



COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

July 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. 24654

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 231 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 81.54 acre-feet/year to supply 231 single-family lots. This results in an estimated water demand of 0.353 acre-feet per year per unit. 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 an October 25, 2017 letter from the District was provided with the submittal. The October 25, 2017 letter from the District appears to commit to serving the Phase Two of the Forest Lakes Subdivision, **however this office recommends the county require a letter of commitment specifically referencing an amount of water and/or number lots that the District has committed to serve.**



According to the December 20, 2017 Water Supply Plan and Wastewater Report included with the submittal, it appears that the District has adequate water resources to serve 81.54 acre-feet/year for the proposed development.

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,



Ivan Franco, P.E.
Water Resource Engineer

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

