



CHEROKEE METROPOLITAN DISTRICT
6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842
Telephone: (719) 597-5080 Fax: (719) 597-5145

October 15, 2018

Jim Boulton
c/o Classic Homes
6385 Corporate Drive
Suite 200
Colorado Springs, CO 80919

Re: Residential Development – Hannah Ridge at Feathergrass Filing #5
Commitment Letter #2018-13 (Revision of Commitment Letter #2018-08)

Dear Mr. Boulton,

As requested, this letter is being provided as a revised Letter of Commitment by the Cherokee Metropolitan District (District) to provide municipal water and sewer service for the above-mentioned development. This revised commitment letter addresses the additional lots that have been added to the above-mentioned development since the original commitment letter was issued on August 17, 2018. This parcel of land is located within the District's service boundary and, therefore, the District stands ready and willing to provide water and sewer service for the specific property and uses detailed herein.

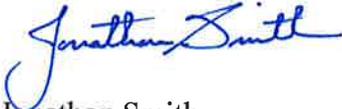
There was a source of water that was purchased by Sand Creek Investments North LLC specifically for the Hannah Ridge at Feathergrass Phase 2 subdivisions which includes Filings #5, #6, and #7. This source of water was purchased through a "Water and Sewer Service Agreement" between Cherokee Metropolitan District and Sand Creek Investments North LLC, dated December 4, 2006. The agreement was for a total of 76 acre-feet of water which is sufficient water to serve 181 lots based on 0.42 acre-feet of water per lot. According to the Water Resources Report and original commitment letter, the development proposed 53 lots for single family residences along with irrigation for common areas and anticipated a total water demand of 25.69 acre-feet per year. Recently, the development has undergone some final platting revisions which included removal of the drainage facility west of Lot #42 and the addition of Lot #54 and Lot #55. This revision of the final plat requires a total water demand of 26.31 acre-feet of water per year which is 0.62 acre-feet of water per year, 0.31 acre-feet per year per lot, above the amount of water secured in the above-referenced agreement. The additional 0.62 acre-feet of water per year needed for this development will come from the District's water balance of 321.903 acre-feet per year which leaves 321.283 acre-feet of water per year for future developments.

Regarding the wastewater capacity, the District's Water Reclamation Facility (WRF) has the required capacity to meet the sewer 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 District's customers. The District's current contribution to the WRF is 1.560 MGD with a committed capacity of 1.609 MGD, therefore, there is an excess of 1.040 MGD of treatment capacity available and 0.991 MGD of available capacity for future commitments. Based on the information received in the Wastewater Treatment Report and issued with the original commitment letter, the above-mentioned development was estimated to discharge 8,645 gallons of wastewater per day which equated to 0.87% of the available capacity of the WRF at that time. With the revision of the final platting and addition of Lot #54 and Lot #55, the above-mentioned developed is estimated to discharge 8,935 gallons of wastewater per day which now equates to 0.94% of the available capacity of the WRF leaving 0.955 MGD of capacity available 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 from the date of this letter; otherwise, the District may use this allocation for other developments requesting a water commitment for growth that stands ready to develop.

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.

Best Regards,



Jonathon Smith

Water & Wastewater Collections Manager

Encl: Commitment Letter #2018-08
Water Resources Report for Hannah Ridge at Feathergrass Filing #5
Wastewater Treatment Report for Hannah Ridge at Feathergrass Filing #5
Preliminary Plan for Hannah Ridge at Feathergrass Filing #5
Hannah Ridge Final Platting, dated July 9, 2018
Hannah Ridge Final Platting, dated September 28, 2018
Water Balance and Water Commitments

Ec: Amy Lathen, General Manager, Cherokee Metropolitan District



CHEROKEE METROPOLITAN DISTRICT

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

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

August 17, 2018

Jim Boulton
c/o Classic Homes
6385 Corporate Drive
Suite 200
Colorado Springs, CO 80919

Re: Residential Development – Hannah Ridge at Feathergrass Filing #5
Commitment Letter #2018-08

Dear Mr. Boulton,

As requested, this letter is being provided as a formal Letter of Commitment by the Cherokee Metropolitan District (District) to provide municipal water and sewer service for the above-mentioned development. This parcel of land is located within the District's service boundary and, therefore, the District stands ready and willing to provide water and sewer service for the specific property and uses detailed herein.

