



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)

Development	Business Name	Address	Commitment Letter
			Letter # Date Acre Feet
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2015-01 Expired -4.460
Windermere Filing #1	Windermere Subdivision Filing #1	NEC Anteloper Ridge Drive and N. Carefree Circle	2015-02 Expired -22.210
Constitution Apartment Complex	Constitution Apartments	6855 Constitution Avenue	2016-01 Expired -19.000
Meadowbrook Crossing Subdivision	Meadowbrook Crossing	Meadowbrook Parkway and Highway 24	2017-01 5/4/2017 36.270
Kum & Go Store #692	Kum & Go	6809 Space Village Avenue	2017-02 9/8/2017 2.072
Freedom Springs Apartment Complex	Freedom Springs	734 Western Drive	2018-01 2/22/2018 14.500
Covert Ops Paintball	Covert Ops Paintball	6425 E. Platte Avenue	2018-02 3/22/2018 0.150
Mule Deer Villas Subdivision	Mule Deer Villas	SEC Akers Drive and N. Carefree Circle	2018-03 4/20/2018 36.250
Appaloosa Highway 24 Subdivision Filing #2	Appaloosa Highway 24 Subdivision Filing #2	SEC Amelia Street & Terminal Avenue	2018-04 6/13/2018 1.247
SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue Phase #2	SEC Marksheffel Road and Constitution Avenue	2018-05 7/6/2018 4.460
Windermere Subdivision	Windermere	NEC Anteloper Ridge Drive and N. Carefree Circle	2018-06 7/6/2018 70.800

Water Balance Beginning as of May 18, 2016 (AFV)

453,000

Water Committed since May 18, 2016 (AFV)

110,079

Water Balance Remaining for Future Commitments (AFV)

332,921

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 LOTS PROPOSED 205	PLAT MAP ENCLOSED <input type="checkbox"/> YES	
6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation.			
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES <input type="checkbox"/> NO			
B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES <input type="checkbox"/> NO			
If yes, describe the previous action _____			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner.			
E 1/2 1/4 OF _____ 1/4 SECTION 29 TOWNSHIP 13 <input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE 65 <input type="checkbox"/> E <input checked="" type="checkbox"/> W			
PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA			
8. PLAT - Location of all wells on property must be plotted and permit numbers provided. Surveyors plat <input type="checkbox"/> Yes <input type="checkbox"/> No If not, scaled hand drawn sketch <input type="checkbox"/> Yes <input type="checkbox"/> No			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # 205 SFE	GPD _____ AF 63.55	<input type="checkbox"/> EXISTING WELLS	<input type="checkbox"/> DEVELOPED SPRING <input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS - (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER _____
COMMERCIAL USE # _____ of S.F.	GPD _____ AF _____	WELL PERMIT NUMBERS _____	
IRRIGATION # 2.94 of acres	GPD _____ AF 7.25	_____	
STOCK WATERING # _____ of head	GPD _____ AF _____	<input type="checkbox"/> MUNICIPAL	WATER COURT DECREE CASE NO.'S _____ _____ _____
OTHER _____	GPD _____ AF _____	<input type="checkbox"/> ASSOCIATION	
TOTAL	GPD _____ AF 70.80	<input type="checkbox"/> COMPANY	
		<input checked="" type="checkbox"/> DISTRICT	
		NAME CHEROKEE METRO	
		LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES <input type="checkbox"/> NO	
11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
<input type="checkbox"/> SEPTIC TANK/LEACH FIELD		<input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME CHEROKEE METRO	
<input type="checkbox"/> LAGOON		<input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO _____	
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)		<input type="checkbox"/> 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 6th 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

