



June 22, 2023

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

RE: Outlook at Powers  
 Sec. 14, Twp. 15S, Rng. 66W, 6<sup>th</sup> P.M.  
 Water Division 2, Water District 10  
 CDWR Assigned Subdivision No. 25528

Dear Ms. Bellamy:

We have received a revised referral concerning the above-referenced proposal to construct an apartment facility on an existing 16.783 acre tract of land. The apartment facility would consist of up to 321 units. The proposed supply of water and wastewater disposal is to be served by the Security Water and Sanitation Districts/Enterprises (“District”).

**Water Supply Demand**

The Water Supply Information Summary, Form No. GWS-76 was included with the submittal, and estimated the water supply needs as follows:

Use	Amount	Water Use Rate	Water Use Rate	Demand (acre-feet/year)
Residences	321 units	750 gallons/day per unit	0.84 acre-feet/year per unit	269.67
Clubhouse	6,597 square feet	212 gallons/day per 1,000 square-feet	0.07 acre-feet/year per 1,000 square-feet	0.47
<b>Total</b>				<b>270.14</b>

Throughout the submittal, the number of proposed units was inconsistent. The Applicant should clarify how many units will be constructed.

**Source of Water Supply**

According to the application materials, the proposed water supply for the development will be the Security Water and Sanitation Districts/Enterprises. A May 23, 2023 letter from the District was included with the submittal, indicating that the subject property is not within the boundaries of the service area. The letter further estimates that the apartment facility



will consist of 166 single-family equivalents plus landscape irrigation. The District estimates the annual demand for the property to be 90 acre-feet.

According to the records of this office, the District has sufficient water resources to supply this development as described above. Therefore, this office recommends the county require the applicant to provide a letter of commitment from the District documenting that the District commits to serving the proposed development an amount of water that is greater than or equal to the estimated demand.

#### **Additional Comments**

Should the development include construction and/or modification of any storm water structure(s), 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*, located at <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3576581&dbid=0> 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**

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 is provided by the District that commits to serving the proposed development a water supply that meets or exceeds the estimated demand, which should be clarified.

Should you or the Applicant have questions concerning any of the above, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.  
Water Resource Engineer

cc: Rachel Zancanella, Division 2 Engineer  
Jacob Olson, District 10 Water Commissioner