



# CHEROKEE METROPOLITAN DISTRICT

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

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June 13, 2018

Mr. Michael Bartusek  
c/o Associated Design Professionals, Inc.  
3520 Austin Bluffs Parkway, Suite #102  
Colorado Springs, CO 80918

Re: Appaloosa Highway 24 Subdivision Filing #2

Mr. Bartusek,

This letter serves as your formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for the Appaloosa Highway 24 Subdivision Filing #2 Lots #1-#3. The proposed development is located within the District's established boundaries and therefore the District stands ready and willing to provide water and wastewater services for the above-mentioned development. Based on the water demand calculations, provided by the developer, the District is able to supply the required total water demand of 1.247 acre feet per year for this development.

### Water Demand Calculations

*Commercial & Industrial Use = 0.1 gpd/square foot of developed space*

*Estimated Building Sq Ft = 2000 sf/lot = 6000 sf*  
*0.1 gpd x 6000 sf = 600 gpd = 0.672 ac-ft/yr*

### *Irrigation Demand*

*Landscaping Requirement = 5% of total area*

#### *Lot 1*

*5% x 0.98 ac x 43560 sf/ac = 2,134 sf*  
*Water usage = 0.0566 acre feet per 1000 sf of landscaping*  
*Water usage = 2,134 x 0.0566/1000 = 0.121 acre feet*

#### *Lot 2*

*5% x 0.984 ac x 43560 sf/ac = 2,143 sf*  
*Water usage = 0.0566 acre feet per 1000 sf of landscaping*  
*Water usage = 2,143 x 0.0566/1000 = 0.121 acre feet*

#### *Lot 3*

*5% x 2.701 ac x 43560 sf/ac = 5,883 sf*  
*Water usage = 0.0566 acre feet per 1000 sf of landscaping*  
*Water usage = 5,883 x 0.0566/1000 = 0.333 acre feet*

*Total Irrigation Usage = 0.121+0.121+0.333 = 0.575 acre feet*

*Total Water Demand = 0.672 + 0.575 = 1.247 acre feet/year*

**Sewer Demand Calculations**

*Assuming 10 employees per lot and 3.6 gal per flush*

*The average daily demand = 10 x 3 x 3.6 = 432 gpd*

*Using peaking factor of 4 the peak hour demand = 1728 gpd = 1.26 gpm*

*Capacity of proposed 8" pvc sewer at 0.5% = 0.87 cfs = 390.5 gpm*

As of October 2015, the State Engineer's Office has given the District a favorable opinion on the District's quantification of water supplies available for new subdivisions and commercial development. The State Engineer confirmed that the District had a surplus of 520 acre feet per year of water available for new developments. Since October 2015, the District has issued 183.652 acre feet per year of water commitments leaving 336.348 acre feet per year available to meet future demand. The Appaloosa Highway 24 Subdivision Filing #2 development requires 1.247 acre feet per year of water which leaves the District with 335.101 acre feet per year of water 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 of the date of this letter; otherwise, the District may use this allocation for other developments requesting a water commitment(s) for growth that stands ready to develop.

The District and 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.

Sincerely,



Jonathon Smith  
Water & Wastewater Collections Manager

cc: Mr. Brian Beaudette; Interim General Manager, Cherokee Metropolitan District; via email