VILLAS AT CLAREMONT

LETTER OF INTENT

DECEMBER 2020

OWNER/APPLICANT:
Rodo Investments LLC
20 Boulder Crescent, Ste. 200
Colorado Springs, CO 80903

CONSULTANT:
N.E.S. Inc.
619 N. Cascade Ave. Suite 200
Colorado Springs, CO. 80903

REQUEST

N.E.S. Inc. on behalf of Morley Companies request approval of the following applications:

1. A Sketch Plan Amendment from Commercial to Residential/Multi-family
2. A PUD Development/Preliminary Plan for 83 attached single-family lots, 5 tracts, and public rights-of-way on 10.17 acres, at a gross density of 8.53 dwelling units per acre.
3. Subsequent final plats approved administratively.
4. Water sufficiency with the PUD Preliminary Plan.

LOCATION

The approximately 10.17-acre project site lies north of Meadowbrook Pkwy and east of Marksheffel Rd. It comprises Tract G of Claremont Ranch Filing No. 7 (9.73 acres) and Tract A of Claremont Ranch Filing No. 7 (0.44 acres). Existing residential development is located to the east. Sand Creek is situated to the north, with single-family residential beyond. To the south of Meadowbrook Pkwy is future commercial land and to the west of Marksheffel Rd is a gas station/convenience store.

PROJECT DESCRIPTION & CONTEXT

In 1997, the County approved the Claremont Ranch Sketch Plan to include 8 filings totaling 408.6 AC including ROW, commercial, single family, multi family, neighborhood commercial, retail/commercial, industrial, and open space (golf course, buffers, channel).

In 2001, the Board of County Commissioners approved the Claremont Ranch Preliminary Plan for the development of 385 acres. Land uses within Claremont Ranch, included single-family, multifamily, commercial, elementary school, and open space (neighborhood & community park). To accommodate these land uses, Claremont Ranch was rezoned to include: 140 AC from RR-3 (rural residential) to R-2 (residential), 2.9 AC from RR-3 to PBP (Planned Business Park), 5.95 AC from RR-3 to R-3 (multifamily residential), 3.51 AC from RR-3 to R-3 (multifamily residential), and the creation of a subdivision consisting of 649 single family units, 140 multifamily units and 2.97 acres commercial site on 153 acres.

In 2004, a Sketch Plan Amendment was approved to change a 6-acre portion from church to multifamily and relocation of the southern Sand Creek vehicular bridge. At this time Filing 7, as the Board of County Commissioners, also approved the reconfiguration of a 124 AC portion adjacent to Marksheffel Road. This request included rezoning from RR3, R-2, PUD to R-2 and PUD, and amendments to include general lot and block layouts.

Since 2004, final plats and development plans have been approved and constructed for several filings of Claremont Ranch. Filing 7, located southeast of Sand Creek, east of Marksheffel Road and Northwest of Highway 24, consisting of 54.208 AC, was rezoned from RR-3 to PUD. The intent of that rezoning was for the construction of 70 single-family dwelling units, one tract for future high-density single-family development for 116 dwelling units, and one tract each for future commercial and hotel use. This submittal is proposing to amend the vacant commercial portion (10.17 AC) of the PUD zoning to allow for attached single-family use of the site.

Zoning: It is proposed to rezone the subject property to PUD CAD-O for attached single-family lots. To the north is PUD CAD-O, this parcel is owned by El Paso County. To the east is PUD CAD-O for single-family detached. To the south is PUD CAD-O, this parcel is undeveloped and is proposed in the Sketch Plan for commercial use. To the west is commercial use zoned CS CAD-O, and I-3 CAD-O (currently vacant) to the northwest.

Setbacks are provided along the northeast, southeast, south, and west to buffer the development from the existing single-family to the northeast, Meadowbrook Pkwy to the southeast and Marksheffel Road to the west. The project provides a transition from the single-family residential towards the east to commercial uses and the vacant industrial lot towards the west. The project incorporates Tract A of Claremont Ranch Filing No. 7, which was originally intended as a buffer between the single-family residential development to the east and the originally proposed commercial development on Tract G of Claremont Ranch Filing No. 7. This buffer is now included within Tract E of The Villas at Claremont Ranch PUDSP, which retains a 30-foot buffer to the existing residential neighborhood to the east. Tract E also provides a substantial buffer on the west side of the project adjacent to Marksheffel Rd and to the I-3 zone to the northwest. The northwest corner of the property is approximately 180 feet across

Marksheffel from the I-3 property line. The northernmost portion Tract E contains a full spectrum detention pond, landscape buffering, and a trail connection to Sand Creek.

AIR QUALITY: The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Marksheffel Road and Meadowbrook Pkwy, providing shorter travel time to employment and commercial facilities.

WATER: The proposed residential development is not a source of water pollution.

NOISE: The Land Development Code requires the impacts of noise pollution to residents be mitigated. A noise study conducted by LSC in November of 2020 found that with a five (5) high noise barrier all noise levels in the development will be below 67 decibels. The noise barrier referenced by the study determined to be either a berm, wall or combination of the two. A Noise Report is included with this submittal. The development is outside the DNL 65 Noise Contour and an allowed use under the APZ-2 subcategory of the CAD-O. Based on available data, a Federal Aviation Administration (FAA) 7460-1 "Notice of Proposed Construction or Alteration" will be filed for any new vertical development at this site (including temporary construction equipment) and provide FAA documentation to the Airport at the time a Site Plan is submitted."

