

DONALA

Water & Sanitation District

March 09, 2023

Store Master Funding VIII, LLC
c/o Mr. Brad Nichols, Planner
YOW Architects, PC
115 S. Weber Street, Ste
200 Colorado Springs, CO
80903

**Via Email: bnichols@yowarch.com
No Hard Copy to Follow**

RE: **UPDATED** Commitment to Provide Wastewater Management Services
Cathedral Rock Commons Commercial, Lots 1, 2 and 3

Dear Mr. Nichols:

In accordance with the review comments of the El Paso County Planning and Community Development Department, the Donala Water & Sanitation District (District) respectfully provides this **UPDATED** letter of commitment to provide wastewater management services for the above listed project. The lots and tract proposed within Cathedral Rock Commons Commercial Final Plat (10.246 acres) are within the service area and institutional boundaries of the District.

Lot number one (1) in the proposed subdivision has received wastewater management services from the District since 2012. Lots two (2) and three (3) will be subject to new development in the future with approval of this final subdivision plat.

The District will provide wastewater management services for the property in the proposed subdivision in accordance with the District's rules, regulations, policies, agreements and procedures as they exist at the time those services are provided. At the present time the District has sufficient wastewater collection system and wastewater treatment capacity to accommodate the development of the proposed lots.

The District has previously issued a water supply commitment that was estimated water use inside the proposed structures on the three lots to be 3.854 annual acre-feet on an annual average basis. This will amount to wastewater generation of 3,097 gallons per day, based on 10% consumptive use and 90% of water delivered to the structures being returned to the wastewater management system. This equates to a maximum month average day wastewater flow of 3,326 gallons per day. The maximum monthly average day flow volume is the common unit to assess treatment capacity.

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 2022 was 396,000 gallons per day or 58.3% of owned and operable treatment capacity. The additional flow expected from this project will result in a total loading of 58.7% of the total owned capacity. The District has and will maintain adequate wastewater treatment capacity for this project.

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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 3,326 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 Cathedral Rock Commons Commercial final plat area 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 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,



Jeffrey W. Hodge, General Manager.

ec: Ms. Christina Hawker, Office Manager, Donala Water & Sanitation District
Mr. Roger J. Sams, P.E., GMS, Inc., Consulting Engineers
Mr. Marvin Boyd, Store Master Funding VIII LLC