



July 21, 2022

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

RE: Windermere Subdivision - Phase 2
E1/2 of Sec. 29, Twp. 13S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 23569

To Whom It May Concern:

We have received additional information for the above-referenced proposal to subdivide a 55.58 +/- acre tract of land into 163 single-family lots and 277 multi-family units. This office previously provided comments regarding this subdivision on November 6, 2014, November 17, 2015, March 5, 2019, July 28, 2020, December 28, 2020, February 11, 2021, and August 9, 2021. The August 9, 2021 letter addressed the water supply for proposed Phase 1, and this letter addresses the water supply for proposed Phase 2. The subdivision is still proposed to be constructed in only two phases, although the number of proposed lots has been changed from previous plans. Phase 1 will consist of 46.32± acres and include 163 residential lots and a detention facility. Phase 2 will consist of 9.26± acres and include 277 multi-family units. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District (“Cherokee”).

Water Supply Demand

The updated Water Supply Information Summary, Form No. GWS-76, provided estimates a demand of 69.25 acre-feet/year for 277 multifamily dwellings which equates to 0.25 acre-feet/household.

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 (2.2 acre-foot/year/acre).

Source of Water Supply

The proposed source of water for the development is to be served by Cherokee and an updated letter from Cherokee, dated April 8, 2022, was included with the submittal. According to the letter, Cherokee declines to issue a formal commitment letter at this time, although they indicate that while they have the capacity to meet the expected demand, they can issue a formal commitment letter with more detailed plans if they still have the capacity to meet the demand. According to this office’s records, it appears that Cherokee has adequate water resources to serve 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*, available online at: <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 Company may have sufficient water resource to serve the proposed subdivision; however, pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply cannot be provided without injury to decreed water rights until a firm letter of commitment indicating that the Cherokee commits to serving the proposed development with a water supply that meets or exceeds the estimated demand is provided. Should you have any questions, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer