

WATER USE AUTHORIZATION
from
I-25 GATEWAY CENTER, LLC
to
BLUE FROG ROOFING

THIS WATER USE AUTHORIZATION supplements and is incorporated into the WATER AND SEWER SERVICE AGREEMENT ("WSSA") made and entered into on _____, 2024, by and between BFRSB, LLC, a Colorado limited liability company ("Developer"), and the TOWN OF JOHNSTOWN, a Colorado municipality.

1. Water Demand. In compliance with the Johnstown Municipal Code, Developer submitted a preliminary water and sewer demand analysis to the Town for the in-building and irrigation water needs of an office space and warehouse development to be known as Blue Frog Roofing ("Project"). As approved by the Town's water engineer by memorandum dated November 1, 2024, the estimated average annual water demand for the Project will be 1.59 acre-feet per year of potable water, equating to 3 Single Family Equivalent units.

2. Water Assignment. Through this Water Use Authorization, I-25 Gateway Center, LLC, a Colorado limited liability company, hereby assigns to Developer, and allows Developer to use, 1.59 acre-feet of raw water per year from the existing raw water credit available to I-25 Gateway Center, LLC pursuant to that certain Addendum to Water Sewer Service Agreements dated October 7, 2019, to supply the required water for the Project. Said assignment is non-revocable.

3. Surplus Credit. The remaining raw water credit available to I-25 Gateway Center, LLC is shown in the Gateway Subdivision – Water Bank Allocation Worksheet (November 6, 2024) attached as Exhibit 1 and incorporated herein by reference.

Dated: _____, 2024.

TOWN OF JOHNSTOWN

By: _____
Matthew LeCerf, Town Manager

I-25 GATEWAY CENTER, LLC

By: _____
Dennis Saffel, Owner

STATE OF COLORADO)
) ss

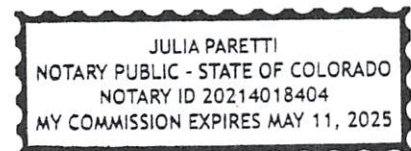
COUNTY OF Eagle)

SUBSCRIBED AND SWORN to before me this 20 day of December, 2024 by Dennis Saffell, Managing Member of I-25 Gateway Center, LLC.

Witness my hand and official seal.

J Paretto
Notary Public

My Commission Expires: May 11, 2025





Town of Johnstown

Annual Water Demand Worksheet

Project Name: Blue Frog Roofing Office / Warehouse **Subdivision:** I-25 Gateway Center 3rd, Replat A

Site Address: 405 Mountain View Road, Berthoud, Co 80513 **Parcel #:** Lot 3, Block 3

Applicant/Project Owner: BFRSB LLC
Email: matthew.proehl@mq3construction.com **Phone:** 970-699-2030

Consultant /Representative: MQ3 Construction, LLC.
Email: matthew.proehl@mq3construction.com **Phone:** 970-699-2030

Submitted:  **Date:** 9-3-2024
Signature (required)

Project Summary

Detailed Description of Proposed Land Use: Building is divided into 2 units. Unit A has a 2,865 sf office and the 7,635 sf warehouse storage

Unit B will have a 1,500 sf office and the 9,000 sf warehouse storage. The site has been redesigned for 1,500 sq ft of irrigated landscaping and 23,730 sqft of un-irrigated landscaping and right-of-way landscaping. The remainder of the site will be paved and/or road base gravel for vehicles.

Commercial/Industrial – Type of business, expected number of employees. Attach records for comparable projects.
Roofing Business with 20 employees

Raw Water Source: ☐ Eligible for Existing Water Bank for Project/Owner: _____

IF: ☐ Home Supply -or- ☐ Other Ditch Co: _____ *Attach Historical Use data & Ditch Co trace.*

Certificate #s: _____

Court Case #: _____

Overall Site Summary:

Must match Development Plan data

Total Lot Size:	<u>82,180</u>	SF	(<u>1.89</u> Ac)
Building Coverage	<u>21,000</u>	SF	<u>25.5</u> % of Total Lot Size
Walks, Drives, Parking	<u>35,950</u>	SF	<u>43.7</u> %
Landscaped Areas – Irrigated	<u>1,500</u>	SF	<u>1.8</u> %
Landscaped Areas – Right-of-way	<u>5,154</u>	SF	
Landscaped Areas – Non-Irrigated	<u>18,576</u>	SF	<u>28.88</u> %

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

Irrigation Demand

I. All Uses - General L.S. areas (parks, common area, greenbelts, entry features, right of way, etc.)

a. Spray-irrigated Area - i.e., Sod/Seed	980 SF	$\div 43,560 =$.022 Acres
			x 2.5 AF/Ac =
b. Spray-irrigation Demand			.055 AF
c. *Drip-irrigated Area - i.e., mulched beds	520 SF	$\div 43,560 =$.012 Acres
			x 1.5 AF/Ac =
d. *Drip-irrigated Demand			.018 AF
e. *Xeriscape-irrigated Area (not eligible in 2534 Water Bank areas, include in Drip SF)	SF	$\div 43,560 =$	Acres
			x 1.0 AF/Ac =
f. *Xeric-irrigated Demand			0 AF
I. Irrigation Demand (b + d + f)			0.073 AF

*Some non-potable systems are not able to accommodate a demand difference and require all landscape areas at a 2.5 AF/ac rate. If non-potable water is used, check with individual system administrator.

II. Residential - Single Family Detached (a-c) & Single Family Attached/Townhome/Multifamily (d-f)

a. Total # SFD Lots	Lots			
b. Ave Irrigated SF/Lot	SF/Lot	Total SF	$\div 43,560 =$	Acres
				X 2.5 ac-ft/ac
c. Irrigation Demand				AF
d. Total # SFA/TH/MF Units	Units			
e. Ave Irrigated SF/Unit	SF/Unit	Total SF	$\div 43,560 =$	Acres
				X 2.5 ac-ft/ac
f. Irrigation Demand				AF
II. Irrigation Demand (c + f)				AF

III. TOTAL Irrigation Demand: I + II = _____ AF

IV. Indoor Use

Land Use	# Units / Lots / SF	Municipal Code Rates	Annual Requirement (AF)
<input type="checkbox"/> Single Family Detached	Lots	x 0.33 AF/Lot	AF
<input type="checkbox"/> Single Family Attached / TH / Multifamily	Units	x 0.29 AF/Unit	AF
<input type="checkbox"/> General Commercial	SF	x 0.10 GPD/SF x 0.00112 =	AF
<input checked="" type="checkbox"/> General Office	4,365 SF	x 0.16 GPD/SF x 0.00112 =	0.78 AF
<input type="checkbox"/> Light Industrial / Flex	SF	x 0.06 GPD/SF x 0.00112 =	AF
<input type="checkbox"/> Other (describe*):	SF	*Attach detailed explanation of proposed AF calculation	AF
Total Indoor Use (a + b + c + d + e + f)			0.78 AF

ANNUAL WATER USE

	Demand	Factor	Consumptive Use
Total Irrigation Use (from III.)	.073 AF	x 0.85 =	0.062 AF
Total Indoor Use (from IV.)	.78 AF	x 0.05 =	.039 AF
TOTAL Annual Water Use	.853 AF		0.101 AF