



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

November 08, 2024  
Georgianne Willard  
M&S Civil Consultants, Inc.  
212 N. Wahsatch, Suite 305  
Colorado Springs, CO 80903

*Sent via email: [georgiannew@mscivil.com](mailto:georgiannew@mscivil.com)*

Re: Water and Sewer Service to **Water commitment Crossroads Mixed Use Filing 3**

Dear Georgianne Willard,

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 a new townhome development located at Parcel of Record "Lot 1-Crossroads Mixed Use Filing No. 3". 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	5.03
Irrigation	1.29
<b>Total</b>	<b>6.32</b>

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 5,635 gallons of wastewater per day, representing 0.2% of CMD's wastewater capacity. This usage is in line with the anticipated wastewater demand for this area of the District. This 0% consumptive use is calculated for the purposes of ensuring CMD wastewater collection and treatment infrastructure is capable of treating the maximum possible volume of wastewater generated from this development. This is not intended in any way to limit consumptive uses of potable water on the subject property.

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 black ink, appearing to read "Kevin Brown", written over a horizontal line.

Kevin Brown  
General Manager