COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

December 28, 2016

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

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

Dear Ms. Parsons,

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 28 proposed townhome lots and 5 tracts on a 7.23 acre parcel. 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 Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 16.47 acre-feet/year for 28 household units. This equates to an anticipated water demand of 0.588 acre-feet/year per household. The proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot. The anticipated daily water demand for the subdivision equates to 14,700 gallons per day.

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.

Source of Water Supply

The proposed water supplier is Woodmoor Water and Sanitation District (Woodmoor), and an October 12, 2016 letter of commitment from Woodmoor was included with the submittal.

According to the December 2012 *Woodmoor Water and Sanitation District Long Range Plan (LRP)*, on file with this office, Woodmoor utilizes two water supply sources. The first supply of water comes from the Denver Basin Aquifers, which Woodmoor can pump up to 6,322.4 acre-feet per year (based on a 100 year aquifer life), or 2,107.47 acre-feet per year (based on a 300 year

aquifer life). The second supply of water comes from diversions on Monument Creek and Dead Woman Creek that occur via an exchange of treated wastewater effluent for surface water, which supplied an average of 365 acre-feet per year over the period 2007-2011 (an annually renewable supply with no administrative lifespan). Combined, the Denver Basin water rights (based on a 300 year aquifer life) and surface water exchanges (annually renewable with no administrative life span) exceed the average annual water demand of 2,148 acre-feet estimated for current build-out.

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: Steve Witte, Division 2 Engineer (via email)
Doug Hollister, District 10 Water Commissioner (via email)