There was a source of water that was purchased by Sand Creek Investments North LLC specifically for the Hannah Ridge at Feathergrass Phase 2 subdivisions which includes Filings #5, #6, and #7. This source of water was purchased through a "Water and Sewer Service Agreement" between Cherokee Metropolitan District and Sand Creek Investments North LLC, dated December 4, 2006. The agreement was for a total of 76 acre feet of water which is sufficient water to serve 181 lots based on 0.42 acre feet of water per lot. According to the Water Resources Report, the development is proposing 53 lots for single family residences along with irrigation for common areas and is anticipating a total water demand of 25.69 acre feet per year which leaves 50.31 acre feet of water per year for Hannah Ridge at Feathergrass Filings #6 and #7.

Regarding the wastewater capacity, the District's Water Reclamation Facility (WRF) has the required capacity to meet the sewer 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 District's customers. The District's current contribution to the WRF is 1.560 MGD with a committed capacity of 1.609 MGD, therefore, there is an excess of 1.040 MGD of treatment capacity available and 0.991 MGD of available capacity for future commitments. Based on the information received in the Wastewater

Treatment Report, the above-mentioned development is estimated to discharge 8,645 gallons of wastewater per day which equates to 0.87% of the available capacity of the WRF leaving 0.983 MGD of capacity available 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 from the date of this letter; otherwise, the District may use this allocation for other developments requesting a water commitment for growth that stands ready to develop.

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.

Best Regards,



Jonathon Smith
Water & Wastewater Collections Manager

Encl: Water Resources Report for Hannah Ridge at Feathergrass Filing #5
Wastewater Treatment Report for Hannah Ridge at Feathergrass Filing #5
Preliminary Plan for Hannah Ridge at Feathergrass Filing #5
Water Balance and Water Commitments

Ec: Brian Beaudette, Interim General Manager, Cherokee Metropolitan District



INNOVATIVE DESIGN. CLASSIC RESULTS.

**WATER RESOURCES REPORT
FOR
HANNAH RIDGE AT FEATHERGRASS
FILING NO. 5**

August 17, 2018

Prepared for:
Elite Properties of America, Inc.
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

Job no. 1116.05



WATER RESOURCES REPORT

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5

A. SUMMARY OF THE PROPOSED SUBDIVISION:

Hannah Ridge at Feathergrass Filing No. 5 is a 12.92acre subdivision within Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The site is generally located west of the Akers Drive and Winslow Park Drive intersections.

The site is within the Cherokee Metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District, see attached letter.

The proposed Hannah Ridge at Feathergrass Filing No. 5 development includes 53 single-family residences.

B. DETERMINATION OF SUFFICIENT QUANTITY OF WATER:

1. Calculation of Water Demand:

The proposed development includes 53 single-family residential lots.

Anticipated water demand is approximately 0.42 AC-FT/YR/household. This results in the following quantities per phase:

Filing 5:	Residential		
	(0.42 AC-FT/YR/household X (53 households)	=	22.26 AC-FT/YR
	(Irrigation for Common Areas)		
	Turf Zone – 2.6 AC-FT/YR/AC x (1.32 AC)	=	<u>3.43 AC-FT/YR</u>
	Filing 5 Sub Total	=	25.69 AC-FT/YR



The projected water consumption is based upon industry standards as well as methodology used by other utility providers in the area.

2. Calculation of Water Available:

- a. Hannah Ridge at Feathergrass Filing No. 5 is to be served by the Cherokee Metropolitan District water system. A general Intent to Serve Letter from Cherokee Metropolitan District to serve the development is attached.
- b. Per the Cherokee Intent to Serve letter, water available is being confirmed by Cherokee to service this and other future projects.
- c. There are no groundwater sources on this site proposed to be utilized by this development.

