



CHEROKEE METROPOLITAN DISTRICT

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

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

February 15, 2019

Mr. Michael Bartusek
c/o Associated Design Professionals, Inc.
3520 Austin Bluffs Parkway, Suite #102
Colorado Springs, CO 80918

Re: Commercial Development – Appaloosa Highway 24 Subdivision Filing #2 Lots #1-#3
Commitment Letter #2019-01 (Revision of Commitment Letter #2018-04)

Mr. Bartusek,

As requested, this letter is being provided as a revised Letter of Commitment from the Cherokee Metropolitan District (District) to provide municipal water and wastewater services for the above-mentioned development. These parcels of land are located within the District's service boundary and, therefore, the District stands ready and willing to provide water and wastewater services for the specific property and uses detailed herein. This revised commitment letter addresses the revised sizing of the lots as well as the revised water demand for the irrigation uses without changing the overall water demand for the subdivision of 1.247 acre-feet per year as was issued with Commitment Letter #2018-04.

Water Demand Calculations

Commercial & Industrial Use = 0.1 gpd/square foot of developed space

*Estimated Building Sq Ft = 2,000 sf/lot = 6,000 sf
0.1 gpd x 6,000 sf = 600 gpd = 0.672 ac-ft/yr*

*Irrigation Demand
Landscaping Requirement = 5% of total area*

Lot 1
*5% x 1.003 ac x 43,560 sf/ac = 2,185 sf
Water usage = 0.0566 acre-feet per 1,000 sf of landscaping
Water usage = 2,185 x 0.0566/1,000 = 0.124 acre-feet*

Lot 2
*5% x 1.008 ac x 43,560 sf/ac = 2,195 sf
Water usage = 0.0566 acre-feet per 1,000 sf of landscaping*

Water usage = 2,195 x 0.0566/1,000 = 0.124 acre-feet

Lot 3

5% x 2.655 ac x 43,560 sf/ac = 5,783 sf

Water usage = 0.0566 acre-feet per 1,000 sf of landscaping

Water usage = 5,783 x 0.0566/1,000 = 0.327 acre-feet

Total Irrigation Usage = 0.124 + 0.124 + 0.327 = 0.575 acre-feet

Total Water Demand = 0.672 + 0.575 = 1.247 acre-feet/year

Sewer Demand Calculations

Assuming 10 employees per lot and 3.6 gal per flush

The average daily demand = 10 x 3 x 3.6 = 432 gpd

Using peaking factor of 4 the peak hour demand = 1728 gpd = 1.26 gpm


Capacity of proposed 8" PVC sewer at 0.5% = 0.87 cfs = 390.5 gpm

Regarding the wastewater capacity, the District's Water Reclamation Facility (WRF) has the required capacity to meet the wastewater demand for this development. The WRF is rated for 4.8 million gallons per day (MGD), of which 2.6 MGD is owned by the District and reserved for the District's customers. The District's current contribution to the WRF is 1.60 MGD, therefore, there is an excess of 1.00 MGD of treatment capacity available and 0.924 MGD of available capacity for future commitments. Based on the information received in the "Wastewater Disposal Report" dated February 12, 2019 by Associated Design Professionals, Inc., this development is estimated to discharge 700 gallons of wastewater per day which equates to 0.08% of the available capacity of the WRF leaving 0.923 MGD of capacity available for future developments.

This commitment is hereby made exclusively for this specific development project at this site, within the District, and must achieve appropriate zoning and a final plat land use entitlement 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(s) for growth that stands ready to develop.

I trust that you will find this letter adequate for your needs and land use applications. If I may be of further assistance, please contact me at your convenience.

Best Regards,



Jonathon Smith

Water & Wastewater Collections Manager

**Encl: Water Resources Report
Water Demand Calculations
Estimated Wastewater Production & Plant Capacity
Vicinity Map
Commitment Letter #2018-04**

**Ec: Amy Lathen, General Manager, Cherokee Metropolitan District
Jeffrey Munger, Water Resource Engineer, Cherokee Metropolitan District**

**WATER RESOURCES REPORT
APPALOOSA HWY 24 SUBDIVISION
FILING NO. 2, LOTS 1, 2 & 3
EL PASO COUNTY, COLORADO**

1.0 Purpose

This document is intended to serve as the Water Resources Report for Appaloosa Hwy 24 Subdivision Filing No. 2, Lots 1, 2 and 3. The purpose of this document is to satisfy the requirements of section 8.4.8.E.2.(c) of the El Paso County Land Development Code.

2.0 Summary of Proposed Subdivision

The proposed subdivision will consist of three light industrial lots. The specific use of the lots has not yet been determined. See Vicinity Map in Appendix A for a general location of the proposed development. However, initial indications are for a landscape storage yard and other similar uses.

3.0 Sufficient Quantity of Wastewater Disposal

3.1 Calculation of Wastewater Demand

Wastewater Demand was calculated using the El Paso County Development Code Chapter 8.4.7.B.7.d. See Appendix for detailed calculations. The wastewater produced is within the existing plant excess capacity; therefore, the District has more than enough capacity to serve the site.

