

CHEROKEE METROPOLITAN DISTRICT

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

July 6, 2018

Tim McConnell c/o Drexel, Barrell & Co. 3 S. 7th Street Colorado Springs, CO 80905

Re: Residential Development – Windermere Subdivision (Windsor Ridge Homes)

Commitment Letter #2018-06

Dear Mr. McConnell,

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. The 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.

As of May 18, 2016, through a technical memorandum prepared by Forsgren Associates, the State Engineer has confirmed that the District has a water surplus of 453 acre feet per year available for new residential subdivisions and commercial developments. Since May 18, 2016, the District has issued 49.279 acre feet per year of water commitments leaving a balance of 403.721 acre feet per year of water for future developments. Based on the data provided to the District in the "Windermere Water Supply Information Summary" that was received on July 5, 2018, the Windermere subdivision development, consisting of 205 platted lots, will require a total of 70.80 acre feet per year of water which includes 63.550 acre feet per year of water for domestic use and 7.250 acre feet per year of water for irrigation use. After this commitment letter, the District will have a remaining water balance of 332.921 acre feet per year of water for future developments.

Regarding 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 the District's customers. The District's current contribution to the WRF is 1.56 MGD, therefore, there is an excess of 1.04 MGD of capacity available. Based on the following data included in the "Windermere Wastewater Disposal and Treatment Report" dated July 5, 2018: 2.5 persons per home and 65 gallons per day (gpd) per person

equates to 33,280 gpd (205 units x 2.5 persons/unit x 65 gpd/person) which is 3.2% of the available capacity of the WRF.

This commitment letter is hereby made exclusively for this specific development project at this site, within the District, and the development 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.

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.

Best Regards,

Jonathon Smith

Water & Wastewater Collections Manager

Encl: Water Balance and Water Commitments (Cherokee Metropolitan District)

Windermere Water Supply Information Summary

Windermere Wastewater Disposal and Treatment Report

Windermere Preliminary Plan

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

Steven Hasbrouck, Board President, Cherokee Metropolitan District

Water Balance and Water Commitments (Cherokee Metropolitan District)

| | Windermere Subdivision | SEC Walksheller Road and Constitution Avenue Phase #2 | Apparousa nighway 24 Supulvision Filing #2 | Appaloace High way 24 C. E. Ji. St. Cities 12 | COVERT ODS PAINTDAIL | Const On Print Complex | Croadon Carino Aparte - 14 Carrier - 14 Carr | Wieddowolook Clossing Supulvision | Monday Apartitient complex | Constitution Apparent Constitution | Windowsto Filip #1 | SEC Markshaffel Bond and Constitution Account Phone to | Development |
|--|--|---|--|---|-----------------------|------------------------|--|------------------------------------|----------------------------|--|---|--|-------------------|
| | Windermere | SEC Marksheffel Road and Constitution Avenue Phase #2 | Appaloosa Highway 24 Subdivision Filing #2 | Mule Deer Villas | Covert Ops Paintball | Freedom Springs | Kum & Go | Meadowbrook Crossing | Constitution Apartments | Windermere Subdivision Filing #1 | SEC Marksheffel Road and Constitution Avenue Phase #2 | | Business Name |
| Water Balance Beginning as of May 18, 2016 (AFY) | NEC Anteloper Ridge Drive and N. Carefree Circle | SEC Marksheffel Road and Constitution Avenue | SEC Amelia Street & Terminal Avenue | SEC Akers Drive and N. Carefree Circle | 6425 E. Platte Avenue | 734 Western Drive | 6809 Space Village Avenue | Meadowbrook Parkway and Highway 24 | 6855 Constitution Avenue | NEC Anteloper Ridge Drive and N. Carefree Circle | SEC Marksheffel Road and Constitution Avenue | | Address |
| 2016 (AFY) | 2018-06 | 2018-05 | 2018-04 | 2018-03 | 2018-02 | 2018-01 | 2017-02 | 2017-01 | 2016-01 | 2015-02 | 2015-01 | Letter# | Com |
| | 7/6/2018 | 7/6/2018 | 6/13/2018 | 4/20/2018 | 3/22/2018 | 2/22/2018 | 9/8/2017 | 5/4/2017 | Expired | Expired | Expired | Date | Commitment Letter |
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WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water.

