



Falcon Area Water & Wastewater Authority  
c/o Spencer Fane  
102 S Tejon St #750, Colorado Springs, CO 80903  
719.633.1050

June 10, 2025

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

**Re: Commitment Letter for Retreat at PrairieRidge Final Filing No. 3**

Dear Doug,

This letter documents the Falcon Area Water and Wastewater Authority's (FAWWA) position regarding the Retreat at PrairieRidge Filing No. 3 Final Plan, which includes six (6) single-family residential lots. FAWWA will not be providing central water or wastewater service to these lots. Each lot is intended to be served by an individual well and on-site wastewater treatment system (septic) in accordance with El Paso County and Colorado State regulatory requirements.

However, FAWWA does commit to providing the groundwater rights associated with this development as follows:

- 1.6 acre-feet/year of Dawson aquifer water for beneficial use (indoor and irrigation).
- 4.8 acre-feet/year reserved for post-pumping depletions.

These water rights are made available for use via individual wells, permitted through the Colorado Division of Water Resources, and are supported by FAWWA's groundwater decrees and accounting framework. No connections to FAWWA's water distribution or wastewater collection infrastructure are proposed or approved for this filing.

Please let us know if you have any questions regarding this commitment.

Sincerely,

**Falcon Area Water and Wastewater Authority**

A handwritten signature in blue ink that reads 'Peggy Libbey'.

Peggy Libbey, District Board

cc John P. McGinn, PE