

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 water.state.co.us

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED: Hunsinger subdivision

2. LAND USE ACTION: subdivision

3. NAME OF EXISTING PARCEL AS RECORDED: Amended Filing of Spring Crest and Spring Crest Filing No. 2
SUBDIVISION: _____, FILING (UNIT) _____, BLOCK _____, LOT _____

4. TOTAL ACREAGE: 14.959 5. NUMBER OF LOTS PROPOSED 5 PLAT MAP ENCLOSED? YES or NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.

- A. Was parcel recorded with county prior to June 1, 1972? YES or NO
B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO
If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

S 1/4 of the NW 1/4, Section 28, Township 12 N or S, Range 66 E or W
Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be UTM, Units must be meters, Datum must be NAD83, Unit must be set to true N, Zone 12 or Zone 13
Easting: _____
Northing: _____

8. PLAT – Location of all wells on property must be plotted and permit numbers provided.

Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS

USE	WATER REQUIREMENTS	
	Gallons per Day	Acre-Feet per Year
HOUSEHOLD USE # <u>5</u> of units	<u>720^x</u>	<u>1.530</u>
COMMERCIAL USE # <u>0</u> of S. F	<u>0</u>	<u>0</u>
IRRIGATION # <u>0.05</u> of acres	<u>25 per 1/2 yr</u>	<u>0.014</u>
STOCK WATERING # <u>10</u> of head	_____	<u>0.112</u>
OTHER: _____	_____	<u>0</u>
TOTAL	_____	<u>1.656</u>

^x average

10. WATER SUPPLY SOURCE

NEW WELLS - 3

PROPOSED AQUIFERS – (CHECK ONE)

ALLUVIAL UPPER ARAPAHOE
 UPPER DAWSON LOWER ARAPAHOE
 LOWER DAWSON LARAMIE FOX HILLS
 DENVER DAKOTA
 OTHER: _____

MUNICIPAL
 ASSOCIATION
 COMPANY
 DISTRICT
NAME N/A

LETTER OF COMMITMENT FOR SERVICE YES or NO

WATER COURT DECREE CASE NUMBERS: 16CW3088 Div. 2

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM.
(This may be required before our review is completed.) written by water counsel instead of engineer

12. TYPE OF SEWAGE DISPOSAL SYSTEM

- SEPTIC TANK/LEACH FIELD CENTRAL SYSTEM
 LAGOON VAULT
 ENGINEERED SYSTEM (Attach a copy of engineering design.) OTHER: _____
- DISTRICT NAME: _____
LOCATION SEWAGE HAULED TO: _____

ADDENDUM TO WATER SUPPLY INFORMATION SUMMARY

3. The existing configuration of the Property consists of Lot 10, Block B of Amended Filing of Spring Crest and Lots K and L, Spring Crest Filing No. 2.

5. The Amended Filing of Spring Crest was approved by the El Paso County Board of County Commissioners in 1959. Spring Crest Filing No. 2 took Lot 11, Block B of Amended Filing of Spring Crest and split it into two lots, which are now recorded as Lots K and L, Spring Crest Filing No. 2; that occurred in 1963. A partial copy of the plat map for Spring Crest Filing No. 2, showing Lots K and L, is attached.

9. The plan for augmentation decreed in Case No. 16CW3088 in Water Division 2 on November 1, 2017, approved two Denver aquifer wells which may each pump 0.306 acre foot (99,710 gallons) annually and three Arapahoe aquifer wells which may each pump 0.348 acre foot (113,396 gallons) annually. The figures shown on the Water Supply Information Summary represent the average of those amounts. The actual amounts are as shown below:

Denver aquifer

Type of Use	No. Units	Use per Unit	Gallons/day	AF/yr
Household	2	251 gal/house/day	502	0.562
Irrigation	flower pots, planters, drip	5 gpd for ½ yr	10 for ½ yr	0.006
Horses	2 per lot	10 gal/animal/day	40	0.044
Total				0.612

Arapahoe aquifer

Type of use	No. Units	Use per Unit	Gallons/day	AF/yr
Household	3	288 gal/house/day	865	0.969
Irrigation	flower pots, planters, drip	5 gpd for ½ yr	15 for ½ yr	0.008
Horses	2 per lot	10 gal/animal/day	60	0.067
Total				1.044

Annual water usage will be limited to 1.656 acre feet annually per the above and as allowed by Case No. 16CW3088, Water Division 2.

WORLEY LAW FIRM, LLC
Henry D. "Hank" Worley
3209 Springridge Drive
Colorado Springs, CO 80906
Phone: 719.634.8330 / Email: hank.worley@pcisys.net

February 20, 2018

Mr. Cole Emmons
County Attorney's Office
210 South Tejon Street
Colorado Springs, CO 80903

RE: Water Resource Report for Hunsinger Subdivision

Dear Mr. Emmons:

I represent the Hunsinger Development Corporation. This letter is in regard to the water supply for the proposed Hunsinger subdivision, a replat of Lot 10, Block B of the Amended Filing of Spring Crest and Lots K and L of Filing No. 2 of Spring Crest.

