



April 15, 2024

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

RE: Commitment Letter for Villages at Sterling Ranch PUD and Preliminary Plan

Dear Doug:

This commitment is for the above PUD and Preliminary Plan know as Villages at Sterling Ranch PUD and Preliminary Plan.

The Falcon Area Water and Wastewater Authority will provide central water and sewer service to the above- named subdivision which includes approximately 237 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 it’s water supply ratios to accommodate the trend in land use.

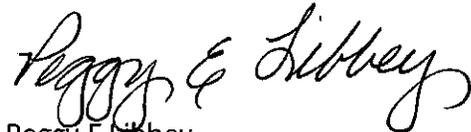
SFE Equivalency for High Density Lots

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 69.33 acre-feet/year. The wastewater commitment is for 40,764 gal/day on an average daily-maximum monthly basis. This commitment letter supersedes and voids prior commitments on this subdivision, those were dated June 10, 2022, and December 16, 2022

Sincerely,

FALCON AREA WATER AND WASTEWATER AUTHORITY


 Peggy E Libbey
 District Board Member

cc: Kyle Campbell