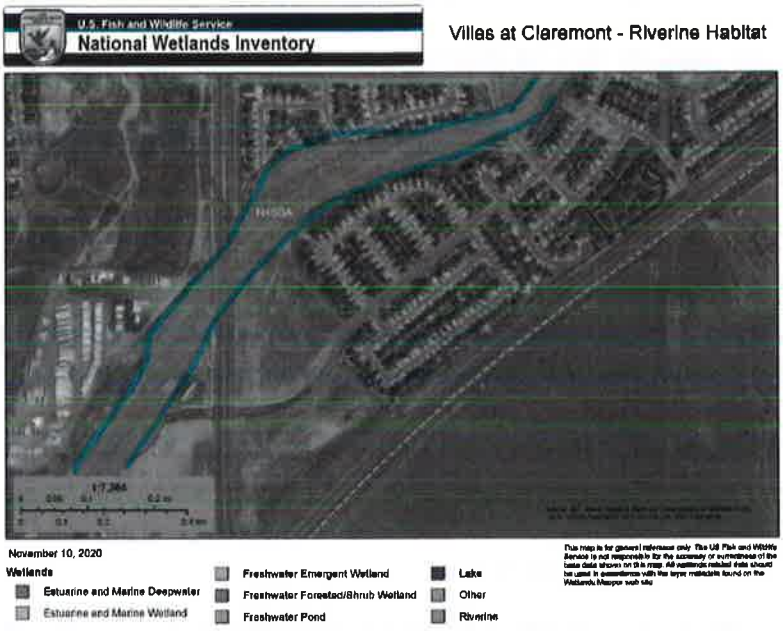
FLOODPLAINS: A review of El Paso County FEMA FIRM panels indicate no portions of the built project area are within a FEMA flood risk area. The East Fork of Sand Creek, which lies to the north of the parcel, is within a regulatory floodway and the proposed development will avoid this area. The parcel is identified as Zone X – Area of Minimal Flood Hazard within the FEMA Firm Panel 08041C0O756G.

GEOLOGIC & SOIL HAZARDS: The Soils, Geology and Geologic Hazard Study prepared by Entech Engineers, determined the site to be suitable for the proposed developed and achievable by avoidance or proper mitigation through standard construction methods. Geologic hazards encountered at the site include artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater and floodplain areas, and potentially seasonal shallow groundwater areas. The geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020).

VEGETATION & WILDLIFE: The area is designated by the U.S. Geological Survey as an area of urban development with no significant vegetation or wildlife.

USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER:

A small portion of land directly adjacent to the East Fork of Sand Creek is identified on the National Wetland Inventory as Intermittent Riverine habitat. There is no proposed development within this immediate area.



Villas at Claremont - Riverine Habitat

DISTRICTS SERVING THE PROPERTY

The following districts will serve the property:

- Cherokee Metro District will provide water and wastewater services. A will serve letter is provided with this application.
- Mountain View Electric Association will provide electric service. A will serve letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A will serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection and emergency services. A will serve letter is provided with this application.
- School District 49 will serve the property.
- Pikes Peak Library District.
- Central Marksheffel Metropolitan District.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The Master Plan for the County comprises the County Policy Plan, relevant small area plans, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. The proposed residential subdivision satisfies the following policies of the County Policy Plan and the Water Master Plan.

COUNTY POLICY PLAN

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The proposed development provides an additional housing choice in an urbanizing area. The product is similar in scale and density to the surrounding residential, and will provide a transition from the detached single-family residential to the commercial and industrial uses (existing and planned) to the west and northwest. Direct access is provided by Meadowbrook Parkway.

WATER MASTER PLAN

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.

Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.

Goal 3.7 – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.

Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).

Goal 5.4 – Promote the long-term use of renewable water. Goal 5.5 – Identify any water supply issues early on in the land development process.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

Cherokee Metro District has sufficient supply and existing infrastructure in the area to serve this development. Water quality is good and Cherokee is in compliance with all regulatory limits.

The project is located within Region 5, Cherokee Metropolitan District Services Area. This single growth area is not projected to experience significant growth by 2060. Specifically, the Water Master Plan states:

Region 5 consists of areas served by Cherokee Metropolitan District and is not expected to experience significant growth by 2060. But the District could consider expanding water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown in other maps.

Full build out of the Cherokee Metropolitan District (District) is anticipated within the 2060 timeframe. Cherokee Metropolitan District lies adjacent to large areas that could potentially develop with higher density residential growth along the Highway 94 corridor. The Water Resources Report indicates that the District has sufficient supply to meet the expected need at full build out. Region 5 has a current water supply of 5,849-acre feet per year and a current demand of 4,396-acre feet per year. The 2040 water supply is projected to be 4,849-acre feet per year and the projected demand is 6,468-acre feet. As stated in the Water Resources Report, this development is projected to need 28.75-acre feet of water per year. The District water supply summary indicates a total commitment of 3,804 Acre-Feet/Year and

maintains a supply of 4,992 Acre-Feet/Year and exhibits a surplus of 1,188 Acre-Feet/Year. The District has committed sufficient water supply to support this development.

The District obtains most of its supply from alluvial wells in the Upper Black Squirrel Creek (UBSC) Basin and currently recharges reclaimed water at the southern end of the Upper Black Squirrel Creek Basin (UBSC) aquifer. Based on the projected needs, and current supply, the District has sufficient water to meet the needs of this development with an excess of 1,188 Acre-Feet/Year. However, additional long-range planning, regionalization and acquisitions are discussed in the Water and Wastewater Report under future supplies.

Cherokee Metropolitan Districts (District) has provided a water and wastewater commitment letter to serve the development. Cherokee metro district primarily receives its water from groundwater, and the majority is alluvial groundwater in the Upper Black Squirrel Creek Designated Groundwater Basin (UBSC). Water supply to the district is provided by 8 wells located in the northern portion of the UBSC basin and nine wells located in the southern part of the basin. Additionally, the district owns several shallow wells located within Cimmarron Hills that are primarily used for irrigation purposes. The district also has access to additional water sources through contractual arrangements with Pueblo Board of Water Works and a water exchange for Guthrie Water, and an alluvial UBSC supply owned by two other districts. The District is completing construction of the Sundance Ranch water supply system. This is a new Denver Basin groundwater system within Black Forest. It includes facilities to produce, treat, and deliver these supplies.

The District relies primarily on alluvial groundwater supplies in the Upper Black Squirrel Basin. Since 2007, the District has undertaken efforts to diversity its water supply portfolio and reduce reliance on delivery of water from Colorado Springs Utilities. This has included:

- Development of a groundwater well field in the Black Forest area to access Denver Basin water owned by the District
- Construction of a new Water Reclamation Facility to treat its wastewater for use in recharge of the Upper Black Squirrel Creek aquifer
- Development of non-potable well for irrigation of its golf course.