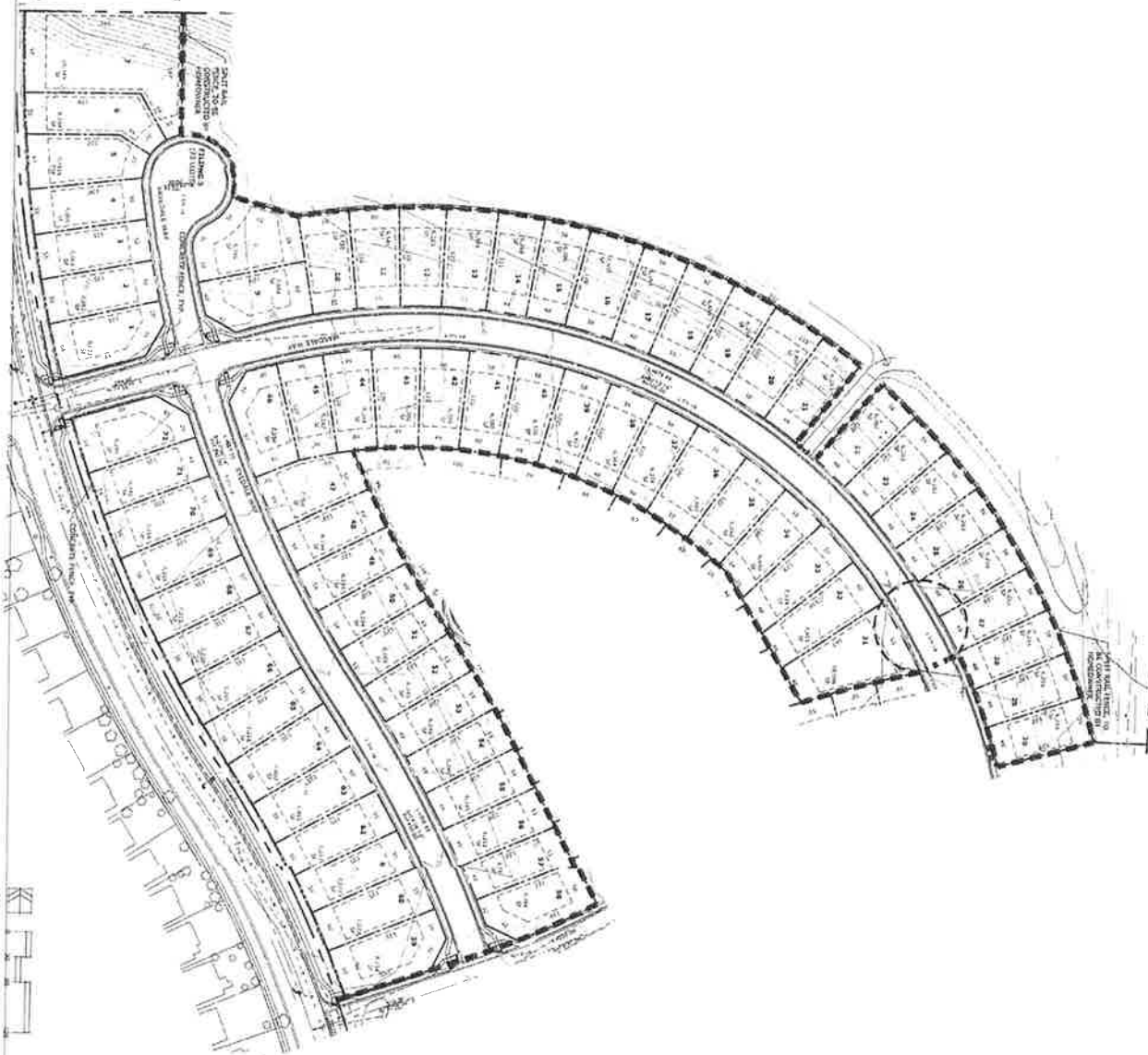
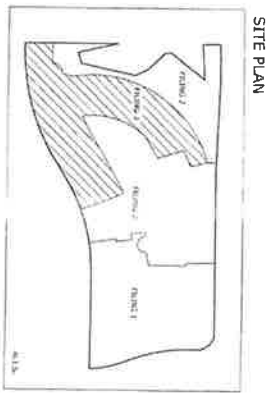
Effluent from the subdivision will be collected by standard 4 inch service lines and 8 inch mainlines. The proposed internal 8 inch mainlines will outfall the subdivision at a single location on the east side of the subdivision near Marksheffel Road where an existing 10" gravity mainline stub is provided. 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.

