



August 29, 2019

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

RE: Midtown at Hannah Ridge - Filing No's. 1 & 2
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 have received additional information concerning the above-referenced proposal to subdivide a 9.12 +/- acre tract of land into 61 parcels and a 3.26 +/- acre tract of land into 28 parcels. The proposed Midtown at Hannah Ridge Filings 1 & 2 are a replat of Tracts AA and BB Hannah Ridge at Feathergrass Filing No. 1. Our office previously provided comments for the Hannah Ridge at Feathergrass Preliminary Plan Amendment on May 13, 2013. The proposed supply of water and wastewater disposal continues to be served by the Cherokee Metropolitan District ("Cherokee").

Water Supply Demand

The amended Water Supply Information Summary, Form No. GWS-76, provides an estimated water demand of 24.40 acre-feet/year for Filing No. 1. This amount breaks down to 0.25 acre-feet per year per lot for 61 lots, for a total of 15.25 acre-feet per year, along with 9.15 acre-feet per year for the irrigation of 3.71 acres.

The amended Water Supply Information Summary, Form No. GWS-76, provides an estimated water demand of 9.44 acre-feet/year for Filing No. 2. This breaks down to 0.25 acre-feet per year per lot for 28 lots, for a total of 7.0 acre-feet per year, along with 2.44 acre-feet per year for the irrigation of 1.0 acre.

Therefore, the total estimated water demand for Midtown at Hannah Ridge Filing No's 1 & 2 is has been amended to 33.84 acre-feet per year.

Source of Water Supply

The proposed source of water is to be served by Cherokee, and an updated April 19, 2019 letter of commitment was included with the submittal. According to the letter, Cherokee has committed to providing 33.84 acre-feet per year of water to Midtown at Hannah Ridge Filings 1 & 2. The commitment letter indicates that the water would come from Cherokee's general uncommitted supply. According to this office's records, it appears that Cherokee



has adequate water resources to serve up to 33.84 acre-feet/year for the proposed development.

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 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,



Ivan Franco, P.E.
Water Resource Engineer

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