The District has been actively engaged in demand management and conservation efforts, and now has some of the lowest per capita demands in Colorado. Lowered demands were achieved through recommendations for implementation in the 2007 Water Conservation Plan, this plan was later updated in 2015. The plan includes various water conservation measures such as implementation of water reuse, a revised water rate structure, implementation of water-efficient fixtures, and xeric landscaping.

New sources/expansions are expected to come from five areas: developer inclusion, acquisition, regionalization, facility expansion (including extensions of existing jointly owned transmission systems), and indirect, lawn irrigation return flows (LIRF) credits and direct reuse. The District has Municipal Interconnects on both the raw water and potable water systems to Colorado Springs Utilities. The District is served by four main transmission lines that deliver water directly to the District's main service area located within Cimmarron Hills. Additionally, the district also has access to additional sources through contractual arrangements with Pueblo Board of Water Works and a water exchange for Guthrie Water, also an alluvial UBSC supply owned by two other districts. The district is completing construction of the Sundance Ranch water supply system. This is a new Denver Basin groundwater system within Black Forest. It includes facilities to produce, treat, and deliver these supplies. Cumulatively, the district

is supported by a collection of wells, pumps, conveyance pipelines, storage tanks and treatment facilities to deliver potable water to its customers. These resources are spread across the Upper Black Squirrel Creek, Kiowa Bijou, and Upper Big Sandy basins and include two pump stations and four transmission lines. Not true

The District's alluvial UBSC groundwater wells are connected to a surface hydraulic system and can be classified as a renewable resource. Alluvial groundwater rights are considered surface rights, and are therefore regulated by the prior appropriation system like other surface water rights. The implementation of the District's Water Conservation Plan has enabled the district to reduce water usage by 3-5% per capita and has become one the lowest per capita usage in the state. Reduced by 20-30%

Cherokee metropolitan district operates its Water Reclamation Facility (WRF) and Rapid Infiltration Basins (RIBs), which takes wastewater from the district and Meridian Service MD's service areas, treats, and discharges to the RIBs. From the RIBs, the water percolates into the ground, blends with native groundwater, and can be recaptured from CMD's south USBC well field. Unobstructed Basin

Discussions of long-term planning, increases in water efficiency and increases in renewable sources are included in the Water Wastewater Report. Current Water Quality is presented in the Water and Wastewater Report on page 8, Cherokee MD 2019 Drinking Water Quality Report.

Sketch Plan Review Criteria Chapter 7.2.1.D.C

1. **THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;**

   The development is consistent with the intent of the Policy Plan as it is intended to provide additional housing at various densities in an urbanizing area.

2. **THE PROPOSED SUBDIVISION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THIS CODE;**

   The proposed development meets all of the County Code Sketch Plan requirements.

3. **THE PROPOSED SUBDIVISION IS COMPATIBLE WITH EXISTING AND PROPOSED LAND USES WITHIN AND ADJACENT TO THE SKETCH PLAN AREA;**

   The site is zoned PUD CAD-O and is being proposed for attached single family uses. To the north is PUD CAD-O, this parcel is owned by El Paso County. To the east is PUD CAD-O for single-family detached. To the south is PUD CAD-O, this parcel is undeveloped. To the west is commercial uses zoned CS CAD-O, and I-3 CAD-O (currently vacant) to the northwest. Setbacks are provided along the northeast, southeast, south, and west to buffer the development from the existing single-family to the northeast, Meadowbrook Pkwy to the southeast and Marksheffel Road to the west. The project provides a transition from the single-family residential towards the east to commercial uses and the vacant industrial lot towards the west. Tract C and E provide a substantial buffer and setback from the I-3 zone to the northwest. The northwest corner of the property is approximately 180 feet across Marksheffel from the I-3 property line. Tract E in the northernmost portion of the site contains a full spectrum detention pond, landscape buffering, and a trail connection to Sand Creek.

4. **THE WATER SUPPLY REPORT PROVIDES SUFFICIENT INFORMATION TO IDENTIFY PROBABLE COMPLIANCE WITH THE WATER SUPPLY STANDARDS AND IDENTIFIES ANY NEED FOR ADDITIONAL WATER SUPPLIES;**

   Reference Water Resources Report page 39, figure 3.4 Demand Forecasts. The District has adequate water supplies provided by the UBSC, Kiowa Bijou and Big Sandy Creek basin to

sufficiently provide water for 300 years. The District has implemented its Water Conservation Plan, which has reduced demand by 3-5%. more

5. **SERVICES ARE OR WILL BE AVAILABLE TO MEET THE NEEDS OF THE SUBDIVISION INCLUDING, ROADS, POLICE AND FIRE PROTECTION, SCHOOLS, RECREATION FACILITIES, AND UTILITY SERVICE FACILITIES;**

   Municipal services to the site will be provided by Falcon Fire, Cherokee Metro District will provide water and waste water, Roads maintained by and El Paso County Sheriff's department for police services. Letters of commitment from these entities have been received and included in the application. Referral letters were sent to El Paso County School 049 and the Pikes Peak Library, responses have been included with this application.

6. **THE SOIL IS SUITABLE FOR THE SUBDIVISION;**

   The Soils, Geology and Geologic Hazard Study prepared by Entech Engineers, determined the site to be suitable for the proposed developed and achievable by avoidance or proper mitigation through standard construction methods. Geologic hazards encountered at the site include artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater and floodplain areas, and potentially seasonal shallow groundwater areas. The geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020).

7. **THE GEOLOGIC HAZARDS DO NOT PROHIBIT THE SUBDIVISION, OR CAN BE MITIGATED;**

   The geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020).

8. **THE SUBDIVISION WILL NOT INTERFERE WITH THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT [C.R.S. §§ 34-1-302(1), ET SEQ.];**

   No mineral estate owners were identified on this parcel.

