



**DONALA WATER &
SANITATION
DISTRICT**

May 30, 2025

Mr. Tom Kroll
Baxter Auto Group
17225 Burt Street
Omaha, NE 68118

VIA Email: Tkroll@baxterauto.com

RE: Academy Gateway Subdivision Filing No. 2 – 208 and 309 Gleneagle Gate View, Colorado Springs, CO 80921
Will Serve Letter for Wastewater Service

Dear Mr. Kroll:

The Donala Water & Sanitation District (District) respectfully provides this letter of commitment to provide wastewater service for the referenced project. The proposed Academy Gateway Subdivision Filing No 2 location is within the service area boundaries of the District. A will serve request letter was provided indicating an average day wastewater flow of 7,800 gallons per day (GPD). The anticipated average yearly wastewater flow is 2,847,000 gallons per year (GPY) (8.74 acre-feet per year (ACFT/YR)).

This letter confirms that the District will provide wastewater sewer service for the Academy Gateway Subdivision Filing No 2 at 208 and 309 Gleneagle Gate View, Colorado Springs, CO 80921 in accordance with the District's rules, regulations, policies, agreements and procedures as they exist at the time the services are provided. The District has sufficient treatment capacity and conveyance capabilities to accept the average day wastewater flow of 7,800 GPD and average yearly wastewater flows of 2,847,000 GPY (8.74 ACFT/YR) from the Academy Gateway Subdivision Filing No 2.

The Baxter Auto Group is required to construct a wastewater sewer lateral of sufficient size to connect to the District's existing wastewater collection system. The District has not yet received design plans showing the location of the proposed wastewater sewer lateral from the Academy Gateway Subdivision Filing No 2 to the District's wastewater collection system. Design plans shall be provided showing the anticipated location of the wastewater sewer service lateral for review. The location of the wastewater sewer service lateral connection is not anticipated to impact the District's ability to provide wastewater sewer service for the Academy Gateway Subdivision Filing No 2.

Conditions of Service:

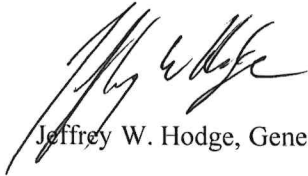
- Commercial Sewer Tap Fee - The sewer tap fee shall be \$9,350 for the first 20 fixture units (FU) and \$275 per FU over 20 per the District's 2024 Rates Resolution (Resolution 2023-9). The commercial sewer tap fee will be required for connection to the District wastewater collection system. The commercial sewer tap fee is based on the date which the connection to the District's wastewater collection system is made and is subject to change.
- Commercial Sewer Development Fee – The commercial sewer development fee shall be 20% of the overall commercial sewer tap fee per the District 2024 Rates Resolution (Resolution 2023-9).

The commercial sewer development fee shall be determined when the commercial sewer tap fee is finalized. The commercial sewer development fee is based on the date which the connection to the District wastewater collection system is made and is subject to change.

The District's commitment to provide wastewater service to the Academy Gateway Subdivision Filing No 2 at 208 and 309 Gleneagle Gate View, Colorado Springs, CO 80921 is conditioned on a, "first come, first served," basis. This commitment to serve shall exist for a period of one (1) year from the date of this letter and supersedes previous commitments that may have been provided for the property. The District reserves the right to renew and extend this commitment as the District sees fit in order to provide suitable sanitary sewer service for the service area.

Please contact us with questions,

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey W. Hodge', is written over the printed name.

