



Ellicott Utilities Company, LLC  
P.O. Box 86  
Rancho Santa Fe, CA 92067

May 14, 2021  
Revised June 2, 2021

Mayberry Communities, LLC  
3296 Divine Heights No. 207  
Colorado Springs, CO 80922

**Re: Mayberry, Colorado Springs  
PUD Amendment  
Water and Wastewater Service Commitment (240 Homes 3 industrial Lots and  
associated landscaping)**

Gentlemen:

It is our understanding that Mayberry Communities, LLC (the “Developer”) is interested in obtaining water and sewer service from Ellicott Utilities Company, LLC (the “Company”) for that property known as Mayberry, Colorado Springs for the Amended PUD. (the “Development”). It is our understanding that the El Paso County has previously approved Filing No. 1 and No. 2 and that the property is undergoing a PUD Amendment for 240 single family residential homes, 3 industrial lots and associated landscaping.

Ellicott Utilities Company further recognizes that we have issued two prior commitments, one for Filing No. 1 and one for Filing No. 2 both attached hereto. *This commitment is intended to replace the prior two commitments and to further commit to provide water and wastewater service to the remaining 142 homes.*

Ellicott Utilities Company, LLC will provide water and sewer service to the Development in accordance with the Company Rules and Regulations. Ellicott Utilities Company, LLC understands that the Developer has committed to construct water and sewer facilities as required to serve the Development in accordance with the subdivision construction drawings, and the Developer has provided for dedication of necessary easements and rights of way for the water and sewer improvements through the subdivision plans and related plat documents.

The proposed development will be served by the Ellicott Utilities Company’s central water and sewer system. Ellicott Utilities Company, LLC hereby provides an unconditional commitment to serve this PUD amendment of 240 single family residential homes, 3 Industrial lots and associated landscaping within Mayberry, Colorado Springs. There is a projected water demand of 81.94 AFY.

This commitment is based on the following water sources owned and controlled by the Company:

- Determination No. 598-BD (Laramie Fox Hills Wells) 50.98 AFY
- A portion of the Tipton Well Water Interest 30.96 AFY



Ellicott Utilities Company, LLC commits to providing the water supply to meet the El Paso County 300-year water supply requirement for this subdivision.

Ellicott Utilities Company anticipates that this PUD Amendment for 240 homes and 3 industrial lots will generate 263.1 SFE of wastewater. This is equivalent to an average daily wastewater flow of 52,620 gallons. Under Permit No CO0047252, Ellicott Utilities Company has the capacity for 250,000 gallons per day. With the current flows and the addition of this PUD amendment the wastewater treatment plant will be operating at 45.88% capacity.

Ellicott Utilities Company commits to provide wastewater services to the Development.

**ELLICOTT UTILITIES COMPANY, LLC**

*John Mick*

John Mick (Jun 2, 2021 09:40 MDT)

Signature

**John Mick**

Jun 2, 2021

Name

Date






# Ellicott Utilities Company- Will Serve- PUD Amendment Revised

Final Audit Report

2021-06-02

Created:	2021-06-02
By:	Jason Kvols (jasonkvols@mayberrycoloradosprings.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6VXetunFSZYeCb3bdBtGW9auT7tPgR1u

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-  Document created by Jason Kvols (jasonkvols@mayberrycoloradosprings.com)  
2021-06-02 - 3:00:52 PM GMT- IP address: 209.248.124.251
-  Document emailed to John Mick (johnmick@mayberrycoloradosprings.com) for signature  
2021-06-02 - 3:01:11 PM GMT
-  Email viewed by John Mick (johnmick@mayberrycoloradosprings.com)  
2021-06-02 - 3:40:07 PM GMT- IP address: 209.248.124.251
-  Document e-signed by John Mick (johnmick@mayberrycoloradosprings.com)  
Signature Date: 2021-06-02 - 3:40:25 PM GMT - Time Source: server- IP address: 209.248.124.251
-  Agreement completed.  
2021-06-02 - 3:40:25 PM GMT