

November 20, 2023

El Paso County Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Attn: Ashlyn Mathy, Planner 1

Re: MS227 County Attorney Water Comments- Comment Response

Dear Ashlyn:

In the last review the County Attorney issued the following comments:

*The WSIS contains an estimated water demand of 0.28 AF/year for irrigation of 2 lots. The portion of the Water Resources Report prepared by Sterling states that no buildings are proposed and the only water demand will be for irrigation. The portion of the WRR prepared by Cherokee Metro District states, however, that no outdoor irrigation is expected and the water demand is for a storage facility. Likewise, the commitment letter from Cherokee reflects a demand of 0.0 AF/year for irrigation and 0.28 AF/year for domestic purposes. Please ensure that all documentation is consistent.*

*In addition, the presumptive water demand for irrigation found in Section 8.4.7 (B)(7)(d) of the Land Development Code is 2.46 AF/year per acre of irrigated land, or 0.0566 AF/year per 1,000 sq. ft. This presumptive demand is significantly greater than that estimated by the applicant. Please provide justification for the lower number, such as confirmation from the District that similar water uses in the vicinity have similar demands based on their records.*

We have requested an updated letter from Cherokee Metro District to remove any domestic use from their calculations as no buildings are being proposed and to update their letter to reflect the 0.28 AF/year projected water use for irrigation. The proposed irrigation is the only water use for this property and is described in the Calculation of Water Demand on page 2 of the Water Resources Report submitted with MS227 and in the Site Data table included on the Landscape Plan (L101) of the Development Plan with application PPR-23-003.

The water use calculation for irrigation falls well below the County Code estimate as the landscaping for this use is different than a typical commercial project which the Code appears to contemplate. The proposed irrigation is only serving the proposed street trees along Space Village Ave. with the remaining landscape area being comprised of non-irrigated native grasses. This native grass seed mix was

specifically derived by the local USDA office and is made up of grasses indigenous to the particular area of El Paso County and that thrive on historic rainfall only.

We will provide the updated WRR letter from the District as soon as it is available however the water demands for this project are substantially below the presumptive demands and the project will not have an issue with water supply by the District. Should you have any questions please do not hesitate to reach out.

Sincerely,

FARNSWORTH GROUP, INC.

A handwritten signature in blue ink, appearing to read "Jon Spencer", with a long horizontal flourish extending to the right.

Jon Spencer, PLA  
Sr. Landscape Architectural Manager