



February 13, 2019

El Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Hannah Ridge at Feathergrass Filing Nos. 1-7 and Shops  
Final Plat  
Sec. 32, Twp. 13S, Rng. 65W, 6th P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 21286

To Whom It May Concern:

We received your revised submittal dated January 12, 2019 concerning the Final Plat for Hannah Ridge at Feathergrass Filing Nos. 1-7 and Shops. Our office previously provided comments for the Hannah Ridge at Feathergrass on the following dates:

Hannah Ridge at Feathergrass Preliminary Plan Amendment on May 13, 2013

Filing No. 1 on September 19, 2013

Shops on January 21, 2014

Filing No. 2 on August 10, 2015

Filing No. 3 (replat of Tract FF) on May 31, 2017

Filing No. 4 (replat of Tract GG) on June 14, 2017

Filing No. 5 (replat of Tracts HH and JJ; Phases 5 and 6 in the preliminary plat) on November 19, 2018

Filing No. 6 (replat of Tract KK; Phase 7 in the preliminary plat; Phase 8 in subsequent correspondence) on November 19, 2018

Filing No. 7 (replat of Tract LL; Phase 8 in the preliminary plat; Phase 7 in subsequent correspondence) on November 19, 2018

The proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District (“Cherokee”).

### **Water Supply Demand**

The Water Supply Information Summary, Form No. GWS-76, included with the previous submittals provided an estimated water demand of 0.42 acre-feet/year per lot for 344 lots, 11.03 acre-feet/year for irrigation of 4.59 acres, and 1.68 acre-feet/year for shops for a total estimated water demand of 156.97 acre-feet/year. Per correspondence with Jonathon Smith, Water and Wastewater Collections Manager for Cherokee, more recent engineering reports support a conservative estimate of water use for single family homes to be 0.31 acre-feet per year. This is consistent with standard water use rate, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration. The estimated water demand for



the subdivision has been amended to 119.35 acre-feet/year, as shown in the following table:

Phase	Single Family Residential			Park/Open Space		Filing Total Demand (AF)		Running Total Demand (AF)	
	No. Lots	Demand, Initial (AF)	Demand, Revised (AF)	No. Acres	Demand (AF)	Initial	Revised	Initial	Revised
1	45	18.90	13.95	0.5	1.05	19.95	15.00	19.95	15.00
2	39	16.38	12.09	0	0	16.38	12.09	36.33	27.09
3	39	21.84	12.09	1.3	2.73	19.11	14.82	55.44	41.94
4	52	22.88	16.12	0	0	21.84	16.12	77.28	58.03
5	55	13.86	17.05	1.32	3.43	26.31	20.48	103.59	78.51
6	33	13.86	10.23	1.47	3.82	17.68	14.05	121.27	92.56
7	81	34.02	25.11	0	0	34.02	25.11	155.29	117.67
Shops	1	1.68	1.68	0	0	1.68	1.68	156.97	119.35

### Source of Water Supply

The proposed source of water is to be served by Cherokee, and an August 17, 2018 letter of commitment was included with the most recent submittal. According to the letter, a 76 acre-feet per year source of water was purchased by Sand Creek Investments North, LLC for Hannah Ridge at Feathergrass subdivisions.

The first source of water is 60.5 acre-feet per year of the Kane Water Right, as documented by the October 11, 2006 “Water and Sewer Service Agreement” between Cherokee and Sand Creek Investments North, LLC. The Kane Water Right is not a separate water right, but rather a contractual water right for a portion of water removed under contract from the Sweetwater Well Field operated by Cherokee. The Kane Water Right is not viewed by this office as a commitment from Cherokee, but a pre-existing “first-in-line” delivery that Cherokee accepted upon assuming control of the Sweetwater Well Field. Since Sweetwater Nos. 1-3, 5, 8-9, 11, 13 and 15-16 are currently the only wells that may legally be used to supply water outside of the Designated Basin, the State Engineer’s Office based its opinion on the understanding that the 200 acre-feet would come from Sweetwater Nos. 1-3, 5, 8-9, 11, 13 and 15-16.

The second source of water is 76 acre-feet per year of Tipton Water, as documented by the December 4, 2006 “Water and Sewer Service Agreement” between Cherokee and Sand Creek Investments North, LLC. The 76 acre-feet is part of 225 acre-feet of fully consumable and exportable water adjudicated to the Tipton Well in Colorado Ground Water Commission Case No. 91GW01, for use and export outside of the Upper Black Squirrel Creek Designated Ground Water Basin.

An October 15, 2018 letter of commitment dedicates an additional 0.62 acre-feet/year to Hannah Ridge at Feathergrass subdivision, for a total of 137.12 acre-feet per year.

### Additional Comments

Should the development include construction and/or modification of any storm water structures, the Applicant should be aware that, unless the storm water

structure(s) can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado, available on the Colorado Division of Water Resources website at: <http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

### **State Engineer’s Office Opinion**

Pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply for Filing Nos. 1-7 and Shops of Hannah Ridge at Feathergrass can be provided without causing injury to decreed water rights and is expected to be adequate.

The Sweetwater Wells (from which the Kane Water Right is withdrawn from) and the Tipton Well (from which the Tipton Water is withdrawn from) are constructed into the Quaternary alluvium, which is considered to be annually renewable with no administrative life span. The long term adequacy of any ground water source may be subject to fluctuations due to hydrological and climatic trends.

Should you have any questions concerning this matter, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.  
Water Resources Engineer

cc: Bill Tyner, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner  
Jonathon Smith, Cherokee Metropolitan District

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