



November 15, 2022

Doug Stimple  
 Classic Homes  
 2138 Flying Horse Club Drive  
 Colorado Springs, Colorado 80921

**RE: Commitment Letter for Sterling Ranch East Filing No 1 –Final Plat**

Dear Doug:

This commitment is for the above Final Plat known as Sterling Ranch East Filing No 1—Final Plat. This commitment is wholly contained within the previous commitments for Sterling Ranch East PUD and Preliminary Plan.

The Sterling Ranch Metropolitan District #1 and Falcon Area Water and Wastewater Authority will provide central water and sewer service to the above-named subdivision which includes approximately 190 single family lots (<7000 SF), 104 single family lots (>7000 SF), and an estimated 18.809 acres of active irrigated landscaping.

In response to the trend towards high density housing on small lots, the Authority has modified its water supply ratios to accommodate the trend in land use.

**SFE Equivalency for High Density Lots**

| Lot Size       | SFE Ratio | Effective Annual Demand |
|----------------|-----------|-------------------------|
| Lots < 2000 SF | 0.65      | 0.23                    |
| Lots < 3500 SF | 0.75      | 0.265                   |
| Lots < 7000 SF | 0.90      | 0.318                   |
| Lots > 7000 SF | 1.0       | 0.353                   |

The District’s base SFE allocation remains at 0.353 AF/SFE, but the above table allows for consideration of the water efficiency for high density lots. The amount of water set-aside will be 144.15 acre-feet/year. The wastewater commitment is for 50,568 gal/day on an average daily- maximum monthly basis.

Sincerely,

Falcon Area Water and Wastewater Authority

Peggy Libbey  
 District Board Member

cc: Jennifer Shagin  
 Kyle Campbell