

WATER RESOURCES REPORT

FOR

Monument Academy Subdivision and Walden Preserve 2, Filing No. 5

December 8, 2021

Prepared for
Walden Preserve
Matt Dunston
1230 Scarsbrook Court
Monument, CO 80132

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Celebrating over 42 years in business

December 8, 2021

Bill Dunston
Walden Corporation
17145 Colonial Park Drive
Monument, CO 80132

Gentlemen,

At your request, I have investigated the water supply resources of the corporation to determine the existing capacity of the corporation system.

WATER SUPPLY: The following are the available water rights.

WALDEN CORPORATION WATER SYSTEM WELL PERMIT SUMMARY

October 1, 2021

As detailed in the "Ground Water Supply Investigation" report by Curtis Wells & Co., the Walden Corporation operates a central water system consisting of 7 Denver Basin wells (6 Dawson aquifer and 1 Denver aquifer), which have been adjudicated in Water Court Cases W-7843-74 and W-6220. The total annual appropriation of the Walden Corporation wells is 604 af/yr, providing a total decreed 100-year supply of 60,400 acre-feet. The Walden central water system currently utilizes the following wells:

Walden Corporation Well Permit Summary (Central Water System)

Well No.	Permit No.	Decreed Annual Appropriation (af)
1 (Dawson)	51749-F-R (formerly 34881)	4,500
2 (Dawson)	51751-F-R (formerly 34842)	1,900
3 (Dawson)	25998-F-R	1,300
4 (Dawson)	51750-F-R	2,600

5 (Dawson)	63866-F-R	2,300
6 (Dawson)	16389-F-R	23 800
7 (Denver)	32697-F	24,000
Decreed	Case W-78430 & W-6220	60,400
Decreed	Case 2016-CW3103	15,500
Total		75,900

The District has the following commitments for service:

**Walden Corporation - Water Supply Commitment Summary
(Central Water System)**

	SFE	Ave. Day Dmd. (af/yr)	Total Water Demand (af)
Historic Commitments ('03)	245.2	83.36	8,336 ³
Walden Pines Subdivision	7	2.38	714 ⁴
Walden Preserve Filing No. 1 (73 lots + Tract A)	74	25.16	7,548 ⁴
Walden Preserve 2 PUD ⁶	116	39.44	11,832 ⁴
Total Water Commitments	442.2	150.3	28,430

¹ Total Dawson/Denver groundwater supply authorized by decree or permit (W-78430 / W-6220) per Curt Wells & Co. report (and DWR letter dated 7/3/13)

² Total supply based on legal and physical well production (per DWR letter dated 8/15/14)

³ Historic filings previously approved based on 100-year supply requirement

⁴ New filings required to demonstrate 300-year water supply

⁵ Walden Preserve 2 PUD (116 total lots) includes 12 lots previously identified as "Walden Preserve Filing No. 1A" in previous reports / correspondence

⁶ WP2 Filing No. 5 comprises the final 50 lots that are a part of the Walden Preserve 2 PUD

The above commitment numbers are based on the assumed average use of 0.34 acre feet per year per residence (Single Family Equivalent), based on the "Ground Water Supply Investigation" for Walden by Curtis Wells & Co. This is based on a projected use of 0.27 acre feet per year for in house use and irrigation of roughly 2,000 square feet of lawn or garden. District use figures show the actual use numbers to be somewhat less than that. This could be the result of some part time occupancy or occupancy of less than one hundred percent, along with limited landscape irrigation in this forested community; however the above commitment figures appear to be conservative on the high side based on actual water use records.

According to District records, the existing Kilmer elementary school has a water use average of 23,000 gallons per month and a population of 383 students. Applying this average to the proposed Monument Academy school population of 1000 students, the total school commitment would be 3.1 acre feet per year, which correlates to 9.1 SFE. The availability could be summarized as follows:

Available resources:	75,900 AF
Total Commitment	28,431 AF

The proposed total commitment computes to 37% of the availability. The Corporation therefore has more than adequate resources to provide a dependable water supply to the Walden Preserve 2 PUD, including Filing No. 5 and Monument Academy Subdivision.

Sincerely

Oliver E. Watts, President
For and on behalf of
Oliver E. Watts, Consulting Engineer, Inc.

Encl.
M A Subdivision Water Supply Information Summary