

DONALA

Water & Sanitation District

December 20, 2022

Owner:
Store Master Funding VIII, LLC
c/o Mr. Brad Nichols, Planner
YOW Architects, PC
115 S. Weber Street, Ste 200
Colorado Springs, CO 80903

**Via Email: bnichols@yowarch.com
marvinboyd59@gmail.com
No Hard Copy to Follow**

RE: **UPDATED** Commitment to Provide Water Management Services
Cathedral Rock Commons Commercial

Dear Mr. Nichols:

Under a cover letter of February 17, 2022, the Donala Water and Sanitation District (District) provided a commitment to supply water to the tract of land now referred to as Cathedral Rock Commons Commercial, a subdivision proposed for platting in El Paso County. This is proposed to be a subdivided tract of land with an area of 10.246 acres containing three (3) lots and a tract in the subdivision plat. The tract, platted as Tract A, is to be the site of storm water management facilities and will not require a public water supply. Based on further review by El Paso County, the District and its engineering consultants, the District is issuing this **updated and revised** commitment of water supply to the subdivided Lots 1, 2 and 3.

The subject lots and tract proposed within Cathedral Rock Commons Commercial final plat are within the service area and institutional boundaries of the District. The District will provide water supply services for this property in accordance with the District's rules, regulations, policies, agreements and procedures as they exist at the time those services are provided. At the present time the District has sufficient supply and distribution system capacity to accommodate the proposed lots for development.

Based the analysis of the existing and proposed development, the District will commit to supplying a maximum annual volume of 3.972 acre-feet of water. This includes the condition of a, "first come, first served," commitment. This commitment to serve shall remain in effect for a period of one (1) year from the above date and supersedes any previous commitments that may have been provided for this property.

This commitment in an annual volume of 3.972 acre-feet is based on annual supply quantities as follows;

1. Lot 1 is currently occupied by a retail commercial establishment which will require 0.258 annual acre-feet (AAF)
2. Lot 2 is proposed to be developed with two retail commercial buildings with a total building footprint of 13,218 square feet which are estimated to require 3.316 AAF.
3. Lot 3 is proposed to be developed with one retail commercial building with a total building footprint of 10,000 square feet which is estimated to require 0.280 AAF.
4. Landscape irrigation in common areas appurtenant to Lots 2 and 3 is estimated to require 0.118 AAF.

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Please contact me should you have any questions or desire any additional information regarding this matter.

Sincerely,



Christina Hawker, Office Manager

cc: Mr. Jeffrey Hodge, General Manager, Donala Water & Sanitation District
Mr. David R. Frisch, P.L.S., GMS, Inc., Consulting Engineers
Mr. Roger J. Sams, P.E., GMS, Inc. Consulting Engineers