Qualifications: I have 30 years' experience in Colorado water rights work. I have obtained decrees approving over 100 plans for augmentation utilizing Denver Basin water rights. While I am not a water resources engineer, I do feel that my years of experience enable me to provide the information required by the State Engineer as set forth in § 8.4.7 (3)(e), El Paso County Land Development Code. I have probably written a half dozen such reports, and there has never been an objection based on the fact that I am not an engineer.

Analysis. The Hunsinger subdivision will consist of five lots on 14.959 acres of land located in portions of the NW1/4 of Section 28, T. 12 S., R. 66 W., 6th P.M. (the "Property") A reduced-scale map of the proposed subdivision plat is attached hereto as Figure 1.

In the decree in Case No. 16CW3088, Water Division 2, entered on November 1, 2017 (the "Decree"), the following amounts of water underlying the Property were decreed to the Hunsinger Trusts, predecessor in interest to Hunsinger Development Corporation, as follows:

- 184 acre feet of water and water rights in the not nontributary Denver aquifer;
- 678 acre feet of water and water rights in the nontributary Arapahoe aquifer;
- 449 acre feet of water and water rights in the nontributary Laramie-Fox Hills aquifer.

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There are either three or four wells on the Property, all of which are constructed into the Denver aquifer. They are: permit no. 250314 (possibly plugged and abandoned), permit no. 250314-A, permit no. 172650, and permit no. 172651. Well permit nos. 250314-A and 172650 will be re-permitted consistent with the terms of the plan for augmentation decreed in Case No. 16CW3088, Water Division 2, to allow indoor residential use, very limited irrigation, livestock watering (up to two horses per lot), and ancillary commercial uses as allowed pursuant to the State Engineer's Policy 2011-3. Permit nos. 172651 and 250314 will be plugged and abandoned, assuming that permit no. 250314 is located and has not already been plugged and abandoned.

In addition, three Arapahoe aquifer wells will be constructed and used for the same purposes as allowed for the Denver aquifer wells, though they will be allowed to pump a little more water – 0.306 acre foot annually for each Denver aquifer well, and 0.348 acre foot annually for each Arapahoe aquifer well.

As set forth in the attached Water Supply Summary form, it is projected that the annual water supply for each of five lots with a single family residence on each lot will be as follows:

- 0.28 acre foot per lot for indoor sanitary and drinking purposes on lots with Dawson aquifer wells, and 0.323 acre foot on lots with Arapahoe aquifer wells;
- 0.003 acre foot annually per lot for flower pots, planters, and drip irrigation of an unspecified but limited number of trees and shrubs. This was considered to be the equivalent of 436 square feet of irrigated area (0.01 acre per lot) with annual application of 5 gallons per day for half the year, or about 0.03 acre foot per lot per year;
- 0.012 acre foot annually for livestock watering (two head at 10 gpd per head).

Based upon the above figures, the total annual water supply for the subdivision is 1.656 acre feet, which is the amount allowed by the decree to be pumped.

Livestock watering is limited to two horses per lot. However, if a family chooses not to have any livestock, that would allow a little more water to be used for irrigation. In addition, a small family which does not use all of its indoor "allocation" could have slightly more water for irrigation, but the Decree prohibits installation of turf grass and sprinkler irrigation generally.

I am aware that the amount of water which will be allowed per lot is less than is frequently considered necessary, or at least desirable, in Colorado. However, in 2011, a Boulder, Colorado company named Aquacraft completed a comprehensive study of water uses in 1,000 homes in each

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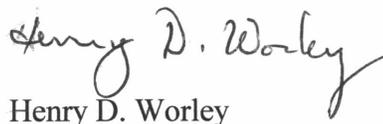
of ten cities across the United States and Canada, including Boulder and Denver. The study revealed that average indoor uses for “standard” new homes built after 2001 is 140 gpd, or about 0.16 acre foot. Homes in which high efficiency water-using appliances are used require 110 gpd on average, or only 0.123 acre foot annually. The figures were based on average occupancy of 3.0 persons per household, so a larger family will skew the amount upward proportionately. Because one cannot determine at this point in time how many residents will inhabit each of the houses over the course of many years, installation of high efficiency plumbing fixtures should be encouraged.

