



CHEROKEE METROPOLITAN DISTRICT

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

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

August 17, 2018

Jim Boulton
c/o Classic Homes
6385 Corporate Drive
Suite 200
Colorado Springs, CO 80919

Re: Residential Development – Hannah Ridge at Feathergrass Filing #7
Commitment Letter #2018-10

Dear Mr. Boulton,

As requested, this letter is being provided as a formal Letter of Commitment by the Cherokee Metropolitan District (District) to provide municipal water and sewer service for the above-mentioned development. This parcel of land is located within the District's service boundary and, therefore, the District stands ready and willing to provide water and sewer service for the specific property and uses detailed herein.

There was a source of water that was purchased by Sand Creek Investments North LLC specifically for the Hannah Ridge at Feathergrass Phase 2 subdivisions which includes Filings #5, #6, and #7. This source of water was purchased through a "Water and Sewer Service Agreement" between Cherokee Metropolitan District and Sand Creek Investments North LLC, dated December 4, 2006. The agreement was for a total of 76 acre feet of water which is sufficient water to serve 181 lots based on 0.42 acre feet of water per lot. According to the Water Resources Report, the development is proposing 81 lots for single family residences and is anticipating a total water demand of 34.02 acre feet per year which is above the remaining water available of 32.63 acre feet per year according to the above-referenced agreement. The remaining 1.39 acre feet of water per year needed for this development will come from the District's water balance of 347.161 acre feet per year which leaves 345.771 acre feet per year of water for future developments.

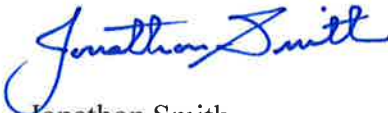
Regarding the wastewater capacity, the District's Water Reclamation Facility (WRF) has the required capacity to meet the sewer demand for this development. The WRF is rated for 4.8 million gallons per day (MGD), of which 2.6 MGD is owned by the District and reserved for District's customers. The District's current contribution to the WRF is 1.560 MGD with a committed capacity of 1.623 MGD,

therefore, there is an excess of 1.040 MGD of treatment capacity available and 0.977 MGD of available capacity for future commitments. Based on the information received in the Wastewater Treatment Report, the above-mentioned development is estimated to discharge 13,195 gallons of wastewater per day which equates to 1.35% of the available capacity of the WRF leaving 0.964 MGD of capacity available for future developments.

This water commitment is hereby made exclusively for this specific development project at this site, within the District, and must achieve appropriate zoning and a final plat land use entitlement from El Paso County Development Services within 12 months from the date of this letter; otherwise, the District may use this allocation for other developments requesting a water commitment for growth that stands ready to develop.

I trust that you find this letter adequate for your needs and land use applications. If I may be of further assistance, please contact me at your convenience.

Best Regards,



Jonathon Smith
Water & Wastewater Collections Manager

Encl: Water Resources Report for Hannah Ridge at Feathergrass Filing #5
Wastewater Treatment Report for Hannah Ridge at Feathergrass Filing #5
Preliminary Plan for Hannah Ridge at Feathergrass Filing #5
Water Balance and Water Commitments

Ec: Brian Beaudette, Interim General Manager, Cherokee Metropolitan District



INNOVATIVE DESIGN. CLASSIC RESULTS.

**WATER RESOURCES REPORT
FOR
HANNAH RIDGE AT FEATHERGRASS
FILING NO. 7**

August 17, 2018

Prepared for:
Elite Properties of America, Inc.
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

Job no. 1116.07



WATER RESOURCES REPORT

HANNAH RIDGE AT FEATHERGRASS FILING NO. 7

A. SUMMARY OF THE PROPOSED SUBDIVISION:

Hannah Ridge at Feathergrass Filing No. 7 is a 13.71 acre subdivision within Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The site is generally located west of the Akers Drive and Winslow Park Drive intersections.

The site is within the Cherokee Metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District, see attached letter.

