



CHEROKEE METROPOLITAN DISTRICT
 6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842
 Telephone: (719) 597-5080 Fax: (719) 597-5145

April 19, 2019

Jim Boulton
 c/o Classic Homes
 6385 Corporate Drive
 Suite 200
 Colorado Springs, CO 80919

Re: Residential Development – Midtown at Hannah Ridge
 Commitment Letter #2019-03 (Revision of Commitment Letter #2018-12)
 (PUFSP-19-004, SF-19-006, SF-19-007)

Dear Mr. Boulton,

As requested, this letter is being provided as a revised Letter of Commitment by the Cherokee Metropolitan District (District) to provide municipal water and sewer service for the Midtown at Hannah Ridge residential development. This parcel of land is located 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. This revised commitment letter addresses the additional water demands for irrigation that were not part of the original commitment letter.

Filing #1	Household Use	61 units	15.25	24.40	33.84
	Irrigation Use	3.71 acres	9.15		
Filing #2	Household Use	28 units	7.00	9.44	
	Irrigation Use	0.99 acres	2.44		

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 of water per year available for new residential and commercial developments. Since May 18, 2016, the District has issued 122.727 acre-feet of water commitments leaving a balance of 330.273 acre-feet of water for future developments. The above-mentioned development requires 33.840 acre-feet of water, which includes water for irrigation use, leaving the District with a water balance of 296.433 acre-feet of water 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 0.959 MGD of available capacity for future commitments. Based on the information received in the "Unit Water Demand Estimate – Hannah Ridge AA and BB" dated July 24, 2018 by John McGinn at JDS-Hydro Consultants, Inc., this development is estimated to discharge 12,636 gallons of wastewater per day (90 units x 2.16 persons/unit x 65 gpd/person) which equates to 1.32 % of the available capacity of the WRF leaving 0.946 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, and 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 for Midtown Collection at Hannah Ridge Filing #1
Water Resources Report for Midtown Collection at Hannah Ridge Filing #1
Wastewater Treatment Report for Midtown Collection at Hannah Ridge Filing #1
Water Supply Information Summary for Midtown Collection at Hannah Ridge Filing #2
Water Resources Report for Midtown Collection at Hannah Ridge Filing #2
Wastewater Treatment Report for Midtown Collection at Hannah Ridge Filing #2
Unit Water Demand Estimate – Hannah Ridge AA and BB
Commitment Letter #2018-12
- Ec: Keith Cerjan, Project Designer, Classic Consulting Engineers and Surveyors
Amy Lathen, General Manager, Cherokee Metropolitan District
Jeff Munger, Water Resource Engineer, Cherokee Metropolitan District

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 water.state.co.us

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: Midtown Collection at Hannah Ridge Filing No. 1

2. LAND USE ACTION: Final Plat

3. NAME OF EXISTING PARCEL AS RECORDED: Tract BB, Hannah Ridge at Feathergrass Filing No. 1
SUBDIVISION: Hannah Ridge at Feathergrass, FILING (UNIT) No. 1, BLOCK , LOT

4. TOTAL ACREAGE: 9.123 5. NUMBER OF LOTS PROPOSED 61 PLAT MAP ENCLOSED? YES or NO

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? YES or NO
B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO
If yes, describe the previous action: Hannah Ridge at Feathergrass Filing No. 1

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

 1/4 of the 1/4, Section 32, Township 13 N or S, Range 65 E or W
Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, Zone 12 or Zone 13
Easting: _____
Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided. **No wells.**
Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS 10. WATER SUPPLY SOURCE

USE	WATER REQUIREMENTS		EXISTING WELL <input type="checkbox"/> DEVELOPED SPRING <input type="checkbox"/>		NEW WELLS -
HOUSEHOLD USE # <u>61</u> of units	Gallons per Day <u>13,615</u>	Acre-Feet per Year <u>15.25</u>	WELL PERMIT NUMBERS <u>No wells</u>		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: _____
COMMERCIAL USE # _____ of S. F	_____	_____	_____		
IRRIGATION # <u>3.71</u> of acres	<u>8,169</u>	<u>9.15</u>	_____		
STOCK WATERING # _____ of head	_____	_____	_____		
OTHER: _____	_____	_____	_____		
TOTAL	<u>21,784</u>	<u>24.40</u>	_____		WATER COURT DECREE CASE NUMBERS: _____ _____

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

- SEPTIC TANK/LEACH FIELD CENTRAL SYSTEM
DISTRICT NAME: Cherokee Metropolitan District
 LAGOON VAULT
LOCATION SEWAGE HAULED TO: _____
 ENGINEERED SYSTEM (Attach a copy of engineering design.) OTHER:



INNOVATIVE DESIGN. CLASSIC RESULTS.

