



March 31, 2023

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

**RE: Commitment Letter for Sterling Ranch Filing No. 5 Preliminary and PUD**

Dear Doug:

This commitment is for the above Preliminary Plan PUD known as Sterling Ranch Filing No 5. The subdivision includes 72 lots which meet the criteria for high density equivalency. This land was previously platted as Tract B of Branding Iron Filing No 2 and the water was dedicated for an elementary school which was subsequently moved to another location in Sterling Ranch. The water for this subdivision is a new commitment, as the school water was transferred with the school site since it had been committed on a final basis.

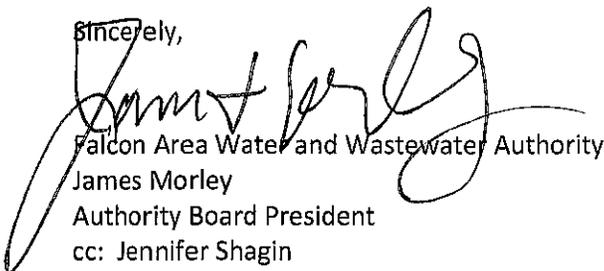
The Falcon Area Water and Wastewater Authority will provide central water and sewer service to the above-named subdivision which includes approximately 72 single family lots and an estimated 0.93 acres of active irrigated landscaping. In response to the trend towards high density housing on small lots, the Authority 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 Authority'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 24.26 acre-feet/year. The wastewater commitment is for 12,384 gal/day on an average daily- maximum monthly basis.

Sincerely,



Falcon Area Water and Wastewater Authority  
James Morley  
Authority Board President  
cc: Jennifer Shagin