9. **THE DESIGN OF THE SUBDIVISION PROTECTS THE NATURAL RESOURCES OR UNIQUE LANDFORMS;**

   This area is designated by the U.S. Geological Survey as an area of urban development with no significant vegetation or wildlife. A small portion of the land directly adjacent to the east for of Sand Creek is identified on the National Wetland Inventory as Intermittent Riverine Habitat. There is no proposed development within this immediate area. There are no significant natural resources or unique landforms on this site.

10. **THE PROPOSED METHODS FOR FIRE PROTECTION ARE ADEQUATE TO SERVE THE SUBDIVISION;**

    This area falls under the Falcon Fire Protection district. The 133-square-mile fire district extends from Peyton Highway on the east to County Line Road on the north to Black Forest Road on the west and one mile north of Colorado Highway 94 on the south. The District serves more than 23,400 citizens, and protects almost 10,000 structures. Ninety-four percent of the structures within the District are residential and 6 percent are commercial buildings. The Falcon Fire Protection district actively maintains 4 stations and has adequate facilities and resources to serve this development.

11. **THE SUBDIVISION IS APPROPRIATE AND THE DESIGN IS BASED ON MITIGATING THE CONSTRAINTS OF TOPOGRAPHY, SOIL TYPES, GEOLOGIC HAZARDS, AGGREGATE RESOURCES, ENVIRONMENTAL RESOURCES, FLOODPLAIN, AIRPLANE FLIGHT OVERLAYS, OR OTHER CONSTRAINTS.**

    This area is designated by the U.S. Geological Survey as an area of urban development with no significant vegetation or wildlife. A small portion of the land directly adjacent to the east for of Sand Creek is identified on the National Wetland Inventory as Intermittent Riverine Habitat. There is no proposed development within this immediate area. There are no significant natural resources or unique landforms on this site. Geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020).This area is not within an airplane flight overlay. No other site constraints have been identified.

PUD Preliminary Plan Review Criteria Chapter 4.2.6.E

1. **THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;**

    The development is consistent with the intent of the Policy Plan as it is intended to provide additional housing at various densities in an urbanizing area.

1. **THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;**

    The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This development will provide an additional housing option in the area in a location that is appropriate for higher density residential development.

2. **THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;**

    This proposal is requesting to amend the existing sketch plan and approved PUD to change the commercial use designation to residential. The subdivision design standards are met.

3. **A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

    The Cherokee Metro District has a sufficient water supply to support this development. The raw water supplied to the District is generally of good quality. The quality of the water is monitored, and the District has been successful in complying with regulatory limits. (Water Resources Report, Nov. 2020)

4. **A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6) (B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE.**

    Cherokee Metro District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report prepared by Catamont Engineering.

5. **ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(c)];**

   The geologic hazards anticipated to affect this site are artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater and floodplain areas and potentially seasonal shallow groundwater areas. The geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by Implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020).

6. **ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28- 133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;**

   Drainage improvements are addressed in the Preliminary Drainage Report and the grading and erosion control plans prepared by Catamount Engineering. Detention and water quality are provided on site and meets the DCM criteria.

7. **LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;**

   This site is directly accessed from Meadowbrook Parkway and private roads within the development.

8. **THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY**

   1) **INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;**

      There are no natural physical features on the site. Open Space is provided throughout the development totally to approximately 5 acres.

   2) **INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST-EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;**

      Appropriate provision is made in this regard given the context of the site and surrounding area. The plan was designed to minimize cost of transportation and utility infrastructure improvements. The project proposes a private drive directly to Meadowbrook Parkway. Pedestrian and bike recreation opportunities are provided by a proposed trail.

   3) **INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;**

      Landscaping is included to buffer the development from adjacent uses where appropriate. The development provides a transition between the single family uses to the east and commercial and industrial (existing and planned) uses to the west.

   4) **INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND**

      The East Fork of the Sand Creek Channel is adjacent to the site. The channel is contained in a tract and no lots encroach on the floodplain or tract.

5) **INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;**

The Traffic Report prepared by LSC Transportation Consultants demonstrates that the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

9. **NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

Water and sanitary sewer service are to be provided by Cherokee Metropolitan District. Mountain View Electric Association Inc. and Colorado Springs Utilities will provide electric and natural gas services to the subdivision respectively. The required Will Serve letters are included with the submittal. Falcon Fire Protection District will provide fire protection and emergency services.

10. **THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND**

The site lies within the Falcon Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.

11. **THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.**

The proposed subdivision meets the applicable sections of these parts of the Code. Subject to the requested PUD modifications per Chapter 4.2.6.2.h.

(7)

WASTEWATER DISPOSAL REPORT FOR THE VILLAS AT CLAREMONT RANCH

NOVEMBER 2020

Prepared for:

MORLEY COMPANIES INC.
20 Boulder Crescent, Suite 200
Colorado Springs, Co 80903

Prepared By:

CATAMOUNT ENGINEERING
321 W. Henrietta Ave
Suite A
Woodland Park, CO 80863
719-426-2124

WASTEWATER DISPOSAL REPORT
FOR
THE VILLAS AT CLAREMONT RANCH

A. Summary of the Proposed Subdivision:

The Villas at Claremont Ranch Lincoln Commons is a 10.73-acre subdivision within a portion of the southwest quarter of section 4 and northwest quarter of section 9, Township 14 south, Range 65 west of the 6th P.M. in El Paso County, Colorado. The site is located at the northeast corner of the intersection of Marksheffel Road and Meadowbrook Parkway. Proposed development includes 83 single family residential townhome units.

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

The parcel is a replat of Tract 'A" and Tract "G" previously studied in the "Master Water Resources Report and Wastewater Report" for Claremont Ranch Filing 7 &8", prepared by Matrix Design Group.

B. WASTEWATER SERVICE:

Wastewater flows for the Villas at Claremont Ranch subdivision are based on established benchmarks of the average daily flow of 163 gallons per day per SFE and 172 gallons per day per SFE for the average daily-maximum month flow.

