



April 17, 2017

Water Resources Report
Hannah Ridge at Feathergrass Filing No. 4

Summary of Proposed Subdivision

The site is located in the Southeast one-quarter of Section 32, Township 13 South, Range 65 West of the 6th P.M. In El Paso County, Colorado. The site is located north of Constitution Avenue, west of Akers Drive at the northerly extension of Shawnee Drive. A Vicinity Map is attached for reference.

The total area of the Hannah Ridge at Feathergrass Filing No. 4 is 10.12± acres being platted into 52 single family residential lots, 2 Trail Access Tracts, and street right-of-way. The total area of the Single Family Residential lots is 6.51± acres, Trail Access Tracts area is 0.17± acres, and Street R.O.W. area is 3.44± acres.

Determination of Sufficient Quantity of Water

Water Demand for single family residential units are calculated based on 0.42 acre-feet per year (375 gpd/du) in accordance with Cherokee Metropolitan District practices. Hannah Ridge at Feathergrass Filing No. 3 is 52 single family lots creating a total demand of 21.84 acre-feet per year (19,496 gpd).

The property lies within the **Cherokee Metropolitan District**. The District has agreed to serve the proposed subdivision with water and sanitary sewer and has supplied a Service Commitment Letter, which is attached for reference. The land owner has purchased water rights from the Kane and Tipton water rights, which are reserved exclusively for this subdivision developers use, to supplement the District's current capabilities as explained in Cherokee's commitment letter. The developer purchased water is sufficient to supply Phases 1 through 6 of the Hannah Ridge at Feathergrass development with an amount being left over for additional uses as noted in the previous development applications for Hannah Ridge and the table below. The District will provide any other documentation required to establish sufficient water quantity.

The State Engineer's office has previously determined that there was originally 136.50 acre-feet per year available from Cherokee Metropolitan District (May 13, 2013 SEO letter - Page 2, 4th Paragraph) for use by this developer as a consequence of the developer's water purchase. The majority of this water will be utilized in the Hannah Ridge at Feathergrass development. Hannah Ridge at Feathergrass Filing No. 1 with 45 single family lots and irrigated landscape area absorbed 19.95 AF, leaving 116.55 AF for use. Another proposed subdivision by this owner (Shops at Feathergrass Filing No.1) also reserved 1.68 AF of this water supply capacity. However, the Shops plat has not been recorded as of this date and the capacity has not been utilized. Hannah Ridge at Feathergrass Filing No. 2 with 39 single family lots utilized 16.38 AF, leaving 98.49 AF for use. Then, Hannah Ridge at Feathergrass Filing No. 3 with 52 single family lots and irrigated landscape area utilized 19.11 AF, leaving 79.38 AF for use.

The table below shows how the 136.5 AF of water supply capacity is planned to be allocated among the future phases of the Hannah Ridge at Feathergrass development:

Phase (Filing)	Single Family Residential		Mult-Family Residential		Commercial		Park/Open Space		Combined Demand (AF)	Running Total Combined Demand (AF)
	No. Lots	Demand (AF)	No. Units	Demand (AF)	No. Acres	Demand (AF)	No. Acres	Demand (AF)		
1	45	18.90	N/A		N/A		0.5	1.05	19.95	19.95
2	39	16.38	N/A		N/A		N/A		16.38	36.33
3	39	16.38	N/A		N/A		1.3	2.73	19.11	55.44
4	52	21.84	N/A		N/A		N/A		21.84	77.28
5	39	16.38	N/A		N/A		6.0	12.60	28.98	106.26
6	16	6.72	N/A		N/A		0.8	1.68	8.52	114.78
7	81	34.02	N/A		N/A		N/A		34.02	148.80
8	41	17.22	N/A		N/A		N/A		17.22	166.02
9	N/A		205	55.35	N/A		N/A		55.35	221.37
10	N/A		N/A		23.8	29.99	N/A		29.99	251.36
TOTAL	352	147.84	205	55.35	23.8	29.99	8.6	18.06	251.36	

Current Total Available Water Supply per State Engineer's Office = 136.50 Acre-Feet per year (AF) – 19.95 AF (Filing No. 1 allocation) – 16.38 AF (Filing No. 2 allocation) – 1.68 AF (Shops at Feathergrass Filing No. 1 allocation) – 19.11 AF (Filing No. 3 allocation) = 79.38 Acre-Feet per year. Upon platting of proposed Hannah Ridge at Feathergrass Filing No. 4, 98.49 AF – 21.84 AF = 57.54 Acre-Feet per year will remain of the developer's water supply capacity reserve for future development.

Determination of Sufficient Dependability of Water Supply

The property lies within the **Cherokee Metropolitan District** and will provide water and sanitary sewer service in accordance with the District's Service Commitment Letter. The District will provide any other documentation required to establish sufficient dependability of water supply.

Determination of sufficient Quality and Potability of Water

The property lies within the **Cherokee Metropolitan District** and will provide water and sanitary sewer service in accordance with the District's Service Commitment Letter. The most recent Drinking Water Consumer Confidence Report from Cherokee Metropolitan District is attached, which verifies the District's compliance with State and Federal standards. The District will provide any other documentation required to establish sufficient quality and potability of water.

Requirements of the State Engineer

The property lies within the **Cherokee Metropolitan District** and will provide water and sanitary sewer service in accordance with the District's Service Commitment Letter. The District will meet the requirements of the State Engineer and provide any documentation required to obtain the necessary findings from the Office of the State Engineer.

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

March 31, 2017

Mr. David Gorman
M.V.E., Inc.
1903 Lelaray Street
Suite 200
Colorado Springs, CO 80909

Mr. Gorman,

This letter will serve as a formal Letter of Commitment by the Cherokee Metropolitan District to provide municipal water and sewer services for the Hannah Ridge at Feathergrass, Filing No. 4 development. The proposed development is located within the District's established boundaries; sufficient water rights have been acquired by the developer, and verified by the District; therefore the District is able and willing to provide water and sewer services for Hannah Ridge at Feathergrass, Filing No. 4.

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.

If I may be of further assistance please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kurt C. Schlegel".

Kurt C. Schlegel
General Manager

cc: Mr. Brian Beaudette; Cherokee Metropolitan District



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