



CHEROKEE METROPOLITAN DISTRICT

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

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

September 3rd, 2025
HD Powers, LLC
7076 S. Alton Way, Suite H100
Centennial, CO 80112

Dear Applicant,

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 **Commercial development** located in El Paso County Parcel of Record **5406304002**. 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)
Commercial	1.91
Irrigation	0.22
Total	2.13

Based on a conservatively low 0% consumptive use of domestic water, the development's expected wastewater produced per day represents 0.07% of CMD's wastewater capacity. This usage is in line with the anticipated wastewater demand for this area of the District. This 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 blue ink, appearing to read 'KB', is written over a horizontal line.

Kevin Brown
District Manager
719-597-5080