



Falcon Area Water & Wastewater Authority
 c/o Spencer Fane
 102 S Tejon St #750, Colorado Springs, CO 80903
 719.633.1050

November 15, 2022

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

RE: Commitment Letter for Foursquare at Sterling Ranch East Filing No. 1—Final Plat

Dear Doug:

This commitment is for the above Foursquare at Sterling Ranch East Filing No. 1—Final Plat. This commitment is identical to and wholly contained within the previous commitments for the Foursquare at 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 158 high density single family lots and an estimated 1.424 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 50.73 acre-feet/year. The wastewater commitment is for 27,176 gal/day on an average daily- maximum monthly basis.

Sincerely,

FALCON AREA WATER AND WASTEWATER AUTHORITY


 Peggy Libbey
 District Board Member

cc: Kyle Campbell
 Jennifer Shagin