C. DETERMINATION OF SUFFICIENT DEPENDABILITY OF WATER SUPPLY:

1. Water rights – The Cherokee Metropolitan District will provide treatment and delivery of the water to site (see attached Intent to Serve letter)
2. Financial plan and capital improvement plan from water provider – Water delivery will be provided by the Cherokee Metropolitan District.
3. Water delivery will be provided by the Cherokee Metropolitan District. The proposed water system will connect to the existing water systems in directly adjacent, recently constructed subdivisions.
4. There are no wells proposed on this site.
5. A Water and Sewer Service general “Intent to Serve” letter is attached.
6. Short term water supplies shall be provided by the Cherokee Metropolitan District.

D. DETERMINATION OF SUFFICIENT QUALITY AND POTABILITY OF WATER:

Water delivery will be provided by the Cherokee Metropolitan District. Classic Consulting Engineers and Surveyors understands that the quality and potability of the Cherokee Metropolitan District water supply is already approved.



PREPARED BY:

Classic Consulting Engineers & Surveyors, LLC

Kyle R. Campbell, P.E.
Division Manager

Sm/111605/water resources report.docx





INNOVATIVE DESIGN. CLASSIC RESULTS.

**WASTEWATER TREATMENT REPORT
FOR
HANNAH RIDGE AT FEATHERGRASS
FILING NO. 5**

August 17, 2018

Prepared for:
Elite Properties of America, Inc.
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

Job no. 1116.05



WASTEWATER TREATMENT REPORT FOR HANNAH RIDGE AT FEATHERGRASS FILING NO. 5

GENERAL LOCATION & DESCRIPTION

Hannah Ridge at Feathergrass Filing No. 5 is a 12.92 acre subdivision within Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The site is generally located west of the Akers Drive and Winslow Park Drive intersections.

The site is within the Cherokee Metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District, see attached letter.

The proposed Hannah Ridge at Feathergrass Filing No. 5 development includes 53 single-family residences.

OPINION OF PROBABLY POPULATION AND QUANTITY OF EFFLUENT

The proposed development will include 53 single-family residences. The opinion of probably population and quantity of effluent is as follows:

Population:

Single-family Residences: 53 units x 2.5 persons/unit = 133 persons

Quantity of Effluent:

Single-family Residents: 133 persons x 65 GPD/person = 8,645 GPD

The projected quantity of effluent is based upon industry standards as well as methodology used by other utility providers in the area. The actual population and flow could vary from these calculations.



LOCATION OF CONNECTION TO EXISTING WASTEWATER SYSTEM

The Hannah Ridge at Feathergrass Filing No. 5 development will connect to the existing 8" PVC wastewater system stubbed into the site from adjacent, previously constructed subdivision in the Hannah community. The existing system is owned and maintained by the Cherokee Metropolitan District and was installed in anticipation of future development.

LETTER OF COMMITMENT

Cherokee Metropolitan District has provided a general Intent to Serve Letter to provide both Water and Wastewater Service to this property (attached).

ESTIMATE OF CONSTRUCTION COSTS

Item	Quantity	Unit Cost	Total Cost
8" PVC Sanitary Sewer	2,013 LF	\$30.00/LF	\$60,390
Sanitary Sewer Manhole	10 EA	\$4000/EA	\$40,000
		TOTAL	\$100,390

CREATION OR ANNEXATION INTO SPECIAL SEWER DISTRICT

This item does not require any action as this property is already within the service area for Cherokee Metropolitan District.

MAP OF EXISTING AND PROPOSED FACILITIES

A map of the proposed utility plan is attached. The plan is subject to change based on review by Cherokee Metropolitan District. The level of use of the existing sanitary sewer stub is currently zero (0).



PREPARED BY:

