



STERLING RANCH METROPOLITAN DISTRICT #1
20 Boulder Crescent Suite 100
Colorado Springs, CO 80903

October 18, 2022

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

RE: Revised Commitment Letter for Sterling Ranch East Phase One Preliminary Plan

Dear Doug:

This commitment is for the above Preliminary Plan know as Sterling Ranch East Phase One 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 761 single family lots (<7000 SF) and an estimated 28.31 acres of active irrigated landscaping. Additionally, a 35-acre K-8 Site is planned for which we have estimated 28 SFE in water and 17 SFE wastewater.

In response to the trend towards high density housing on small lots, the District 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 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 335.68 acre-feet/year. The wastewater commitment is for 133,816 gal/day on an average daily- maximum monthly basis.

It should be noted that the water set-aside for the 12-acre Elementary School in this plan was made on a final basis and received Finding of Sufficiency under Branding Iron Number 2. The commitment was 13 SFE which would be for water. We acknowledge the prior commitment in this letter, but the commitment was final, so therefore we cannot re-encumber the water and/or wastewater capacity.

Sincerely,

STERLING RANCH METROPOLITAN DISTRICT No 1

A handwritten signature in black ink, appearing to read "James Morley", with a long, sweeping underline that extends to the right.

James Morley
District Board President

cc: Jennifer Shagin