The project requires 700 gpd capacity for sewer service. The District states in their commitment letter that they have enough capacity to serve the three (3) lots.

3.2 Wastewater Improvements

The property is located at 0 Terminal Ave. in El Paso County. An existing 8" PVC sanitary sewer is located within Terminal Ave. adjacent to the property. A new manhole will be constructed in Terminal Ave. to extend the sanitary sewer to the proposed lot 3.

4.0 Conclusions

Cherokee Metropolitan District has adequate service to the proposed subdivision as can be seen when comparing the commitment letter to the required demand as specified by El Paso County. The proposed development will not have any adverse effects on the water and sewer supply facilities in the area.

APPALOOSA HWY 24 SUBDIVISION FIL. NO. 2

Water Demand Calculations

Commercial & Industrial Use = 0.1 gpd/square foot of developed space

Estimated Building Sq Ft = 2000 sf/lot = 6000 sf

0.1 gpd x 6000 sf = 600 gpd = 0.672 ac-ft/yr

Irrigation Demand

Landscaping Requirement = 5% of total area

Lot 1

5% x 1.003 ac x 43560 sf/ac = 2,185 sf

Water usage = 0.0566 acre feet per 1000 sf of landscaping

Water usage = 2,185 x 0.0566/1000 = 0.124 acre feet

Lot 2

5% x 1.008 ac x 43560 sf/ac = 2,195 sf

Water usage = 0.0566 acre feet per 1000 sf of landscaping

Water usage = 2,195 x 0.0566/1000 = 0.124 acre feet

Lot 3

5% x 2.655 ac x 43560 sf/ac = 5,783 sf

Water usage = 0.0566 acre feet per 1000 sf of landscaping

Water usage = 5,783 x 0.0566/1000 = 0.327 acre feet

Toatal Irrigation Usage = 0.124+0.124+0.327 = 0.575 acre feet

Total Water Demand = 0.672 + 0.575 = 1.247 acre feet/year

APPALOOSA HWY 24 SUBDIVISION FIL. NO. 2

ESTIMATED WASTEWATER PRODUCTION & PLANT CAPACITY

Sewer Demand Calculations

Assuming 10 employees per lot and 3.6 gal per flush

The average daily demand = $10 \times 3 \times 3.6 = 432$ gpd

Using peaking factor of 4 the peak hour demand = 1728 gpd = 1.26 gpm

Capacity of proposed 8" pvc sewer at 0.5% = 0.87 cfs = 390.5 gpm

**CHEROKEE METROPOLITAN DISTRICT
WATER RECLAMATION FACILITY**

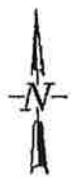
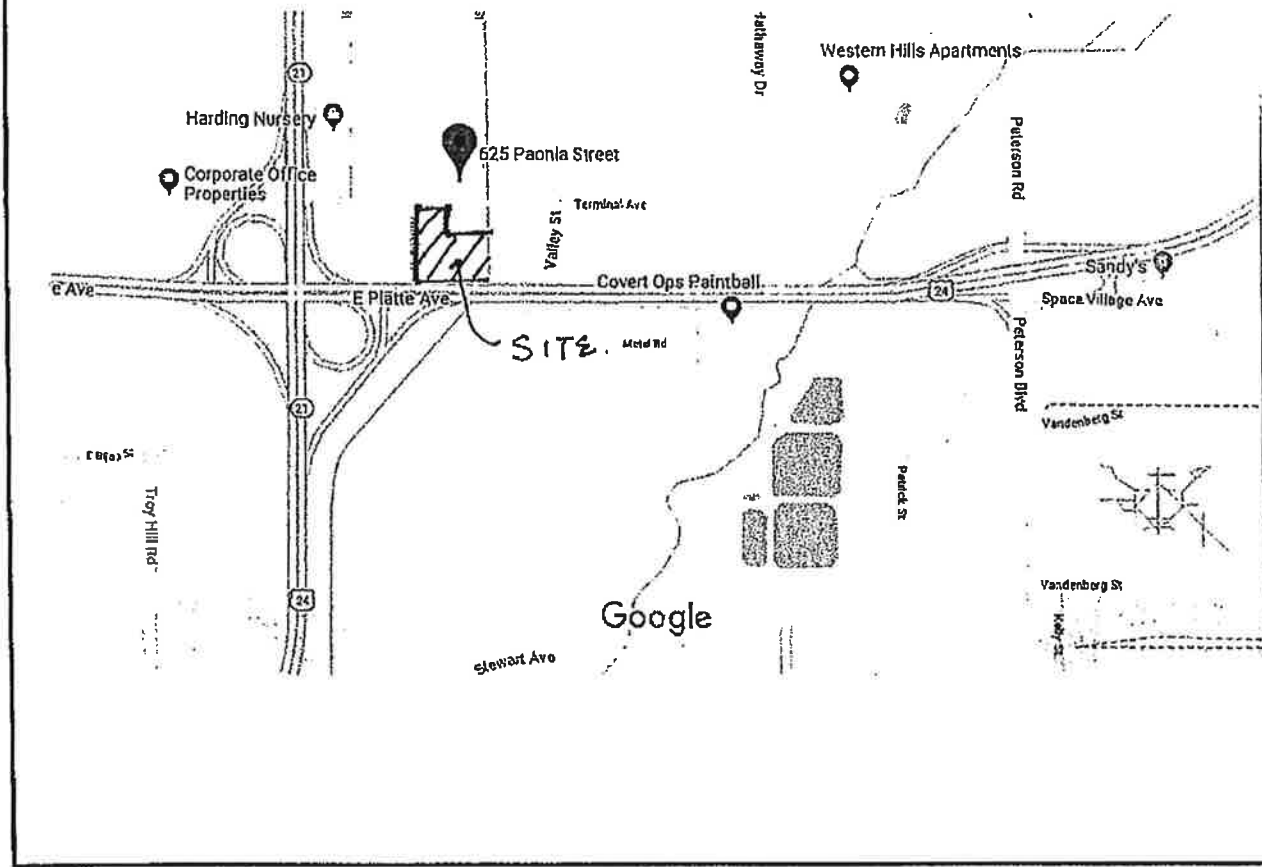
Cherokee Metropolitan District Total Capacity = 2.6 MGD

