



May 18, 2023

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

RE: Claremont Ranch Tract F of Claremont Ranch Filing No. 7 (Eastwood Village)
Preliminary Plan
NW1/4 Sec. 4, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 19321

To Whom It May Concern:

We have received information concerning the above-referenced proposal to develop 107 townhomes, of approximately equal size, on a 9.80 +/- acre tract of land. This office previously provided written comments regarding this Tract on July 1, 2004; the comments provided herein shall supersede that previous letter. According to the submittal, 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, provided estimates a demand of 27.7 acre-feet/year for all combined uses in the development. This estimate breaks down to 0.25 acre-feet/year for each unit with an additional 0.9 acre-feet/year for limited lawn and garden irrigation throughout the development.

Source of Water Supply

The proposed source of water for the development is to be served by Cherokee and a letter of commitment from Cherokee dated November 21, 2022 was included with the submittal. According to the letter, they have committed to supply 27.7 acre-feet/year to the proposed development. According to this office's records, it appears that Cherokee has adequate water resources to serve 27.7 acre-feet/year for the proposed development.

Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the applicant should be aware that, unless the structure 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*, located at <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3576581&dbid=0>



to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification 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 can be provided without causing injury to decreed water rights, and the supply is expected to be adequate. Should you have any questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Ivan Franco".

Ivan Franco, P.E.
Water Resource Engineer

cc: Division 2 Engineer
District 10 Water Commissioner