



December 2, 2021

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

RE: Cloverleaf Subdivision
Final Plat - Filing No. 2
Sec. 23 and 24 Twp. 11S, Rng. 67W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 27758

Dear Mr. Green,

We have received the above-referenced proposal to create a subdivision in El Paso County. According to the materials, it appears the development consists of 131 single family lots on 37.275 +/- acres. This office has no record of any existing wells located on the property. The proposed source of water supply and wastewater disposal is to be served by the Woodmoor Water and Sanitation District (“District”).

These lots are included in a preliminary plan for a 38.73 acre subdivision, for which this office previously provided written comments, dated February 9, 2021. This office previously provided comments regarding this referral on June 21, 2021. The comments included herein shall supersede those prior comments.

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 53.76 acre-feet/year for 150 single family lots, which equates to an anticipated demand of 0.35 acre-feet/year per single family lot. The estimated demand for 1.74 acres of irrigated open spaces and tracts is 0.87 acre-feet/year, which equates to 0.5 acre-feet/year per 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 2.2 acre-foot/year for each acre of lawn and garden irrigation. **The applicant’s estimated demand for irrigation is significantly lower, but is consistent with the District’s estimated demands.**

Source of Water Supply

The proposed water supplier is Woodmoor Water and Sanitation District (“District”), and a September 27, 2021 letter of commitment from the District was included with the submittal. According to this office’s records, it appears that District has adequate water resources to serve 53.76 acre-feet/year for the proposed development.



Additional Comments

If a storm water detention structure is constructed as a part of this project, 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*, attached, 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/gyh/?viewer=cswdif>, to meet the notification requirements.

State Engineer’s Office Opinion

According to this office’s records, 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.

Sincerely,



Kate Fuller, P.E.
Water Resource Engineer

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