**WATER RESOURCES REPORT
FOR
MIDTOWN COLLECTION AT
HANNAH RIDGE FILING NO. 1**

April 17, 2019

Prepared for:
Elite Properties of America, Inc.
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

Job no. 1116.30



**WATER RESOURCES REPORT
MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1**

A. SUMMARY OF THE PROPOSED SUBDIVISION:

Midtown Collection at Hannah Ridge Filing No. 1 is a 9.123 acre subdivision within Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The site is generally located northwest of the Hannah Ridge Drive and Constitution Avenue intersections.

The site is within the Cherokee Metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District, see attached letter.

The proposed Midtown Collection at Hannah Ridge Filing No. 1 development includes 61 single-family residences.

B. DETERMINATION OF SUFFICIENT QUANTITY OF WATER:

1. Calculation of Water Demand:

The proposed development includes 61 single-family residential lots.

Anticipated water demand is approximately 0.25 AC-FT/YR/household. This results in the following quantities per phase:

Filing 1:	Residential		
	(0.25 AC-FT/YR/household X (61 households)	=	15.25 AC-FT/YR
	(Irrigation for Common Areas)		
	Turf Zone – 3.71 AC=161,607.6 SF x 0.0566 GPD/SF / 1,000 =		<u>9.15 AC-FT/YR</u>
	Filing 1 Sub Total	=	24.40 AC-FT/YR



The projected water consumption is based upon industry standards as well as methodology used by other utility providers in the area.

2. Calculation of Water Available:

- a. Midtown Collection at Hannah Ridge Filing No. 1 is to be served by the Cherokee Metropolitan District water system. A general Intent to Serve Letter from Cherokee Metropolitan District to serve the development is attached.
- b. Per the Cherokee Intent to Serve letter, water available is being confirmed by Cherokee to service this and other future projects.
- c. There are no groundwater sources on this site proposed to be utilized by this development.

C. DETERMINATION OF SUFFICIENT DEPENDABILITY OF WATER SUPPLY:

1. Water rights – The Cherokee Metropolitan District will provide treatment and delivery of the water to site (see attached Intent to Serve letter)
2. Financial plan and capital improvement plan from water provider – Water delivery will be provided by the Cherokee Metropolitan District.
3. Water delivery will be provided by the Cherokee Metropolitan District. The proposed water system will connect to the existing water systems in directly adjacent, recently constructed subdivisions.
4. There are no wells proposed on this site.
5. A Water and Sewer Service general “Intent to Serve” letter is attached.
6. Short term water supplies shall be provided by the Cherokee Metropolitan District.

D. DETERMINATION OF SUFFICIENT QUALITY AND POTABILITY OF WATER:

Water delivery will be provided by the Cherokee Metropolitan District. Classic Consulting Engineers and Surveyors understands that the quality and potability of the Cherokee Metropolitan District water supply is already approved.



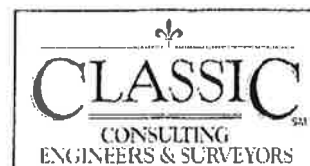
PREPARED BY:

Classic Consulting Engineers & Surveyors, LLC

Kyle R. Campbell

Kyle R. Campbell, P.E.
Division Manager

Kc/111630/water resources report filing 1.docx





INNOVATIVE DESIGN. CLASSIC RESULTS.

**WASTEWATER TREATMENT REPORT
FOR
MIDTOWN COLLECTION AT
HANNAH RIDGE FILING NO. 1**

December 21, 2018

Prepared for:
Elite Properties of America, Inc.
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

Job no. 1116.30



WASTEWATER TREATMENT REPORT FOR MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1

GENERAL LOCATION & DESCRIPTION

Midtown Collection at Hannah Ridge Filing No. 1 is a 9.124 acre subdivision within Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The site is generally located northwest of the Hannah Ridge Drive and Constitution Avenue intersections.

The site is within the Cherokee Metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District, see attached letter.

The proposed Midtown Collection at Hannah Ridge Filing No. 1 development includes 61 single-family residences.