Jeffrey W. Hodge, General Manager

cc: Mr. Conner Burba, PE, Merrick & Company



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Mr. Tom Kroll
Baxter Auto Group
17225 Burt Street
Omaha, NE 68118

VIA Email: Tkroll@baxterauto.com

RE: Academy Gateway Subdivision Filing No. 2 – 208 and 309 Gleneagle Gate View, Colorado Springs, CO 80921
Will Serve Letter for Water Service

Dear Mr. Kroll:

The Donala Water & Sanitation District (District) respectfully provides this letter of commitment to provide potable water supply service for the referenced project. The proposed Academy Gateway Subdivision Filing No. 2 location is within the service area boundaries of the District. A will serve request letter was provided expressing a required fire flow of 2,750 gallons per minute (GPM) for two (2) hours for the property (330,000 gallons = 2,750 GPM x 120 minutes). Supplemental information from Andy Gilliam with Morrissey Engineering was provided on January 6, 2025 via email indicating that the peak day combined water demand for the building and car wash is 127 GPM. Additional information sent by Bob Soukup with Carlson West Povondra Architects on March 5, 2025 via email indicated that the anticipated average day demand for the building and car wash is 13,000 GPD, with an average annual use of 4,745,000 gallons per year (GPY) (14.6 acre-feet per year (ACFT/YR)). Average week irrigation demands are approximately 83,000 gallons per week (GPW) and average annual use is approximately 1,900,000 GPY (5.8 ACFT/YR). Total anticipated average annual water demand for the Academy Gateway Subdivision Filing No. 2 is 6,645,000 GPY (20.4 ACFT/YR).

This letter confirms that the District will provide potable water supply for the Academy Gateway Subdivision Filing No. 2 at 208 and 309 Gleneagle Gate View, Colorado Springs, CO 80921 in accordance with the District's rules, regulations, policies, agreements and procedures as they exist at the time the services are provided. The District has sufficient long term water resources, raw water production, and water conveyance capability to accommodate the Academy Gateway Subdivision Filing No. 2. The District is of the opinion that its resources satisfy the El Paso County Land Development Code for commitment to the equivalent of a 300-year supply for the Academy Gateway Subdivision Filing No. 2. The District has and will maintain adequate water resources, treatment, and delivery capacity for the subject property, existing customers, and other approved properties developed in the District's service area.

Conditions of Service:

- **Commercial Water Tap Fee** – The Academy Gateway Subdivision Filing No. 2 is planning for a 3-inch water service tap. The tap fee for a 3-inch water service line shall be \$66,000 per the District's 2024 Rates Resolution (Resolution 2023-9). The commercial water tap fee will be required for connection to the District's water system. The commercial water tap fee is based on

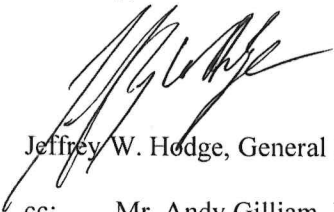
the date which the connection to the District's water system is made and is subject to change based on the rates at the time of connection.

- Commercial Water Development Fee – The commercial water development fee shall be \$6,500 per the District's 2024 Rates Resolution (Resolution 2023-9) and shall be paid prior to providing water service. The commercial water development fee based on the date which the connection to the District's water system is made and is subject to change based on the rates at the time of connection..
- Water Investment Fee – The water investment fee shall be \$4,000 per single family equivalent (SFE) per the District's 2024 Rates Resolution (Resolution 2023-9). Prior to connection to the District's water system, the number of SFE's for the subject property shall be provided to and reviewed by the District to determine the appropriate water investment fee. The water investment fee shall be determined based on the date which the connection to the District's water system is made and is subject to change based on the rates at the time of connection.

The District's commitment to provide water resources and supply services to the Academy Gateway Subdivision Filing No. 2 at 208 and 309 Gleneagle Gate View, Colorado Springs, CO 80921 is conditioned on a "first come, first served," basis. This commitment to serve shall exist for a period of one (1) year from the date of this letter and supersedes any previous commitments that may have been provided for the property. This District reserves the right to renew and extend this commitment as the District sees fit in order to provide suitable water supply for the service area.

Please contact us with questions,

Sincerely,



Jeffrey W. Hodge, General Manager

cc: Mr. Andy Gilliam, PE., Morrissey Engineering
Mr. Conner Burba, PE., Merrick & Company