


**STERLING
RANCH**

STERLING RANCH METROPOLITAN DISTRICT #1
20 Boulder Crescent Suite 100
Colorado Springs, CO 80903

June 10, 2022

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

RE: Commitment Letter for Sterling Ranch East Preliminary Plan 3 (Villages)

Dear Doug:

This commitment is for the above Preliminary Plan know as Sterling Ranch East Preliminary Plan No 3.

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 246 high density single family lots and an estimated 1.934 acres of active irrigated landscaping. In response to the trend towards high density housing on small lots, the District 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 67.58 acre-feet/year. The wastewater commitment is for 42,312 gal/day on an average daily- maximum monthly basis.

Sincerely,

STERLING RANCH METROPOLITAN DISTRICT No 1


James Morley
District Board President

cc: Kyle Campbell