



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)**

Is there a connection
two a number of
bedrooms in each
unit?

Dear Colorado Springs Equities,

As requested, this document will serve is 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 |

units appear to not
match water &
wastewater reports
applicant provided

306 or 360 units?
Please verify that this
amount will serve 360
units. 1 lot= 360 units
= is there a limit of
bedrooms?

How many lots is this
for? (10)

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.

There is no specific commitment for the number of AF or gallons /year sewer is being committed to treat and capacity to serve.

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.

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

Com WW and water comments V_1.pdf Markup Summary 1-20-2021

dsdparsons (5)



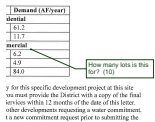
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There is no specific commitment for the number of AF or gallons /year sewer is being committed to treat and capacity to serve.



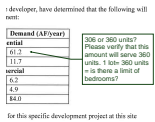
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Is there a connection two a number of bedrooms in each unit?



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How many lots is this for? (10)



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306 or 360 units? Please verify that this amount will serve 360 units. 1 lot= 360 units = is there a limit of bedrooms?



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units appear to not match water & wastewater reports applicant provided