



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

1313 Sherman Street, Room 821  
Denver, CO 80203

October 9, 2018

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

RE: Timberridge Estates Subdivision  
Sec. 22, Twp. 12S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 25205

***Correction includes: change at bottom of page 1 removing the words “Denver and Arapahoe” and replacing them with the word “Dawson”. All other comments remain unchanged.***

To Whom It May Concern,

We have received the submittal concerning the above referenced proposal to subdivide a 35.28± acres tract of land into ten new lots. All of the lots will be approximately equal in size with the majority of lots being 2.5 ± acres and the largest two lots being 5.0 ± acres. Our records indicate that there are no existing wells located on the property. The proposed supply of water to the subdivision will be new individual on-lot wells for each lot, with wastewater being disposed of through individual on-lot septic disposal systems.

**Water Supply Demand**

According to the Water Supply Information Summary received in the submittal, the estimated water demand for the development is 5.225 acre-feet/year. Based on the Division 2 Water Court case no. 2016CW3095 this amount breaks down to 0.5225 acre-feet/year/well for ten Dawson aquifer wells each serving one-single family residence, with some additional outdoor uses (irrigation, stock watering, hot tubs, etc.).

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation.

**Source of Water Supply**

The anticipated source of water is to be provided by on-lot wells producing from the Dawson aquifer that will operate pursuant to the augmentation plan decreed by the Division 2



Water Court in case no. 2016CW3095. This case adjudicated water in the Dawson, Denver, Arapahoe and Laramie-Fox Hills aquifers underlying the 35.28 acres of land which makes up the entire proposed Timberridge Estates Subdivision.

According to the decrees entered by the Division 2 Water Court in case no. 2016CW3095, the following amounts of water shown in Table 1, below, were determined to be available underlying the 35.28 acre property.

Table 1 - Denver Basin Ground Water Rights

Aquifer	Tributary Status	Volume (AF)	Annual Allocation 100 Year (AF/Year)	Annual Allocation 300 Year (AF/Year)
Dawson	NNT	1,940	19.4	6.46
Denver	NNT 4%	1,679	16.8	5.59
Arapahoe	NT	1,499	15.0	4.99
Laramie-Fox	NT	1,005	10.1	3.35

The plan for augmentation decreed in Division 2 Water Court case no. 2016CW3095 allows for diversion of 5.225 acre-feet annually from Dawson aquifer for a maximum of 300 years. **Future wells constructed into the Dawson aquifer will require that the applicant apply for, and obtain a well permits issued pursuant to Section 37-90-137(4) C.R.S.**

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed is equal to one percent of the total amount available as determined by Rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those amounts for a maximum of 100 years.

In the El Paso County Land Development Code, effective November, 1986, Chapter 5, Section 49.5, (D), (2) states:

"-Finding of Sufficient Quantity – The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years."

The State Engineer's Office does not have evidence regarding the length of time for which this source will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an allocation approach based on three hundred years, the annual estimated demand, for the entire subdivision, is 5.225 acre-feet as allowed by the augmentation plan. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.



State Engineer's Office Opinion

Based on the above, it is our opinion, pursuant to CRS 30-28-136(1)(h)(l), that the anticipated water supply can be provided without causing material injury to decreed water rights so long as the applicant obtains well permits issued pursuant to C.R.S. 37-90-137(2) and the plan for augmentation noted herein, for all wells in the subdivision and operates the wells in accordance with the terms and conditions of any future well permits.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 2 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decrees, pending actual geophysical data from the aquifer.

**The amounts of water in the Denver Basin aquifers, and identified in Division 2 Water Court case no. 2016CW3095, was calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply. Furthermore, that applicant will need to apply for, and obtain a new well permits issued pursuant to Section 37-90-137(2) C.R.S.**

Should you or the applicant have questions regarding any of the above, please contact me at this office.

Sincerely,



Ivan Franco, P.E.  
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner