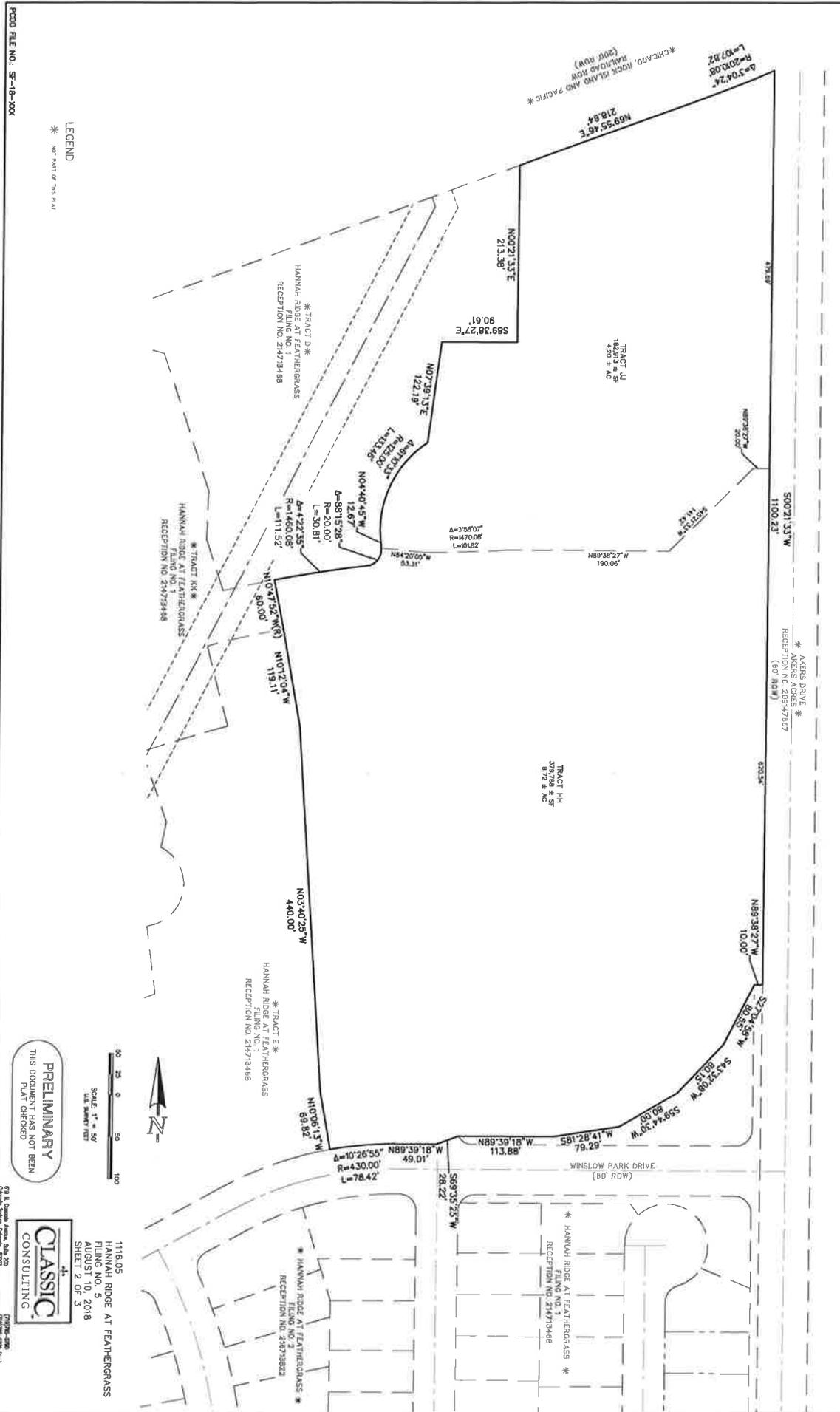
Classic Consulting Engineers & Surveyors, LLC

Kyle R. Campbell, P.E.
Division Manager

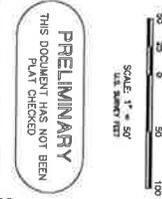
Sm/111605/wastewater disposal report.docx



HANNAH RIDGE AT FEATHERGRASS FILING NO. 5
 A REPEAT OF TRACTS HH AND JJ OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY COLORADO
 A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
 AS PLATTED



