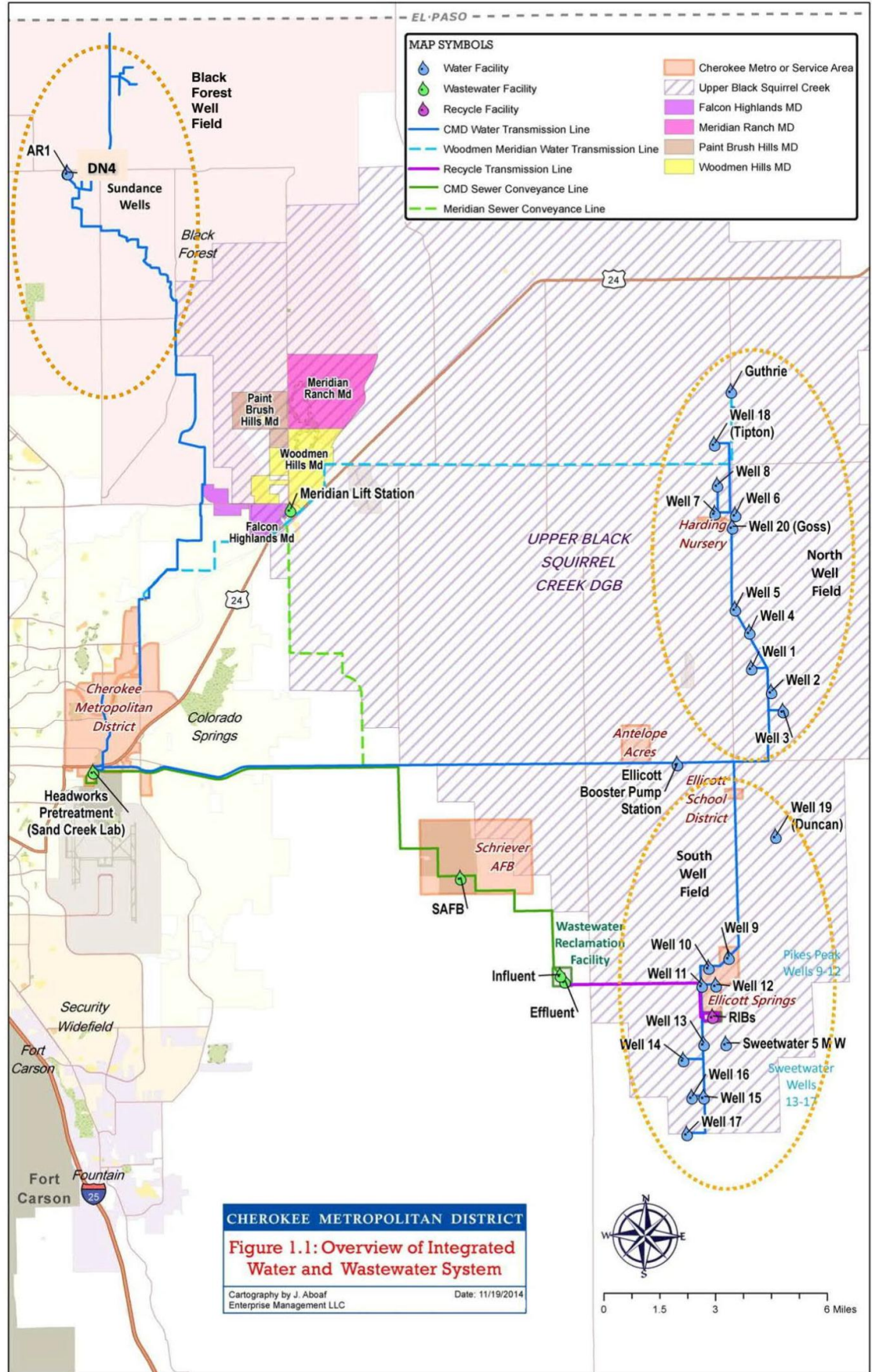


NORTH

LEGEND

	PROPERTY LINE		EXIST. FIBER OPTIC		EXIST. OVERHEAD ELECTRIC
	EASEMENT LINE		EXIST. TELEPHONE		EXIST. SANITARY SEWER
	EXIST. CURB AND GUTTER		EXIST. GAS LINE		EXIST. WATERLINE
	EXIST. FENCE		EXIST. ELECTRIC		







# CHEROKEE METROPOLITAN DISTRICT

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

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

May 23<sup>rd</sup>, 2022

Hampton Partners

Attention: Tucker Robinson

201 Fillmore Street Suite 201

Denver, CO 80206

*Sent via email: jon@Sterlingdesignassociates.com*

Re: Water and Sewer Service to **SE Corner Space Village Ave & Command View Drive**  
Commitment Letter No. **2022-11**

Dear Tucker Robinson,

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 self storage development located at the southeast corner of Space Village Avenue and Command View Drive. 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	0.30
Irrigation	0.0
<b>Total</b>	<b>0.30</b>

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 270 gallons of wastewater per day, representing 0.01% 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