

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 RESOURCES REPORT

FOR

Monument Academy Subdivision and Walden Preserve 2, Filing No. 5

December 8, 2021

Prepared for
Walden Preserve
Matt Dunston
1230 Scarsbrook Court
Monument, CO 80132

Oliver E. Watts, Consulting Engineer, Inc.
Colorado Springs, Colorado

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Celebrating over 42 years in business

December 8, 2021

Bill Dunston
Walden Corporation
17145 Colonial Park Drive
Monument, CO 80132

Gentlemen,

At your request, I have investigated the water supply resources of the corporation to determine the existing capacity of the corporation system.

WATER SUPPLY: The following are the available water rights.

**WALDEN CORPORATION WATER SYSTEM
WELL PERMIT SUMMARY**

October 1, 2021

As detailed in the “Ground Water Supply Investigation” report by Curtis Wells & Co., the Walden Corporation operates a central water system consisting of 7 Denver Basin wells (6 Dawson aquifer and 1 Denver aquifer), which have been adjudicated in Water Court Cases W-7843-74 and W-6220. The total annual appropriation of the Walden Corporation wells is 604 af/yr, providing a total decreed 100-year supply of 60,400 acre-feet. The Walden central water system currently utilizes the following wells:

Walden Corporation Well Permit Summary (Central Water System)

Well No.	Permit No.	Decreed Annual Appropriation (af)
1 (Dawson)	51749-F-R (formerly 34881)	4,500
2 (Dawson)	51751-F-R (formerly 34842)	1,900
3 (Dawson)	25998-F-R	1,300
4 (Dawson)	51750-F-R	2,600

5 (Dawson)	63866-F-R	2,300
6 (Dawson)	16389-F-R	23 800
7 (Denver)	32697-F	24,000
Decreed	Case W-78430 & W-6220	60,400
Decreed	Case 2016-CW3103	15,500
Total		75,900

The District has the following commitments for service:

**Walden Corporation - Water Supply Commitment Summary
(Central Water System)**

	SFE	Ave. Day Dmd. (af/yr)	Total Water Demand (af)
Historic Commitments ('03)	245.2	83.36	8,336 ³
Walden Pines Subdivision	7	2.38	714 ⁴
Walden Preserve Filing No. 1 (73 lots + Tract A)	74	25.16	7,548 ⁴
Walden Preserve 2 PUD ⁶	116	39.44	11,832 ⁴
Total Water Commitments	442.2	150.3	28,430

¹ Total Dawson/Denver groundwater supply authorized by decree or permit (W-78430 / W-6220) per Curt Wells & Co. report (and DWR letter dated 7/3/13)

² Total supply based on legal and physical well production (per DWR letter dated 8/15/14)

³ Historic filings previously approved based on 100-year supply requirement

⁴ New filings required to demonstrate 300-year water supply

⁵ Walden Preserve 2 PUD (116 total lots) includes 12 lots previously identified as "Walden Preserve Filing No. 1A" in previous reports / correspondence

⁶ WP2 Filing No. 5 comprises the final 50 lots that are a part of the Walden Preserve 2 PUD

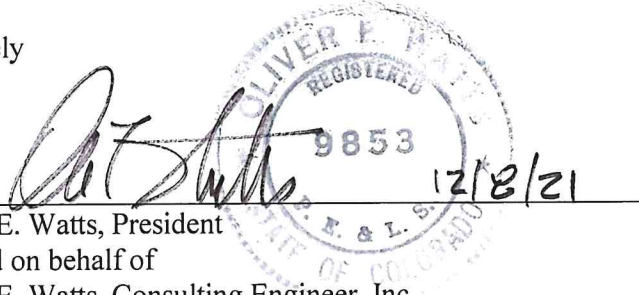
The above commitment numbers are based on the assumed average use of 0.34 acre feet per year per residence (Single Family Equivalent), based on the "Ground Water Supply Investigation" for Walden by Curtis Wells & Co. This is based on a projected use of 0.27 acre feet per year for in house use and irrigation of roughly 2,000 square feet of lawn or garden. District use figures show the actual use numbers to be somewhat less than that. This could be the result of some part time occupancy or occupancy of less than one hundred percent, along with limited landscape irrigation in this forested community; however the above commitment figures appear to be conservative on the high side based on actual water use records.

According to District records, the existing Kilmer elementary school has a water use average of 23,000 gallons per month and a population of 383 students. Applying this average to the proposed Monument Academy school population of 1000 students, the total school commitment would be 3.1 acre feet per year, which correlates to 9.1 SFE. The availability could be summarized as follows:

Available resources: 75,900 AF
Total Commitment 28,431 AF

The proposed total commitment computes to 37% of the availability. The Corporation therefore has more than adequate resources to provide a dependable water supply to the Walden Preserve 2 PUD, including Filing No. 5 and Monument Academy Subdivision.

Sincerely



12/8/21

Oliver E. Watts, President
For and on behalf of
Oliver E. Watts, Consulting Engineer, Inc.

Encl.
M A Subdivision Water Supply Information Summary

Walden Corporation
PO Box 1870
Monument, CO. 80132

January 4, 2022

Walden Holdings I, LLC, Matthew W. Dunston, Managing Member
17145 Colonial Park Dr.
Monument, CO. 80132-8437

**RE: Walden Preserve 2, Filing No. 5
Water Service Commitment**

Dear Mr. Dunston:

It is our understanding that Walden Holdings I, LLC (the "Developer") is interested in obtaining water service from the Walden Corporation for the property know as Walden Preserve 2, Filing No. 5 (the "Development"). It is our understanding that the Development consists of 50 single family residential lots.

Walden Corporation will provide water service to the Development in accordance with the Corporation's Rules and Regulations. Walden Corporation understands that all water rights associated with the Development have been appropriately conveyed, the Developer has committed to construct local water facilities as required to serve the Development in accordance with the subdivision construction drawings, and the Developer has provided for dedication of necessary easements and rights of way for the water improvements through the subdivision plans and related plat documents.

The proposed Development will be served by the Walden Corporation's water system. The Walden Corporation hereby provides an unconditional commitment to serve 50 single family residential lots located within the Walden Preserve 2 Filing No. 5, with an estimated annual water demand of 17.0 acre-feet per year.

WALDEN CORPORATION



Signature



Name

Date

1/7/2022

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 _____	