

El Paso County Waste Water Disposal Report

POWERS CENTER FILING NO. 3A **A REPLAT OF LOT 1 POWERS CENTER FIL NO 3** PART OF THE SW1/4 SECTION 6, T.14 S. R.65W. OF THE 6TH P.M. Parcel # 5406304050

March 20, 2023

Prepared for:
5922 Ellenvue, LLC, a California limited liability company and 11317
McCormick Street, LLC, a California limited liability company
5030 Boardwalk Drive, # 200
Colorado Springs, CO 80919

Oliver E. Watts, Consulting Engineer, Inc.
Colorado Springs, Colorado

Typically 8.4.7 and 8.4.8 are used in these reports and how the criteria is explained and met, which is not depicted in this report.

Provided are documents that have been already used for the commitment letters from CMD and we need the latest version from CMD of their resources report. It is recommended to contact CMD for this report and provide for us.

OLIVER E. WATTS, PE-LS
OLIVER E. WATTS, CONSULTING ENGINEER, INC.
CIVIL ENGINEERING AND SURVEYING
614 ELKTON DRIVE
COLORADO SPRINGS, COLORADO 80907
(719) 593-0173
fax (719) 265-9660
olliewatts@aol.com
Celebrating over 44 years in business

March 20, 2023

El Paso County D.O.T.
3275 Akers Drive
Colorado Springs, CO 80922

SUBJECT: Waste Water Disposal Report
Powers Plaza Filing No 3A

There will be in no increase wastewater associated with this resubdivision. The site will continue to be utilized as a commercial development. There are no restrooms or dump sites on the lot.

See the attached 2-17-23 recommitment letter from Cherokee Metropolitan District.

Please contact our office if we may provide any further information.

Oliver E. Watts, Consulting Engineer, Inc.

BY: _____
Erik S. Watts, Authorized Representative

Encl.
2-17-23 Cherokee Metro District water and sewer service recommitment letter, 2 pages
Water Supply Information Summary



CHEROKEE METROPOLITAN DISTRICT

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

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

February 17th, 2023

Ted Vong

Short Stop Burgers

PO Box 7183

Woodland Park, CO 80863

Sent via email: tedvong68@gmail.com

Re: Water and Sewer Service to Lot 1 Powers Center Filing 3
Recommitment Letter No. 04

Dear Ted Vong,

As requested, this document will serve as a formal Letter of Recommitment from the Cherokee Metropolitan District to provide municipal water and sewer services for Lot 1 Powers Center Filing 3 located at the southeast corner of Powers Boulevard and Palmer Park Boulevard. Through conversations with the developer, the proposed replat will not involve any new construction or any new connections to Cherokee's water or wastewater systems. As a result, Cherokee is not making any new water or wastewater commitments to this development.

CMD has four water and sewer connections on the subject property, which have been customers since the subdivision in 1984. These connections are: 5849-5857 Palmer Park Blvd, 5859-5863 Palmer Park Blvd, 5869 Palmer Park Blvd, and 5871-5883 Palmer Park Blvd. The water commitment for this development is included in the District's "pre-2015 development" category articulated in the District's Division of Water Resources approved 2020 water resource report. Since no new water or wastewater capacity is expected to be required as part of the applicant's project, the District will recommit an average of the last five years of water consumption as water usage is not expected to change as part of this project. CMD will recommit the following volumes to Lot 1 Powers Center Filing 3:

Address	Commercial Interior Demand (AFY)	Irrigation Demand (AFY)	Total (AFY)
5849-5857 Palmer Park Blvd	0.16	0	0.16
5859-5863 Palmer Park Blvd	0.22	0	0.22
5869 Palmer Park Blvd	0.13	0	0.13
5871-5883 Palmer Park Blvd	4.12	0	4.12
Total	4.6	0	4.6

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 4,150 gallons of wastewater per day, representing 0.2% of CMD's wastewater capacity. This usage is not expected to change as part of the current replat. This 0% consumptive use is calculated for the purposes of ensuring CMD wastewater collection and treatment infrastructure is capable of treating the maximum possible volume of wastewater generated from this development. This is not intended in any way to limit consumptive uses of potable water on the subject property.

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

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water.

1. NAME OF DEVELOPMENT AS PROPOSED
Powers Plaza Filings No. 3A

2. LAND USE ACTION resubdivision

3. NAME OF EXISTING PARCEL AS RECORDED

SUBDIVISION Powers Plaza FILING 3 BLOCK 3A LOT 1

4. TOTAL ACREAGE 5.551 5. NUMBER OF LOTS PROPOSED 3 PLAT MAP ENCLOSED YES

6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation.

A. Was parcel recorded with county prior to June 1, 1972? YES NO
 B. Has the parcel ever been part of a division of land action since June 1, 1972? YES NO
 If yes, describe the previous action this parcel has been subdivided

7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner.

1/4 OF SW 1/4 SECTION 6 TOWNSHIP 14 N S RANGE 65 E W
 PRINCIPAL MERIDIAN: 6TH N.M. UTE COSTILLA

8. PLAT - Location of all wells on property must be plotted and permit numbers provided.
 Surveyors plat Yes No If not, scaled hand drawn sketch Yes No

9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year	10. WATER SUPPLY SOURCE
HOUSEHOLD USE _____ GPD _____ AF	<input type="checkbox"/> EXISTING WELLS <input type="checkbox"/> DEVELOPED SPRING <input type="checkbox"/> NEW WELLS - PROPOSED LOCATIONS - (CHECK ONE) <input type="checkbox"/> ALLIUMAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER _____
COMMERCIAL USE _____ GPD <u>4.6</u> AF	
IRRIGATION _____ GPD _____ AF	
STOCK WATERING _____ GPD _____ AF	
OTHER _____ GPD _____ AF	
TOTAL _____ GPD <u>4.6</u> AF	<input checked="" type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME <u>Cherokee Metro</u> LETTER OF COMMITMENT FOR SERVICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

11. ENGINEER'S WATER SUPPLY REPORT YES NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is complete)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

SEPTIC TANK/LEACH FIELD CENTRAL SYSTEM - DISTRICT NAME Cherokee Metro

LAGOON VAULT - LOCATION SEWAGE HAULED TO _____

ENGINEERED SYSTEM (Attach a copy of engineering design) OTHER _____