



COLORADO
Division of Water Resources
Department of Natural Resources

October 10, 2019

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

RE: Riverbend Crossing
Filing No. 1 and 2
Final Plat
Sec. 14, Twp. 15S, Rng. 66W, Sixth P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 25528

To Whom It May Concern:

We have received the submittal concerning the above referenced proposal to approve a Final Plat for Riverbend Crossing Subdivision. This would approve the proposal to divide 51.999 +/- acres into 225 single family residential lots. The proposed supply of water is to be served by and wastewater is to be disposed of by Security Water and Sanitation Districts/Enterprises ("Security").

This office previously provided written comments, dated January 7, 2019, regarding the proposed development during the preliminary planning stage. The current referral for a Final Plat does not change the water supply requirements for the subdivision; therefore, please refer to our previous comments attached to this letter.

Should you or the applicant have questions regarding any of the above, please feel free to contact me at this office.

Sincerely,

Kate Fuller, P.E.
Water Resource Engineer

cc: Bill Tyner, Division Engineer
Steve Stratman, Water Commissioner





January 7, 2019

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

RE: Riverbend Crossing
 Filing No. 1 and 2
 Preliminary Plan
 Sec. 14, Twp. 15S, Rng. 66W, 6th P.M.
 Water Division 2, Water District 10
 CDWR Assigned Subdivision No. 25528

Dear Ms. Parsons:

We have received a referral concerning the above-referenced proposal to divide two parcels of land of 51.99 acres into 225 single family residential lots and 14.25 acres of open space. The first filing consists of 136 lots, and the second filing consists of 89 lots. The proposed supply of water and wastewater disposal is to be served by the Security Water and Sanitation Districts/Enterprises (“Security”).

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76 was included with the submittal, and estimated the water supply needs as follows:

Use	Amount	Water Use Rate	Demand (acre-feet/year)
Residences	225 units	0.50 AF per unit	112.50
Irrigation	3,050 square feet	350 gpd/acre	5.5
Total			118.0

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

Source of Water Supply

According to the application materials, the proposed water supply for the development will be Security. A December 17, 2018 letter from Security was included with the submittal, indicating the company’s ability to provide water service to the subdivision and states Security is able to provide water service to the project. However, the letter notes that a September 25, 2006 Inclusion Agreement for the property limits Security’s commitment to 105.8 acre-feet/year. **Therefore, this office recommends the county require the applicant to provide a letter of commitment from**



Security documenting that Security commits to serving the proposed development an amount of water that is greater than or equal to the estimated demand.

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 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

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 the proposed water supply for the Riverbend Crossing Subdivision 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,



Kate Fuller, P.E.
Water Resource Engineer

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