



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

May 21, 2026

N.E.S Inc.
619 North Cascade Ave, Suite 200
Colorado Springs, CO 80903

Re: Conditional Will Serve Letter for Marksheffel Crossing Project

NES Landscape Architects,

As requested, this document will serve as a sufficiency statement from the Cherokee Metropolitan District that it will serve the Marksheffel Crossing development planned on several vacant parcels near the northwest corner of Marksheffel Road and Meadowbrook Parkway. This development is in Cherokee's current boundaries and is eligible for water and sewer service.

At this time the development does not have final land use information and any water and sewer volumes will be conservative estimates. The developer supplied the following initial land use estimates.

Use type	Quantity	Units
Single Family Residential	86	Residences
Retail, Commercial, Gas Station, etc	111,000	Square feet
Light Industrial, Warehouse	440,000	Square Feet

Formal water and sewer commitments will be made based on final development plans and building floorplans. At this stage, a water use estimate has been prepared based on Cherokee's water use rates, local standards, and national standards.

Use Type	Estimated Annual Water Use in AFY	Estimate Method Source
Single Family Residential	21.5	Average CMD Residential Use
General Commercial	12.2	EPC Standards
Light Industrial, Warehouse	10.8	Morales et al., 2019
Commercial & Industrial Irrigation	2.3	Average CMD Use
Total	46.8	

The District currently has capacity to meet this water demand but this may change. Once the development details are fully understood the Cherokee will issue a formal commitment letter if it still has capacity to meet the water demand for this development.

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 40,000 gallons per day of wastewater to the District's Water Reclamation Facility (WRF), constituting 0.8% of the 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. A commitment letter will only be granted for wastewater service if the WRF and other sanitary sewer infrastructure has available capacity at the time the development makes its water commitment request.

This letter is valid for 12 months from the date of issuance. The developer must request a reissuance if corresponding commitment letters have not been issued by that date.

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