



CHEROKEE METROPOLITAN DISTRICT

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

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

November 22nd, 2019

Matt Childers

c/o Richmond American Homes

4350 S. Monaco St.

Denver, CO 80203

Sent via email: GEllis@jrengineering.com

Original to follow by US Mail

Re: Water and Sewer Service to Richmond Homes
Commitment Letter No. 2019-07 (Revision of 2018-15)

Dear Mr. Matt Childers,

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 Richmond American Homes Development located at the SW and SE corners of Hannah Ridge Drive and Constitution Avenue. 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 occupancy:

Type of Use	Demand (AF/yr)
Domestic	20.0
Irrigation	13.6
Total	33.6

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,

A handwritten signature in cursive script, appearing to read "Amy Lathen". The signature is written in dark ink and is positioned above a horizontal line.

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

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

November 13, 2018

Matt Childers
c/o Richmond American Homes
4350 S. Monaco Street
Denver, CO 80203

Re: Residential Development – Richmond Homes at Feathergrass
Commitment Letter #2018-15

Dear Mr. Childers,

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 Richmond Homes at Feathergrass residential development. The parcel of land is located (SWC & SEC of Constitution Avenue and Hannah Ridge Drive) 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.

As of May 18, 2016, through a technical memorandum prepared by Forsgren Associates, the State Engineer's Office confirmed that the District had a surplus of 453 acre-feet per year of water available for new residential and commercial developments. Since May 18, 2016, the District has issued 133.197 acre-feet per year of water commitments leaving a balance of 319.803 acre-feet per year of water for future developments. The above-mentioned development is estimated to need 30.40 acre-feet per year of water, which includes water for irrigation purposes, leaving the District with a water balance of 289.403 acre-feet per year for future developments.

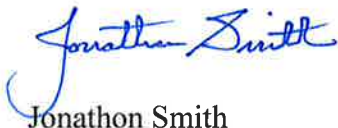
Regarding wastewater capacity, the District's Water Reclamation Facility (WRF) has the required capacity to meet the sewer demand for this development. The WRF is rated for 4.80 million gallons per day (MGD), of which 2.60 MGD is owned by the District and reserved for the District's customers. The District's current contribution to the WRF is 1.60 MGD, therefore, there is an excess of 1.00 MGD of treatment capacity available and 0.940 MGD of available capacity for future commitments. Based on the information received in the "Preliminary Wastewater Disposal Report" dated November 2018 by JR Engineering, LLC, this development is anticipated to discharge 15,600 gallons of

wastewater per day (96 units x 2.50 persons/unit x 65 gpd/person) which equates to 1.66 % of the available capacity of the WRF leaving 0.924 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, which 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 sufficient to meet 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 Supply Information Summary
Wastewater Disposal and Treatment Report
Sketch Plan
Water Balance and Water Commitments

Ec: Amy Lathen, General Manager, Cherokee Metropolitan District

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED <p style="text-align: center;">Richmond Homes @ Feathergrass</p>			
2. LAND USE ACTION Single Family Attached			
3. NAME OF EXISTING PARCEL AS RECORDED Not platted			
SUBDIVISION	FILING	BLOCK	LOT
4. TOTAL ACREAGE 10.8	5. NUMBER OF LOTS PROPOSED 96	PLAT MAP ENCLOSED <input type="checkbox"/> YES	
6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation.			
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
If yes, describe the previous action _____			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner.			
<u>NW</u> 1/4 OF <u>NE</u> 1/4 SECTION <u>5</u> TOWNSHIP <u>14</u> <input type="checkbox"/> N X S RANGE <u>65</u> <input type="checkbox"/> E X W			
PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA			
8. PLAT - Location of all wells on property must be plotted and permit numbers provided.			
Surveyors plat <input type="checkbox"/> Yes <input type="checkbox"/> No If not, scaled hand drawn sketch <input type="checkbox"/> Yes <input type="checkbox"/> No			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # <u>96</u> of units _____ GPD <u>29.8</u> AF	COMMERCIAL USE # _____ of S.F. _____ GPD _____ AF	<input type="checkbox"/> EXISTING WELLS <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS _____ _____ _____	<input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS - (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER _____
IRRIGATION # <u>1.3</u> of acres _____ GPD <u>0.6</u> AF	STOCK WATERING # _____ of head _____ GPD _____ AF		
OTHER _____ GPD _____ AF	TOTAL _____ GPD <u>30.4</u> AF	<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input checked="" type="checkbox"/> DISTRICT NAME <u>Cherokee Metro</u> LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES <input type="checkbox"/> NO	WATER COURT DECREE CASE NO.'S _____ _____ _____
11. ENGINEER'S WATER SUPPLY REPORT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
<input type="checkbox"/> SEPTIC TANK/LEACH FIELD		<input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME <u>Cherokee Metro</u>	
<input type="checkbox"/> LAGOON		<input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO _____	
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)		<input type="checkbox"/> OTHER _____	

