

WATER RESOURCES REPORT
for
WINDERMERE FILING NO. 2

El Paso County, Colorado

June 2024

Prepared for:

Colo Windermere #2

4164 Austin Bluffs Pkwy #361
Colorado Springs, CO 80918
Contact: James Todd Stephens
(719) 200-9594

Prepared by:

Drexel, Barrell & Co.

101 Sawatch St. #100
Colorado Springs, CO 80903
Contact: Tim McConnell, P.E.
(719) 260-0887

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1.0 SUMMARY OF THE PROPOSED SUBDIVISION

Windermere Filing No. 2 is a 9.3 acre subdivision within the east half of Section 29, Township 13 South, Range 65 West of the 6th Principle Meridian in El Paso County, Colorado. The site is located on the east side of Antelope Ridge Drive, just north of North Carefree Circle.

The site is within the Cherokee Metropolitan District Service area. Water and wastewater services will be provided by Cherokee Metropolitan District.

The proposed Windermere development includes a maximum of 150 multi-family residential units with 4.29-acres of landscaped area. Landscaped area is proposed to be a mix of irrigated turf, irrigated native seed, xeric planting beds, and native seed that is only irrigated to establishment.

2.0 DETERMINATION OF SUFFICIENT QUANTITY OF WATER

A. Calculation of Water Demand

At this initial stage the proposed development includes a maximum of 150 multi-family residential units. This results in the following estimated quantities:

Residential: $(0.20 \text{ AC-FT/YR/household}) \times (150 \text{ households}) = 30 \text{ AC-FT/YR}$

Irrigation: $(2.0 \text{ AC-FT/YR}) \times (4.29 \text{ AC}) = 8.6 \text{ AC-FT/YR}$

Estimated Project Total: 38.6 AC-FT/YR

The projected water consumption is based upon industry standards as well as methodology used by other utility providers in the area.

B. Calculation of Water Available

Windermere Filing No. 2 is to be served by the Cherokee Metropolitan District water system. A sufficient capacity statement from Cherokee Metropolitan District to serve the development is included in the appendix, with water volume to be confirmed later in the project when site layout and other water needs are established.

Cherokee Metropolitan District water is sourced entirely from groundwater in two regions. The majority from the alluvial Upper Black Squirrel Aquifer, and the remainder from deep bedrock aquifers on the Sundance property. Reference the Cherokee Metro District Water Provider Supplement in the appendix for further information.

3.0 DETERMINATION OF SUFFICIENT DEPENDABILITY OF WATER SUPPLY

- A. Water rights – The Cherokee Metropolitan District will provide treatment and delivery of the water to site. Reference the Cherokee Metro District Water Provider Supplement in the appendix for further information.
- B. Financial plan and capital improvement plan from water provider – Water delivery will be provided by the Cherokee Metropolitan District. Reference the Cherokee Metro District Water Provider Supplement in the appendix for further information.
- C. Water delivery will be provided by the Cherokee Metropolitan District. The proposed water system will connect to the existing water system in Pronghorn Meadows Circle. Reference the preliminary utility plan in the appendix.
- D. There are no wells proposed on this site. For a description of the wells utilized by the Cherokee Metropolitan District, reference the Cherokee Metro District Water Provider Supplement in the appendix for further information.
- E. Short term water supplies shall be provided by the Cherokee Metropolitan District.

4.0 DETERMINATION OF SUFFICIENT QUALITY AND POTABILITY OF WATER

Water delivery will be provided by the Cherokee Metropolitan District. Drexel, Barrell & Co. understands that quality and potability of the Cherokee Metropolitan District water supply is already approved. Please also see the "Cherokee Metropolitan District Calendar Year 2022 Water Quality Report" included in the appendix.

5.0 CONTACT INFORMATION

Cherokee Metropolitan District
Attn: Amy Lathen, General Manager
6250 Palmer Park Blvd.
Colorado Springs, CO 80915
Phone: (719) 597-5080
Fax: (719) 597-5145

Drexel, Barrell & Co.
Attn: Tim McConnell, P.E.
3 South 7th Street
Colorado Springs, CO 80905
Phone: (719) 260-0887pl

Appendix