The proposed Hannah Ridge at Feathergrass Filing No. 7 development includes 81 single-family residences.

B. DETERMINATION OF SUFFICIENT QUANTITY OF WATER:

1. Calculation of Water Demand:

The proposed development includes 81 single-family residential lots.

Anticipated water demand is approximately 0.42 AC-FT/YR/household. This results in the following quantities per phase:

Filing 7:	Residential		
	(0.42 AC-FT/YR/household) x (81 households)	=	34.02 AC-FT/YR
	Filing 7 Sub Total	=	34.02 AC-FT/YR



The projected water consumption is based upon industry standards as well as methodology used by other utility providers in the area.

2. Calculation of Water Available:

- a. Hannah Ridge at Feathergrass Filing No. 7 is to be served by the Cherokee Metropolitan District water system. A general Intent to Serve Letter from Cherokee Metropolitan District to serve the development is attached.
- b. Per the Cherokee Intent to Serve letter, water available is being confirmed by Cherokee to service this and other future projects.
- c. There are no groundwater sources on this site proposed to be utilized by this development.

C. DETERMINATION OF SUFFICIENT DEPENDABILITY OF WATER SUPPLY:

1. Water rights – The Cherokee Metropolitan District will provide treatment and delivery of the water to site (see attached Intent to Serve letter)
2. Financial plan and capital improvement plan from water provider – Water delivery will be provided by the Cherokee Metropolitan District.
3. Water delivery will be provided by the Cherokee Metropolitan District. The proposed water system will connect to the existing water systems in directly adjacent, recently constructed subdivisions.
4. There are no wells proposed on this site.
5. A Water and Sewer Service general “Intent to Serve” letter is attached.
6. Short term water supplies shall be provided by the Cherokee Metropolitan District.

D. DETERMINATION OF SUFFICIENT QUALITY AND POTABILITY OF WATER:

Water delivery will be provided by the Cherokee Metropolitan District. Classic Consulting Engineers and Surveyors understands that the quality and potability of the Cherokee Metropolitan District water supply is already approved.



PREPARED BY:

Classic Consulting Engineers & Surveyors, LLC

Kyle R. Campbell, P.E.
Division Manager

Sm/111607/water resources report.docx





INNOVATIVE DESIGN. CLASSIC RESULTS.

**WASTEWATER TREATMENT REPORT
FOR
HANNAH RIDGE AT FEATHERGRASS
FILING NO. 7**

August 17, 2018

Prepared for:
Elite Properties of America, Inc.
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

Job no. 1116.07



WASTEWATER TREATMENT REPORT FOR HANNAH RIDGE AT FEATHERGRASS FILING NO. 7

GENERAL LOCATION & DESCRIPTION

Hannah Ridge at Feathergrass Filing No. 7 is a 13.71 acre subdivision within Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian in El Paso County, Colorado. The site is generally located west of the Akers Drive and Winslow Park Drive intersections.

The site is within the Cherokee Metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District, see attached letter.

The proposed Hannah Ridge at Feathergrass Filing No. 7 development includes 81 single-family residences.

OPINION OF PROBABLY POPULATION AND QUANTITY OF EFFLUENT

The proposed development will include 81 single-family residences. The opinion of probably population and quantity of effluent is as follows:

Population:

Single-family Residences: 81 units x 2.5 persons/unit = 203 persons

Quantity of Effluent:

Single-family Residents: 203 persons x 65 GPD/person = 13,195 GPD

The projected quantity of effluent is based upon industry standards as well as methodology used by other utility providers in the area. The actual population and flow could vary from these calculations.



LOCATION OF CONNECTION TO EXISTING WASTEWATER SYSTEM

The Hannah Ridge at Feathergrass Filing No. 7 development will connect to the existing 8" PVC wastewater system stubbed into the site from adjacent, previously constructed subdivision in the Hannah community. The existing system is owned and maintained by the Cherokee Metropolitan District and was installed in anticipation of future development.