| 1. NAME OF DEVELOPMENT AS PROPOSED WINDERMERE | | | | | | | |
|---|---|----------------------|---|---|--|--|--|
| 2. LAND USE ACTION | | | | | | | |
| 3. NAME OF EXISTING PARCEL AS RECORDED | | | | | | | |
| SUBDIVISION | FILING | | BLOCK | LOT | | | |
| 4. TOTAL ACREAGE 55.6 | 5. NUMBER OF LO | OTS PROPOSED 2 | 205 PLAT MAP ENCLOSED | YES | | | |
| 6. PARCEL HISTORY - Please attach | copies of deeds, plat | s or other evidence | e or documentation. | | | | |
| A. Was parcel recorded with county prior to June 1, 1972? YES NO B. Has the parcel ever been part of a division of land action since June 1, 1972? If yes, describe the previous action | | | | | | | |
| 7. LOCATION OF PARCEL - Include a | map deliniating the p | project area and tie | to a section corner. | | | | |
| E 1/2 1/4 OF 1/4 SECTION 29 TOWNSHIP 13 N & S RANGE 65 D E & W PRINCIPAL MERIDIAN: | | | | | | | |
| 8. PLAT - Location of all wells on property must be plotted and permit numbers provided. | | | | | | | |
| Surveyors plat Yes No If not, scaled hand drawn sketch Yes No 9. ESTIMATED WATER REQUIREMENTS - Sallons per Day or Acre Feet per Year 10. WATER SUPPLY SOURCE | | | | | | | |
| HOUSEHOLD USE #_205 SFE COMMERCIAL USE # of S.F. IRRIGATION # 2 . 94 of acres | GPD | 63.55 AF | ☐ EXISTING ☐ DEVELOPED WELLS SPRING WELL PERMIT NUMBERS | PROPOSED AGUFERS - RHECK ONE) DIALLUMAL UPFER ARAPAHOE UPFER DAWSON LOWER ARAPAHOE LOWER OANSON LARAMIE FOX HILLS DIAYER DAKOTA | | | |
| STOCK WATERING # of head | | | | WATER COURT DECREE CASE NO.'S | | | |
| OTHER | GPD | AF | □ COMPANY ☑ DISTRICT | | | | |
| TOTAL | GPD | 70.80 AF | NAME CHEROKEE METRO LETTER OF COMMITMENT FOR | | | | |
| SERVICE YES NO 11. ENGINEER'S WATER SUPPLY REPORT YES NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.) | | | | | | | |
| 12. TYPE OF SEWAGE DISPOSAL SYSTEM | | | | | | | |
| ☐ SEPTIC TANK/LEACH FIELD | | | | | | | |
| □ LAGOON | GOON QUIT - LOCATION SEWAGE HAULED TO | | | | | | |
| ENGINEERED SYSTEM (Attach a copy | ENGINEERED SYSTEM (Attach a copy of angineering design) OTHER | | | | | | |



Drexel, Barrell & Co.

Engineers/Surveyors

Boulder Colorado Springs Greeley

3 South 7th Street Colorado Springs, Colorado 80905-1501

719 260-0887 719 260-8352 Fax

WINDERMERE

WASTEWATER DISPOSAL AND TREATMENT REPORT

July 5, 2018

Prepared For:

Windsor Ridge Homes 4164 Austin Bluffs Parkway, #361 Colorado Springs, CO 80918 Contact: James Todd Stephens

Prepared by: **Drexel, Barrell & Co.** 3 S. 7th Street Colorado Springs, CO 80905 Contact: Tim McConnell, P.E. (719) 260-0887

Project Number: 21187-01CSCV (H:\21187-01CSCV\Plans\Submittals\201806xx Preliminary plan Amendment)

GENERAL LOCATION & DESCRIPTION

Windermere is a proposed 55.6 acre subdivision located within the east half of Section 29, Township 13 South, Range 65 West of the 6" Principle Meridian in El Paso County, Colorado. The site is located on the east side of Antelope Ridge Drive and west of Marksheffel Road, just north of North Carefree Circle.

The site lies within the Cherokee Metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District. See the attached commitment letter.

The proposed Windermere development includes up to 205 single-family residences. The project will be developed in one to three phases.

OPINION OF PROBABLE POPULATION AND QUANTITY OF EFFLUENT

The proposed development includes up to 205 single-family residential units. The opinion of probable population and quantity of effluent is as follows:

Population: Single-family Residences: 205 units x 2.5 persons/unit = 512 persons

Quantity of Effluent: Single-family Residents: 512 persons x 65 GPD/person = 33,280 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.

WASTEWATER DISPOSAL

Effluent from the subdivision will be collected by standard 4 inch service lines and 8 inch mainlines. The proposed internal 8 inch mainlines will outfall the subdivision at a single location on the east side of the subdivision near Marksheffel Road where an existing 10" gravity mainline stub is provided. A connection will be made to this stub for transport to the Cherokee Metropolitan District treatment facility via other gravity mains and lift stations.

WASTEWATER TREATMENT

Cherokee Metropolitan District's wastewater treatment facility went into operation in June 2010 and sits on a 160-acre parcel, which is located approximately 20 miles east of Cimarron Hills. The plants actual foot print is roughly 26 of the 160-acre total.

