



EXTERNAL MEMORANDUM

To: Scott Souders
Mayberry Communities

From: Alan J. Leak, P.E.

Date: June 12, 2026

Subject: Mayberry Phase 2 PUD – Wastewater Report



This wastewater review is for the proposed Mayberry Phase 2 PUD located within the Northwest Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian in El Paso County, Colorado, within the Upper Black Squirrel Creek Designated Ground Water Basin and within the jurisdiction of Upper Black Squirrel Creek Designated Groundwater Management District. This property will have its water and wastewater needs met by the Ellicott Utilities Company (EUC).

Mayberry is planning to connect to the central water and wastewater system that is owned and operated by EUC. Design of the interior wastewater system will comply with EUC's design requirements, and the developer has agreed to make these improvements and dedicate them to EUC. EUC has sufficient wastewater treatment capacity at the Ellicott Springs Wastewater Treatment Plant (WWTP - formerly known as the "Sunset Wastewater Treatment Plant") to accept wastewater flow from the proposed 92 duplex and 6 single lots (98 total residential units), and clubhouse development. In addition to the infrastructure improvements being dedicated to EUC, the builders will purchase sewer taps from EUC for each at the indicated rates.

Currently the treatment plant serves existing customers in the Sunset Village development, Ellicott Schools, and Mayberry Filings 1, 1A, 2, and 3. Sunset Village



wastewater is conveyed from a lift station located at 23799 Jayhawk Avenue Colorado Springs, Colorado 80928. This lift station pumps sewage through a force main to the WWTP. The second lift station is located just outside the bus barn at Ellicott School District Property. This lift station pumps sewage to a gravity line which is then carried south to the WWTP. In January 2002, the WWTP completed an upgrade to a permitted capacity of 250,000 gallons per day (gpd), discharging to an unnamed tributary to Black Squirrel Creek (See Map in Appendix B).

CDPS Permit No. CO0047252 (see permit in Appendix A) for Ellicott Utilities Co., LLC's WWTP with a facility flow of 250,000 gallons per day was issued on July 31, 2014, and expired at midnight on August 31, 2019. The Water Quality Control Division (Division) received an application from Ellicott Utilities Co., LLC for an individual permit renewal on August 7, 2019. The Division notified Ellicott Utilities Co., LLC of its eligibility for administrative extension and the permit has been administratively extended through the current time frame and allows continued operation of the plant. The WWTP is a 3-cell aerated lagoon facility with chlorine disinfection. The WWTP has not discharged effluent to date based on the limited development and low flows from the service area. As of June 12, 2026, EUC's WWTF is in compliance with Federal and State Requirements and is currently operating in compliance with all the requirements of its permit. The estimate wastewater flow from the Mayberry Phase 2 PUD is based upon an average wastewater flow of 160 gpd/EQR, allowing for connection of up to 1,250 single-family equivalent (EQR) units to the upgraded WWTP (250,000 gpd capacity). Currently the WWTP has commitments to treat an estimated 89,792 gallons per day (approximately 35.9% of capacity).

The Ellicott Utilities Company wastewater service commitment status is summarized on the attached Table 1. The existing WWTP has sufficient capacity to accept the flows from the proposed 92 duplex units, 6 single units, and the clubhouse with a resultant wastewater flow of 16,080 gallons per day from these units. With these units and clubhouse, the WWTP has total commitments to treat an estimated 105,872 gallons per day (approximately 42.3% of capacity). Future upgrades to this facility will begin before reaching 80% of the capacity based on the guidelines set forth by CDPHE.



These lots will connect to the existing central sewer systems currently owned and operated by EUC. Wastewater system improvements will be designed and constructed in accordance with EUC Standard Specifications for provision of municipal water and domestic wastewater treatment, and these facilities will ultimately be dedicated to EUC.