LETTER OF COMMITMENT

Cherokee Metropolitan District has provided a general Intent to Serve Letter to provide both Water and Wastewater Service to this property (attached).

ESTIMATE OF CONSTRUCTION COSTS

Item	Quantity	Unit Cost	Total Cost
8" PVC Sanitary Sewer	2,178 LF	\$30.00/LF	\$65,340
Sanitary Sewer Manhole	4 EA	\$4000/EA	\$16,000
		TOTAL	\$81,340

CREATION OR ANNEXATION INTO SPECIAL SEWER DISTRICT

This item does not require any action as this property is already within the service area for Cherokee Metropolitan District.

MAP OF EXISTING AND PROPOSED FACILITIES

A map of the proposed utility plan is attached. The plan is subject to change based on review by Cherokee Metropolitan District. The level of use of the existing sanitary sewer stub is currently zero (0).



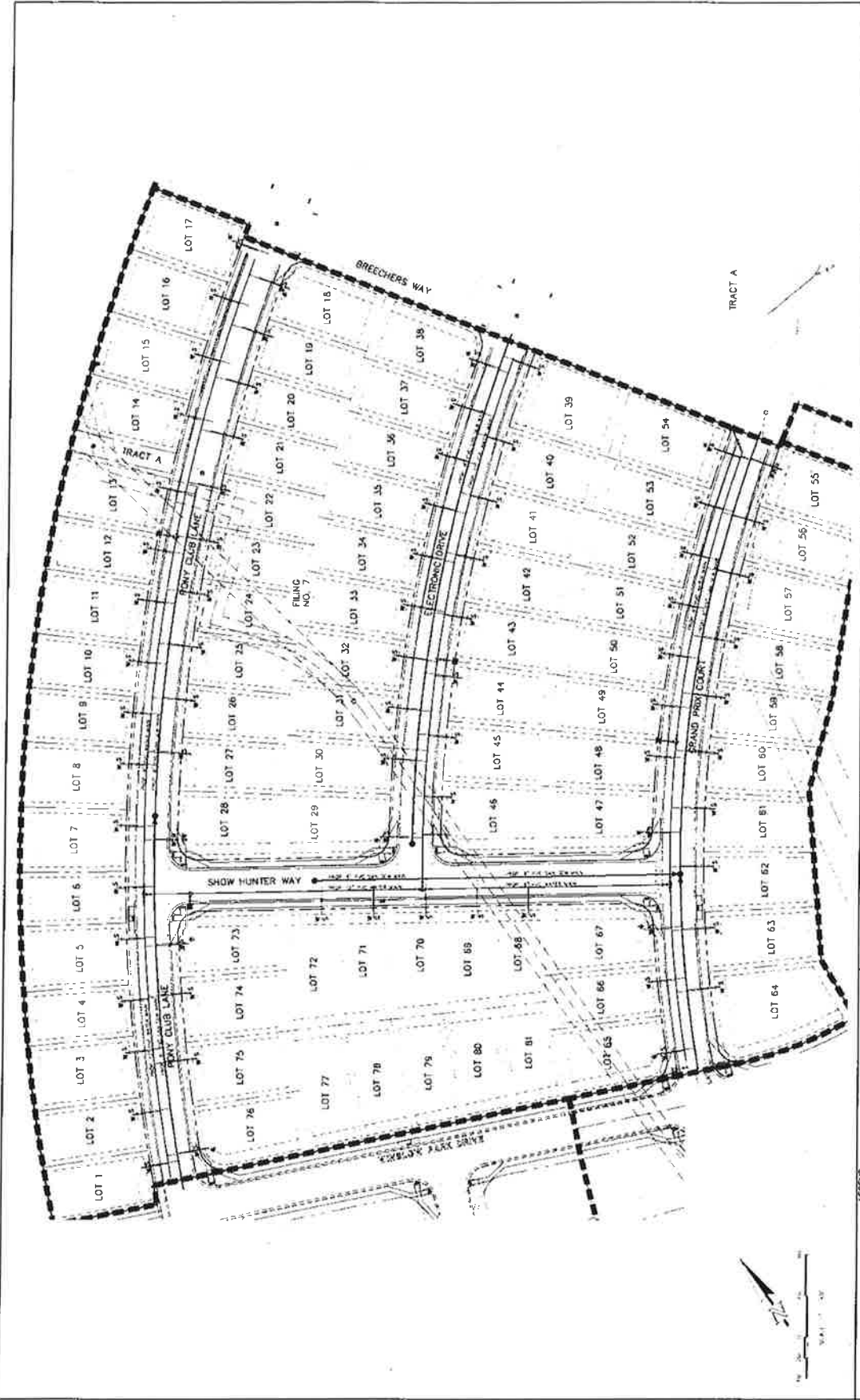
PREPARED BY:

Classic Consulting Engineers & Surveyors, LLC

Kyle R. Campbell, P.E.
Division Manager

Sm/111605/wastewater disposal report.docx





CLASSIC CONSULTING ENGINEERS & SURVEYORS
 1111 S. 10th Street, Suite 200
 Lincoln, NE 68502
 Phone: (402) 441-1111
 Fax: (402) 441-1112
 Email: info@classic-engineers.com

HAMM RIDGE AT FEATHERGRASS
 PLAT NO. 7
 EXISTING AND PROPOSED LOTS, STREETS,
 INCLUDING UTILITY LOCATIONS

DATE: 10/1/2010
 DRAWN BY: J. J. JENSEN
 CHECKED BY: J. J. JENSEN
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1

THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, INC. (C.E.S.)

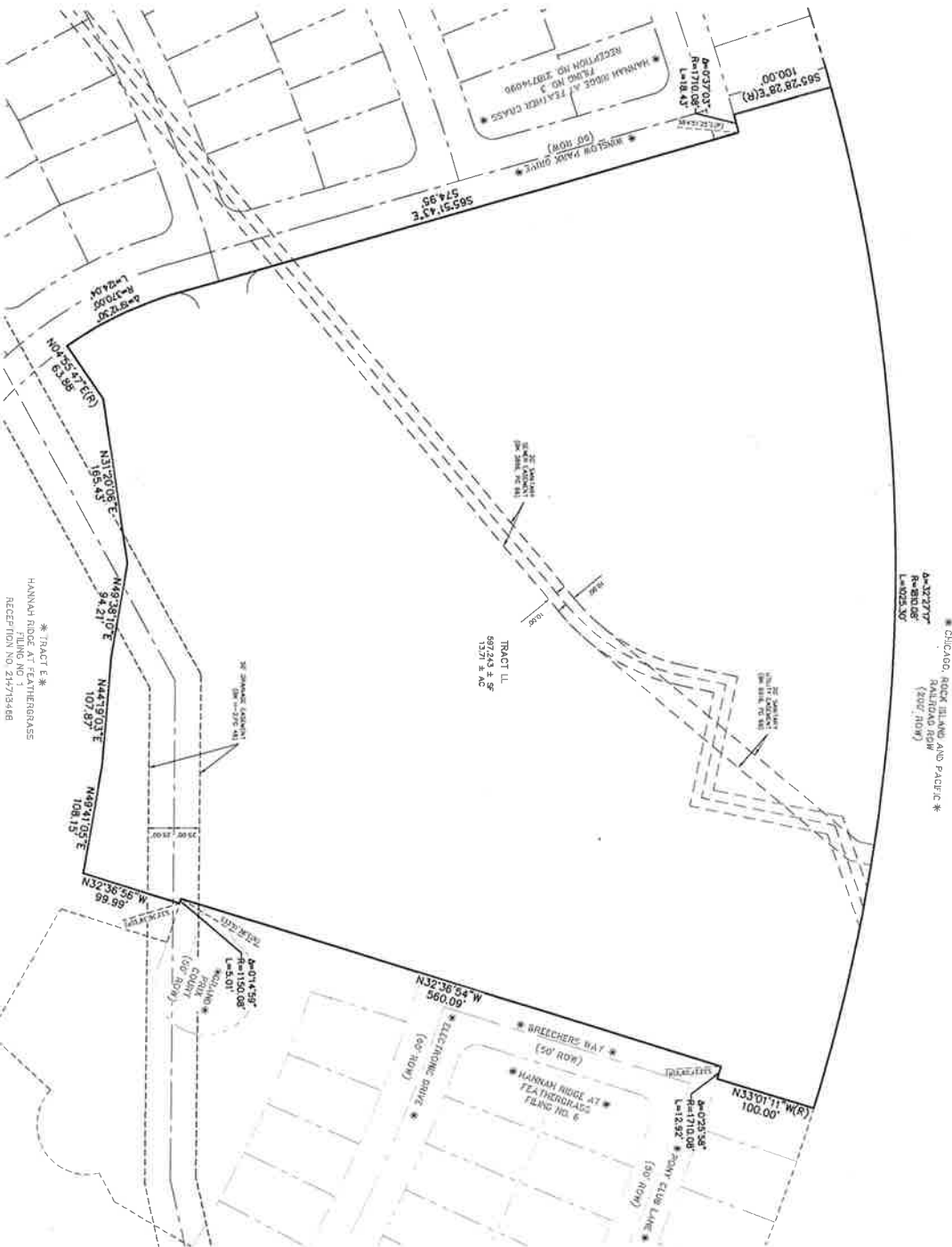
ALL RIGHTS RESERVED. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM CLASSIC CONSULTING ENGINEERS & SURVEYORS, INC.

