

WATER RESOURCES REPORT

for
WINDERMERE

El Paso County, Colorado

April 2022

Prepared for:

Colo Windermere #2

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WATER RESOURCES REPORT
for
WINDERMERE FILING NO. 2

El Paso County, Colorado

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 277 muluti-family residences.

2.0 DETERMINATION OF SUFFICIENT QUANTITY OF WATER

A. Calculation of Water Demand

The proposed development includes a maximum of 277 multi-family residential lots. This results in the followings quantities:

Residential: $(0.25 \text{ AC-FT/YR/household}) \times (277 \text{ households}) = 69.25 \text{ AC-FT/YR}$

Project Total: 69.25 AC-FT/YR

Letter provided was not a commitment letter

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

Reference Cherokee Metro District Water Provider Supplement in the appendix.

B. Calculation of Water Available

1. Windermere Filing No. 2 is to be served by the Cherokee Metropolitan District water system. A Letter of commitment 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.
2. 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 at 3 stub locations in Antelope Ridge Road. 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 MD 2019 Drinking Water Quality Report" included in the appendix.

5.0 UTILITY 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

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Please include this document

Appendix