



CHEROKEE METROPOLITAN DISTRICT

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

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

September 8th, 2020

Colorado Springs Equities LLC

90 South Cascade Avenue, Suite 1500

Colorado Springs, CO 80903

Sent via email: virgils@mscivil.com

Re: Sufficient Capacity Statement for Crossroads North Development

Dear Colorado Springs Equities LLC,

As requested, this document will serve as a sufficiency statement from the Cherokee Metropolitan District that it will have sufficient water and sewer capacity for the Crossroads North development located at the east corner of State Highway 94 and U.S. Highway 94. This is not a commitment letter because at this stage the District does not have enough information on the development to confidently assign an expected water use value. Instead, in collaboration with the developer, the District calculated a maximum anticipated water use using conservatively high estimates for irrigated area and commercial floorspace. These values are described below:

Development	Demand (AF/yr)
Domestic (341,990 sq ft commercial space)	38.3
Irrigation (16 acres)	38.9
Total	77.2

The District has capacity at this time to meet this water demand though it expects the final water needs to be lower. However, the District will not be officially committed until more detailed information on the development is available; at which time the District will issue a formal commitment letter if it still has capacity to meet the water demand for this development.

This development has in the past contemplated a set of sports fields at the southern end of the property. At this stage all irrigation for these fields is anticipated to be provided by the City of Colorado Springs though final plans for usage of the fields are still pending. This portion of the total water demand for this development is not included in the above table.

Regarding wastewater demand and capacity, the District is conservatively assuming a 0% consumption from domestic use. Using that assumption, the District estimates that the development will contribute

34,147 gallons per day of wastewater to the District's Water Reclamation Facility (WRF), constituting 3.4% of the remaining treatment capacity. This usage rate is in line with the District's buildout plan for this area and will not impact the District's provision of wastewater treatment to the other unbuilt areas within its current boundaries.

If I may be of further assistance, please contact me at your convenience.

Sincerely,



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 w/ encl: sent via email
Kevin Brown; Jr. Water Resource Engineer w/ encl