LEGEND

- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING STREETS
- PROPOSED STREETS
- EXISTING UTILITY LOCATIONS
- PROPOSED UTILITY LOCATIONS
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- EXISTING CURBS
- PROPOSED CURBS
- EXISTING DRIVEWAYS
- PROPOSED DRIVEWAYS
- EXISTING FENCES
- PROPOSED FENCES
- EXISTING TREES
- PROPOSED TREES
- EXISTING ROCKS
- PROPOSED ROCKS
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING POOLS
- PROPOSED POOLS
- EXISTING PATIOS
- PROPOSED PATIOS
- EXISTING DECKS
- PROPOSED DECKS
- EXISTING PORCHES
- PROPOSED PORCHES
- EXISTING GARAGES
- PROPOSED GARAGES
- EXISTING SHEDS
- PROPOSED SHEDS
- EXISTING BARNES
- PROPOSED BARNES
- EXISTING FENCES
- PROPOSED FENCES
- EXISTING TREES
- PROPOSED TREES
- EXISTING ROCKS
- PROPOSED ROCKS
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING POOLS
- PROPOSED POOLS
- EXISTING PATIOS
- PROPOSED PATIOS
- EXISTING DECKS
- PROPOSED DECKS
- EXISTING PORCHES
- PROPOSED PORCHES
- EXISTING GARAGES
- PROPOSED GARAGES
- EXISTING SHEDS
- PROPOSED SHEDS
- EXISTING BARNES
- PROPOSED BARNES

HANNAH RIDGE AT FEATHERGRASS FILING NO. 7 A REPLAT OF TRACT 11 OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 24473468, RECORDS OF EL PASO COUNTY COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 05 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS PLATTED