OPINION OF PROBABLY POPULATION AND QUANTITY OF EFFLUENT

The proposed development will include 61 single-family residences. The opinion of probably population and quantity of effluent is as follows:

Population:

Single-family Residences: 61 units x 2.5 persons/unit = 153 persons

Quantity of Effluent:

Single-family Residents: 153 persons x 65 GPD/person = 9,945 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 flow could vary from these calculations.



LOCATION OF CONNECTION TO EXISTING WASTEWATER SYSTEM

The Midtown Collection at Hannah Ridge Filing No. 1 development will connect to the existing 8" PVC wastewater system stubbed into the site from adjacent, previously constructed subdivision in the Hannah community. The existing system is owned and maintained by the Cherokee Metropolitan District and was installed in anticipation of future development.

LETTER OF COMMITMENT

Cherokee Metropolitan District has provided a general Intent to Serve Letter to provide both Water and Wastewater Service to this property (attached).

ESTIMATE OF CONSTRUCTION COSTS

Item	Quantity	Unit Cost	Total Cost
8" PVC Sanitary Sewer	1,875 LF	\$30.00/LF	\$56,250
Sanitary Sewer Manhole	10 EA	\$4000/EA	\$40,000
		TOTAL	\$93,460

CREATION OR ANNEXATION INTO SPECIAL SEWER DISTRICT

This item does not require any action as this property is already within the service area for Cherokee Metropolitan District.

MAP OF EXISTING AND PROPOSED FACILITIES

A map of the proposed utility plan is attached. The plan is subject to change based on review by Cherokee Metropolitan District. The level of use of the existing sanitary sewer stub is currently zero (0).

PREPARED BY:

Classic Consulting Engineers & Surveyors, LLC

Kyle R. Campbell, P.E.
Division Manager

Kc/111630/wastewater disposal report filing 1.docx



FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 water.state.co.us

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: Midtown Collection at Hannah Ridge Filing No. 2

2. LAND USE ACTION: Final Plat

3. NAME OF EXISTING PARCEL AS RECORDED: Tract AA, Hannah Ridge at Feathergrass Filing No. 1
SUBDIVISION: Hannah Ridge at Feathergrass, FILING (UNIT) No. 1, BLOCK , LOT

4. TOTAL ACREAGE: 3.260 5. NUMBER OF LOTS PROPOSED 28 PLAT MAP ENCLOSED? YES or NO

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? YES or NO

B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO

If yes, describe the previous action: Hannah Ridge at Feathergrass Filing No. 1

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

 1/4 of the 1/4, Section 32, Township 13 N or S, Range 65 E or W

Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, Zone 12 or Zone 13
Easting: _____
Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided. No wells.

Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS

10. WATER SUPPLY SOURCE

USE	WATER REQUIREMENTS		<input type="checkbox"/> EXISTING WELL <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS <u>No wells</u>	<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: _____
	Gallons per Day	Acre-Feet per Year		
HOUSEHOLD USE # <u>28</u> of units	<u>6,250</u>	<u>7.00</u>		WATER COURT DECREE CASE NUMBERS: _____ _____ _____
COMMERCIAL USE # _____ of S. F	_____	_____		
IRRIGATION # <u>0.99</u> of acres	<u>2,178</u>	<u>2.44</u>		
STOCK WATERING # _____ of head	_____	_____		
OTHER: _____	_____	_____	<input checked="" 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 or <input type="checkbox"/> NO	
TOTAL	<u>8,428</u>	<u>9.44</u>		

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

- SEPTIC TANK/LEACH FIELD CENTRAL SYSTEM
DISTRICT NAME: Cherokee Metropolitan District
- LAGOON VAULT
LOCATION SEWAGE HAULED TO: _____
- ENGINEERED SYSTEM (Attach a copy of engineering design.) OTHER: _____



INNOVATIVE DESIGN. CLASSIC RESULTS.

**WATER RESOURCES REPORT
FOR
MIDTOWN COLLECTION AT
HANNAH RIDGE FILING NO. 2**

April 17, 2019

Prepared for:
Elite Properties of America, Inc.
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

Job no. 1116.30



WATER RESOURCES REPORT MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2

A. SUMMARY OF THE PROPOSED SUBDIVISION:

Midtown Collection at Hannah Ridge Filing No. 2 is a 3.260 acre subdivision within Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The site is generally located northwest of the Shawnee Drive and Constitution Avenue intersections.

The site is within the Cherokee Metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District, see attached letter.