The plants design rate capacity is 4.8 million gallons per day (MGD), at the present time the plant receives 1.5 MGD. The wastewater that the plant takes in daily is a combination from three contributors. The largest of these three is Cherokee Metropolitan District with an average flow of 1.2 MGD, Meridian Service Metropolitan District is next with 0.18 MGD and lastly is Schriever Air Force Base with their flow of 0.13 MGD.

The treatment plant consists of an 'Influent' building, four 'Sequential Batch Reactors' (SBR's), three 'Aerobic Digesters' (AD's), 'Blower' and 'Operations' building', 'Solids Handling' building (i.e. Biosolids), two 'Equalization Basins' (EQ) and a 'Effluent' building that contains the 'Ultraviolet Light Disinfection' (UV) unit. The treated effluent then leaves the plant and continues five miles to the 'Rapid Infiltration Basins'. This is an overall general description of the plant with explanations of the individual components that make up the wastewater treatment to come in the future.

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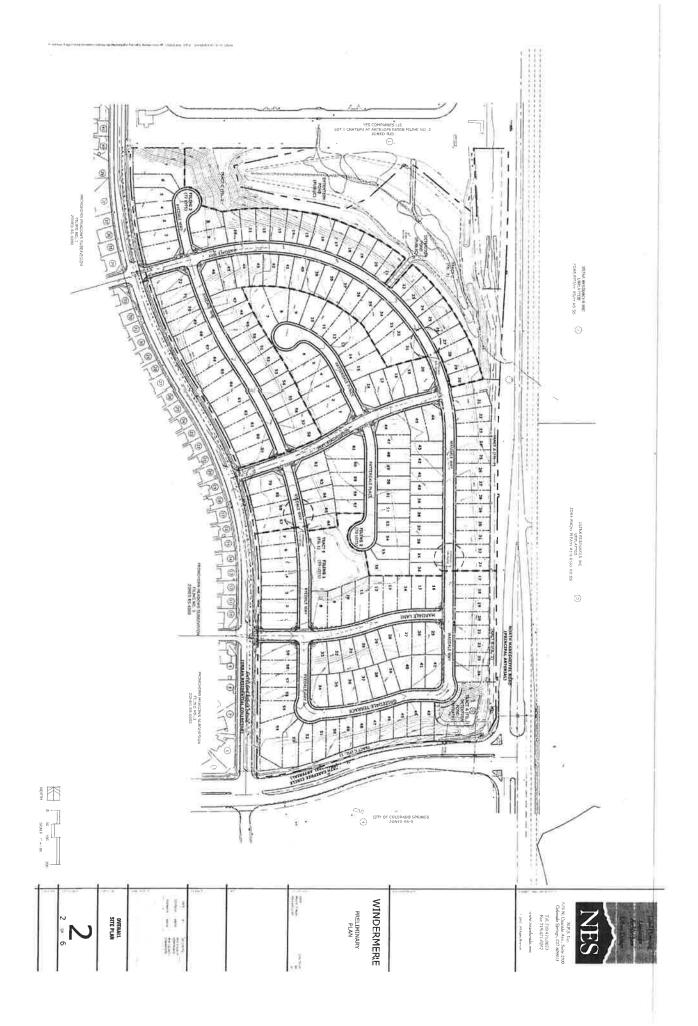
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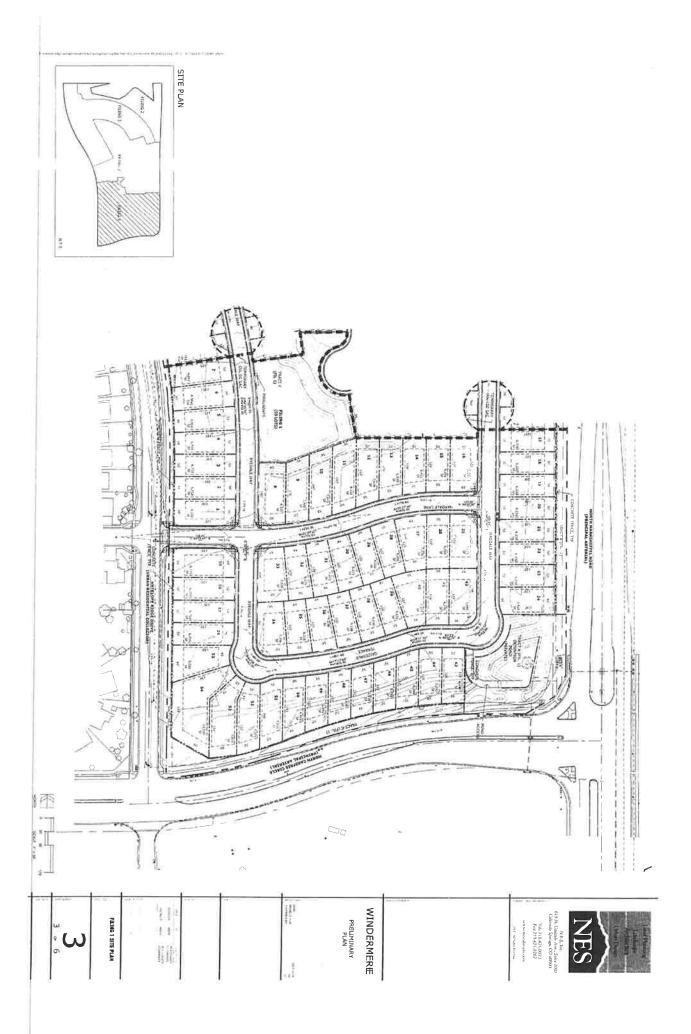
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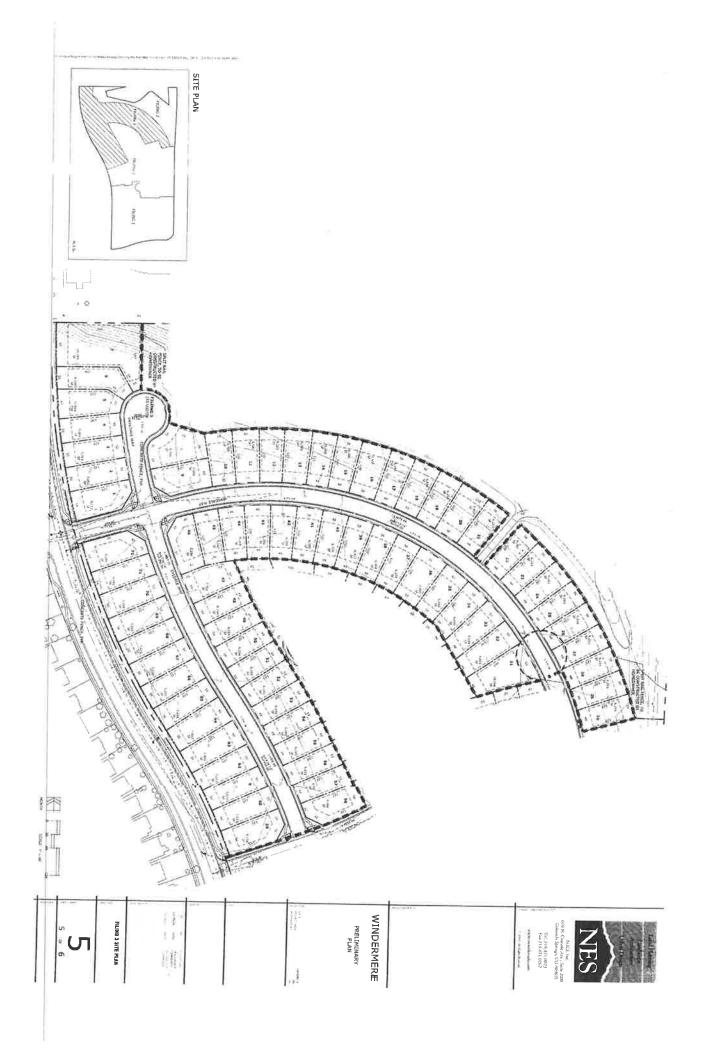
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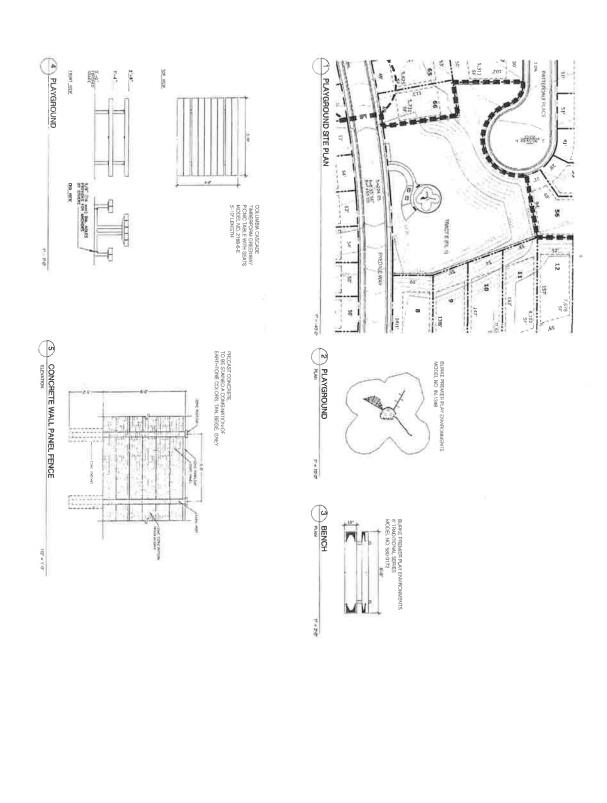
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