The decree is designed such that as long as there is a residence on each lot which is permanently occupied, and annual water use on each lot with a Denver aquifer well is limited to 0.306 acre foot, and 0.348 acre foot annually for each of the lots with Arapahoe aquifer wells, all stream depletions will be replaced with septic system return flows of 0.18 acre foot per lot during the 300 year pumping period. No separate measurement of, or accounting for, indoor and outdoor uses is required. All of the wells are required to be metered, with readings to be taken on April 1 and November 1 of each year, and reported to the Division of Water Resources. More frequent meter readings may be required by the Division of Water Resources if one or more wells exceed their annual allotment, in order to identify and correct the problem of excessive pumping.

It is my conclusion that the water rights owed by the Hunsinger Development Company, in conjunction with compliance with the requirements and limitation imposed by the Decree, are sufficient to meet El Paso County’s requirement of a 300 year water supply for the proposed five lot Hunsinger subdivision.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely yours,



Henry D. Worley

Attachments

c: Steven G. Hunsinger
Luanne Ducett

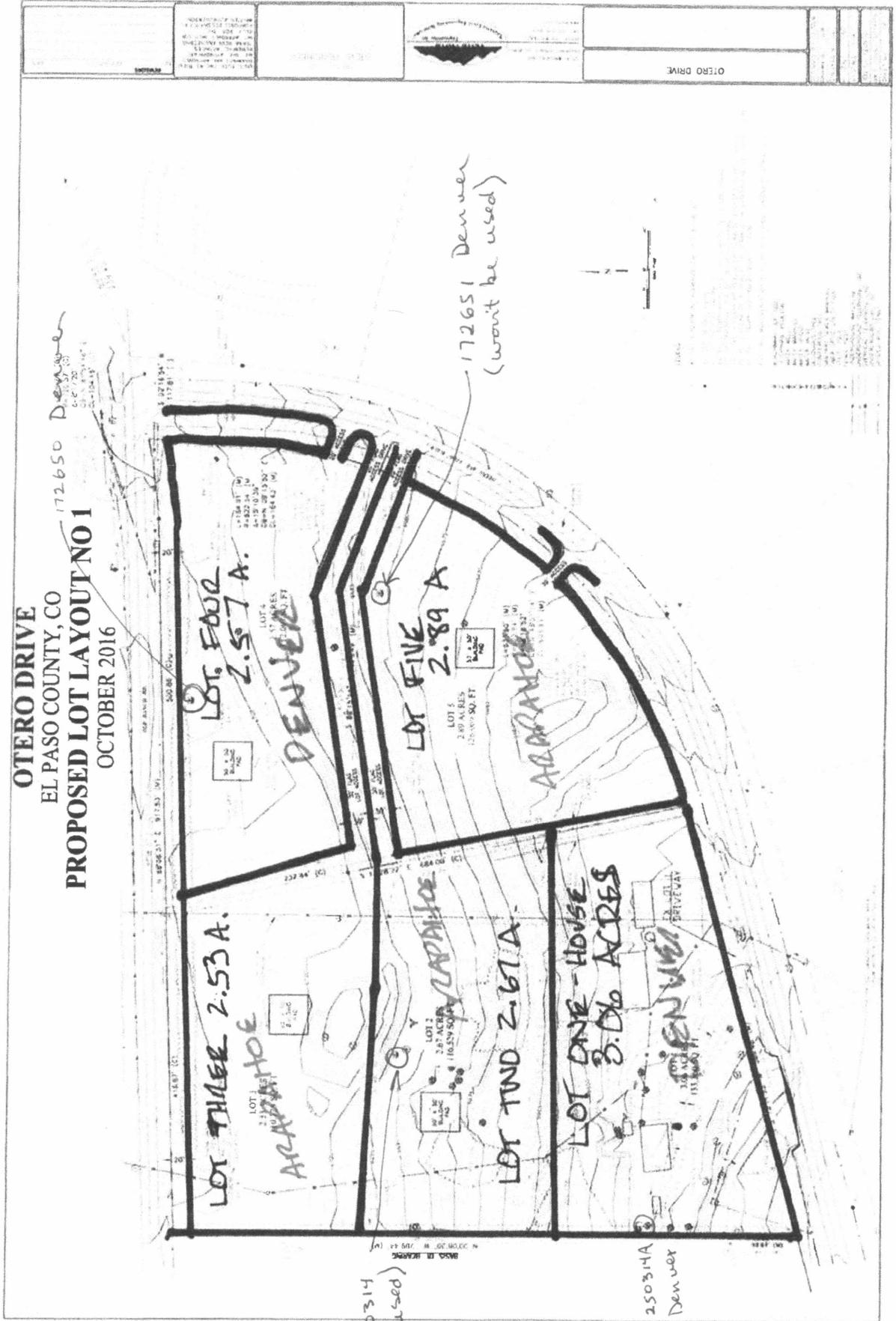
OTERO DRIVE

EL PASO COUNTY, CO

PROPOSED LOT LAYOUT NO 1

OCTOBER 2016

172650 Denver



Denver 250314
(won't be used)

172651 Denver
(won't be used)

250314
Denver

