



CHEROKEE METROPOLITAN DISTRICT

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

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

August 23rd, 2022
CS Powers & Galley, LLC
510 S. Niel Street
Champaign, IL 61820

Sent via email: shane.brown@kimley-horn.com

Re: Water and Sewer Service to **Solace Apartments Phase 2**
Commitment Letter No. **2022-13**

Dear CS Powers & Galley,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for Solace Apartments Phase 2 located at the northeastern corner of Powers Boulevard and Galley Road north of the Solace Apartments Phase 1. 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)
Domestic	19.4
Irrigation	5.0
Total	24.4

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 17,500 gallons of wastewater per day, representing 0.7% of CMD's wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the District.

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,



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: sent via email
Kevin Brown; Jr. Engineer: sent via email

Gunderson, Eric

From: Kevin Brown <kbrown@cherokeemetro.org>
Sent: Wednesday, September 28, 2022 9:15 AM
To: Gunderson, Eric
Cc: Powell, Jeremy; Zimmermann, Mitch; Dane Olmstead; Brown, Shane; Salazar, Larry
Subject: RE: Cimarron Hills Phase II - Solace Apartments - NEC Powers and Galley

Categories: External

Eric,

I'd be happy to discuss this with the County but we don't want to change the letter as this is the exact language we've been using for the last two years on all our commitment letters. The 0% indoor consumptive use is a conservatively low value that represents the maximum estimated wastewater production of the development. If you think about it, nearly all indoor water use is nonconsumptive, and trying to put a number on the small fraction that is consumptive (i.e. drinking, houseplant watering, cooking) is not worth chasing down. For our wastewater planning we just assume that all water delivered to indoor uses will be returned in the wastewater stream.

Let me know what questions you have or if you'd like me to explain this reasoning to the County reviewer. I'm surprised this is the development they're having an issue with after dozens of letters went through without issue.

Thank you,

Kevin Brown, EIT

Junior Water Resource Engineer
Cherokee Metropolitan District
719-322-4339
kbrown@cherokeemetro.org

From: Gunderson, Eric <Eric.Gunderson@kimley-horn.com>
Sent: Wednesday, September 28, 2022 8:45 AM
To: Kevin Brown <kbrown@cherokeemetro.org>
Cc: Powell, Jeremy <Jeremy.Powell@kimley-horn.com>; Zimmermann, Mitch <Mitch.Zimmermann@kimley-horn.com>; Dane Olmstead

<dolmstead@jacksondearborn.com>; Brown, Shane <Shane.Brown@kimley-horn.com>; Salazar, Larry <Larry.Salazar@kimley-horn.com>
Subject: RE: Cimarron Hills Phase II - Solace Apartments - NEC Powers and Galley

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Good Morning Kevin – We received comment back from the County regarding the attached letter. They have questioned the 0% consumptive use value in the 3rd paragraph of the attached. Can you please revise and resend back to us?

Thank You!

Eric Gunderson, P.E.

Kimley-Horn | 2 N Nevada Ave., Suite 300, Colorado Springs, CO

Direct: 719-453-0182 | Mobile: 320-491-8055 |

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Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For

From: Gunderson, Eric

Sent: Monday, August 22, 2022 4:38 PM

To: Kevin Brown <kbrown@cherokeemetro.org>; Brown, Shane <Shane.Brown@kimley-horn.com>

Cc: Powell, Jeremy <Jeremy.Powell@kimley-horn.com>; Zimmermann, Mitch <Mitch.Zimmermann@kimley-horn.com>; Dane Olmstead <dolmstead@jacksondearborn.com>

Subject: RE: Cimarron Hills Phase II - Solace Apartments - NEC Powers and Galley

Hi Kevin – Dane Olmstead with Jackson Dearborn Partners is the correct contact, is this who you have on file?

Thanks!

Eric Gunderson, P.E.

Kimley-Horn | 2 N Nevada Ave., Suite 300, Colorado Springs, CO

Direct: 719-453-0182 | Mobile: 320-491-8055 |

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Celebrating 15 years as one of FORTUNE's 100 Best Companies to Work For

From: Kevin Brown <kbrown@cherokeemetro.org>

Sent: Monday, August 22, 2022 2:59 PM

To: Brown, Shane <Shane.Brown@kimley-horn.com>

Cc: Gunderson, Eric <Eric.Gunderson@kimley-horn.com>; Powell, Jeremy <Jeremy.Powell@kimley-horn.com>; Zimmermann, Mitch