

WATER RESOURCE REPORT

SPACE VILLAGE FILING NO. 4 EL PASO COUNTY, COLORADO

PREPARED FOR:

COMMERCIAL BUILDING SERVICES
7561 S. GRANT STREET, SUITE A-4
LITTLETON, COLORADO 80122
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PREPARED BY:

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PCD FILE NO. MS-22-007

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CONTENTS

1) SUMMARY OF THE PROPOSED SUBDIVISION	1
2) INFORMATION REGARDING SUFFICIENT QUANTITY OF WATER	2
A) Calculation of Water Demand.....	2
B) Calculation of Quantity of Water Available.....	2
C) Groundwater Source Information	2
D) Production Wells Information	2
E) Surface Water Sources.....	3
3) INFORMATION REGARDING SUFFICIENT DEPENDABILITY OF WATER SUPPLY.....	3
A) Proof of Ownership.....	3
B) Financial Plan	3
C) Description of Water Supply	3
D) Calculations Demonstrating Quantity.....	3
E) Evidence of Water System Source.....	3
F) Evidence of Short-Term Supply for Fire	4
4) INFORMATION REGARDING SUFFICIENT QUALITY.....	4
5) PUBLIC AND PRIVATE COMMERCIAL WATER PROVIDERS.....	4
A) Information from Commercial Water Providers.....	4
B) Water Providers Report	4

APPENDIX

- Overall Utility Map
- 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) SUMMARY OF THE PROPOSED SUBDIVISION

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 6th 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. Although not required by the Cimarron Hills Fire Department (CHFD), a fire water mainline loop is proposed to be constructed within the two lots to supply water to two proposed on site fire hydrants (see Appendix; Overall Utility Map).

2) INFORMATION REGARDING SUFFICIENT QUANTITY OF WATER

A) CALCULATION OF WATER DEMAND

With no proposed commercial nor residential buildings, there is no associated required domestic nor fire water demand. Landscaping is proposed to be served by re-use of an existing on site domestic tap and meter. Irrigation demand for required perimeter landscaping is estimated to be approximately 0.28 acft/yr with a maximum flow of 7 gpm. Although not required, a demand of 1,500 gpm minimum for any proposed fire hydrant is assumed.

B) CALCULATION OF QUANTITY OF WATER AVAILABLE

Water for the proposed landscaping and fire hydrants will be provided from the Cherokee Metropolitan District's existing 12" steel waterline located within the Space Village Avenue R.O.W. north of the subject development. (see Appendix; Overall Utility Map). The 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 quantity of water available.

No groundwater sources at the site are intended to provide water to the subject development. A description of sources of water upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

C) GROUNDWATER SOURCE INFORMATION

Groundwater at the site is not an anticipated source of water for the subject development. A description of aquifers upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

D) PRODUCTION WELLS INFORMATION

Neither existing nor proposed production wells at the site are anticipated to be used as a source of water for the subject development. A description of well(s) upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

E) SURFACE WATER SOURCES

Surface water supply at the site is not anticipated as a source of water for the subject development. A description of surface water upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

3) INFORMATION REGARDING SUFFICIENT DEPENDABILITY OF WATER SUPPLY

A) PROOF OF OWNERSHIP

Neither existing nor proposed privately owned water rights are intended to be used to serve the subject development. A description of water rights upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

B) FINANCIAL PLAN

The subject development has no financial plan nor capital improvements plan relating to the supply of water. A description of the financial and capital improvements plans upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

C) DESCRIPTION OF WATER SUPPLY

Water for the proposed landscaping and fire hydrants will be provided from the Cherokee Metropolitan District's existing 12" Steel waterline located within the Space Village Avenue R.O.W. north of the subject development. A description of the applicable Cherokee Metropolitan District water supply system can be reviewed on the district website.

D) CALCULATIONS DEMONSTRATING QUANTITY

Aquifers at the site are not anticipated to be used as a source of water for the subject development. Therefore, an analysis of any well(s) capability of producing water supplies is not applicable to the subject development. A description of the aquifer(s) and well(s) upon which the Cherokee Metropolitan District relies can be reviewed on the district website.

E) EVIDENCE OF WATER SYSTEM SOURCE

Water for the proposed landscaping and fire hydrants will be provided from the Cherokee Metropolitan District's existing 12" Steel waterline located within the Space Village Avenue R.O.W. north of the subject development. The extension of public improvements to the subject development is therefore unnecessary. The Cherokee Metropolitan District has committed to serve the subject development. A description of the Cherokee Metropolitan District's current capacities, amount of current and committed use, and the amount and timing of water to be supplied to the subject development can be reviewed on the district website and/or is included in the district's commitment letter (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).

F) EVIDENCE OF SHORT-TERM SUPPLY FOR FIRE

The subject development has no required fire demand. Therefore, evidence that the short-term water supply needs of the development can be met to satisfy fire demands is not applicable.

