

November 5, 2018

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

RE: Townhomes at Bradley Crossroads
Lot 1A, Bradley Crossroads, Filing No. 1B
Preliminary Plan
Sec. 2, Twp. 15S, Rng. 66W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 25300

Dear Ms. Parsons:

We have received a referral concerning the above-referenced proposal to divide a 5.24 acre tract of land known as Lot 1A of the Bradley Crossroads subdivision Filing 1B into 20 buildings serving a total of 78 townhome units. The proposed supply of water and wastewater disposal is to be served by the Security Water and Sanitation Districts/Enterprises (“Security”).

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76 was included with the submittal, and estimated the water supply needs as follows:

Use	Amount	Water Use Rate	Demand (acre-feet/year)
Residences	78 units	290 gpd per unit	25.34
Irrigation	3,050 square feet	350 gpd/acre	0.39
Total			25.73

It should be noted that standard water use rate, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, for lawn and garden irrigation is 0.05 acre-foot per year for each 1,000 square feet (1,944 gallons/day/acre), which is significantly higher than the water use rate used for irrigation in the Applicant’s estimate.

Source of Water Supply

The proposed source of water is Security, and an April 23, 2018 letter from Security was included with the submittal. Security has estimated the diversions to be a maximum of 31.2 annual acre-feet, and the wastewater collection and treatment requirements to be 5,609 million gallons per year. Security’s commitment to the property is limited to those amounts.

According to this office’s records, it appears that Security has adequate water resources to serve the estimated demand of 25.73 acre-feet/year for the proposed development.



Additional Comments

The application materials indicate that the project will collect storm flows in existing storm drain inlets on the southwest corner of the site, and are conveyed by pipe to the existing storm drain detention pond located at the southwest corner of the adjacent Lincoln Commons Townhomes. The pond was designed and constructed to accommodate flows from this site in addition to the Lincoln Commons site.

State Engineer's Office Opinion

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 the Townhomes at Bradley Crossroads can be provided without causing injury to decreed water rights.

Should you or the Applicant have questions concerning any of the above, please feel free to contact me directly.

Sincerely,



Melissa A. van der Poel, P.E.
Water Resource Engineer

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