



## FINAL WASTEWATER REPORT

# The Citizen on Constitution

Southwest corner of Constitution Ave and Marksheffel Rd  
El Paso County, Colorado

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### Prepared for:

**The Citizen on Constitution, LLC  
c/o The Garrett Companies, Inc.  
Andrew White  
1051 Greenwood Springs Blvd,  
Suite 101  
Greenwood, IN 46143  
Contact: (317) 497-8275**

### Prepared by:

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Project #: 096481004  
Prepared: January 25, 2022

**Kimley»»Horn**





# THE CITIZEN ON CONSTITUTION

SOUTHWEST CORNER OF CONSTITUTION AVE  
AND MARKSHEFFEL ROAD  
EL PASO COUNTY, COLORADO

WASTEWATER RESOURCE REPORT

JANUARY 25, 2022

Prepared by:

**Kimley»»Horn**

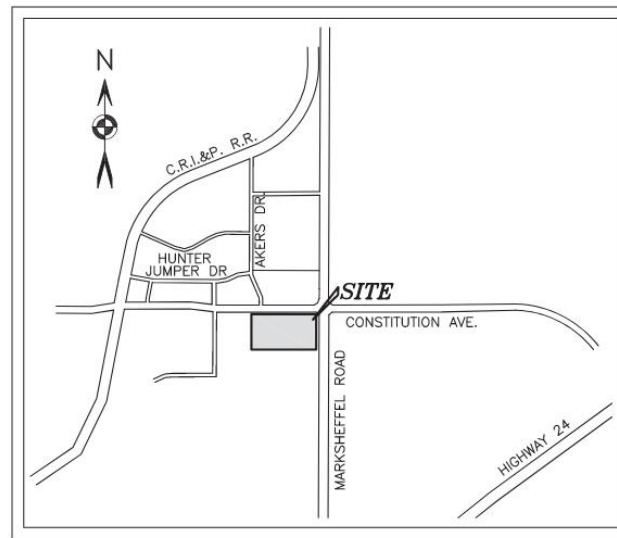
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## GENERAL LOCATION AND PROJECT DESCRIPTION

### Site Location

The Site is located at the southwest corner of Constitution Avenue and Marksheffel Road and currently consists of Parcel A (10.54 AC) and Parcel B (1.72 AC). The Site is bounded by Constitution Avenue to the north, Marksheffel Road to the east, developed land to the south with an existing surface parking lot, and vacant land adjacent to a commercial building to the west. A vicinity map is provided below for reference:



### Description of Property

The overall site is approximately 12.26 acres of undeveloped land. The site development is anticipated to consist of two 3-story buildings with approximately 226 for rent residential units. A proposed extension of Akers Drive will be provided as an access road into the site.

The existing topography generally drains from north to south. The overall site varies in elevation from a low of approximately 6413 feet to a high of approximately 6446.

There is one point of connection for proposed sanitary sewer service to the Site. The connection will be made off the existing 8-inch line within Marksheffel from the southeastern corner of the Project. Refer to **Appendix A** for an overview of the sewer system and point of connection.

The sanitary sewer design presented herein will focus on the sanitary sewer demands anticipated with development of the Site.

## DESIGN CRITERIA

The Project is within the Cherokee Metropolitan District Service area. This Project will substantially comply with the current Colorado Springs Utilities Wastewater Line Extension & Service Standards 2019 (the Criteria) adopted by Cherokee Metropolitan District (CMD).

## Opinion of Probable Population and Quantity of Effluent

The site development is anticipated to consist of 226 multi-family units. The opinion of probable population and effluent is as follows:

226 Multi-Family Homes \* 1.9 residents/ household= 430 residents

430 resident\* 65 GPD/ resident =27,950 GPD or 19.4 GPM

This estimate is made based on methodology used by other utility providers in the area and on industry standards. The actual number of residents and effluent flow could vary from these calculations.

## Capacity of Existing Treatment Plant and Current Utilization

The sanitary sewer system capacity was based on correspondence sent by the CMD for dated November 29, 2021. See **Appendix B** for reference.

The following statement clearly defines the Citizen on Constitution project to be in compliance with the CMD allowable capacities:

“Wastewater from the CMD main district flows by gravity to a 1.1 million gallon equalization pond before being pumped east to the Cherokee Metropolitan District/Meridian Metropolitan District Water Reclamation Facility operated by Cherokee. Cherokee holds 2.6 million gallons per day of the 4.8 million gallon per day (MGD) capacity of the plant of which CMD is currently using approximately 1.5 MGD. At buildout of the District area, CMD expects flow from the main district to reach 1.9 MGD and the development of this property is in line with the buildout estimate.”