83 SFE x 163 GPD = 13,529 GPD average daily flow

Wastewater collection and treatment is to be provided by Cherokee Metropolitan District. The subdivision is within the district service boundary. The proposed site will install on-site infrastructure in accordance with District rules and regulations. Outfall from the subdivision will tie to an existing district manhole located within the northern portion of the site and be conveyed through district facilities to treatment plant. The development will be required to install gravity sewer facilities in accordance with ~~WHMD~~ CHEROKEE METRO DISTRICT standards.

(8)

WATER RESOURCES REPORT FOR THE VILLAS AT CLAREMONT RANCH

NOVEMBER 2020

Prepared for:

MORLEY COMPANIES INC.
20 Boulder Crescent, Suite 200
Colorado Springs, Co 80903

Prepared By:

CATAMOUNT ENGINEERING
321 W. Henrietta Ave
Suite A
Woodland Park, CO 80863
719-426-2124

WATER RESOURCES REPORT
FOR
THE VILLAS AT CLAREMONT RANCH

A. Summary of the Proposed Subdivision:

The Villas at Claremont Ranch Lincoln Commons is a 10.17-acre subdivision within a portion of the southwest quarter of section 4 and northwest quarter of section 9, Township 14 south, Range 65 west of the 6th P.M. in El Paso County, Colorado. The site is located at the northeast corner of the intersection of Marksheffel Road and Meadowbrook Parkway. Proposed development includes 83 single family residential townhome units.

This site lies within the Cherokee Metropolitan District service area. Cherokee metropolitan District is located in region 5 (Cherokee Metropolitan District) as identified in the El Paso County Water Master Plan. Water and wastewater service are to be provided by Cherokee Metropolitan District.

Additionally, the District is implementing a water conservation plan to address future development within the District and implement conservation measures with current customers. A copy of the Water Conservation Plan has been included in the appendix.

The Cherokee Metropolitan District has an adequate water supply to meet the demands of the Villas at Claremont Ranch Development on a 300-year basis.

The parcel is a replat of Tract 'A" and Tract "G" previously studied in the "Master Water Resources Report and Wastewater Report" for Claremont Ranch Filing 7 &8", prepared by Matrix Design Group.

B. Determination of Sufficient Quantity of Water:

1. *CACULATION OF WATER DEMAND:*

Proposed development includes 83 single family residential townhome units.

Anticipated residential water demand is approximately 223 GPD/household (0.25 AC-FT/YR). This results in the following quantities:

(223 GPD/household) X (83 households)	=	18,509 GPD
	=	20.75 AC-FT/YR
Irrigation use	=	4.00/AC-FT/YR
TOTAL USE	=	24.75 AC-FT/YR

The open space area of this site encompasses 5.67 acres or 58% of the total site area. Anticipated irrigation of common areas will be 4.0 AC-FT/YR.

Anticipated irrigation use of common landscape areas was provided by Project Planner/Landscape Consultant. This opinion of probable residential water demand is made on the basis of experience

and qualifications and represents Catamount Engineering's best judgment as an experienced and qualified professional firm, familiar with the construction industry. Catamount Engineering cannot and will not guarantee that actual water demand will not vary from this opinion of probable water demand.

2. *Calculation of Water Available:*

a. The Villas at Claremont Ranch is to be served by the Cherokee Metropolitan District water system. Catamount Engineering has obtained a letter of commitment from the District. *(Included in Appendix)*
b. A map of the existing and proposed water system is provided with the Preliminary Plan submittal.
c. There are no groundwater sources on this site.
d. The site was previously included in the "Master Water Resources Report and Wastewater Report" for Claremont Ranch Filing 7 & 8"

C. Determination of Sufficient Dependability of Water Supply:

1. Water rights - water supply is to be provided by the Cherokee Metropolitan District.
2. Financial plan and capital improvement plan from water provider - water supply is to be provided by Cherokee Metropolitan District.
3. Water supply is to be provided by Cherokee Metropolitan District. The subdivision is within the Cherokee metropolitan District service boundary. The proposed water system will connect to the existing water system in Meadow Brook Parkway (see utility map).
4. There are no wells proposed on this site.
5. Catamount Engineering has obtained a letter of commitment from Cherokee Metropolitan District.
6. Short term water supplies shall be provided by Cherokee Metropolitan District.

The Cherokee Metropolitan District (CMD) is provided through alluvial well systems in the UBSC groundwater basin. The UBSC well field consists of 17 wells. New Denver Basin Wells are being developed in Sundance Ranch east of Monument. A portion of non-potable water is developed in shallow alluvial wells used exclusively for irrigation. Additional supple is available to CMD through the Guthrie Well water exchange.

The District water supply summary indicates a total commitment of 3,804 Acre-Feet/Year and maintains a supply of 4,992 Acre-Feet/Year and exhibits a surplus of 1,188 Acre0Feet/Year. The District's UBSC groundwater wells alluvial wells are connected to a surface hydraulic system and can be classified as a renewable resource. Decreed amounts exceed CMD's actual demands.

D. DETERMINATION OF SUFFICIENT QUALITY AND POTABILITY OF WATER:

1. A copy of the Current Cherokee Metropolitan District Water Quality Report has been included in the appendix.
2. The Villas at Claremont Ranch is to be served by the Cherokee Metropolitan District water system. Catamount Engineering has obtained a letter of commitment from the District. *(Included in Appendix)*

E. WATER MASTER PLAN GOALS AND POLICIES:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

The development has been incorporated in previous water planning by Cherokee Metropolitan District and service commitment has been provided by the District.

Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.

Goal 3.4 – Promote cooperation between water providers to achieve increased efficiencies on storage.

Goal 3.7 – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.

In order to meet the goals of the County Water Master Plan Section 3 to promote cooperation among water providers to achieve increased efficiencies in infrastructure, treatment, reuse, storage, and interconnection Cherokee Metropolitan District has been included in the Pikes Peak Regional Water Authority to cooperate on future regional water infrastructure development.

Goal 4.5 – Plan for water resources in a thoughtful way that recognizes the non-renewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.

