



December 28, 2020

El Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Urban Collection at Palmer Village (formerly, Feathergrass Urban Duplexes)  
Final Plat  
NE 1/4 Sec. 5, Twp. 14S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 26871

To Whom It May Concern:

We have received the submittal concerning the above-referenced proposal to subdivide a 10.8 +/- acre tract of land into 100 single-family lots, and include a 12.26-acre tract reserved for future commercial use and right-of-way access (23.1 acres in total). This office previously provided comments regarding this subdivision on December 16, 2019; the comments provided herein shall supersede the previous letter. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Cherokee Metropolitan District ("Cherokee").

### Water Supply Demand

The referral documents did not include an updated Water Supply Information Summary, Form No. GWS-76. Please note that this form should be included as part of any subdivision referral in order for this office to properly review the proposed water supply. The referral documents did indicate that the total estimated demand to the subdivision remains 33.6 acre-foot/year.

The previous submittal estimated a demand of 20.0 acre-foot/year for household use in 100 units and an additional 13.6 acre-foot/year for irrigation of 1.3 acres of lawn/garden, for a total of 33.6 acre-foot/year. This equates to approximately 0.2 acre-foot/year for household use on each lot and 10.46 acre-foot/year/acre.

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/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation (2.2 acre-foot/year/acre).

### Source of Water Supply

The source of water for the proposed development is to be served by the Cherokee Metropolitan District, and a November 22, 2019 letter of commitment from Widefield was provided with the submittal confirming 33.6 acre-feet have been committed to the 10.8



acre portion of the development. The 12.26 acre tract has no proposed water supply at this time.

### Additional Comments

Should the development include construction and/or modification of any storm water structure(s), 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 online 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

According to this office's records, it appears Cherokee has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,



Ivan Franco, P.E.  
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner