



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

March 4<sup>th</sup>, 2022  
Colorado Springs Equities, LLC  
90 S. Cascade Avenue, Suite 1500

*Sent via email: chris@mscivil.com*

Re: Water and Sewer Service to **Aura at Crossroads**  
Commitment Letter No. **2022-06 (Revised from 2020-15)**

Dear Colorado Springs Equities

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 commercial portion of the Crossroads Mixed Use development located at the west corner of State Highway 94 and U.S. Highway 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.

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	61.2
Irrigation	9.5
<b>Total</b>	<b>70.7</b>

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 55,000 gallons of wastewater per day, representing 2.1% 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,



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