



# CHEROKEE METROPOLITAN DISTRICT

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

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

February 9<sup>th</sup>, 2021

**Todd Stephens**  
4164 Austin Bluffs Parkway, Suite #361  
Colorado Springs, CO 80903

**Babcock Land Corporation**  
212 N. Wahsatch Ave., Suite #301  
Colorado Springs, CO 80918

*Sent via email: [tmccconnell@drexelbarrell.com](mailto:tmccconnell@drexelbarrell.com)*

Re: Water and Sewer Service to **Windermere Subdivision**  
Commitment Letter No. **2021-02 (Revision of commitment 2020-09)**

Dear Tim McConnell,

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 Windermere Subdivision located at the northeast corner of N Carefree Circle and Antelope Ridge Drive. 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 occupancy:

Type of Use	Demand (AF/yr)
Single Family Homes	62.93
Irrigated Common Areas	3.55
<b>Total</b>	<b>66.5</b>

Based on similar developments in the District, wastewater production is estimated to be 34,000 gallons per day, representing 1.2% of CMD's wastewater treatment capacity. This volume is in line with anticipated buildout sewer flows.

This water and wastewater 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 "Amy Lathen", with a long horizontal flourish extending to the right.

Amy Lathen  
General Manager

Cc: Peter Johnson; Water Counsel w/ encl: sent via email  
Steve Hasbrouck; Board President w/ encl: sent via email  
Kevin Brown; Jr. Engineer