



DEPARTMENT OF NATURAL RESOURCES

DIVISION OF WATER RESOURCES

November 21, 2012

John W. Hickenlooper  
Governor

Mike King  
Executive Director

Dick Wolfe, P.E.  
Director/State Engineer

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

RE Eagle Forest Estates – Final Plat  
Sec 8, Twp 12S, Rng 65W, 6<sup>th</sup> P M  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No 23287

Dear Mr. Fitzpatrick

We have received follow-up information (in the form of a January 21, 2005 *Preliminary Ground Water Investigation*) concerning the above referenced to subdivide a 44.2 +/- acre parcel into 9 lots and a tract of open space, the proposed lots range in size between 3.3 and 4.5 acres and the proposed open space is 5.3 acres. According to this office's records, a previous development known as Eagle Heights Subdivision was proposed for this property and the water supply plan was denied by this office in comments dated February 10, 2006. The proposed supply of water for this development is to be served by individual on-lot wells and wastewater is to be served by individual septic systems.

**Water Supply Demand**

According to the revised Water Supply Information Summary received by this office on August 13, 2012, the estimated water requirements include 2.7 acre-feet per year for household use in 9 single family dwellings (0.3 acre-foot per year per dwelling), 4.7 acre-feet per year for irrigation of 1.8 acres, 1 acre-foot per year for stock watering, and 1.5 acre-feet per year for a clubhouse, for a total estimated water requirement of 9.9 acre-feet per year.

**Source of Water Supply**

The proposed source of water is individual on-lot wells in the not-nontributary Dawson aquifer. The wells will operate pursuant to the decree granted in consolidated case nos 04CW119 (Division 2) and 04CW336 (Division 1). According to the plan for augmentation granted in said case, the applicants have the right to withdrawal up to 9.9 acre-feet per year from the Dawson aquifer (based on a 300 year supply). Additionally, the plan limits the annual amount withdrawn for each use as follows:

<u>Type of Use</u>	<u>Annual Amount Withdrawn</u>
In-House Use	2.70 acre-feet
Irrigation Use	4.70 acre-feet
Stock Watering	1.0 acre-foot
Clubhouse (Total Facility)	1.5 acre-feet
<b>Total</b>	<b>9.90 acre-feet</b>

Office of the State Engineer

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Applications for on-lot well permits, submitted by an entity other than the current water right holder, Edward A. Edwards, would have to include evidence that the applicant has acquired the right to the portion of water being requested on the application

According to a January 21, 2005 *Preliminary Ground Water Investigation* by Wm Curtis Wells, typical wells in this region should yield 50 gallons per minute from the Dawson aquifer and a domestic well yielding 15 gallons per minute is adequate for a single family home

**State Engineer's Office Opinion**

Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S., it is our opinion that so long as well permits are obtained pursuant to the decree granted in consolidated case nos 04CW119 (Division 2) and 04CW336 (Division 1) and the terms and conditions of the well permits and said decree are followed, the proposed water supply can be provided without causing injury to decreed water rights and is expected to be physically adequate

**The amounts of water in the Denver Basin aquifers, as identified in this letter and the aforementioned decree, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.**

Should you have any questions, please contact Caleb Foy of this office

Sincerely,



Jeff Deatherage, P E  
Chief of Water Supply

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

HCF:crf