



November 19, 2018

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Hannah Ridge at Feathergrass Filing No. 5
Final Plat
Sec. 32, Twp. 13S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 21286

To Whom It May Concern:

We have received your submittal concerning the above-referenced proposal to subdivide a 12.92 +/- acre tract of land into 55 parcels (after a revision that increased the number of proposed lots from 53 to 55). The proposed Hannah Ridge at Feathergrass Filing No. 5 is a replat of Tracts HH and JJ, Hannah Ridge at Feathergrass Filing No. 1. Proposed Filing No. 5 was previously called Phases 5 and 6 in the preliminary plat. The proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District (“Cherokee”).

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provides an estimated water demand of 0.42 acre-feet per year per lot for 53 lots and 3.43 acre-feet per year for irrigation of 1.32 common acres, for a total estimated water demand of 25.69 acre-feet per year. An October 15, 2018 letter from Cherokee indicates that lots 54 and 55 will require 0.31 acre-feet per year per lot, providing a total estimated water demand of 26.31 acre-feet per year. This seems to indicate that Lots 54 and 55 will not be irrigated.

Please note that standard water use rates, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, are 0.3 acre-foot per year for each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The proposed source of water is to be served by Cherokee, and an October 15, 2018 letter of commitment was included with the submittal. Additionally, August 17, 2018 letter of commitment was included. According to the letters, a source of water was purchased by Sand Creek Investments North, LLC for Hannah Ridge at Feathergrass Phase 2 subdivisions, which includes Filings No. 5, No. 6, and No. 7.

The source of water is 76 acre-feet per year of Tipton Water, as documented by the December 4, 2006 “Water and Sewer Service Agreement” between Cherokee and Sand Creek Investments North, LLC. The 76 acre-feet is part of 225 acre-feet of fully consumable and exportable water adjudicated to the Tipton Well in Colorado Ground Water Commission Case No. 91GW01, for use and export outside of the Upper Black Squirrel Creek Designated Ground Water Basin.



However, a portion of that water has already been committed to previous filings of Hannah Ridge at Feathergrass. The proposed source of water for previous filings was to be served by Cherokee, using two sources of water that were purchased by Sand Creek Investments North, LLC or Hannah Ridge at Feathergrass, including the Tipton Water and 60.5 acre-feet per year of the Kane Water Right, as documented by the October 11, 2006 "Water and Sewer Service Agreement" between Cherokee and Sand Creek Investments North, LLC.

Additional Comments

Should the development include construction and/or modification of any storm water structures, the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, available on the Colorado Division of Water Resources website at: <http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

State Engineer's Office Opinion

At this time, it appears that Cherokee has 136.5 acre-feet per year of obligation to deliver for the proposed development. This amount of water satisfies the total estimated demand of 19.95 acre-feet/year for Filing No. 1 (which has been reduced from this office's comments dated September 19, 2013), 16.38 acre-feet/year for Filing No. 2 (comments from our office dated August 10, 2015 were previously provided), 1.68 acre-feet/year for Shops at Feathergrass Filing No. 1 (comments from our office dated January 21, 2014 were previously provided), 19.11 acre-feet/year for Filing No. 3 (comments from our office dated May 31, 2017 were previously provided), 21.84 acre-feet/year for Filing No. 4 (comments from our office dated June 14, 2017 were previously provided), and 26.31 acre-feet/year for Filing No. 5 (the subject of this submittal). The October 15, 2018 letter of commitment dedicates an additional 0.62 acre-feet/year, which leaves 31.85 acre-feet per year of obligation for future filings in Hannah Ridge at Feathergrass.

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply for Filing No. 5 of Hannah Ridge at Feathergrass can be provided without causing injury to decreed water rights and is expected to be adequate.

The Sweetwater Wells (from which the Kane Water Right is withdrawn from) and the Tipton Well (from which the Tipton Water is withdrawn from) are constructed into the Quaternary alluvium, which is considered to be annually renewable with no administrative life span. The long term adequacy of any ground water source may be subject to fluctuations due to hydrological and climatic trends.

Should you have any questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Fuller". The signature is written in a cursive, flowing style.

Kate Fuller, P.E.
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer (via email)
Doug Hollister, District 10 Water Commissioner (via email)
Kathy Trask (via email)