



CHEROKEE METROPOLITAN DISTRICT

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

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

December 8th, 2020

Colorado Springs Equities, LLC
90 S. Cascade Avenue, Suite 1500
Colorado Springs, CO 80903

Sent via email: chris@mscivil.com

Original to follow by US Mail

Re: Water and Sewer Service to **Crossroads Mixed Use Development**
Commitment Letter No. **2020-15 (Revision of 2020-14)**

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 development currently known as "Crossroads Mixed Use" located on 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/year)
Residential	
Domestic	61.2
Irrigation	11.7
Commercial	
Domestic	6.2
Irrigation	4.9
Development Total	84.0

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.

This letter also affirms that Cherokee Metropolitan District has sufficient wastewater treatment capacity to service this development.

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 long horizontal line extending to the right from the end 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
Kevin Brown; Jr. Engineer



CHEROKEE METROPOLITAN DISTRICT

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

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

February 16th, 2020
Colorado Springs Equities, LLC
90 S. Cascade Ave, Suite 1500
Colorado Springs, CO 80903

Sent via email: chris@mscivil.com

Re: Sewer Service and Lot Quantification for Crossroads Mixed Use (**Commitment 2020-15**)

Colorado Springs Equities,

The developer and El Paso County reviewers have requested a clarification of the number of lots and wastewater volumes anticipated for the Crossroads Mixed Use development on the western corner of U.S. Highway 24 and State Highway 94.

Cherokee Metropolitan District conservatively estimates wastewater production to be equal to anticipated domestic water demand. The Crossroads Mixed Use development is projected to use 61.2 acre-feet per year (AFY) for its apartment portion and 6.2 AFY for its commercial portion. At 0% indoor consumptive use, the development is expected to generate approximately 60,000 gallons per day (GPD) which represents 2.7% of CMD's wastewater treatment capacity. This volume is in line with anticipated buildout within the District's boundaries.

The water and wastewater commitment has been made based on one multi-family residential lot containing 360 units and 10 commercial lots with a total anticipated floor space of 55,351 square feet.

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

Sincerely,

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

Kevin Brown
Jr. Water Resource Engineer