



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

Office of the State Engineer  
1313 Sherman St, Suite 818  
Denver, CO 80203

October 22, 2018

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

RE: North Bay at Lake Woodmoor – Final Plat  
Sec. 11, Twp. 11S, Rng. 67W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 23991

To Whom It May Concern:

We have received additional information concerning the above-referenced proposal to subdivide a 7.23 +/- acre tract of land into 28 single-family dwelling lots and 5 tracts. The comments provided herein supersede those comments previously provided by letter dated December 28, 2016. This office has no record of any existing wells located on the property. According to the submittal, 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 14,700 gallons per day for 28 household units. This equates to an anticipated annual water demand of 16.47 acre-feet/year for all combined units and uses. This is the annual volume of water that was included in the previous referral and commented on in our previous letter dated December 28, 2016. The proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot but does propose 525 gallons per day/dwelling unit for this use. However, the water commitment letter, dated February 27, 2017, provided by the District indicates that now only 7.527 acre-feet annually have been dedicated to the proposed development. This is in clear conflict with the water demand calculations provided in the referral.

It should be noted that standard water use rates, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, are 0.3 acre-foot per year for each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation.

### Source of Water Supply

The proposed source of water for the development is to be served by Woodmoor Water and Sanitation District and an updated letter of commitment from the District dated February 27, 2017 was included with the submittal. According to the letter, they have committed to supply



only 7.527 acre-feet/year to the proposed development. According to this office's records, it appears that District has adequate water resources to serve 7.527 acre-feet/year for the proposed development.

### Additional Comments

Should the development include construction and/or modification of any storm water structure(s), 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* (<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

Since insufficient/conflicting information was provided, we cannot comment on the potential for injury to existing water rights or the adequacy of the proposed water supply under the provisions of Section 30-28-136(1)(h)(II), C.R.S. The applicant should provide supplemental information detailing the anticipated water use along with the firm water supply being committed by the District in order for this office to make a proper assessment. Should you or the applicant have questions regarding any of the above, please feel free to contact me directly.

Sincerely,



Ivan Franco, P.E.  
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner

