



COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

June 22, 2017

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, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 24068

Dear Mr. Fitzpatrick,

We have received 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 12.317 +/- 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 Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 20.58 acre-feet/year for 35 single family lots, which equates to an anticipated demand of 0.588 acre-feet/year per single family lot. The proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot. The anticipated daily water demand for the subdivision equates to 18,375 gallons per day.

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.

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 AF0)".

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.

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)

