



Stratmoor Hills Water & Sanitation Districts

1811 B Street, Colorado Springs, CO 80906 / (719)576-0311 / stratmoorhillswater.org

January 26, 2024

Thompson Thrift Residential
111 Monument Circle, Suite 1500
Indianapolis, IN 46204

Re: Letter of Commitment for Thompson Thrift Apartments at Venetucci Blvd, El Paso County, CO
Assessor's Parcels No. 6504300050 and 6504300049
Multi-Family Project (336 Units)

To Whom it May Concern:

The properties having El Paso County Assessor's Parcel No. 6504300050 & 6504300049 and street address of Venetucci Blvd are located within the Stratmoor Hills Water and Sanitation Districts Service Area. This letter confirms that the Districts have the water and sanitation resources and capacities to serve these properties.

Stratmoor Hills Water agrees to serve the above referenced property having up to 336 one, two, and three-bedroom units with the determined required water service taps. Stratmoor Hills Sanitation agrees to serve the above referenced property having up to 336 one, two, and three-bedroom units, with the determined required sewer service taps.

Water and Sanitary Services will be provided any time after engineering is completed for the facilities on these properties.

If I can be of further assistance, please contact me at 719-576-0311.

Sincerely,

Kirk Medina, District Manager
Stratmoor Hills Water and Sanitation Districts

please add values to
commitment letter;
include irrigation -
pool etc



(d) Presumptive Use Values. In the absence of data on water use to the contrary or other minimum values established as acceptable by the State Engineer, the following presumptive values will be used to calculate the annual water demand:

- Residential inside use 0.26 acre feet per year for single family residences and 0.20 acre feet per year for each occupancy unit in multiple family residences other than single family. A duplex contains 2 occupancy units, a triplex contains 3 occupancy units, etc.;

- Residential and commercial landscaping use 0.0566 acre feet per 1,000 square feet of landscaping;
- Commercial and industrial inside use 0.1 gallon per day for each square foot of developed space; and
- Miscellaneous irrigation (landscaping, golf courses, etc.) use 2.46 acre feet per acre per year.

COLORADO SPRINGS, COLORADO 80906

(e) Calculation of Unusual Water Demands. Unusual water demands for residential projects, such as large swimming pools, lakes, large fountains, irrigation of golf courses, greenbelts and pasture land, shall be determined and calculated separately. (f) Water Use for Uses Not Itemized. For uses not itemized above the applicant shall conduct a site specific study.