**Preliminary Wastewater Disposal Report
For
Richmond Homes at Feathergrass
El Paso County, CO**

November 2018

Prepared for:

MDC Holdings – Richmond American Homes
4350 South Monaco Street
Denver, CO 809237
720-977-3883

Prepared by:

JR Engineering, LLC
5475 Tech Center Drive, Suite 235
Colorado Springs, CO 80907
303-267-6241

JR Project No. 25149.00

LOCATION AND DESCRIPTION:

The proposed development is a 10.83-acre multi-family subdivision located within the northeast quarter of Section 5, Township 14 South, Range 65 West of the 6th Principle Meridian in El Paso County, Colorado. The site is immediately south of Constitution Avenue and on both the west and east sides of Hannah Ridge Drive.

The site lies within the Cherokee Metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District.

The proposed development includes up to 96 dwelling units installed in one phase.

OPINION OF PROBABLE POPULATION AND QUANTITY OF EFFLUENT

The proposed development includes up to 96 dwelling units. The opinion of probable population and quantity of effluent is as follows:

Population: 96 dwelling units x 2.5 persons/unit = 240 persons

Quantity of Effluent: 240 persons x 65 GPD/person = 15,600 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 resulting effluent could vary from these calculations.

WASTEWATER DISPOSAL

Effluent from the proposed developed site will be collected by standard 4-inch service lines and 8-inch mainlines. The proposed internal 8-inch mainlines will outfall into an existing sanitary manhole in Hannah Ridge Drive, approximately 380 feet south of Constitution Avenue. An existing 8-inch gravity sewer connects the manhole to the wastewater network to the south.

WASTEWATER TREATMENT

Cherokee Metropolitan District's wastewater treatment facility went into operation in June 2010 and is located on a 160-acre parcel approximately 20 miles east of Cimarron Hills. The plant occupies roughly 26 acres of the 160-acre site.

The design rate capacity of the plant is 4.8 million gallons per day (MGD), at the present time the plant receives 1.5 MGD. The plant receives wastewater from three contributors: Cherokee Metropolitan District (1.2 MGD), Meridian Service Metropolitan District (0.18 MGD), and Schriever Air Force Base (0.13 MGD).

The treatment plant consists of an 'Influent' building, four 'Sequential Batch Reactors' (SBRs), three

'Aerobic Digesters' (ADs), 'Blower' and 'Operations' building, 'Solids Handling' building (i.e. biosolids), two 'Equalization Basins' (EQs) and an 'Effluent' building that contains the 'Ultraviolet Light Disinfection' (UV) unit. The treated effluent then exits the plant and flows five miles to the 'Rapid Infiltration Basins'. This is an overall general description of the plant.



WEST: DUPLEX

DUPLEX PRODUCT:	50 X 85
TOTAL:	50
GRAND TOTAL LOTS=	50 LOTS
TOTAL SITE ACREAGE=	5.56 AC (243,093 SF)
GROSS DENSITY=	9.0 DU/AC

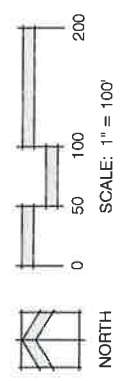
EAST: DUPLEX

DUPLEX PRODUCT:	50 X 85
TOTAL:	46
GRAND TOTAL LOTS=	46 LOTS
TOTAL SITE ACREAGE=	5.25 AC (217,800 SF)
GROSS DENSITY=	8.8 DU/AC

Legend:

- Property Line
- Detention Pond

FEATHERGRASS
 RICHMOND AMERICAN HOMES
 11-7-18



Water Balance and Water Commitments (Cherokee Metropolitan District)

Development	Business Name	Address	Letter #	Commitment Letter
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2015-01	Date Expired -4,460
Windermere Filing #1	Windermere Subdivision Filing #1	NEC Anteloper 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 Amella 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
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2018-05	Revised -4,460
Windermere Subdivision	Windermere	NEC Anteloper Ridge Drive and N. Carefree Circle	2018-06	7/6/2018 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
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	Claremont Ranch Filing #9C	2018-14	11/1/2018 5,940
Richmond Homes at Feathergrass	Richmond Homes @ Feathergrass	SWC/SEC Constitution Avenue and Hannah Ridge Drive	2018-15	11/13/2018 30,400

Water Balance Beginning as of May 18, 2016 (AFY) 453,000

Water Committed since May 18, 2016 (AFY) 163,597

Water Balance Remaining for Future Commitments (AFY) 289,403