



February 3, 2021

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

RE: Villas at Claremont Subdivision
 Preliminary Plat
 Sec. 4, Twp. 14S, Rng. 65W, 6th P.M.
 Water Division 2, Water District 10
 CDWR Assigned Subdivision No. 27512

To Whom It May Concern;

We have received a referral concerning the above-referenced proposal to divide a 10.17 +/- acre tract of land into 83 single-family lots and 5 tracts. According to the submittal, the tract of land is currently described as Tracts A and G, Claremont Ranch Filing No. 7. 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, and the Water/Wastewater Report dated November 2020 included with the submittal provide an estimated demand of 24.75 acre-feet/year as shown in the table, below.

Use	Amount	Water Use Rate	Demand (acre-feet/year)
Household	83 units	0.25 AF/yr	20.75
Irrigation	5.67 acres	0.02 AF/yr per 1,000 square-feet	4.00
Total			24.75

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. The applicant has indicated that the irrigation demands are based on an analysis from a landscape consultant.

Source of Water Supply

The proposed source of water is to be served by Cherokee Metropolitan District. A letter dated November 19, 2020 from Cherokee confirmed a commitment of 24.8 acre-feet for the proposed subdivision.



According to this office's records and the Water Information Summary Sheet, it appears that Cherokee has adequate water resources to serve the estimated demand of 24.74 acre-feet/year for the proposed development.

Additional Comments

The application materials indicate that the project will collect storm flows in an onsite extended drainage basin. The applicant should be aware that, unless the structure 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*, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

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 Claremont Commercial Subdivision No. 2 is adequate and can be provided without causing injury to decreed water rights.

According to the application materials, the proposed water supply for the subdivision is to be served by Cherokee Metropolitan District. Our office does not have up to date information on the ability of the Authority to supply water to this subdivision. As outlined in the statutes, Section 30-28-133(3)(d), C.R.S., the subdivider is required to submit evidence that a water supply that is sufficient in terms of quality, quantity, and dependability will be available to ensure an adequate supply of water. Adequate evidence is usually provided in the form of a water resource report, prepared by a professional engineer, which addresses the quality, quantity, and dependability issues. A report of this nature was not provided with the submittal. Please see the State Engineer's March 4, 2005 and March 16, 2005 memorandums, available on the Colorado Division of Water Resources webpage at <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3565889&dbid=0>, for the necessary information. In this situation, Cherokee will have to provide the required information of a quasi-municipality following Attachment A, Section 1 of the memorandums. **This office may not approve future submittals without the requested information.**

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

Sincerely,



Kate Fuller, P.E.
Water Resource Engineer

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