

WATER RESOURCES REPORT FOR THE VILLAS AT CLAREMONT RANCH

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Prepared for:

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**WATER RESOURCES REPORT
FOR
THE VILLAS AT CLAREMONT RANCH**

A. Summary of the Proposed Subdivision:

The Villas at Claremont Ranch Lincoln Commons is a 10.73-acre subdivision within a portion of the southwest quarter of section 4 and northwest quarter of section 9, Township 14 south, Range 65 west of the 6th P.M. in El Paso County, Colorado. The site is located at the northeast corner of the intersection of Marksheffel Road and Meadowbrook Parkway. Proposed development includes 83 single family residential townhome units.

This site lies within the Cherokee Metropolitan District service area. Water and wastewater service are to be provided by Cherokee Metropolitan District.

The parcel is a replat of Tract ‘A’ and Tract ‘G’ previously studied in the ‘Master Water Resources Report and Wastewater Report’ for Claremont Ranch Filing 7 &8’, prepared by Matrix Design Group.

B. Determination of Sufficient Quantity of Water:

1. CALCULATION OF WATER DEMAND:

Proposed development includes 83 single family residential townhome units.

Anticipated residential water demand is approximately 223 GPD/household (0.25 AC-FT/YR). This results in the following quantities:

(223 GPD/household) X (83 households)	=	18,509 GPD
	=	20.75 AC-FT/YR
Irrigation use	=	4.00/AC-FT/YR
TOTAL USE	=	24.75 AC-FT/YR

The open space area of this site encompasses 5.67 acres or 58% of the total site area. Anticipated irrigation of common areas will be 4.0 AC-FT/YR.

Anticipated irrigation use of common landscape areas was provided by Project Planner/Landscape Consultant. This opinion of probable residential water demand is made on the basis of experience and qualifications and represents Catamount Engineering’s best judgment as an experienced and qualified professional firm, familiar with the construction industry. Catamount Engineering cannot and will not guarantee that actual water demand will not vary from this opinion of probable water demand.

2. Calculation of Water Available:

- a. The Villas at Claremont Ranch is to be served by the Cherokee Metropolitan District water system. Catamount Engineering has obtained a letter of commitment from the District. *(Included in Appendix)*
- b. A map of the existing and proposed water system is provided with the Preliminary Plan submittal.
- c. There are no groundwater sources on this site.
- d. The site was previously included in the "Master Water Resources Report and Wastewater Report" for Claremont Ranch Filing 7 & 8"

C. Determination of Sufficient Dependability of Water Supply:

1. Water rights - water supply is to be provided by the Cherokee Metropolitan District.
2. Financial plan and capital improvement plan from water provider - water supply is to be provided by Cherokee Metropolitan District.
3. Water supply is to be provided by Cherokee Metropolitan District. The subdivision is within the Cherokee metropolitan District service boundary. The proposed water system will connect to the existing water system in MeadowBrook Parkway (see utility map).
4. There are no wells proposed on this site.
5. Catamount Engineering has obtained a letter of commitment from Cherokee Metropolitan District.
6. Short term water supplies shall be provided by Cherokee Metropolitan District.

D. DETERMINATION OF SUFFICIENT QUALITY AND POTABILITY OF WATER:

1. Catamount Engineering has obtained a letter of commitment from the Cherokee Metropolitan District.