

June 26, 2022

WALDEN PRESERVE 2, FIL 5 FINAL PLAT APPLICATION

RE: RESPONSE TO PCD PLANNING STAFF COMMENTS REGARDING WATER RESOURCE REPORT AND WATER SUMMARY FORM

On April 14, 2022 PCD Planning staff provided comments on the Walden Preserve 2, Fil 5 Final Plat application related to the applicant's Water Resource Report and Water Summary Form. Staff indicated that an incorrect amount was utilized to calculate the irrigation water requirements shown on the Water Summary Form and that this error was repeated in calculations utilized within the Water Resource Report. Staff requested corrected documents.

The applicant disagrees with the staff's irrigation water calculations and requests that the Water Resource Report and Water Summary Form be accepted as submitted. The applicant's position is based upon the following:

Staff indicated that the estimated water requirements for each lot irrigating 2,000 sf of landscaping is 0.1132 af/yr. They base this estimate on LDC Sec 8.4.7.B.7.d which states;

*"PRESUMPTIVE USE VALUES – **In the absence of data** on water use to the contrary or other minimum values established as acceptable by the State Engineer, the following presumptive values will be used to calculate the annual water demand: Residential and commercial landscaping use 0.0566 acre feet per 1,000 sf of landscaping."*

The applicant's position is that there is no **absence of data** and that the presumptive use values as state in the LDC should not be utilized. The applicant has utilized a per lot requirement of 0.0700 ac/ft per year per 2,000 sf irrigated. The available data supporting the applicant's estimated irrigation requirements is extensive and includes;

- Ground Water Supply Investigation for Walden by Curt Wells & Co. utilized in obtaining State and County water sufficiency findings for Walden Preserve 2, Filings 1, 2, 3 & 4 subdivisions.
- Dawson/Denver groundwater supply authorization by decree or permit (W-78430 / W-6220).
- Water Resource Report for Monument Academy Subdivision and Walden Preserve 2, Filing no. 5 prepared by Oliver E. Watts, Consulting Engineer, Inc.
- State Division of Water Resources' March 24, 2022 Walden Preserve 2, Filing No. 5 – Final Plat review letter in which the State Engineer's Office provided an Opinion that the water supply is adequate and can be provided without causing injury to decreed water rights. Said Opinion was based upon an irrigation requirement of 0.0700 acre-feet per lot per year for approximately 2,000 sf of lawn and garden.
- Oliver E. Watts, Consulting Engineer, Inc. review of Water District records showing the actual use numbers to be somewhat less than utilized in his Dec 8, 2021 Water Resource Report.