

## Glenn Ellis

---

**From:** Kevin Brown <kbrown@cherokeemetro.org>  
**Sent:** Thursday, January 30, 2020 2:52 PM  
**To:** Glenn Ellis  
**Cc:** Jeff Munger; Steven Hasbrouck (Board Member); Amy Lathen  
**Subject:** RE: Richmond Homes at Feathergrass Commitment Letter

Glenn,

Below is a more formal comment response. Let me know if it is sufficient.

The water commitment of 33.6 AFY for this development is based on 20 AFY for domestic use and 13.6 AFY for outdoor watering use. The domestic use was determined by multiplying the county presumptive use value for multi family units, 0.2 AFY/unit by the number of units, 100. The outdoor commitment was determined by examining the area of all unpaved landscaping and using the 2.43 AFY/acre county water use standard for landscaped area. Despite slight changes to the project, the water demand estimate and commitment remain correct for the development as currently presented.

Thanks,  
Kevin Brown

---

**From:** Glenn Ellis <GEllis@jrengineering.com>  
**Sent:** Thursday, January 30, 2020 2:40 PM  
**To:** Kevin Brown <kbrown@cherokeemetro.org>  
**Cc:** Jeff Munger <jmunger@cherokeemetro.org>; Steven Hasbrouck (Board Member) <s.hasbrouck@cherokeemetroboard.org>; Amy Lathen <alathen@cherokeemetro.org>  
**Subject:** RE: Richmond Homes at Feathergrass Commitment Letter

Kevin,

I think that will be fine. We can include them in our comment response.

Glenn

**Glenn Ellis, PE**  
**Project Manager**



**JR ENGINEERING**

5475 Tech Center Drive, Suite 235  
Colorado Springs, CO 80919  
Office: (303)-267-6241 | Cell: (720)-383-3045  
Email: [gellis@jrengineering.com](mailto:gellis@jrengineering.com)

---

**From:** Kevin Brown [<mailto:kbrown@cherokeemetro.org>]  
**Sent:** Thursday, January 30, 2020 2:17 PM  
**To:** Glenn Ellis  
**Cc:** Jeff Munger; Steven Hasbrouck (Board Member); Amy Lathen  
**Subject:** RE: Richmond Homes at Feathergrass Commitment Letter

Glenn,

Is it possible to send comments from us on the current commitment letter to the county? The letter has a water allocation for 100 units using the county's presumptive use values. I'd prefer to point out this fact to them rather than issuing a new letter.

Thanks,  
Kevin Brown

---

**From:** Glenn Ellis <[GEllis@jrengineering.com](mailto:GEllis@jrengineering.com)>  
**Sent:** Thursday, January 30, 2020 11:21 AM  
**To:** Kevin Brown <[kbrown@cherokeemetro.org](mailto:kbrown@cherokeemetro.org)>  
**Cc:** Jeff Munger <[jmunger@cherokeemetro.org](mailto:jmunger@cherokeemetro.org)>; Steven Hasbrouck (Board Member) <[s.hasbrouck@cherokeemetroboard.org](mailto:s.hasbrouck@cherokeemetroboard.org)>; Amy Lathen <[alathen@cherokeemetro.org](mailto:alathen@cherokeemetro.org)>  
**Subject:** RE: Richmond Homes at Feathergrass Commitment Letter

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

---

Kevin,

One of the comments from the County was related to the commitment letter that was provided (see attached). Can you revise this letter to indicate that the site plan had been revised to show 100 lots instead of 96 lots that was originally reviewed (96 lots was referenced in the original commitment letter 2018-15). I've also attached the revised site plan showing 54 lots on the west, and 46 on the east.

Thanks.  
Glenn

**Glenn Ellis, PE**  
**Project Manager**



**JR ENGINEERING**

5475 Tech Center Drive, Suite 235

Colorado Springs, CO 80919

Office: (303)-267-6241 | Cell: (720)-383-3045

Email: [gellis@jrengineering.com](mailto:gellis@jrengineering.com)