



June 12, 2023

Ryan Howser
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Solace at Cimarron Hills Filing No. 2 - Final Plat (Solace Apartments)
Sec. 7, Twp. 14S, Rng. 65W, Sixth P.M.
Water Division 2, Water District 10
CDWR Assigned Referral No. 30528

To Whom It May Concern:

We have received updated information concerning the above referenced proposal for 108 multi-family units on 7.68 acres. This office previously provided comments regarding Filing No. 2 (Phase 2) on November 7, 2022. The comments included herein shall supersede those prior comments. Phase 1 of the plan consisted of 234 units on 21.37 acres and irrigation of 6.1 acres and this office provided our most recent comments on February 3, 2021. Phase 2 of the plan continues to consists of 108 units on 7.68 acres. The applicant also proposes to irrigate common areas at the site. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Cherokee Metropolitan District (“Cherokee”).

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal references an updated total demand of 28.2 acre-feet/year the proposed development. The referral documents estimate a domestic water demand of 21.6 acre/feet/year for a water use rate of 0.20 acre-foot/year/unit and 6.6 acre-feet/year for irrigation.

Source of Water Supply

The source of water for the proposed development is to be served by the Cherokee Metropolitan District, and an updated letter of commitment, dated March 21, 2023 from Cherokee was provided with the submittal confirming 90.4 acre-feet have been committed for both Phase 1 and 2, of which 28.2 acre-feet would be allocated to Solace Apartments Phase 2, which is sufficient for Phase 2 of the proposed development and irrigation of common areas.

Information in our files indicates that Cherokee has sufficient resources to serve the property without injury to decreed water rights.

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

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 Solace at Cimarron Hills Filing No. 2 is adequate and can be provided without causing injury to decreed water rights.

Should you or the Applicant have questions concerning any of the above, please feel free to contact me directly.

Sincerely,



Ivan Franco, P.E.
Water Resource Engineer

cc: Division 2 Engineer
District 10 Water Commissioner