



December 18, 2019

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

RE: North Bay at Lake Woodmoor – Final Plat
Sec. 11, Twp. 11S, Rng. 67W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 23991

To Whom It May Concern:

We have received additional information concerning the above-referenced proposal to subdivide a 7.23 +/- acre tract of land into 28 single-family dwelling lots and 5 tracts. The comments provided herein supersede those comments previously provided by letter dated December 28, 2016 and October 22, 2018. This office has no record of any existing wells located on the property. According to the submittal, the proposed source of water supply and wastewater disposal is to be served by the Woodmoor Water and Sanitation District (“District”).

Water Supply Demand

The updated Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a new demand of 0.342 acre-feet/year per household for a total of 28 household units. This equates to an anticipated annual water demand of 9.58 acre-feet/year for all combined units and uses. The proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot but does note that the water supply estimate accounts for some level of irrigation.

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 for the development continues to be Woodmoor Water and Sanitation District and an updated letter of commitment from the District dated November 21, 2017 was included with the submittal. According to the letter, they have committed to supply 9.58 acre-feet/year to the proposed development. According to this office’s records, it appears that District has adequate water resources to serve 9.58 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 (<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 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,



Ivan Franco, P.E.
Water Resource Engineer

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