LEGEND
 * NOT PART OF THIS PLAT



1116.05
 HANNAH RIDGE AT FEATHERGRASS
 FILING NO. 5
 AUGUST 10, 2018
 SHEET 2 OF 3

CLASSIC
 CONSULTING

10100 E. Central Avenue, Suite 200
 Denver, Colorado 80231
 Phone: (303) 755-1100
 Fax: (303) 755-1101

PRELIMINARY
 THIS DOCUMENT HAS NOT BEEN
 FILED WITH THE COUNTY RECORDS

PROD FILE NO: S-18-200

HANNAH RIDGE FINAL PLATting

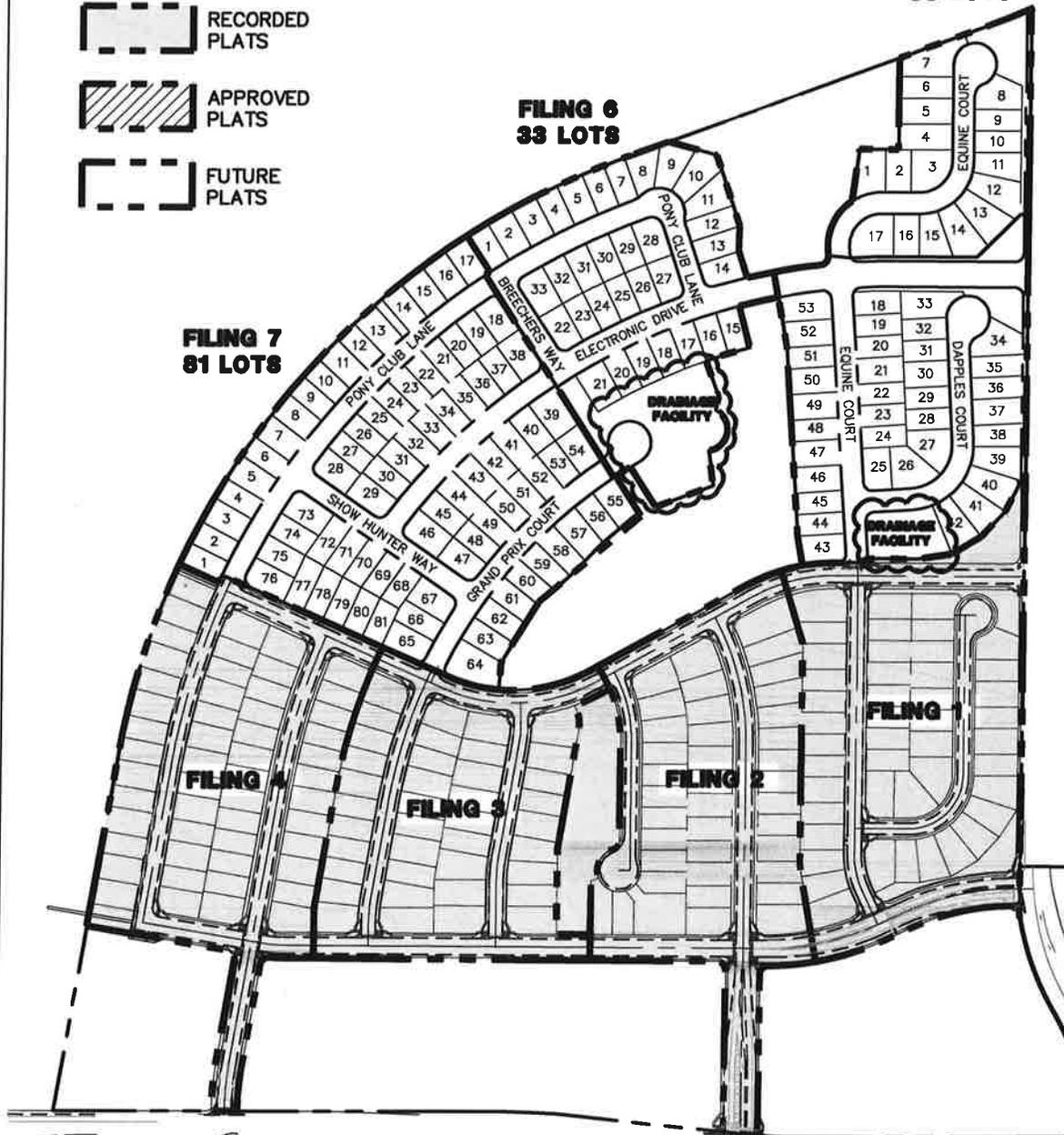
JULY 9, 2018

-  RECORDED PLATS
-  APPROVED PLATS
-  FUTURE PLATS

**FILING 5
53 LOTS**

**FILING 6
33 LOTS**

**FILING 7
81 LOTS**



SCALE: 1" = 250'