Appendix A

Table 1
Ellicott Utilities Company

Review of Wastewater Commitments - EUC PUD 2

WWTP Capacity (gpd)		250,000
Total Capacity	EQR	Wastewater Flow (gallons/day)
Historic Commitments:		
Sunset Village Filings 1-5	184	29,440
Ellicott Schools (1,000 students)	105	16,800
Mayberry Filing 1, 1A, 2, and 3	263.1	42,096
Proposed Commitments:		
Filing 4 - 8 Industrial Lots	9.04	1,446
PUD 2 - 92 Duplexes, etc. Total	100.58	16,093
Commitments	<hr/> 661.72	105,875
Percent of WWTP Capacity Committed		42.4%

*Historic Commitments based on previous submittals to El Paso County.
The wastewater calculations are based on 160 gallons per day per EQR.*



Dedicated to protecting and improving the health and environment of the people of Colorado

Jason Hope, Mgr
Ellicott Utilities Co LLC
PO Box 231961
Encinitas, CA 92023

TO: Ellicott Utilities Co LLC
FROM: WQCD Permits Section 303-692-3517
DATE: 8/7/2019
RE: WQCD CDPS Permit application for CO-Individual permit

The Water Quality Control Division received an application from Ellicott Utilities Co LLC CO-Individual permit renewal on 8/7/2019. The application requests discharge authorization for Ellicott Springs WWTF located at Drennan Rd Calhan Facility SIC 4911. The assigned permit number is CO0047252.

The application has been reviewed and is considered complete for the purposes of filing. The Division has not verified all of the information contained in your application and has relied upon your signed certification to determine that the information is true, accurate, and complete. No permit has been issued at this time. The Division has 180 days to issue the permit from the date received.

In the event that the Division does not issue a renewal permit in advance of the permit expiration date, the expired permit shall be administratively extended and continue in force to the effective date of the new permit. **This is official notice of your eligibility of administrative extension and the permit shall become administratively extended on the date following your permit expiration.** The permits duration may be extended only through administrative extensions and not through interim modifications.

The application will undergo a technical review once it is assigned to a permit writer. At that time the Division will contact you to inform you that permit renewal process has started and may request additional information in order to further evaluate the technical information included in your application and evaluate the discharge.

Based on the locational information provided in your application we have determined that your discharge would be to Segment: **COARMA04c**. This discharge designation is solely for permit tracking and work planning purposes. The Division may evaluate other waterbody segments, particularly downstream segment(s), as part of the permit development process.

If any of the information submitted in your application is no longer true, accurate, and complete please submit an application supplement using the form found on the Division's web site.

We have the following contacts on file, if any of this information changes from the date your application was submitted until we issue your permit, please send a revised application/change of contacts form

Permittee Contact the person authorized to sign and certify the permit application. This person receives all permit correspondences [*Including invoice; is contacted for any questions relating to the facility; and receives DMRs as appropriate*] and is the person responsible for ensuring compliance with the permit

Jason Hope, Mgr
Ellicott Utilities Co LLC
PO Box 231961
Encinitas, CA 92023
Phone number: 619-876-6990
Email: jason@foleydevelopment.net

Facility Contact (*contacted for general inquiries regarding the facility*):

Richard Cromwell, Operator 13627
Cromwell's Excavating Inc
18353 State Hwy 94
Colorado Springs, CO 80930
Phone number: 719-499-9993
Email: treistump@yahoo.com

Billing Contact (*receives the invoice pertaining to the permit certification*):

Jason Hope, Mgr
Ellicott Utilities Co LLC
PO Box 231961
Encinitas, CA 92023
Phone number: 619-876-6990
Email: jason@foleydevelopment.net

DMR Contact:

Richard Cromwell, Operator 13627
Cromwell's Excavating Inc
18353 State Hwy 94
Colorado Springs, CO 80930
Phone number: 719-499-9993
Email: treistump@yahoo.com

If you have any questions, feel free to contact the Permits Section and refer to the permit number CO0047252. We have detailed email and telephone contact information available on the Division website at the "[Division Contacts](#)". You may also contact us by calling the permits line at 303-692-3517.

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Appendix B