The District is implementing a water conservation plan to address future development within the District and implement conservation measures with current customers. A copy of the Water Conservation Plan has been included in the appendix.

Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).

Goal 5.2 – Identify regional opportunities and barriers to satisfying water supply needs at full development build-out (2060).

The Cherokee Metropolitan District (CMD) is provided through alluvial well systems in the UBSC groundwater basin. The UBSC well field consists of 17 wells. New Denver Basin Wells are being developed in Sundance Ranch east of Monument. A portion of non-potable water is developed in

out of date

shallow alluvial wells used exclusively for irrigation. Additional supple is available to CMD through the Guthrie Well water exchange. ?

Goal 6.0 – Require adequate water availability for proposed development.

The Cherokee Metropolitan District has an adequate water supply to meet the demands of the Villas at Claremont Ranch Development on a 300-year basis. A commitment letter from the District has been included in the appendix of this report.

?

required by county

APPENDIX

CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842
Telephone: (719) 597-5080 Fax: (719) 597-5145

November 19th, 2020
RODO Investments LLC
20 Boulder Crescent, Ste 200
Colorado Springs, CO 80903

Sent via email: **david@catamounteng.com**
Original to follow by US Mail

Re: Water and Sewer Service to **Villas at Claremont Ranch**
Commitment Letter No. **2020-13**

Dear David Mijares,

As requested, this document will serve is as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for the Villas at Claremont Ranch located at the northeast corner of Marksheffel Road and Meadowbrook Parkway. 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 occupancy:

Type of Use	**Demand (AF/yr)**
Domestic	20.75
Irrigation	4.01
Total	24.8

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
Kevin Brown; Jr. Engineer

use 2020 report

most up to date report?

CHEROKEE MD 2019 Drinking Water Quality Report
For Calendar Year 2018

Public Water System ID: CO0121125

Esta es información importante. Si no la pueden leer, necesitan que alguien se la traduzca.

We are pleased to present to you this year's water quality report. Our constant goal is to provide you with a safe and dependable supply of drinking water. Please contact JONATHON SMITH at 719-597-5080 with any questions or for public participation opportunities that may affect water quality.

General Information

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline (1-800-426-4791) or by visiting http://water.epa.gov/drink/contaminants.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV-AIDS or other immune system disorders, some elderly, and infants can be particularly at risk of infections. These people should seek advice about drinking water from their health care providers. For more information about contaminants and potential health effects, or to receive a copy of the U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and microbiological contaminants call the EPA Safe Drinking Water Hotline at (1-800-426-4791).

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- **Microbial contaminants:** viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- **Inorganic contaminants:** salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- **Pesticides and herbicides:** may come from a variety of sources, such as agriculture, urban storm water runoff, and residential uses.
- **Radioactive contaminants:** can be naturally occurring or be the result of oil and gas production and mining activities.
- **Organic chemical contaminants:** including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and also may come from gas stations, urban storm water runoff, and septic systems.

In order to ensure that tap water is safe to drink, the Colorado Department of Public Health and Environment prescribes regulations limiting the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration regulations establish limits for contaminants in bottled water that must provide the same protection for public health.

Lead in Drinking Water

If present, elevated levels of lead can cause serious health problems (especially for pregnant women and young children). It is possible that lead levels at your home may be higher than other homes in the community as a result of materials used in your home's plumbing. If you are concerned about lead in your water, you may wish to have your water tested. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. Additional information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (1-800-426-4791) or at http://www.epa.gov/safewater/lead.

Source Water Assessment and Protection (SWAP)

The Colorado Department of Public Health and Environment may have provided us with a Source Water Assessment Report for our water supply. For general information or to obtain a copy of the report please visit www.colorado.gov/cdphe/ccr. The report is located under "Guidance: Source Water Assessment Reports". Search the table using 121125, CHEROKEE MD, or by contacting JONATHON SMITH at 719-597-5080. The Source Water Assessment Report provides a screening-level evaluation of potential contamination that ***could*** occur. It ***does not*** mean that the contamination ***has or will*** occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan. Potential sources of contamination in our source water area are listed on the next page.

Please contact us to learn more about what you can do to help protect your drinking water sources, any questions about the Drinking Water Quality Report, to learn more about our system, or to attend scheduled public meetings. We want you, our valued customers, to be informed about the services we provide and the quality water we deliver to you every day.

Our Water Sources

Sources (Water Type - Source Type)	Potential Source(s) of Contamination
WELL 20 GOSS WELL (Groundwater-Well) WELL NO 2 (Groundwater-Well) WELL NO 17 (Groundwater-Well) WELL 19 DUNCAN WELL (Groundwater-Well) WELL 21 AR-1 (Groundwater-Well) PURCHASED FROM CO0121150 (Surface Water-Consecutive Connection) WELL 22 DN-4 (Groundwater-Well) WELL NO 18 TIPTON (Groundwater-Well) WELL NO 9 (Groundwater-Well) WELL NO 10 (Groundwater-Well) WELL NO 11 (Groundwater-Well) WELL NO 12 (Groundwater-Well) WELL NO 13 (Groundwater-Well) WELL NO 15 (Groundwater-Well) WELL NO 1 (Groundwater-Well) WELL NO 16 (Groundwater-Well) WELL NO 3 (Groundwater-Well) WELL NO 4 (Groundwater-Well) WELL NO 5 (Groundwater-Well) WELL NO 6 (Groundwater-Well) WELL NO 7 (Groundwater-Well) WELL NO 8 (Groundwater-Well)	Row Crops, Fallow, Small Grains, Pasture / Hay, Septic Systems, Road Miles