LEGEND
 * NOT PART OF THIS PLAT

POD FILE NO: SF-18-30X



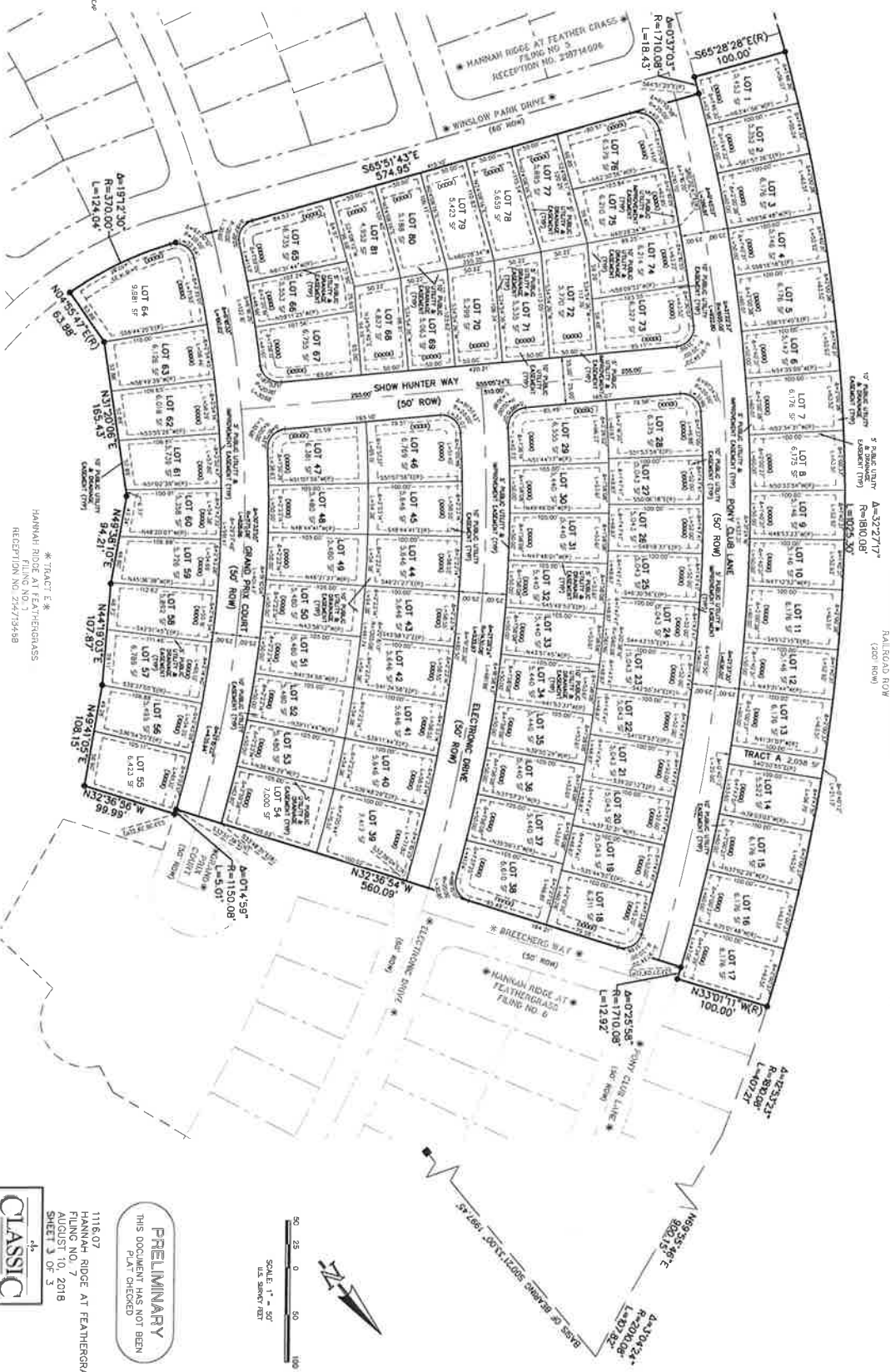
PRELIMINARY
 THIS DOCUMENT HAS NOT BEEN
 PLAT CHECKED

1116.07
 HANNAH RIDGE AT FEATHERGRASS
 FILING NO. 7
 AUGUST 10, 2018
 SHEET 2 OF 3

CLASSIC
 CONSULTING

418 N. Guadalupe Street, Suite 202
 El Paso, Texas 79901
 (915) 593-0808
 (915) 593-0808 (fax)

HANNAH RIDGE AT FEATHERGRASS FILING NO. 7 A REPEAT OF TRACT KK OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 24713468, RECORDS OF EL PASO COUNTY COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS REPLATED