219 N. Cascade Avenue, Suite 202
Colorado Springs, Colorado 80903

(719) 598-0760
(719) 598-0760 (Fax)

HANNAH RIDGE FINAL PLATTING

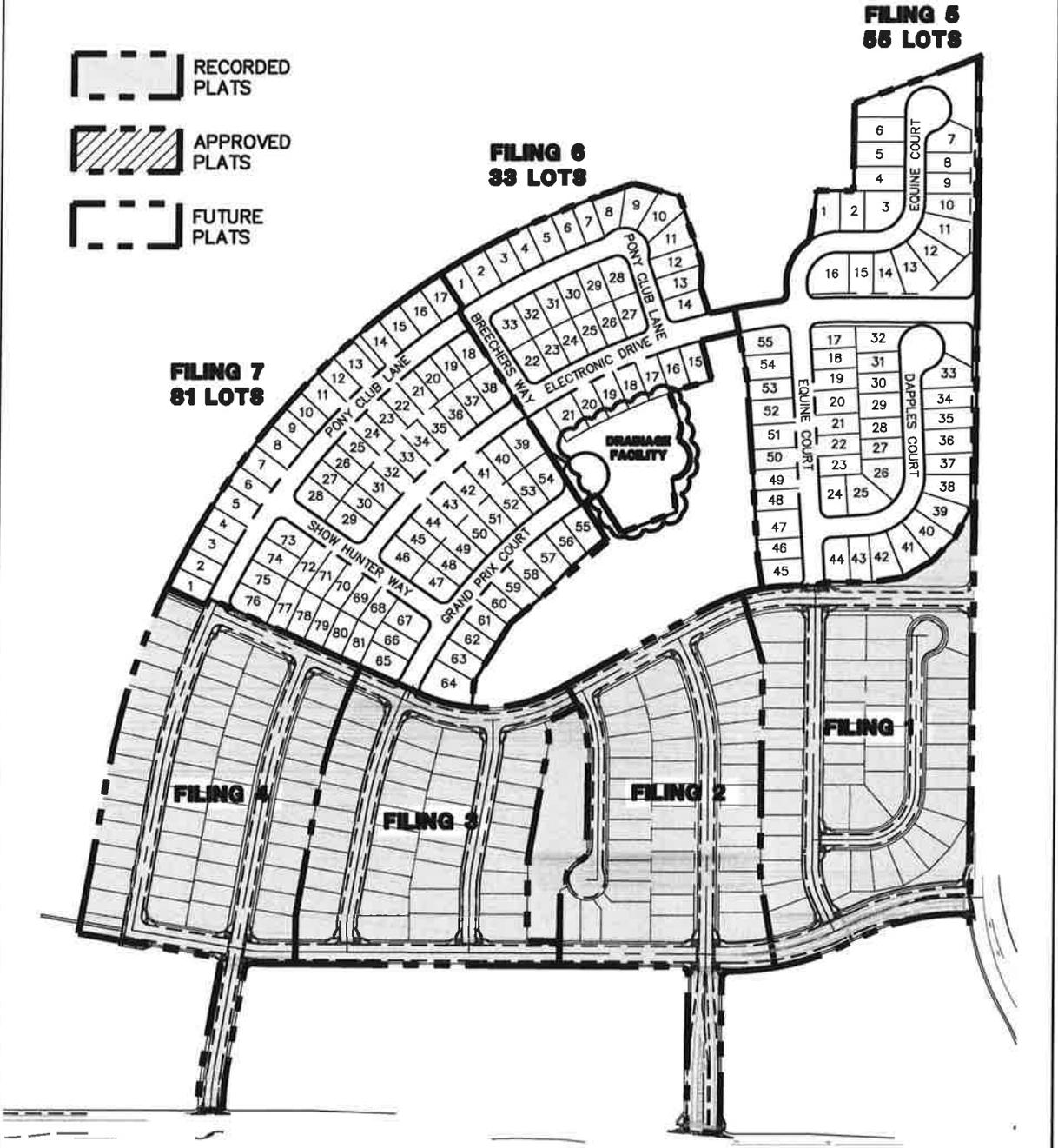
SEPTEMBER 28, 2018

-  RECORDED PLATS
-  APPROVED PLATS
-  FUTURE PLATS

**FLING 5
55 LOTS**

**FLING 6
33 LOTS**

**FLING 7
81 LOTS**



SCALE: 1" = 250'



