



COLORADO
Division of Water Resources
Department of Natural Resources

June 24, 2020

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

RE: Urban Collection at Palmer Village
Sec. 5, Twp. 14S, Rng. 65W, Sixth P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 26871

To Whom It May Concern:

We have received the submittal concerning the above referenced proposal to approve a combined PUD/Preliminary Plan Urban Collection at Palmer Village Subdivision. This would approve the proposal to divide 51.999 +/- acres into 225 single family residential lots. The proposed supply of water is to be served by and wastewater is to be disposed of by Security Water and Sanitation Districts/Enterprises (“Security”).

This office previously provided written comments, dated December 16, 2019, regarding the proposed development during the preliminary planning stage under the name of Feathergrass Urban Duplexes. The current referral does not change the water supply requirements for the subdivision; therefore, please refer to our previous comments attached to this letter.

Should you or the applicant have questions regarding any of the above, please feel free to contact me at this office.

Sincerely,

Kate Fuller, P.E.
Water Resource Engineer

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





December 16, 2019

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

RE: Feathergrass Urban Duplexes - Preliminary Plat
Sec. 5, Twp. 14S, Rng. 65W, 6th 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. 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 Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 20.0 acre-feet/year for household use in 100 units and an additional 13.6 acre-feet/year for irrigation of 1.3 acres of lawn/garden, for a total of 33.6 acre-feet/year. This equates to approximately 0.2 acre-feet/year for household use on each lot and 10.46 acre-feet/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 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 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,



Kate Fuller, P.E.
Water Resource Engineer

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