Terms and Abbreviations

- **Maximum Contaminant Level (MCL)** – The highest level of a contaminant allowed in drinking water.
- **Treatment Technique (TT)** – A required process intended to reduce the level of a contaminant in drinking water.
- **Health-Based** – A violation of either a MCL or TT.
- **Non-Health-Based** – A violation that is not a MCL or TT.
- **Action Level (AL)** – The concentration of a contaminant which, if exceeded, triggers treatment and other regulatory requirements.
- **Maximum Residual Disinfectant Level (MRDL)** – The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Maximum Contaminant Level Goal (MCLG)** – The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Maximum Residual Disinfectant Level Goal (MRDLG)** – The level of a drinking water disinfectant, below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Violation (No Abbreviation)** – Failure to meet a Colorado Primary Drinking Water Regulation.
- **Formal Enforcement Action (No Abbreviation)** – Escalated action taken by the State (due to the risk to public health, or number or severity of violations) to bring a non-compliant water system back into compliance.
- **Variance and Exemptions (V/E)** – Department permission not to meet a MCL or treatment technique under certain conditions.
- **Gross Alpha (No Abbreviation)** – Gross alpha particle activity compliance value. It includes radium-226, but excludes radon 222, and uranium.
- **Picocuries per liter (pCi/L)** – Measure of the radioactivity in water.
- **Nephelometric Turbidity Unit (NTU)** – Measure of the clarity or cloudiness of water. Turbidity in excess of 5 NTU is just noticeable to the typical person.
- **Compliance Value (No Abbreviation)** – Single or calculated value used to determine if regulatory contaminant level (e.g. MCL) is met. Examples of calculated values are the 90th Percentile, Running Annual Average (RAA) and Locational Running Annual Average (LRAA).

- **Average (x-bar)** – Typical value.
- **Range (R)** – Lowest value to the highest value.
- **Sample Size (n)** – Number or count of values (i.e. number of water samples collected).
- **Parts per million = Milligrams per liter (ppm = mg/L)** – One part per million corresponds to one minute in two years or a single penny in $10,000.
- **Parts per billion = Micrograms per liter (ppb = ug/L)** – One part per billion corresponds to one minute in 2,000 years, or a single penny in $10,000,000.
- **Not Applicable (N/A)** – Does not apply or not available.
- **Level 1 Assessment** – A study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
- **Level 2 Assessment** – A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Detected Contaminants

CHEROKEE MD routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table(s) show all detections found in the period of January 1 to December 31, 2018 unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one year old. Violations and Formal Enforcement Actions, if any, are reported in the next section of this report.

Note: Only detected contaminants sampled within the last 5 years appear in this report. If no tables appear in this section then no contaminants were detected in the last round of monitoring.

Disinfectants Sampled in the Distribution System
TT Requirement: At least 95% of samples per period (month or quarter) must be at least 0.2 ppm ***OR***
If sample size is less than 40 no more than 1 sample is below 0.2 ppm
Typical Sources: Water additive used to control microbes

Disinfectant Name	Time Period	Results	Number of Samples Below Level	Sample Size	TT Violation	MRDL
Chlorine	December, 2018	Lowest period percentage of samples meeting TT requirement: 100%	0	25	No	4.0 ppm

Lead and Copper Sampled in the Distribution System

Contaminant Name	Time Period	90th Percentile	Sample Size	Unit of Measure	90th Percentile AL	Sample Sites Above AL	90th Percentile AL Exceedance	Typical Sources
Copper	08/07/2018 to 08/12/2018	0.52	30	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead	08/07/2018 to 08/12/2018	3	30	ppb	15	0	No	Corrosion of household plumbing systems; Erosion of natural deposits

Disinfection Byproducts Sampled in the Distribution System									
Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Total Haloacetic Acids (HAA5)	2018	8.29	3.1 to 13.6	16	ppb	60	N/A	No	Byproduct of drinking water disinfection
Total Trihalomethanes (TTHM)	2018	26.8	12.9 to 39.7	16	ppb	80	N/A	No	Byproduct of drinking water disinfection

Radionuclides Sampled at the Entry Point to the Distribution System									
Contaminant Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Gross Alpha	2017	1.1	1.1 to 1.1	1	pCi/L	15	0	No	Erosion of natural deposits
Combined Radium	2017	3.4	3.4 to 3.4	1	pCi/L	5	0	No	Erosion of natural deposits

Inorganic Contaminants Sampled at the Entry Point to the Distribution System									
Contaminant Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
Arsenic	2018	0.0005	0 to 0.002	4	ppb	10	0	No	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium	2018	0.06175	0.049 to 0.076	4	ppm	2	2	No	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Chromium	2018	0.0005	0 to 0.002	4	ppb	100	100	No	Discharge from steel and pulp mills; erosion of natural deposits
Fluoride	2017	0.74	0.31 to 1.6	3	ppm	4	4	No	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum

Inorganic Contaminants Sampled at the Entry Point to the Distribution System									
Contaminant Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**MCL**	**MCLG**	**MCL Violation**	**Typical Sources**
									factories
Nitrate	2018	5.61	0 to 7.2	9	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium	2018	0.004	0.003 to 0.005	4	ppb	50	50	No	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines

Nitrate: *Nitrate in drinking water at levels above 10 ppm* is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant you should ask advice from your health care provider.

Secondary Contaminants**

**Secondary standards are non-enforceable guidelines for contaminants that may cause cosmetic effects (such as skin, or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water.

Contaminant Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**	**Secondary Standard**
Sodium	2018	57.3	46.5 to 65	4	ppm	N/A
Total Dissolved Solids	2016	131.2	62 to 180	5	ppm	500

Unregulated Contaminants***

EPA has implemented the Unregulated Contaminant Monitoring Rule (UCMR) to collect data for contaminants that are suspected to be present in drinking water and do not have health-based standards set under the Safe Drinking Water Act. EPA uses the results of UCMR monitoring to learn about the occurrence of unregulated contaminants in drinking water and to decide whether or not these contaminants will be regulated in the future. We performed monitoring and reported the analytical results of the monitoring to EPA in accordance with its Unregulated Contaminant Monitoring Rule (UCMR). Once EPA reviews the submitted results, the results are made available in the EPA's National Contaminant Occurrence Database (NCOD) (http://www.epa.gov/dwucmr/national-contaminant-occurrence-database-ncod) Consumers can review UCMR results by accessing the NCOD. Contaminants that were detected during our UCMR sampling and the corresponding analytical results are provided below.

