



March 23, 2018

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

RE: The Beach at Woodmoor  
Preliminary/PUD Development Plan  
Final Plat - Filing No. 1  
Sec. 14, Twp. 11S, Rng. 67W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 24068

Dear Mr. Fitzpatrick,

We have received additional information concerning the above-referenced proposal to create a subdivision in El Paso County. According to the materials, it appears the development consists of 35 single-family lots and 8 tracts on 12.3 +/- acres. The proposed source of water supply and wastewater disposal is to be served by the Woodmoor Water and Sanitation District ("District").

### Water Supply Demand

The revised Water Supply Information Summary, Form No. GWS-76, included as additional information estimates a demand of 12.53 acre-feet/year for 35 single-family lots, which equates to an anticipated demand of 0.358 acre-feet/year per single-family lot. The Water Supply Information Summary, Form No. GWS-76, included in the March 6, 2018 *Water Resources Report & Wastewater Treatment Report* estimates a demand of 11.97 acre-feet/year for 35 single-family lots, which equates to an anticipated demand of 0.342 acre-feet/year per single-family lot. **The comments provided herein are based on an estimated demand of 12.53 acre-feet/year for 35 single-family lots.**

### Source of Water Supply

The proposed water supplier is Woodmoor Water and Sanitation District ("District"), and May 18, 2017 letter of commitment from the District was included with the submittal. According to the letter, "The Beach properties total 12.38 acres which the District is committed to providing water and sewer service with its standard policy allocation totaling 6.19 AF annually and additionally has committed to serving Agreement properties (collectively) with up to 86.21 of Supplemental Water Service. With the completion of the Dunes at Woodmoor, there remains 71.89 AF/yr of supplemental water service that can be allocated (wholly or partially)



toward the remaining Agreement properties, including the Beach. Resultantly, the District's total water service commitment at this time for the Beach is up to 78.08 AF/Yr (i.e. 71.89 AF + 6.19 AF)".

According to the December 2012 *Woodmoor Water and Sanitation District Long Range Plan (LRP)*, on file with this office, the District utilizes two water supply sources. The first supply of water comes from the Denver Basin Aquifers, which the District can pump up to 6,322.4 acre-feet per year (based on a 100 year aquifer life), or 2,107.47 acre-feet per year (based on a 300 year aquifer life). The second supply of water comes from diversions on Monument Creek and Dead Woman Creek that occur via an exchange of treated wastewater effluent for surface water, which supplied an average of 365 acre-feet per year over the period 2007-2011 (an annually renewable supply with no administrative lifespan). Combined, the Denver Basin water rights (based on a 300 year aquifer life) and surface water exchanges (annually renewable with no administrative life span) exceed the average annual water demand of 2,148 acre-feet estimated for current build-out.

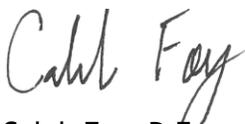
### **Additional Comments**

Should the development include construction and/or modification of any storm water structures, 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 on the Colorado Division of Water Resources website 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 District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,



Caleb Foy, P.E.  
Water Resource Engineer

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