



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

February 16, 2021

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

RE: Cloverleaf Subdivision  
Final Plat - Filing No. 1  
Sec. 23 and 24 Twp. 11S, Rng. 67W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 27192

To Whom It May Concern:

We have received the submittal concerning the above referenced proposal create a subdivision in El Paso County. According to the materials, it appears the development consists of 150 single family lots on 38.75 +/- acres. This referral addresses three of the lots on 1.5 acres.

This office has no record of any existing wells located on the property. The proposed source of water supply and wastewater disposal is to be served by the Woodmoor Water and Sanitation District ("District").

This office previously provided written comments, dated July 14, 2020, regarding the proposed development during the preliminary planning stage. The current referral does not change the water supply requirements for this portion of 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 2 Engineer  
Doug Hollister, District 10 Water Commissioner





July 14, 2020

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

RE: Cloverleaf Subdivision  
Preliminary/PUD Development Plan  
Final Plat - Filing No. 1  
Sec. 23 and 24 Twp. 11S, Rng. 67W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 27192

Dear Mr. Sevigny,

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 150 single family lots on 38.75 +/- acres. This office has no record of any existing wells located on the property. 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 53.76 acre-feet/year for 150 single family lots, which equates to an anticipated demand of 0.35 acre-feet/year per single family lot. The estimated demand for 1.74 acres of irrigated open spaces and tracts is 0.87 acre-feet/year, which equates to 0.5 acre-feet/year per 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 2.2 acre-foot/year for each acre of lawn and garden irrigation. **The applicant’s estimated demand for irrigation is significantly lower, but is consistent with the District’s estimated demands.**

### Source of Water Supply

The proposed water supplier is Woodmoor Water and Sanitation District (“District”), and a May 11, 2020 letter of commitment from the District was included with the submittal. According to this office’s records, it appears that District has adequate water resources to serve 53.76 acre-feet/year for the proposed development.



### **Additional Comments**

The application materials indicate that a storm water detention structure may be constructed as a part of this project. The applicant should be aware that, unless the structure 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*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification 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,



Kate Fuller, P.E.  
Water Resource Engineer

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