



September 6, 2019

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

RE: Gardens at North Carefree - Final Plat
Sec. 29, Twp. 13S, Rng. 65W, Sixth P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 24929

To Whom It May Concern:

We have received the submittal concerning the above referenced proposal to approve a Final Plat for Gardens at North Carefree Subdivision. This would approve the proposal to divide 11.56 +/- acres into 70 single family residential lots. The proposed supply of water is to be served by and wastewater is to be disposed of by Cherokee Metropolitan District ("Cherokee").

This office previously provided written comments, dated April 11, 2019, regarding the proposed development during the Final Plat stage. The current referral for a Final Plat reduces the number of proposed lots from 71 to 70.

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided estimates a demand of 21.7 acre-feet/year for all 70 single-family lots combined (0.31 acre-feet/household). This calculation does not call out the specific volumes intended for drinking and sanitary use, landscape irrigation or any other uses.

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

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 August 3, 2018, was included with the submittal. According to the letter, they have committed to supply 22.01 acre-feet/year to the proposed development. According to the latest water supply report on file with this office, it appears the District has sufficient water resources to supply the proposed subdivision an amount of 22.01 acre-feet per year.



Additional Comments

Should the development include construction and/or modification of any storm water structure(s), 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 online 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

According to the latest water supply report on file with this office, it appears the District has sufficient water resources to supply this subdivision. Therefore, based on the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that so long as the demand of the proposed development does not exceed 22.01 acre-feet per year, the proposed water supply can be provided without causing injury to decreed water rights. Should you or the applicant have any questions, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.
Water Resource Engineer

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