

# DONALA

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**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 Domestic Water Supply

Dear Lisa:

In accordance with your request, the Donala Water & Sanitation District (District or DWSD) has prepared this letter of commitment to provide the domestic water supply 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 Struthers Ranch Subdivision Filing No. 2A prepared by Ridgeline Land Surveying dated November 5, 2025, and contains a gross area of 1.0 acres. A copy of 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 a domestic water supply volume as shown below.

• Inside structure potable water supply =	81,682 gallons per year
• Landscape irrigation water supply allowance =	48,620 gallons per year
<b>TOTAL ANNUAL SUPPLY =</b>	<b>130,302 gallons per year</b> <b>0.400 annual acre-feet</b>

At the present time the District has sufficient long term water resources, renewable and non-renewable, raw water production and conveyance capability, together with water treatment and finished water conveyance and distribution capacity to accommodate the development of the proposed Lot 2, Struthers Ranch Subdivision Filing No. 2A. The District is of the opinion that its resources satisfy the EPC Land Development Code for commitment to the equivalent of a 300-year supply for this project. The District has and will maintain adequate water resources, treatment and delivery capacity for this project, existing consumers and other projects which may be developed in the District's service area.

All infrastructure required to be designed, constructed, operated and maintained from this site to a connection to the District's existing potable water distribution system shall be accomplished in accordance with the District's rules, regulations, agreements, policies and procedures as they

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exist at the time the water supply services are provided. The provision of potable water supply 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 water distribution and service line related infrastructure plans. At the present time the District has sufficient capacity for supply, treatment and delivery of potable water supply for the planned development on this site.

This commitment to provide a potable water supply 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 above date 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 potable water supply 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