


# DONALA

Water & Sanitation District

December 29 2025

Ms. Lisa Peterson  
Hammers Construction, Inc  
1411 Woolsey Heights  
Colorado Springs, CO 80915

*Via Email: [l.peterson@hammersconstruction.com](mailto:l.peterson@hammersconstruction.com)  
No Hard Copy to Follow*

RE:  Lot 2, Struthers Ranch Subdivision Filing No. 2A  
Commitment to Provide Wastewater Management Services

Dear Lisa:

Letter needs to commit to serve the  
entire subdivision, not just Lot 2

In accordance with your request, the Donala Water & Sanitation District (District or DWSD) has prepared this letter of commitment to provide wastewater management services for a development to be constructed on the specified Lot 2, Struthers Ranch Subdivision Filing No. 2A. This site is located within the current institutional boundaries of the District. The development site is as defined in the subdivision plat of the Struthers Ranch Subdivision Filing No. 2A prepared by Ridgeline Land Surveying dated November 5, 2025, and contains a gross area of 1.0 acres. The draft subdivision plat is attached to this letter.

Hammers Construction has indicated that development on this lot is planned to be an office building having a gross floor area of 5000 square feet. Based on the anticipated water supply for domestic use purposes and the limitations of occupancy defined by the International Building Code and Pikes Peak Regional Building Code, the District will provide wastewater management services for a total annual domestic wastewater volume of 73,513 gallons. This includes collection, transmission, treatment and disposal of domestic wastewater from this site.

The District will issue a water supply commitment that estimates water use inside the proposed developed structure to be 0.251 annual acre-feet on an annual average basis. This will amount to an annual average wastewater generation of 257 gallons per day, based on 10% consumptive use and 90% of water delivered to the office building being returned to the wastewater management system. This equates to a maximum month average day wastewater flow of 279 gallons per day. The maximum monthly average day flow volume is the common unit to assess treatment capacity.

All infrastructure required to be designed, constructed, operated and maintained from this site to connection to the District's existing wastewater collection system shall be accomplished in accordance with the District's rules, regulations, agreements, policies and procedures as they exist at the time the wastewater management services are provided. The provision of wastewater management services to this site is subject to the acceptance of plans, specifications and other documents in accordance with the District's rules, regulations, policies and procedures including development plans and wastewater related infrastructure plans. At the present time the District has sufficient capacity for conveyance, treatment and disposal of domestic wastewater generated from the planned development on this site.

At the present time the District owns treatment capacity in the Upper Monument Creek Regional Wastewater Treatment Facility (UMCR WWTF) of 680,000 per day, maximum month condition. Maximum month loading in calendar year 2023 was 504,000 gallons per day or 74.1% of owned and operable treatment capacity. The additional flow expected from this project and others currently being developed in the District's service area, will result in a total loading of 76.3% of the total owned capacity. The District has and will maintain adequate wastewater treatment capacity for this project.

The District owns and operates a wastewater collection system within its service area to collect domestic wastewater and convey it to the UMCR WWTF. Based on analysis, the collection system has current excess capacity sufficient to convey the maximum month average day flow from this project in the added amount of 279 gallons per day to the treatment facility. The District will maintain that capacity to provide satisfactory wastewater management services to this project.

This commitment to provide wastewater management services to the development on Lot 2, Struthers Ranch Subdivision Filing No. 2A 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 this property. This District reserves the right to renew and extend this commitment as the District sees fit in order to provide suitable wastewater management services for the service area.

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

Sincerely,



Christina Hawker, Acting General Manager

ec: Mr. Ronny Wright, Operations Superintendent, DWSD  
Ms. Carla Edwards and Ms. Ashley Uhrin, Customer Service, DWSD  
Mr. Roger J. Sams, P.E., GMS, Inc., Consulting Engineers