



EXTERNAL MEMORANDUM

To: Lori Seago
Senior County Attorney
Office of the County Attorney
El Paso County, Colorado

cc: Loren Moreland, Falcon Area Water and Wastewater Authority Board Member

From: Emery Layton, PE
Project Manager
RESPEC
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919

Date: August 31th, 2026

Subject: Sterling Ranch East Filing 6 – Increase in Demand

This memorandum outlines the changes between the previously submitted Sterling Ranch East Filing 6 Final Plat Water Resources Report and the revised Sterling Ranch East Filing 6 Final Plat Water Resources Report. It also formally requests an additional water allocation from the Falcon Area Water and Wastewater Authority (FAWWA) central water system to serve the subdivision.

The previously submitted Water Resources Report, dated March 19, 2026, and the corresponding commitment letter, also dated March 19, 2026, allocated 70.77 acre-feet per year of water to serve the Sterling Ranch East Filing 6 Final Plat subdivision. The final plat included 125 lots greater than 7,000 square feet and 73 lots between 3,500 and 7,000 square feet. The report and commitment letter noted that the subdivision landscaping included 0.28 acres of active irrigation and 2.73 acres of passive irrigation.

The August 31, 2026 revision to the Sterling Ranch East Filing 6 Final Plat Water Resources Report has been updated to reflect changes in passive irrigation area and lot sizes. The passive irrigation area has increased to 5.595 acres, resulting in a demand of 5.595 acre-feet per year. Lot sizes were also revised such that 71 lots are greater than 7,000 square feet and 127 lots are between 3,500 and 7,000 square feet. Based on these revisions, the total water demand for the Sterling Ranch East Filing 6 Final Plat is 73.70 acre-feet per year.

This change in total committed water represents a 3.13% increase from the previously submitted Sterling Ranch East Filing No. 6 Preliminary Plan, dated September 27, 2024, for which 71.46 acre-feet per year were allocated.

5540 TECH CENTER DRIVE
SUITE 100
COLORADO SPRINGS, CO 80919
719.227.0072



We respectfully request that FAWWA allocate an additional 2.24 acre-feet per year of water to support the updated landscaping and irrigation requirements. This increase represents less than a 10% increase in the total water commitment for the subdivision compared to the previously approved preliminary plan, for which water sufficiency was determined.

Thank you,