The proposed Midtown Collection at Hannah Ridge Filing No. 2 development includes 28 single-family residences.

B. DETERMINATION OF SUFFICIENT QUANTITY OF WATER:

1. Calculation of Water Demand:

The proposed development includes 28 single-family residential lots.

Anticipated water demand is approximately 0.25 AC-FT/YR/household. This results in the following quantities per phase:

Filing 2:	Residential		
	(0.25 AC-FT/YR/household X (28 households)	=	7.00 AC-FT/YR
	(Irrigation for Common Areas)		
	Turf Zone – 0.99 AC=161,607.6 SF x 0.0566 GPD/SF / 1,000 =		<u>2.44 AC-FT/YR</u>
	Filing 2 Sub Total	=	9.44 AC-FT/YR



The projected water consumption is based upon industry standards as well as methodology used by other utility providers in the area.

2. Calculation of Water Available:

- a. Midtown Collection at Hannah Ridge Filing No. 2 is to be served by the Cherokee Metropolitan District water system. A general Intent to Serve Letter from Cherokee Metropolitan District to serve the development is attached.
- b. Per the Cherokee Intent to Serve letter, water available is being confirmed by Cherokee to service this and other future projects.
- c. There are no groundwater sources on this site proposed to be utilized by this development.

C. DETERMINATION OF SUFFICIENT DEPENDABILITY OF WATER SUPPLY:

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3. Water delivery will be provided by the Cherokee Metropolitan District. The proposed water system will connect to the existing water systems in directly adjacent, recently constructed subdivisions.
4. There are no wells proposed on this site.
5. A Water and Sewer Service general "Intent to Serve" letter is attached.
6. Short term water supplies shall be provided by the Cherokee Metropolitan District.

D. DETERMINATION OF SUFFICIENT QUALITY AND POTABILITY OF WATER:

Water delivery will be provided by the Cherokee Metropolitan District. Classic Consulting Engineers and Surveyors understands that the quality and potability of the Cherokee Metropolitan District water supply is already approved.



PREPARED BY:

Classic Consulting Engineers & Surveyors, LLC

Kyle R. Campbell

Kyle R. Campbell, P.E.
Division Manager

Kc/111630/water resources report filing 2.docx





INNOVATIVE DESIGN. CLASSIC RESULTS.

**WASTEWATER TREATMENT REPORT
FOR
MIDTOWN COLLECTION AT
HANNAH RIDGE FILING NO. 2**

December 21, 2018

Prepared for:
Elite Properties of America, Inc.
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

Job no. 1116.30



WASTEWATER TREATMENT REPORT FOR MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2

GENERAL LOCATION & DESCRIPTION

Midtown Collection at Hannah Ridge Filing No. 2 is a 3.260 acre subdivision within Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The site is generally located northwest of the Shawnee Drive and Constitution Avenue intersections.

The site is within the Cherokee Metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District, see attached letter.

The proposed Midtown Collection at Hannah Ridge Filing No. 1 development includes 28 single-family residences.

OPINION OF PROBABLY POPULATION AND QUANTITY OF EFFLUENT

The proposed development will include 28 single-family residences. The opinion of probably population and quantity of effluent is as follows:

Population:

Single-family Residences: 28 units x 2.5 persons/unit = 70 persons

Quantity of Effluent:

Single-family Residents: 70 persons x 65 GPD/person = 4,550 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 flow could vary from these calculations.



LOCATION OF CONNECTION TO EXISTING WASTEWATER SYSTEM

The Midtown Collection at Hannah Ridge Filing No. 2 development will connect to the existing 8" PVC wastewater system stubbed into the site from adjacent, previously constructed subdivision in the Hannah community. The existing system is owned and maintained by the Cherokee Metropolitan District and was installed in anticipation of future development.

LETTER OF COMMITMENT

Cherokee Metropolitan District has provided a general Intent to Serve Letter to provide both Water and Wastewater Service to this property (attached).

ESTIMATE OF CONSTRUCTION COSTS

Item	Quantity	Unit Cost	Total Cost
8" PVC Sanitary Sewer	695 LF	\$30.00/LF	\$20,850
Sanitary Sewer Manhole	6 EA	\$4000/EA	\$20,000
		TOTAL	\$42,080

CREATION OR ANNEXATION INTO SPECIAL SEWER DISTRICT

This item does not require any action as this property is already within the service area for Cherokee Metropolitan District.