Contaminant Name	**Year**	**Average**	**Range Low – High**	**Sample Size**	**Unit of Measure**
Manganese	2018	11.73	<0.4 – 35.1	6	ppb
Bromide	2018	145.5	<20 – 202	6	ppb
Total Organic Carbon	2018	1090	<1000 – 1310	6	ppb

Unregulated Contaminants***

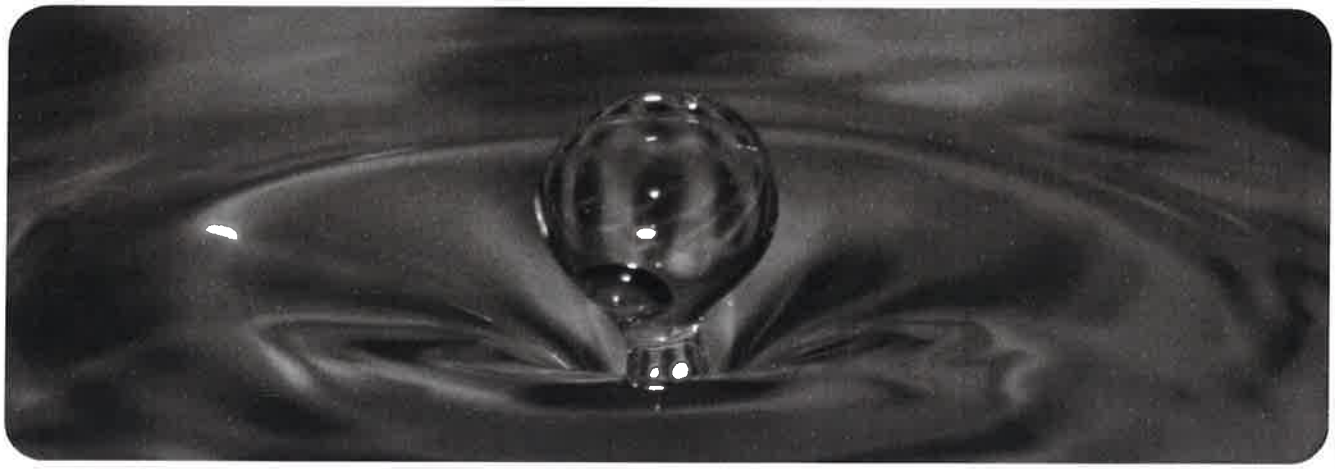
EPA has implemented the Unregulated Contaminant Monitoring Rule (UCMR) to collect data for contaminants that are suspected to be present in drinking water and do not have health-based standards set under the Safe Drinking Water Act. EPA uses the results of UCMR monitoring to learn about the occurrence of unregulated contaminants in drinking water and to decide whether or not these contaminants will be regulated in the future. We performed monitoring and reported the analytical results of the monitoring to EPA in accordance with its Unregulated Contaminant Monitoring Rule (UCMR). Once EPA reviews the submitted results, the results are made available in the EPA's National Contaminant Occurrence Database (NCOD) (http://www.epa.gov/dwucmr/national-contaminant-occurrence-database-ncod) Consumers can review UCMR results by accessing the NCOD. Contaminants that were detected during our UCMR sampling and the corresponding analytical results are provided below.

Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure
Quinoline	2018	0.0237	<0.02 – 0.0423	6	ppb
Germanium	2018	0.3287	<0.3 – 0.472	6	ppb
Bromochloroacetic Acid	2018	2.548	0.847 – 3.89	8	ppb
Bromodichloroacetic Acid	2018	1.0348	<0.5 – 1.53	8	ppb
Chlorodibromoacetic Acid	2018	1.8965	0.332 – 3.0	8	ppb
Dibromoacetic Acid	2018	4.252	0.517 – 6.48	8	ppb
Dichloroacetic Acid	2018	1.092	0.636 – 2.11	8	ppb
Monobromoacetic Acid	2018	0.7165	<0.3 – 1.11	8	ppb
Tribromoacetic Acid	2018	3.077	<2.0 – 4.39	8	ppb
Trichloroacetic Acid	2018	0.516	<0.5 – 0.631	8	ppb

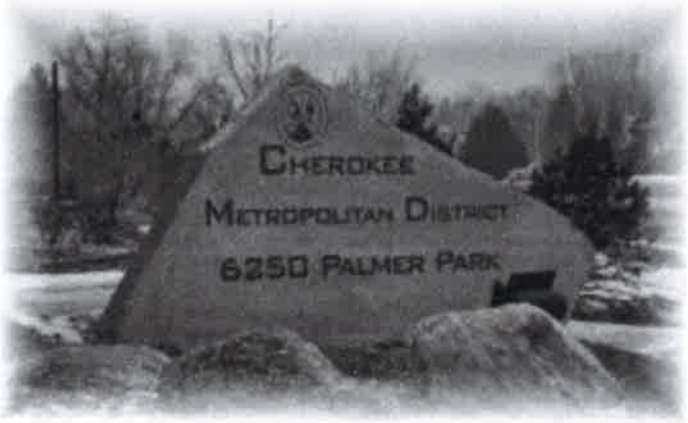
***More information about the contaminants that were included in UCMR monitoring can be found at: https://drinktap.org/Water-Info/Whats-in-My-Water/Unregulated-Contaminant-Monitoring-Rule-UCMR. Learn more about the EPA UCMR at: http://www.epa.gov/dwucmr/learn-about-unregulated-contaminant-monitoring-rule or contact the Safe Drinking Water Hotline at (800) 426-4791 or http://water.epa.gov/drink/contact.cfm.

Violations, Significant Deficiencies, Backflow/Cross-Connection, and Formal Enforcement Actions

No Violations or Formal Enforcement Actions



CHEROKEE METROPOLITAN DISTRICT
WATER CONSERVATION PLAN



May 2015

yes, still out of date

DRAFT - WAS FINAL REPORT ISSUED ?

Submitted by:

FORSGREN Associates Inc.
56 Inverness Drive East, Suite 112
Englewood, CO 80112

Project No. 04-14-0063