



Sterling Ranch M

Commercial	N/A		
Industrial	N/A		
Other (specify)	TRACTS	~22.2	37%
Street		~11.1	18%
Walkways			

November 4, 2020

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

Re: Commitment Letter for Prelimin

Dear Doug:

This commitment is for the above Preliminary Plan known as Sterling Ranch Homestead North Phase 1.

The Sterling Ranch Metropolitan District #1 will serve water and sewer to the above named subdivision which includes approximately 147 single family lots or 60.623 AC-FT/year. The annual water committed is 51.89 acre-feet/year. The expected wastewater loads are 25,284 gallons/day on an average daily-maximum monthly basis.

Sincerely,
Sterling Ranch Metropolitan Distric

Jim Morley, District Board President

C: John P. McGinn, PE
 Erin Ganaway, NES

Table 1
Committed Water Demands for Sterling Ranch Service Area

Service Area	SFE	Water-Acre Feet per Yr
Sterling Ranch Phase One (commitment dated May 2015)	726	255.96
The Retreat	167	58.95
Sterling Ranch Phase One includes the following plat areas:		
- Branding Iron at Sterling Ranch Filing #1		
- Sterling Ranch #2		
- Homestead at Sterling Ranch Filing No 1		
- Homestead at Sterling Ranch Filing No 2		
- Copper Chase at Sterling Ranch Filing No 1		
Sterling Ranch Phase Two	212	74.84
Tract M Lift Station	2.5	0.88
<u>Unplatted tracts are not counted until actual platting</u>		
Total Phase Two	214.5	75.72
(commitment dated July, 2020)		
Homestead North Preliminary Phase One	147	51.89
<u>Unplatted tracts are not counted until actual platting</u>		
Total	214.5	51.89
(commitment dated November 4, 2020)		

Dedicated School Sites			
Reserved Park Sites			
Private Open Areas			
Easements			
Other (specify)			
TOTAL		60.6	100%

* (By map measure)

Estimated Water Requirements 46,324 gpd
 (gallons/day).

Proposed Water Source(s) STERLING RANCH METRO DISTRICT

Estimated Sewage Disposal Requirement 24,063 gpd
 (gallons/day).

HOUSEHOLD USE # 1 *	<u>147</u> of units	<u>46,324</u> GPD	<u>51.89</u> AF
HOUSEHOLD USE #2	_____ of units	_____ GPD	_____ AF
COMMERCIAL USE #	_____ Acres	_____ GPD	_____ AF
IRRIGATION #	<u>4.23</u> acres	<u>9,440</u> GPD	<u>10.58</u> AF
<i>Temporary Irrigation to start Native Grasses in Tracts (See Report) **</i>			
STOCK WATERING #	_____ of head	_____ GPD	_____ AF
OTHER		GPD	_____ AF
TOTAL		<u>55,764</u> GPD	<u>62.47</u> AF

* This overall unit user characteristic exceeds the use characteristics required by El Paso County Presumptive use factors

** Based on landscaping plan and tract sizes, the estimated landscaping is 4.23 acres

loor Colorado Springs, Colorado 80903