4) INFORMATION REGARDING SUFFICIENT QUALITY

The water supplied by the Cherokee Metropolitan District is assumed to be in compliance with county and state water quality standards. A description of the quality of the water, its compliance with county and state standards, and the potential for water quality degradation which is supplied by the Cherokee Metropolitan District can be reviewed on the district website.

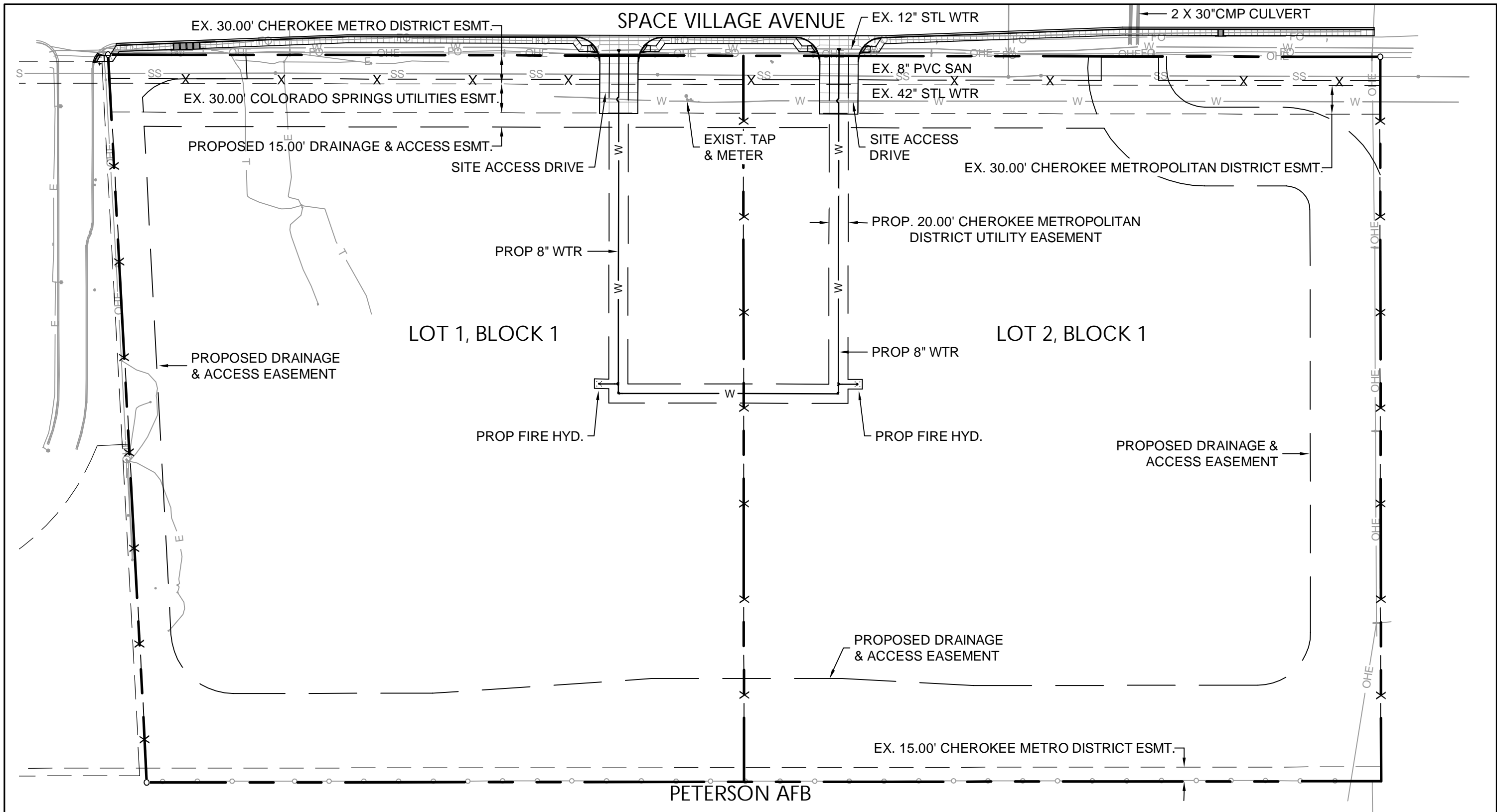
5) PUBLIC AND PRIVATE COMMERCIAL WATER PROVIDERS

A) INFORMATION FROM COMMERCIAL WATER PROVIDERS

The Cherokee Metropolitan District has committed to serve the subject development. A description of the Cherokee Metropolitan District's current system can be reviewed on the district website and/or is included in the district's commitment letter (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).

B) WATER PROVIDERS REPORT

A Water Resource Report provided by the Cherokee Metropolitan District specific to the subject development is not included in this report other than the district's letter committing it to 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). A description of the Cherokee Metropolitan District's current system can be reviewed on the district website.



OVERALL UTILITY MAP

SPACE VILLAGE FILING NO. 4
EL PASO COUNTY, COLORADO
SCALE: 1" = 100'
DATE: APRIL 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 23rd, 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
Total	0.30

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,

A handwritten signature in blue ink, appearing to read "Amy Lathen", with a long horizontal flourish extending to the right.

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