

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.

WATER SUPPLY INFORMATION SUMMARY

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 <i>Walden Preserve 2 Filing No. 5</i>			
2. LAND USE ACTION <i>Final Plat</i>			
3. NAME OF EXISTING PARCEL AS RECORDED			
SUBDIVISION	FILING	BLOCK	LOT
4. TOTAL ACREAGE	5. NUMBER OF LOTS PROPOSED <i>50</i>	PLAT MAP ENCLOSED <input checked="" type="checkbox"/> YES	
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? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, describe the previous action			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner.			
_____ 1/4 OF _____ 1/4 SECTION <i>14, 15</i> TOWNSHIP <i>11</i> <input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE <i>66</i> <input type="checkbox"/> E <input checked="" type="checkbox"/> W			
PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA			
8. PLAT - Location of all wells on property must be plotted and permit numbers provided. Surveyors plat <input type="checkbox"/> Yes <input type="checkbox"/> No If not, scaled hand drawn sketch <input type="checkbox"/> Yes <input type="checkbox"/> No			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # <i>50</i> of units	GPD <i>13.5</i> AF	<input checked="" type="checkbox"/> EXISTING WELLS	<input type="checkbox"/> DEVELOPED SPRING <input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS - (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER _____
COMMERCIAL USE # <i>0</i> of S.F.	GPD <i>0</i> AF	WELL PERMIT NUMBERS <i>51749-FR 63866-FR</i> <i>51751-FR 16389-FR</i> <i>25998-FR 32697-F</i> <i>51750-FR</i>	
IRRIGATION # <i>2.17</i> of acres	GPD <i>3.5</i> AF	<input type="checkbox"/> MUNICIPAL	WATER COURT DECREE CASE NO.'S <i>W-6220</i> <i>W-78430-74</i> <i>2016 CW 3103</i>
STOCK WATERING # <i>0</i> of head	GPD <i>0</i> AF	<input type="checkbox"/> ASSOCIATION	
OTHER _____	GPD <i>0</i> AF	<input checked="" type="checkbox"/> COMPANY	
TOTAL _____	GPD <i>17.0</i> AF	<input type="checkbox"/> DISTRICT	
		NAME <i>Walden Corporation</i>	
		LETTER OF COMMITMENT FOR SERVICE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
<input type="checkbox"/> SEPTIC TANK/LEACH FIELD		<input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME <i>Walden Corporation</i>	
<input type="checkbox"/> LAGOON		<input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO _____	
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)		<input type="checkbox"/> OTHER _____	