



Colorado Centre Metropolitan District

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March 18, 2025

Kylie Bagley, Project Manager
El Paso County Planning and Community Development Department
Transmitted via EDARP portal: epcdevplanreview.com

Re: Habitat for Humanity Preliminary Plan (AKA Rising Moon Filing 1 and 2)
File No.: SP243
Part of Sec. 3, T15S, R65W of the 6th PM
CDWR Assigned Subdivision No. 32443 – 2nd letter.

Dear Kylie Bagley,

In response to the letter from Ivan Franco, P.E., of the State of Colorado's Division of Water Resources, I have the following comments:

Colorado Centre Metropolitan District (CCMD or District) bases its connection fees and/or taps on the demand volumes required by the State for planning purposes. For residential uses, that number is 0.24 gallons per minute or 345.6 gallons per day, or 126,144 gallons per year or 0.3871 ac-ft per year. Which for 41 single family units totals 15.8711 ac-ft per year total. This amount of water is included in the 599.66 ac-ft per year that the District has allocated to the existing and future developments from its water entitlements of 849 ac-ft/yr that are shown in the attached Water Availability Database. This means that the District has 249.34 ac-ft/yr of water that is uncommitted and, furthermore, the District has no additional development areas. In fact, there's one more parcel that may be seeking annexation to Colorado Springs which should further reduce the District's obligation to supply water. The attached database has been updated as of March 2025 and should replace all previous databases provided.

In summary, the District, upon payment of the appropriate taps and connection fees by the developer, commits to servicing this development with 15.8711 ac-ft/year of potable water. Thank you.

Cordially,

Alvaro J. Testa, District Manager

Attachment: Water Availability Report Updated March 2025

Transmitted through EDARP Portal

**AVERAGE WATER DEMANDS FOR ALL LAND USES WITHIN THE
COLORADO CENTRE METROPOLITAN DISTRICT'S UNINCORPORATED AREAS**

COUNTY ASSESSOR NUMBER	DESCRIPTION	USE	STATUS	GROSS AREA (ACRE)	GROSS AREA (SF)	F.A.R.	USABLE AREA (SF)	DENSITY UNIT PER ACRE	TOTAL UNITS	CONSUMPTION FACTOR (SEE NOTES)	ESTIMATED AVERAGE WATER DEMAND (GPM)
55044-01-001	WIDEFIELD S. D. 3	BP	PLATTED				46,656			8.42E-05	3.93
55032-01-001	HARRIS	BP	PLATTED				42,984			8.42E-05	3.62
55091-02-001	HARRIS - 2 BUILDINGS	BP	PLATTED				70,280			8.42E-05	5.92
55091-00-004	WIDEFIELD S. D. 3	BP	UN-PLATTED	13.2	574,992	0.02	10,000			8.42E-05	0.84
55091-00-005	STOEN	BP	UN-PLATTED	19.27	839,401	0.35	293,790			8.42E-05	24.74
VARIES	COLO. CTR. RES. No. 1	SF	PLATTED						22	0.24	5.28
VARIES	COLO. CTR. RES. No. 2	SF	PLATTED						150	0.24	36.00
VARIES	COLO. CTR. RES. No. 3	SF	PLATTED						89	0.24	21.36
VARIES	COLO. CTR. RES. No. 4	SF	PLATTED						87	0.24	20.88
VARIES	COLO. CTR. RES. No. 5	SF	PLATTED						73	0.24	17.52
VARIES	COLO. CTR. RES. No. 6	SF	PLATTED						82	0.24	19.68
VARIES	MORNING SUN I	SF	PLATTED						109	0.24	26.16
VARIES	MORNING SUN II	SF	PLATTED						130	0.24	31.20
VARIES	MORNING SUN II	SF	VACATED						-25	0.24	-6.00
VARIES	CUCHARES FILING 1	SF	PLATTED						112	0.24	26.88
VARIES	CUCHARES FILING 2	SF	PLATTED						30	0.24	7.20
VARIES	CUCHARES FILING 3	SF	PLATTED						27	0.24	6.48
VARIES	CUCHARES FILING 4	SF	PLATTED						54	0.24	12.96
VARIES	CUCHARES FILING 5	SF	PLATTED						70	0.24	16.80
VARIES	CUCHARES FILING 6	SF	PLATTED						61	0.24	14.64
VARIES	CUCHARES FILING 7	SF	PLATTED						55	0.24	13.20
VARIES	CUCHARES LANDSCAPING	OS	ROW	1						1.52	1.52
55034-00-003	CCMD ADMIN BLDG & PLANT	BP	UN-PLATTED		336,719	0.04	15,000			8.42E-05	1.26
VARIES	CCMD OS/PARKS	SF	UN-PLATTED	24.2						1.52	36.78
55031-01-010	RISING MOON F1&2	ES	PLATTED						41	0.24	9.84
55034-17-026	COLO. CTR. RES. - SCHOOL	ES	PLATTED	9.23						1.30	12.00
55102-00-003	CCMD FIRE STATION/FLUSH	FS	BUILT/JUNPLAT	1						1.05	1.05

WATER CURRENTLY IN USE (GPM)	WATER COMMITTED (GPM)
3.93	
3.62	
5.92	
0.84	
24.74	24.74
5.28	
36.00	
21.36	
20.88	
17.52	
19.68	
26.16	
31.20	
-6.00	
26.88	
7.20	
6.48	
12.96	
16.80	
14.64	
13.20	
1.60	
1.26	
36.78	
9.84	9.84
12.00	12.00
1.05	

371.74 GPM
 OR 195,386,763 GAL / YR
 OR 599.66 AC-FT/YR
 325.24 GPM
 170,948,385 GAL / YR
 524.66 AC-FT/YR
 46.58 GPM
 24,480,426 GAL / YR
 75.13 AC-FT/YR

1167 SF
 194 SFE
 1361 SFE

CONSUMABLE AVAILABLE WATER	
CASE 86CW31 :	420 AC-FT/YR
CASE 07CW47 :	154 AC-FT/YR
CASE 20CW3053:	7 AC-FT/YR
ROBINSON (#13):	268 AC-FT/YR
TOTAL :	849 AC-FT/YR

NOTES:

THE FOLLOWING ARE THE COMPUTATIONS OF THE FACTORS USED TO DETERMINE THE AVERAGE WATER DEMAND FOR EACH LAND USE.

BP	(1 PERSON / 165 SF)(20 GAL / PERSON / DAY)(1 DAY / 1440 MINUTES) =	8.42E-05 GPM/PERSON
SF	(3.5 PERSONS / UNIT)(100 GAL / DAY / PERSON)(1 DAY / 1440 MINUTES) =	0.24 GPM/SF
SFS	(3.5 PERSONS / UNIT)(70 GAL / DAY / PERSON)(1 DAY / 1440 MINUTES) =	0.17 GPM/UNIT
MHP	(2.5 PERSONS / UNIT)(100 GAL / DAY / PERSON)(1 DAY / 1440 MINUTES) =	0.17 GPM/UNIT
ES	(1872 GAL / DAY / ACRE)(1 DAY / 1440 MINUTES) =	1.30 GPM/UNIT
P	(2.46 ACRE-FEET / ACRE / YEAR)(43,560 SF / ACRE)(7.48 GAL / CF)(1 YEAR / (365*1440) MINUTES) =	1.52 GPM/ACRE