



August 9, 2022

Kimley-Horn and Associates
Attn: Larry Salazar
2 North Nevada Avenue, Suite 300
Colorado Springs, CO 80903

County Attorney's Office
Attn: Cole Emmons
27 East Vermijo Avenue
Colorado Springs, Colorado 80903

Re: Commitment Letter for Preliminary Plan of Waterview East-Commercial

Dear Dan and Cole:

The Widefield Water and Sanitation District commits to providing water and sewer service to the above-mentioned subdivision per this letter.

The water commitment is for Waterview East-Commercial is for 9 Commercial Lots and 12.35 acres of irrigated land, please see Exhibit A, with an annual water requirement of 31.15 acre-feet. These numbers are calculated using AWWA M22 manual for SFE per tap size, please see Exhibit B. Deviation from the estimated tap size will require the District to take an additional look at the water supply. Car washes have not been considered in this commitment and would need to be reevaluated for approval. The District has existing legal and physical water supply to meet the expected demand. **The estimated wastewater load is 8,815 gallons per day.**

Sincerely,

A handwritten signature in blue ink that reads "Robert K. Bannister".

Robert Bannister, PE, District Engineer

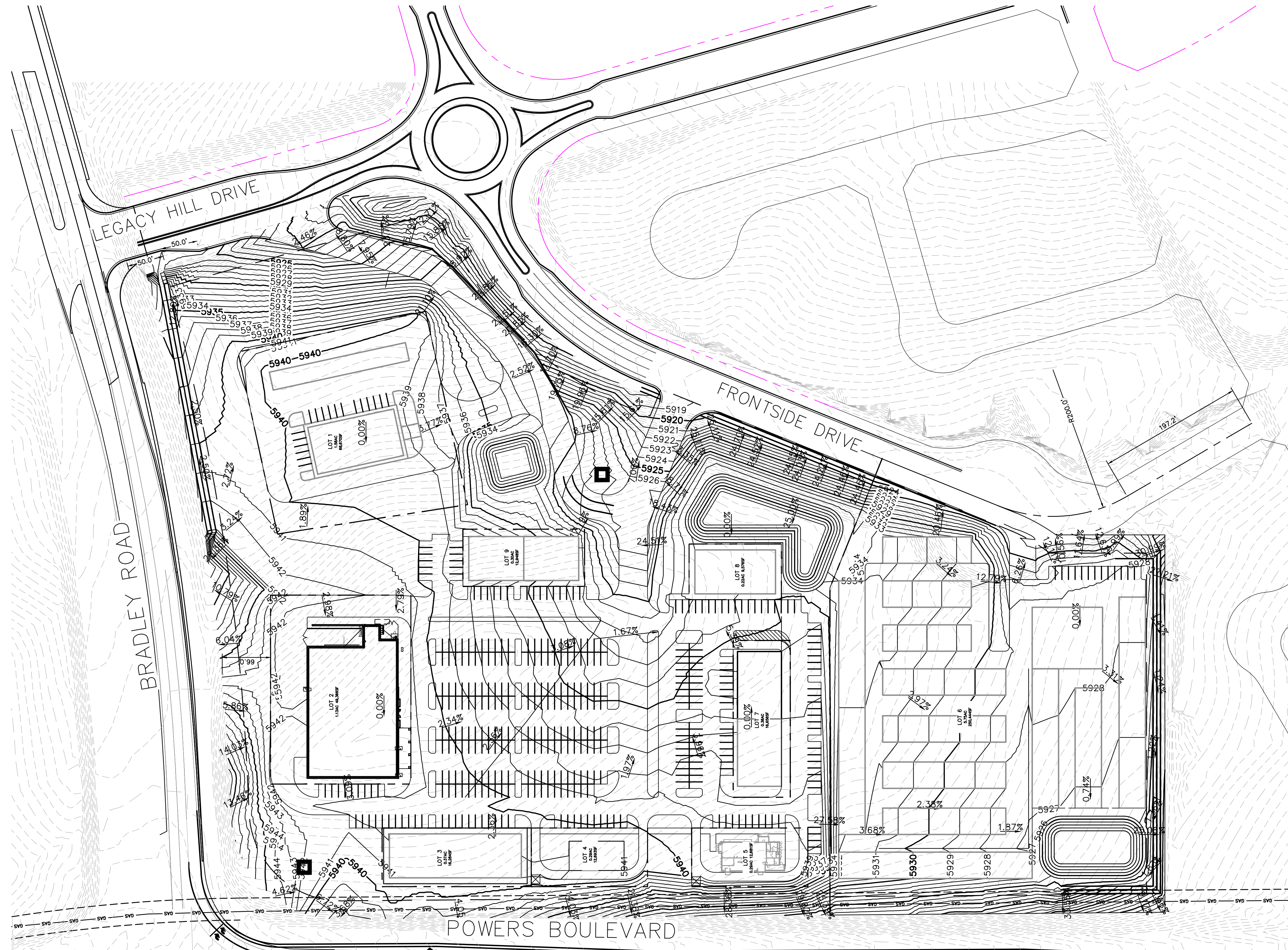
C: Travis Jones, Director of Operations

WATERVIEW EAST-COMMERCIAL

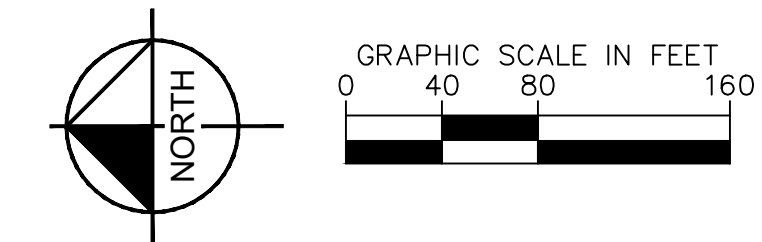
PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Exhibit A



LOT DATA	
LOT	SF/AC±
1	68,670/1.58
2	49,366/1.13
3	16,284/0.37
4	12,693/0.29
5	12,681/0.29
6	250,444/5.75
7	16,656/0.38
8	9,576/0.22
9	12,948/0.30
TRACT DATA	
TRACT	SF/AC
A	395,960/9.09



Kimley»Horn

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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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Waterview East Commercial Water Demand Estimates

Lot	Land Area (sqft)	Land Area (acres)	Building Area (sqft)	Use	Assumed Tap Size (inches)	SFE/Acre	SFE's	SFE's x 317 gpd/SFE = ADD (gpd)	SFE's x 677 gpd/SDF = MDD (gpd)
1	68,670	1.58	7,800	Commercial/Gas	1.5	4	6.3	1,999	4,269
2	49,366	1.13	21,939	Commercial/Grocery	3	4	4.5	1,437	3,069
3	16,284	0.37	10,800	Commercial/Retail	1	4	1.5	474	1,012
4	12,693	0.29	3,000	Commercial/Fast Food	1.5	4	1.2	369	789
5	12,681	0.29	3,500	Commercial/Fast Food	1.5	4	1.2	369	788
6	226,977	5.21	8,064	Commercial/Storage	0.75	4	20.8	6,607	14,111
7	16,656	0.38	11,038	Commercial/Retail	1	4	1.5	485	1,035
8	9,576	0.22	6,600	Commercial/Retail	1	4	0.9	279	595
9	12,948	0.30	9,015	Commercial/Retail	1	4	1.2	377	805
A	478,965	11.00		Landscaping	1.5	4	44.0	13,942	29,776
B	12,179	0.28		Landscaping	1.5	4	1.1	355	757
C	23,134	0.53		Landscaping	1.5	4	2.1	673	1,438
D	23,467	0.54		Landscaping	1.5	4	2.2	683	1,459
Totals	963,596	22.12	81,756				89	28,213	60,253