Meridian Service Metropolitan District Total Capacity= 2.0 MGD

Total Capacity = 4.6 MGD

Cherokee Metropolitan District Current Usage = 1.56 MGD

Cherokee Metropolitan District Excess Capacity = 2.6 MGD -1.56 MGD = 1.04 MGD



VICINITY MAP

N.T.S.



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 Colorado Springs, CO 80918
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 fax: (719) 266-5341



CHEROKEE METROPOLITAN DISTRICT

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

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

June 13, 2018

Mr. Michael Bartusek
c/o Associated Design Professionals, Inc.
3520 Austin Bluffs Parkway, Suite #102
Colorado Springs, CO 80918

Re: Appaloosa Highway 24 Subdivision Filing #2

Mr. Bartusek,

This letter serves as your formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for the Appaloosa Highway 24 Subdivision Filing #2 Lots #1-#3. The proposed development is located within the District's established boundaries and therefore the District stands ready and willing to provide water and wastewater services for the above-mentioned development. Based on the water demand calculations, provided by the developer, the District is able to supply the required total water demand of 1.247 acre feet per year for this development.

Water Demand Calculations

Commercial & Industrial Use = 0.1 gpd/square foot of developed space

Estimated Building Sq Ft = 2000 sf/lot = 6000 sf
0.1 gpd x 6000 sf = 600 gpd = 0.672 ac-ft/yr

Irrigation Demand

Landscaping Requirement = 5% of total area

Lot 1

5% x 0.98 ac x 43560 sf/ac = 2,134 sf
Water usage = 0.0566 acre feet per 1000 sf of landscaping
Water usage = 2,134 x 0.0566/1000 = 0.121 acre feet

Lot 2

5% x 0.984 ac x 43560 sf/ac = 2,143 sf
Water usage = 0.0566 acre feet per 1000 sf of landscaping
Water usage = 2,143 x 0.0566/1000 = 0.121 acre feet

Lot 3

5% x 2.701 ac x 43560 sf/ac = 5,883 sf
Water usage = 0.0566 acre feet per 1000 sf of landscaping
Water usage = 5,883 x 0.0566/1000 = 0.333 acre feet

Total Irrigation Usage = 0.121+0.121+0.333 = 0.575 acre feet

Total Water Demand = 0.672 + 0.575 = 1.247 acre feet/year

Sewer Demand Calculations

Assuming 10 employees per lot and 3.6 gal per flush

The average daily demand = 10 x 3 x 3.6 = 432 gpd

Using peaking factor of 4 the peak hour demand = 1728 gpd = 1.26 gpm

Capacity of proposed 8" pvc sewer at 0.5% = 0.87 cfs = 390.5 gpm

As of October 2015, the State Engineer's Office has given the District a favorable opinion on the District's quantification of water supplies available for new subdivisions and commercial development. The State Engineer confirmed that the District had a surplus of 520 acre feet per year of water available for new developments. Since October 2015, the District has issued 183.652 acre feet per year of water commitments leaving 336.348 acre feet per year available to meet future demand. The Appaloosa Highway 24 Subdivision Filing #2 development requires 1.247 acre feet per year of water which leaves the District with 335.101 acre feet per year of water for future developments.

This water commitment is hereby made exclusively for this specific development project at this site, within the District, and must achieve appropriate zoning and a final plat land use entitlement 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(s) for growth that stands ready to develop.

The District and I trust that you find this letter adequate for your needs and land use applications. If I may be of further assistance please contact me at your convenience.

Sincerely,



Jonathon Smith
Water & Wastewater Collections Manager

cc: Mr. Brian Beaudette; Interim General Manager, Cherokee Metropolitan District; via email