

**CIMARRON HILLS SOUTHEAST MIXED USE  
FILING NO. 1  
WATER RESOURCES REPORT**

**Prepared for:**

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Project No. 24.1382.003

EPC Project No. TBD

**INTRODUCTION:**

The Cimarron Hills Southeast Mixed Use Filing No.1 re-subdivision is comprised of approximately 30.29 acres of platted in the Southwest ¼ of Section 8, Township 11 South, Range 65 West of the 6th P.M. in the County of El Paso, State of Colorado. More generally, the site is located south of East Fork Sand Creek and west of resident’s homes to the east of Peterson Rd and to the north of U.S. Highway 24. The development site is subdivided into 1 lot and four (4) tracts. The site is currently zoned Mixed Use and will remain with proposed parcels ranging in size from 13.8 to 2.0 acres.

The site currently is mostly vegetation. Meadowbrook Pkwy will be extended west to Peterson Rd. to provide access to the subdivision.



For additional reference, the Legal Description of this site is:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 14 SOUTH,  
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE  
OF COLORADO, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE  
WEST LINE OF THE  
SOUTHWEST QUARTER OF SAID SECTION 8, BEING MONUMENTED AT THE  
SOUTHWEST CORNER OF

SAID SOUTHWEST QUARTER BY A 3.25" ALUMINUM CAP STAMPED "LS 22573" IN RANGE BOX AND MONUMENTED AT THE WEST QUARTER CORNER OF SAID SOUTHWEST QUARTER BY A 3.25" ALUMINUM CAP STAMPED "BUREAU OF LAND MANAGEMENT U.S. DEPT. OF THE INTERIOR", AS BEARING OF NORTH 00°23'14" WEST, A DISTANCE OF 2,641.77 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 00°23'14" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 449.46 FEET; THENCE NORTH 89°36'46" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SOFTBALL WEST SUBDIVISION NO. 2 AND THE POINT OF BEGINNING;

THENCE COINCIDENT WITH THE PERIMETER OF SAID SOFTBALL WEST SUBDIVISION NO. 2, THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 00°23'14" WEST, A DISTANCE OF 35.00 FEET;
2. NORTH 89°36'45" EAST, A DISTANCE OF 250.00 FEET;
3. NORTH 00°23'14" WEST, A DISTANCE OF 174.00 FEET;
4. SOUTH 89°36'45" WEST, A DISTANCE OF 250.00 FEET;
5. NORTH 00°23'14" WEST, A DISTANCE OF 968.25 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 2,155.00 FEET, WHOSE CENTER BEARS SOUTH 24°11'05" EAST;
6. EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°29'54", AN ARC DISTANCE OF 733.37 FEET AND HAVING A CHORD THAT BEARS NORTH 75°33'52" EAST, A DISTANCE OF 729.83 FEET;
7. COINCIDENT WITH A LINE NON-TANGENT TO SAID CURVE, NORTH 85°18'52" EAST, A DISTANCE OF 240.00 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 1,980.00 FEET, WHOSE CENTER BEARS NORTH 04°41'04" WEST;
8. EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°22'31", AN ARC DISTANCE OF 220.32 FEET AND HAVING A CHORD THAT BEARS NORTH 82°07'40" EAST, A DISTANCE OF 220.20 FEET;
9. COINCIDENT WITH A LINE NON-TANGENT TO SAID CURVE, SOUTH 03°28'07" WEST, A DISTANCE OF 1,355.41 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 1,780.00 FEET, WHOSE CENTER BEARS NORTH 13°49'39" WEST;

10. WESTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 13°33'05", AN ARC DISTANCE OF 421.00 FEET AND HAVING A CHORD THAT BEARS SOUTH 82°56'54" WEST, A DISTANCE OF 420.02 FEET;  
11. COINCIDENT WITH A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°36'45" WEST, A DISTANCE OF 657.33 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,423,739 SQUARE FEET OR (32.684 ACRES), MORE OR LESS.

**WATER SUPPLY:**

The proposed subdivision will be served by the Cherokee Metro District. The residential homes will require a water supply for 142 units that are a mix of 3,4 and 5 plexus. The Church will require a water supply 18,851 gallons per day assuming 1.53 ac-ft/per year demand of a 13.815 ac lot. The lot will be served in it entirety by Cherokee Metro District supply.

Calculations are: 1.53 c-ft/per year \* 13.815 ac=21.13 ac-ft/year.

1 ac-ft/year= 892.151 gallons per day

21.13 ac-ft/year\*892.151 = 18,851 gallons per day.

**SUMMARY:**

The proposed subdivision water supply will be from Cherokee Metro District solely. The applicant has obtained a water decree for the 142 residential units that are mixed between 3, 4, and 5 plexus in addition a 13.815 ac lot for Church. This decree allows for a maximum draw of 18,851 gallons per day from Cherokee Metro Districts water supply. The subdivision is calculated to have a requirement of 12.82 acre-ft of water which is within the 16.2 ac-ft of water maximum draw allowed. In addition, the aquifer will be mostly resupplied by the non-evaporative septic systems in each lot.

Overall, the proposed Cimarron Hills Southeast Mixed Use Filing No.1 project has been approved to obtain water from Cherokee Metro Districts supply as referenced in the water commitment letter.

# **APPENDIX A**

## ***CHEROKEE METRO DISTRICT – WATER COMMITMENT LETTER***



# CHEROKEE METROPOLITAN DISTRICT

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

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

August 2<sup>nd</sup>, 2024  
Matrix Design Group  
2435 Research Parkway  
Colorado Springs, CO 80920

**SUBJECT** Water and Sewer Service to Cimarron Hills Southeast filing No. 1

Dear Mr. Isberg and Mr. Ferrarese,

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 the Cimarron Hills Southeast development located in the Southwest  $\frac{1}{4}$  of Section 8, Township 11 South, Range 65 West of the 6th P.M. in the County of El Paso, State of Colorado; Northeast of the intersection of Peterson Road and Interstate 24. The proposed location for this development is located within the District's established boundaries and therefore is eligible for service connections from the District.

Based on the development plans for a Church occupying the 13.815-acre lot and 142 additional units of 3, 4 and 5 plexus, the 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	46.4
Irrigation	3.2
<b>Total</b>	<b>49.6</b>

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 44,280 gallons of wastewater per day, representing 1.8% of CMD's wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the District. This 0% consumptive use is calculated for the purposes of ensuring CMD wastewater collection and treatment infrastructure can treat 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.

Sincerely,



Brian Beaudette  
General Manager