## Anticipated Capacity of Proposed Treatment Plants

Cherokee holds 2.6 million gallons per day of the 4.8 million gallon per day (MGD) capacity of the plant of which CMD is currently using approximately 1.5 MGD. At buildout of the District area, CMD expects flow from the main district to reach 1.9 MGD and the development of this property is in line with the buildout estimate.

## Letter of Commitment

Cherokee Metro District provided a letter of commitment to provide both water and wastewater services. The letter is attached to in the Appendix.

## Opinion of Probable Construction Costs

Below is a probable opinion of construction costs that was also provided in the financial assurance estimate:

Sanitary Sewer Improvements - Opinion of Construction Costs				
Item	Unit	Price per Unit	Unit Count	Cost
8" PVC Sewer Main	LF	\$ 65.00	811	\$ 52,715.00
Sanitary Manhole, Depth < 15 ft	EA	\$ 4,400.00	3	\$ 13,200.00
Sanitary Service Line	EA	\$ 1,500.00	5	\$ 7,500.00
6" PVC Extended Sanitary Service Line	LF	\$ 58.00	187	\$ 10,846.00
			Total Cost	\$ 84,261.00

## Creation or Annexation into Special Sewer District

The Site is already within the Cherokee Metro District service area and does not require a special district.

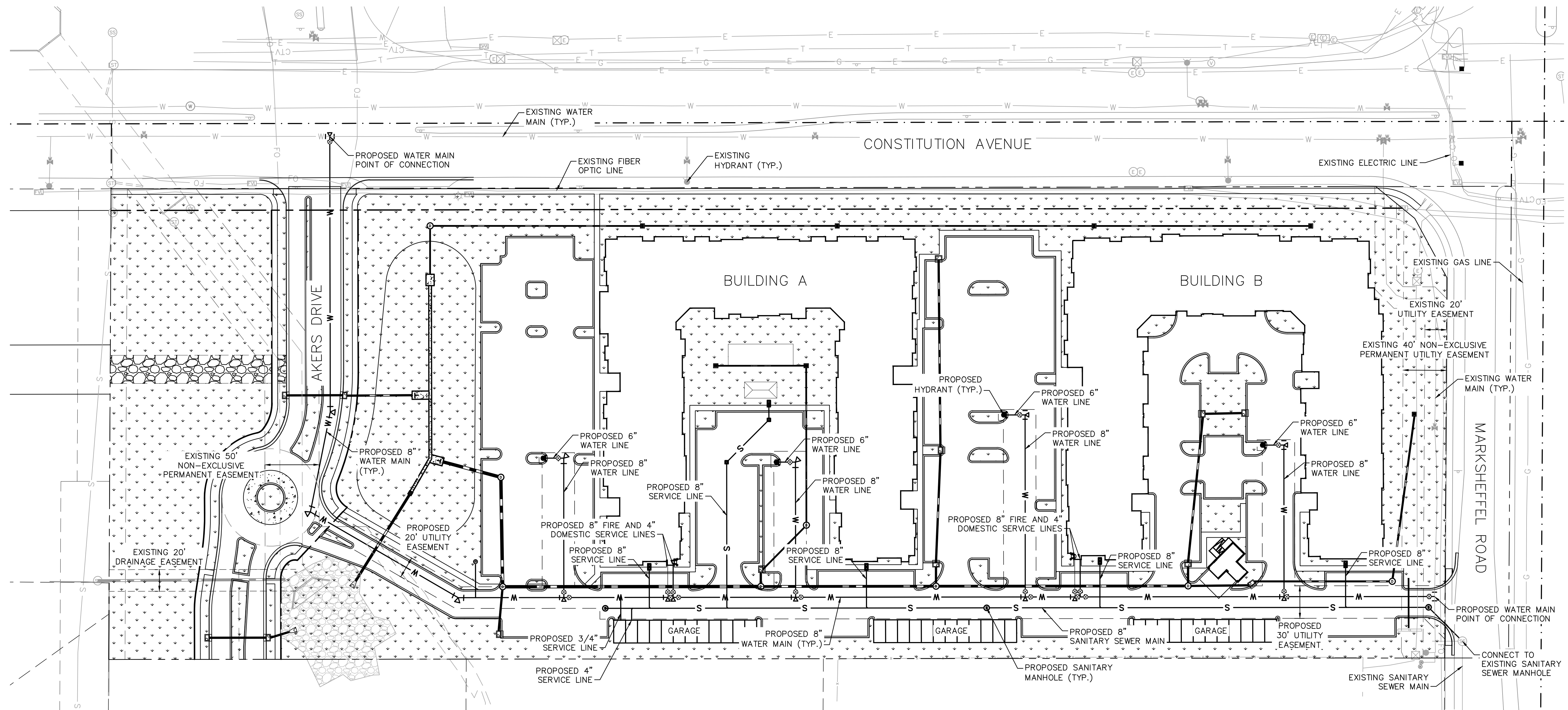
## Map of Existing and Proposed Facilities

An Overall Utility Plan of the Project with both proposed and existing utility facilities is shown in the Appendix. The plan is subject to review by Cherokee Metro District.