LEGEND

- NO. 3 REPEAT OF 1/4 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
- (FROM ADJACENT) SECTION 32, TOWNSHIP 13 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
- * NOT PART OF THIS PLAT
- (FROM ADJACENT) SECTION 32, TOWNSHIP 13 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

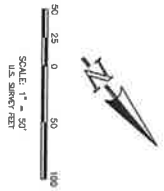
PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAN CHECKED

1116.07
HANNAH RIDGE AT FEATHERGRASS
FILING NO. 7
AUGUST 10, 2018
SHEET 3 OF 3

CLASSIC
CONSULTING

1116.07
HANNAH RIDGE AT FEATHERGRASS
FILING NO. 7
AUGUST 10, 2018
SHEET 3 OF 3



Water Balance and Water Commitments (Cherokee Metropolitan District)

Development	Business Name	Address	Commitment Letter		
			Letter #	Date	Acre Feet
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2015-01	Expired	-4.460
Windermere Filing #1	Windermere Subdivision Filing #1	NEC Antelope Ridge Drive and N. Carefree Circle	2015-02	Expired	-22.210
Constitution Apartment Complex	Constitution Apartments	6855 Constitution Avenue	2016-01	Expired	-19.000
Meadowbrook Crossing Subdivision	Meadowbrook Crossing	Meadowbrook Parkway and Highway 24	2017-01	5/4/2017	36.270
Kum & Go Store #692	Kum & Go	6809 Space Village Avenue	2017-02	9/8/2017	2.072
Freedom Springs Apartment Complex	Freedom Springs	734 Western Drive	2018-01	2/22/2018	14.500
Covert Ops Paintball	Covert Ops Paintball	6425 E. Platte Avenue	2018-02	3/22/2018	0.150
Mule Deer Villas Subdivision	Mule Deer Villas	SEC Akers Drive and N. Carefree Circle	2018-03	4/20/2018	36.250
Mule Deer Villas Subdivision	Mule Deer Villas	SEC Akers Drive and N. Carefree Circle	2018-03	Revised	-36.250
Appaloosa Highway 24 Subdivision Filing #2	Appaloosa Highway 24 Subdivision Filing #2	SEC Amelia Street & Terminal Avenue	2018-04	6/13/2018	1.247
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Antelope Ridge Drive and N. Carefree Circle	2018-05	7/6/2018	4.460
Windermere Subdivision	Windermere	SEC Akers Drive and N. Carefree Circle	2018-06	8/3/2018	70.800
Gardens at North Carefree Subdivision (Mule Deer Villas)	Gardens at North Carefree	SEC Akers Drive and N. Carefree Circle	2018-07	7/6/2018	22.010
Hannah Ridge at Feathergrass Filing #5	Hannah Ridge Filing #5 (LLC Water)	NWC Akers Drive and Constitution Avenue	2018-08	8/17/2018	25.690
Hannah Ridge at Feathergrass Filing #6	Hannah Ridge Filing #6 (LLC Water)	NWC Akers Drive and Constitution Avenue	2018-09	8/17/2018	17.680
Hannah Ridge at Feathergrass Filing #7	Hannah Ridge Filing #7 (LLC Water & CMD Water)	NWC Akers Drive and Constitution Avenue	2018-10	8/17/2018	34.020

Water Balance Beginning as of May 18, 2016 (AFY)

453.000

Water Committed since May 18, 2016 (AFY)

107.229

Water Balance Remaining for Future Commitments (AFY)

345.771