



January 6, 2026

RE: 24-0542 La Osa  
Preliminary Sewer Submittal

## Preliminary Wastewater Memo

The La Osa project is a proposed project that consists of multiple data center buildings and gas power plants with associated utilities, grading, and site improvements. This report sets the development expectations for the rezoning of the Plan Area Development (PAD) and estimated sewer demands. The project is located on an approximate 3,374.51-acre property south of E. Baumgartner Rd, north of Continental Ave, east of S Cripple Creek Rd, and west of S Sienna Dr in Pinal County, Arizona. The Project is further located within a portion of Sections 3, 4, 10, 11, 12, and 13, Township 10 South, Range 8 East and a portion of Sections 7, 17, 18, 21, and 29, Township 10 South, Range 9 East of the Gila and Salt River Meridian, City of Maricopa, Pinal County, Arizona.

Pinal County Assessor Parcel Numbers:

- 409-11-0040, -0050, -006C, -002E, -002F, -002G, -002H, -003D, -013C, -015C, -015E, -0160, -018A, -0190;
- 409-14-002D, -002F, -004A, -005A, -005E;
- 409-24-001C;
- 409-25-001E, -001D, -001C, -002F, -002G, -003G -003E;
- 409-26-0010, -002A, -002B, -0240, -0220, -0250, -0260, -0270, -0490, -0480;
- 409-30-0020; 409-31-0010, -0330.

See next page for location and layout.

Private wells and septic systems will be used on the initial phases of the project until such time as the development grows to a volume that will necessitate a wastewater treatment facility for the area. Global Water has agreed to be a potential water supplier for this development. When a wastewater treatment facility becomes necessary, this development will coordinate with a utility provider such as Global Water for operating the facility. All wastewater design standards and demands will be met per Global Water Resources Design and Construction Standards.



Projected Wastewater Demands:

Land Use	Value (gpd/acre)	Acres	Avg. Day (gpd)	Max Day (gpd)
Industrial	1,200	2,127	2,552,520	5,105,040

Where:

Peak Day = Average Day \* 2.0

As each part of this proposed development applies for permitting and individual site approval, those developments will need to submit engineering plans and reports on sewer/septic sizing, demand, and design for compliance with Pinal County and ADEQ standards.

Respectfully,

EPS Group, Inc.

A handwritten signature in blue ink that reads 'Joey Gimbut'.

Joey Gimbut

SRPE/PM

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