



COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

December 31, 2018

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

RE: Forest Lakes Subdivision – Phase II
PUD Development Plan/Preliminary Plan Amendment
Secs. 28-29, Twp. 11S, Rng. 67W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 25520

To Whom It May Concern:

We have received information concerning the above-referenced proposal for an amendment to the PUD Development Plan/Preliminary Plan for Forest Lakes Subdivision which proposes to subdivide a 287 +/- acre tract of land into 180 single-family lots. This office previously provided comments dated November 16, 2001, attached, regarding Forest Lakes PUD Development Plan/Preliminary Plan. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Forest Lakes Metropolitan District (“District”).

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal included an estimated water demand of 63.46 acre-feet/year to supply 180 single-family lots. This results in an estimated water demand of 0.353 acre-feet per year per unit. In some sections of the submittal, the estimated water demand is 63.54 acre-feet/year. This discrepancy is due to rounding. It should be noted 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 supplied by the Forest Lakes Metropolitan District (“District”), and a December 3, 2018 letter from the District was provided with the submittal. The letter commits to serving 63.54 acre-feet/year to Forest Lakes Phase II.

According to the December 20, 2017 Water Supply Plan and Wastewater Report, revised November 30, 2018, included with the submittal, it appears that the District has adequate water resources to serve 63.54 acre-feet/year for the proposed development.



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 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

According to the information provided and records of this office it appears the District 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.

Should you have any questions concerning this matter, 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