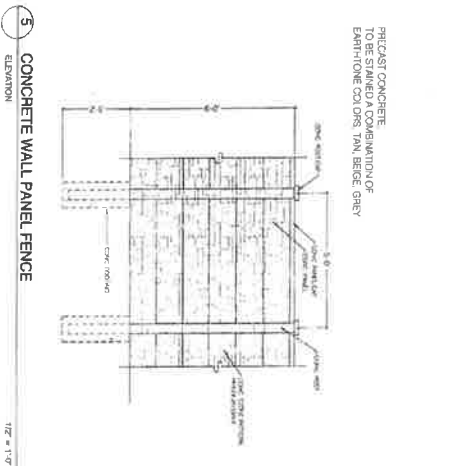
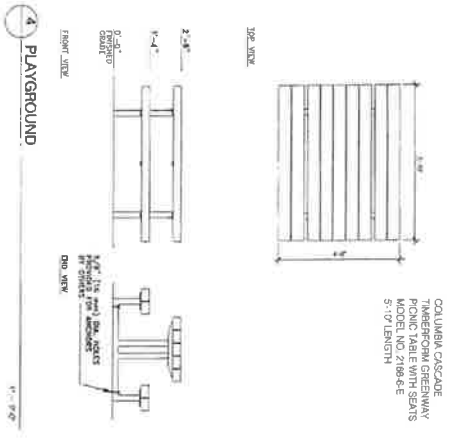
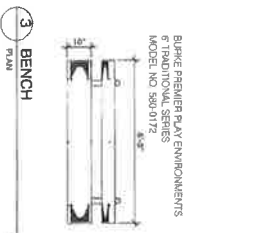
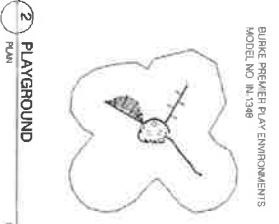
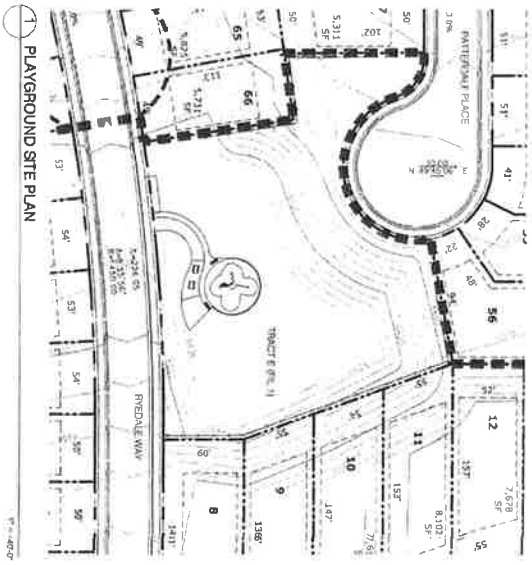
The plants design rate capacity is 4.8 million gallons per day (MGD), at the present time the plant receives 1.5 MGD. The wastewater that the plant takes in daily is a combination from three contributors. The largest of these three is Cherokee Metropolitan District with an average flow of 1.2 MGD, Meridian 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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 619 N. Colorado Blvd.
 Colorado Springs, CO 80907
 Tel: 719.571.0000
 Fax: 719.571.0002

WINDERMERE
 PRELIMINARY
 PLAN



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Chula Vista, CA 91913
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PRELIMINARY
PLAN

DATE: 11/11/11
SCALE: 1/8\"/>

DETAILS

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