



CHEROKEE METROPOLITAN DISTRICT

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

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

August 30th, 2021

Grant Dennis

1155 Kelly Johnson Blvd. Suite 305

Colorado Springs, CO 80920

Sent via email: timalboys@gallowayus.com

Re: Water Service to **2875 Akers Drive**
Commitment Letter No. **2021-13**

Dear Grant Dennis,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water service for two proposed lots at 2875 Akers Dr. The first lot includes an existing building which has been served by Cherokee Metropolitan District since 2007. The second lot is currently vacant but is planned to be a warehouse. The new building will require an additional water commitment, but the water demand of the existing building is not expected to change as a result of the development.

Cherokee Metropolitan District staff, along with the developer, have determined the following water demand estimate for the new development:

Type of Use	Demand (AF/yr)
Domestic	1.01
Irrigation	0.67
Total	1.7

Over the last five years, the existing building has used an average of **0.5** acre-feet per year (AFY). Both parts of the development are expected to collectively use approximately **2.2** AFY though the District is only making a new commitment of **1.7** AFY as this is the total water use change expected due to the new development.

Based on this property's distance to existing sewer lines and low anticipated wastewater flows, the District is allowing this development to use a septic tank system for wastewater disposal. If flows increase, or a new sewer line is constructed, the development will have the opportunity to connect to the District's wastewater system.

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