



CHEROKEE METROPOLITAN DISTRICT

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

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

November 29th, 2021
The Garrett Companies
1051 Greenwood Springs Blvd., Suite 101
Greenwood, IN 46143

Sent via email: Raimere.Fitzpatrick@kimley-horn.com

Re: Water and Sewer Service to **Citizen on Constitution (Apartments)**
Commitment Letter No. 2021-15

Dear The Garrett Companies,

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 Caliber on Constitution located at the southwest corner of Constitution Avenue and Marksheffel Road. 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	45.2
Irrigation	5.4
Total	50.6

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 45,000 gallons of wastewater per day, representing 1.7% 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,

A handwritten signature in cursive script, appearing to read "Amy Lathen", written over 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
Jeff Munger; Water Resource Engineer: sent via email
Kevin Brown; Jr. Engineer: sent via email

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;">Citizen on Constitution</p>			
2. LAND USE ACTION Final Plat			
3. NAME OF EXISTING PARCEL AS RECORDED TR M & N			
SUBDIVISION	Citizen on Constitution	FILING 1	BLOCK N/A LOT N/A
4. TOTAL ACREAGE	12.26	5. NUMBER OF LOTS PROPOSED	1 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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
If yes, describe the previous action <u>Plat</u>			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner.			
<u>NE</u> 1/4 OF <u> </u> 1/4 SECTION <u>5</u> TOWNSHIP <u>14</u> <input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE <u>65</u> <input type="checkbox"/> E <input checked="" type="checkbox"/> 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 NO WELLS	
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # <u>226</u> of units	GPD <u>45.2</u> AF	<input type="checkbox"/> EXISTING WELLS	<input type="checkbox"/> DEVELOPED SPRING
COMMERCIAL USE # <u> </u> of S.F.	GPD <u> </u> AF	WELL PERMIT NUMBERS	
IRRIGATION # <u>2.2</u> of acres	GPD <u>5.4</u> AF	_____	
STOCK WATERING # <u> </u> of head	GPD <u> </u> AF	_____	
OTHER <u> </u>	GPD <u> </u> AF	<input checked="" type="checkbox"/> MUNICIPAL	
TOTAL	GPD <u>50.6</u> AF	<input type="checkbox"/> ASSOCIATION	
		<input type="checkbox"/> COMPANY	
		<input type="checkbox"/> DISTRICT	
		NAME <u>Cherokee MD</u>	
		LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input 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 MD</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 _____	