219 N. Cascade Avenue, Suite 202
Colorado Springs, Colorado 80903

(719)768-0790
(719)768-0799 (Fax)

Water Balance and Water Commitments (Cherokee Metropolitan District)

Development	Business Name	Address	Commitment Letter		
			Letter #	Date	
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2015-01	Expired	-4,460
Windermere Filing #1	Windermere Subdivision Filing #1	SEC Antelope Ridge Drive and N. Carefree Circle	2015-02	Expired	-22,210
Constitution Apartment Complex	Constitution Apartments	6855 Constitution Avenue	2016-01	Expired	-19,000
Meadowbrook Crossing Subdivision	Meadowbrook Crossing	Meadowbrook Parkway and Highway 24	2017-01	5/4/2017	36,270
Kum & Go Store #692	Kum & Go	6809 Space Village Avenue	2017-02	9/8/2017	2,072
Kum & Go Store #692	Kum & Go	6809 Space Village Avenue	2017-02	Revised	-2,072
Freedom Springs Apartment Complex	Freedom Springs	734 Western Drive	2018-01	2/22/2018	14,500
Covert Ops Paintball	Covert Ops Paintball	6425 E. Platte Avenue	2018-02	3/22/2018	0,150
Mule Deer Villas Subdivision	Mule Deer Villas	SEC Akers Drive and N. Carefree Circle	2018-03	4/20/2018	36,250
Mule Deer Villas Subdivision	Mule Deer Villas	SEC Akers Drive and N. Carefree Circle	2018-03	Revised	-36,250
Appaloosa Highway 24 Subdivision Filing #2	Appaloosa Highway 24 Subdivision Filing #2	SEC Armelia Street & Terminal Avenue	2018-04	6/13/2018	1,247
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2018-05	7/6/2018	4,460
Windermere Subdivision	Windermere	SEC Antelope Ridge Drive and N. Carefree Circle	2018-06	7/9/2018	70,800
Gardens at North Carefree Subdivision (Mule Deer Villas)	Gardens at North Carefree	SEC Akers Drive and N. Carefree Circle	2018-07	8/3/2018	22,010
Hannah Ridge at Feathergrass Filing #5 (LLC Water)	Hannah Ridge Filing #5	NWC Akers Drive and Constitution Avenue	2018-08	8/17/2018	25,690
Hannah Ridge at Feathergrass Filing #5 (LLC Water)	Hannah Ridge Filing #5	NWC Akers Drive and Constitution Avenue	2018-08	Revised	-25,690
Hannah Ridge at Feathergrass Filing #6 (LLC Water)	Hannah Ridge Filing #6	NWC Akers Drive and Constitution Avenue	2018-09	8/17/2018	17,680
Hannah Ridge at Feathergrass Filing #7 (LLC Water & CMD Water)	Hannah Ridge Filing #7	NWC Akers Drive and Constitution Avenue	2018-10	8/17/2018	34,020
Space Village Filing #3 Lots #1, #2, #3	Space Village Filing #3 Lots #1, #2, #3	6809 Space Village Avenue	2018-11	8/29/2018	3,440
Hannah Ridge AA and BB	Midtown at Hannah Ridge	NEC Akers Drive and Constitution Avenue	2018-12	9/4/2018	22,500
Hannah Ridge at Feathergrass (LLC Water & CMD Water)	Hannah Ridge Filing #5	NWC Akers Drive and Constitution Avenue	2018-13	10/15/2018	26,310

Water Balance Beginning as of May 18, 2016 (AFY)

453,000

Water Committed since May 18, 2016 (AFY)

131,717

Water Balance Remaining for Future Commitments (AFY)

321,283