



March 17, 2020

Gabe Sevigny  
El Paso County Planning & Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: Solace of Colorado Springs Preliminary Plan  
Sec. 7, Twp. 14S, Rng. 65W, Sixth P.M.  
Water Division 2, Water District 10  
CDWR Assigned Referral No. 27045

To Whom It May Concern:

We have received the submittal concerning the above referenced proposal for 348 multi-family units within 15 buildings on a site of approximately 29 acres. Phase 1 of the plan consists of 234 units on 21.37 acres and Phase 2 of the plan consists of 114 units on 7.62 acres. The applicant proposes to irrigate 11.8 acres on the site. 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 references a demand of 100.6 acre-feet/year the proposed development. The referral documents estimate a water use rate of 0.20 acre-foot/year/unit and 2.4 acre-foot/year/acre of irrigation.

### **Source of Water Supply**

The source of water for the proposed development is to be served by the Cherokee Metropolitan District (“Cherokee”), and an August 5, 2019 letter of commitment from Cherokee was provided with the submittal confirming 61.8 acre-feet have been committed to Solace of Colorado Springs, which is sufficient for Phase 1 of the proposed development and 6 acres of irrigation. The application documents indicate that the water supply for Phase 2 will be addressed in the Final Plat.

Information in our files indicates that Cherokee has sufficient resources to serve the property without injury to decreed water rights.

### **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