## REFERENCES

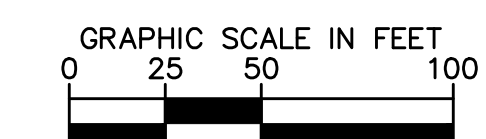
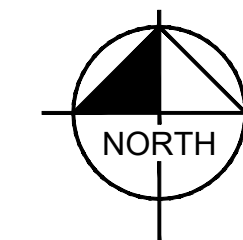
Colorado Springs Utilities Wastewater Line Extension & Service Standards 2019, City of Colorado Springs; January 2, 2017.

Cherokee Metropolitan District. "Preliminary Utility Plan." Email to Kevin Kofford. 9 October. 2020.



**LEGEND:**

- PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING SANITARY SEWER
- - - PROPOSED SANITARY SEWER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- ▲ PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET



THE CITIZEN AT CONSTITUTION  
 UTILITY PLAN EXHIBIT  
 JANUARY 25, 2022

**Kimley»Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 NORTH NEVADA AVENUE, SUITE 300, COLORADO SPRINGS, COLORADO  
 PHONE: (719) 453-0180



# CHEROKEE METROPOLITAN DISTRICT

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

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

November 29<sup>th</sup>, 2021  
The Garrett Companies  
1051 Greenwood Springs Blvd., Suite 101  
Greenwood, IN 46143

*Sent via email: Raimere.Fitzpatrick@kimley-horn.com*

Re: Water and Sewer Service to **Caliber on Constitution (Apartments)**  
Commitment Letter No. **2021-15**

Dear The Garrett Companies,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for Caliber on Constitution located at the southwest corner of Constitution Avenue and Marksheffel Road. The proposed location for this development is located within the District's established boundaries and therefore is eligible for service connections from the District.

Cherokee Metropolitan District staff, along with the developer, have determined that the following will be the total water demand required by this development:

Type of Use	Demand (AF/yr)
Domestic	45.2
Irrigation	5.4
<b>Total</b>	<b>50.6</b>

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 45,000 gallons of wastewater per day, representing 1.7% of CMD's wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the District.

This water commitment is hereby made exclusively for this specific development project at this site within the District. To confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment. If the subject project is re-platted, you must submit a new commitment request prior to submitting the re-plat to El Paso County, which may result in a recalculation of the water demand for the project.



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

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy Lathen", written over a horizontal line.

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

**From:** Kevin Brown <[kbrown@cherokeemetro.org](mailto:kbrown@cherokeemetro.org)>

**Sent:** Friday, October 9, 2020 11:12 AM

**To:** Kofford, Kevin <[Kevin.Kofford@kimley-horn.com](mailto:Kevin.Kofford@kimley-horn.com)>; Heiberger, John <[john.heiberger@kimley-horn.com](mailto:john.heiberger@kimley-horn.com)>

**Cc:** Houk, Jim <[Jim.Houk@kimley-horn.com](mailto:Jim.Houk@kimley-horn.com)>; Jeff Munger <[jmunger@cherokeemetro.org](mailto:jmunger@cherokeemetro.org)>; Peter C. Johnson <[pcj@vrlaw.com](mailto:pcj@vrlaw.com)>; Steven Hasbrouck (Board Member) <[s.hasbrouck@cherokeemetroboard.org](mailto:s.hasbrouck@cherokeemetroboard.org)>

**Subject:** RE: Preliminary Utility Plan

Kevin,

We haven't had a supplemental wastewater report requested in the past and our wastewater system is far simpler than our water system. I can give you some basic details below to integrate into a report:

Wastewater from the CMD main district flows by gravity to a 1.1 million gallon equalization pond before being pumped east to the Cherokee Metropolitan District/Meridian Metropolitan District Water Reclamation Facility operated by Cherokee. Cherokee holds 2.6 million gallons per day of the 4.8 million gallon per day (MGD) capacity of the plant of which CMD is currently using approximately 1.5 MGD. At buildout of the District area, CMD expects flow from the main district to reach 1.9 MGD and the development of this property is in line with the buildout estimate.

Let me know what other information you need.

Thanks,  
Kevin Brown