

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 6<sup>TH</sup> P.M.  
Parcel # 5406304050

March 20, 2023

Revised  
June 7, 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

Prepared By  
Oliver E. Watts, Consulting Engineer, Inc.  
614 Elkton Dr.  
Colorado Springs, Colorado 80907

EPC Project  
VR 236

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## 1.0 INTRODUCTION AND CONCLUSION

The purpose of this report is to address the specific waste water needs of the proposed Powers Plaza Filing 3A Subdivision: Assessor's Parcel # 5406304050 in El Paso County, CO. This 5.551 Acre site is located in Section 6, Township 14 South, Range 65 West, 6<sup>th</sup> P.M., El Paso County, Colorado. The site is currently platted as Lot 1, Powers Centre Filing No. 3.

The site is within the Cherokee Metropolitan District (CMD) Service Area. CMD is a Title 32 Special District which provides water and wastewater to an 800-acre enclave of unincorporated El Paso County surrounded by the City of Colorado Springs. Currently, CMD serves approximately 7,000 residential taps and 500 commercial taps in addition to bulk users in eastern El Paso County including Schriever Air Force Base and several small developments located along State Highway 94. A map of the CMD Water and Wastewater Service Boundary is included in the Appendix.

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence of a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water. The purpose of this report is to meet the requirements of this section. The State Engineers Office (SEO) water supply information summary sheet is included in the Appendix.

Water and wastewater services will be provided by Cherokee Metropolitan District. The Commitment Letter and Clarification Letter are included in the Appendix, and reflects the most updated irrigation square footages and consumption estimates for the residential and commercial uses involved in the project.

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.

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.

**CONCLUSION: This report is being submitted in support of the preliminary plan, which encompasses commercial uses of the site. The final plat condition consists of concurrent development of Crossroads Mixed Use Filing No. 1 and submittal of an individual commitment letter, which is in line with the information outlined in this report. The commercial areas are being platted as Tract A (for the roadways), Lot 1,**

**Lot 2, and Tract B and C (to be subdivided at a later date). The estimates provided in this report are intended to serve as conservative maximums for the District and Colorado Springs Equities LLC. This report will be updated at a later date once more information concerning the commercial development is known.**

## **2.0 WASTEWATER REPORT**

### **2.1 Projected Wastewater Loads**

Per CMD's letter, wastewater flows from the commercial development is considered to be approximately 4150 gallons per day, which is 0.2% of their total capacity. This amount is not expected to increase as nothing new is being built as a result of this replat.

### **2.2 Treatment Facilities:**

The CMD wastewater treatment system has a 2.6 MGD capacity of a 4.8 MGD treatment plant and is;

- In compliance with its discharge permit
- Has adequate capacity for the existing flows.

Per the latest provided water provider update, Cherokee is currently using approximately 1.64 MGD (63% of capacity), including the existing site. After this replat, CMD will be using approximately 1.64 MGD (63% of capacity). CMD states the replat is not expected to increase wastewater production per their attached letter.

### **2.3 Collection and Pumping Facilities:**

This development will not be required to install anything new as there is no proposed construction resulting from this replat. All wastewater systems are existing and in place for the site.

# 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 \_\_\_\_\_





# CHEROKEE METROPOLITAN DISTRICT

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

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

February 17<sup>th</sup>, 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 is 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
<b>Total</b>	<b>4.6</b>	<b>0</b>	<b>4.6</b>

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.

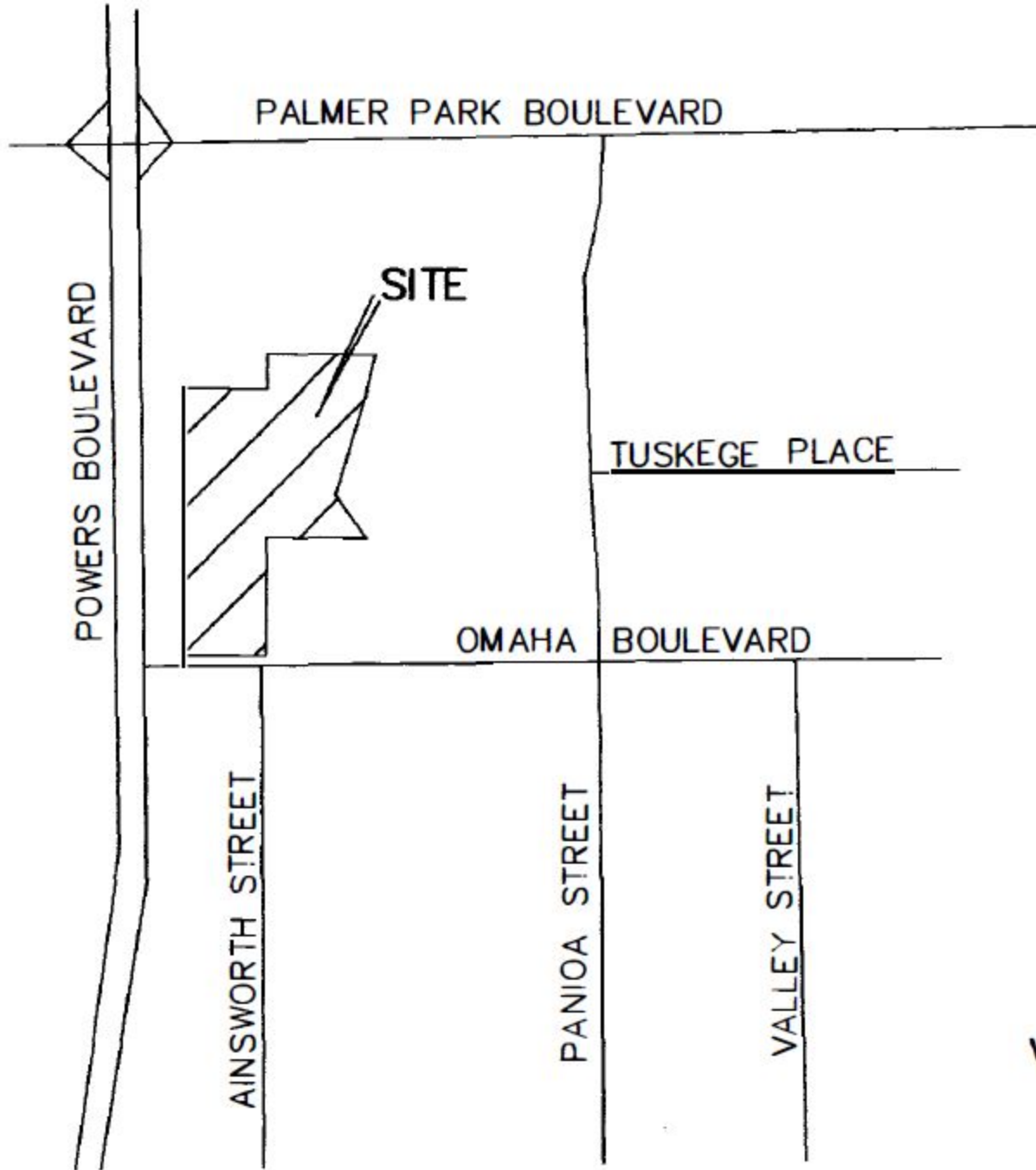
If I may be of further assistance please contact me at your convenience.

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





VICINITY MAP  
NO SCALE