MAP OF EXISTING AND PROPOSED FACILITIES

A map of the proposed utility plan is attached. The plan is subject to change based on review by Cherokee Metropolitan District. The level of use of the existing sanitary sewer stub is currently zero (0).

PREPARED BY:

Classic Consulting Engineers & Surveyors, LLC

Kyle R. Campbell, P.E.
Division Manager

Kc/111630/wastewater disposal report filing2.docx



Memorandum

To: Jim Boulton, Classic Homes
From: John McGinn, PE
Date: July 24, 2018
Subject: Unit Water Demand Estimate—Hannah Ridge AA and BB

Based on the outline you provided, we evaluated the raw water requirement for the Hannah Ridge subdivision (specifically parcels AA and BB). We used home models 220 through 224 for the indoor criteria, and the limited described landscaping and outdoor use described in 3 below. We assume the subdivision is catering to low population households having very limited landscaping irrigation requirements. The projection includes a 7.5% raw water factor.

1. Housing/bedroom schedule; The homes are projected to be very moderate in size with zero to low maintenance yards.

***Hannah Ridge
Indoor Use Background Data***

House Style	Bedrooms	Baths	Sq Ft	Occupancy
220	2	2	1304	1.6
221	2	2	1792	1.6
222	2.5	2	1899	2
223	3.5	2.5	1996	2.8
224	3.5	2.5	2130	2.8
	2.700	2.200	1824.2	2.16

2. **Indoor use:** Based on house size, bedroom number and bathroom number, we project the occupancy to 2.16 persons per household, which as expected will be lower than the current El Paso County average of 2.6 persons per single family house. The indoor typical use for single family housing is 0.171 AF/SFE to 0.212 AF/SFE. Given the reduced occupancy, we expect the average indoor use to be **0.185 AF/SFE.**

3. **Outdoor use:** Landscaping of the lots will be strictly xeriscaping and the landscaping will be completed by the developer with covenants that do not allow deviation. We consider the covenants to be a crucial issue as this means that landscaping cannot be significantly varied by the homeowner. The landscaping will include minor drip system irrigation for trees and shrubs but no active turf grass. There will be a couple of outdoor spigots, so some extraneous limited outdoor use is expected, but outdoor use overall will be minimal.

Based on 350 SF of actual irrigation through drip system, and marginal extraneous outdoor use, we estimate a conservative effective irrigation area of 750 SF maximum. Using 32 inches per year for effective irrigation, the upper effective outdoor use is estimated to be 0.04591 AF /SFE rounded to **0.046 AF/SFE.**

4. Actual total water use; The combined indoor and outdoor use projected is a total of 0.185 plus 0.046 = 0.231 AF/SFE. This would be in terms of "water delivered to the doorstep". But a public water entity must consider the relative amount of raw water needed to deliver the above. Although Cherokee has a rather efficient treatment and delivery system (very little wasted water making water), we will still use a 7.5% raw water factor yielding 0.231 times 1.075 = **0.2483 rounded to 0.25 AF/SFE.**

It is our opinion that the District should **require 0.25 AF/SFE** on a raw water basis to deliver an estimated home use of 0.231 AF/SFE per year.



CHEROKEE METROPOLITAN DISTRICT

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

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

September 4, 2018

Jim Boulton
c/o Classic Homes
6385 Corporate Drive
Suite 200
Colorado Springs, CO 80919

Re: Residential Development – Midtown at Hannah Ridge
Commitment Letter #2018-12

Dear Mr. Boulton,

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 Midtown at Hannah Ridge residential development. The parcel of land is located 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 has confirmed that the District has 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 108.597 acre feet per year of water commitments leaving a balance of 344.403 acre feet per year of water for future developments. The above-mentioned development requires 22.500 acre feet per year of water, which includes water for irrigation purposes, leaving the District with a water balance of 321.903 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 0.959 MGD of available capacity for future commitments. Based on the information received in the "Unit Water Demand Estimate – Hannah Ridge AA and BB" dated July 24, 2018 by John McGinn at JDS-Hydro Consultants, Inc., this development is estimated to discharge 12,636 gallons of wastewater per day (90 units x 2.16 persons/unit x 65 gpd/person) which

equates to 1.32 % of the available capacity of the WRF leaving 0.946 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, and 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: Unit Water Demand Estimate – Hannah Ridge AA and BB
Concept Plan
Water Balance and Water Commitments

Ec: Amy Lathen, General Manager, Cherokee Metropolitan District