



# CHEROKEE METROPOLITAN DISTRICT

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

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

August 6<sup>th</sup>, 2020

Steve Hammers

President

Hammers Construction

1411 Woolsey Heights

Colorado Springs, CO 80915

*Sent via email: [SHammers@hammersconstruction.com](mailto:SHammers@hammersconstruction.com)*

*Original to follow by US Mail*

Re: Water and Sewer Service to Claremont Business Park Tract C  
Commitment Letter No. **2020-10** (Revision of 2019-06) (Cherokee Water LLC)

Dear Mr. Hammers,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide water and sewer services for 10 lots of Claremont Business Tract C at or near 1111 Meadowbrook Parkway (SW Corner of Marksheffel Rd. and Meadowbrook Pkwy.). 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, utilizing county water demand estimates and understanding that all outdoor landscaping will be xeriscaping, have determined that the following will be the total water demand required by this occupancy:

Type of Use	Demand (AF/yr)
Domestic	9.7
Irrigation	2.5
<b>Total</b>	<b>12.2</b>

This commitment letter is provided pursuant to the October 11, 2006 Water and Sewer Service Agreement ("Agreement") between Cherokee Metropolitan District and Claremont Development, Inc. Based on the Agreement, Cherokee is providing this commitment from the water right described as the Kane water right in the Agreement. Our accounting reflects that Claremont Business Park has a remaining balance of 18.1 AF/yr of this water right available for additional future commitments.

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 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", with a horizontal line drawn through the middle of the signature.

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 Resources Engineer  
Kevin Brown; Jr. Water Resources Engineer



## CHEROKEE METROPOLITAN DISTRICT

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

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

July 2<sup>nd</sup>, 2020

Hammers Construction

1411 Woolsey Heights

Colorado Springs, CO 80915

*Sent via email: [lpeterson@hammersconstruction.com](mailto:lpeterson@hammersconstruction.com)*

Re: Sewer Service to Claremont Business Park Tract C

Lisa,

As requested this letter will serve to clarify Cherokee Metropolitan District's sewer capacity to serve the Claremont Business Park Tract C development. As of June 2020, Cherokee is contributing just over 1.6 million gallons per day of flow to its treatment plant, in which it holds rights to a treatment capacity of 2.6 million gallons per day. Assuming this development contributes the entirety of its committed domestic use of 8.24 acre-feet per year to the wastewater system, this would equate to an increase of 7355 gallons per day, or 0.7% of the District's remaining treatment capacity. This increase is in line with the current buildout plan and will not result in an exceedance of water treatment capacity.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Brown", written over a horizontal line.

Kevin Brown

Jr. Water Resource Engineer