



February 24, 2022

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

RE: Citizen on Constitution
Final Plat
NE1/4 Sec. 5, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 29102

To Whom It May Concern:

We have received information concerning the above-referenced proposal to develop a 12.26-acre lot and construct a multifamily development consisting of two three-story buildings containing 226 single-family residences. The lot in question was created as an undeveloped tract in the Shops at Feathergrass. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District ("Cherokee").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided estimates a demand of 50.6 acre-feet/year for all combined uses in the new multifamily development. This breaks down to 45.2 acre-feet/year for drinking and sanitary uses and 5.4 acre-feet/year for irrigation of lawn and gardens.

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 November 29, 2021 was included with the submittal. According to the letter, they have committed to supply 50.6 acre-feet/year to the proposed development. According to this office's records, it appears that Cherokee has adequate water resources to serve 50.6 acre-feet/year for the proposed development.

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: https://dnrweblink.state.co.us/dwr/0/edoc/3576581/DWR_3576581.pdf?searchid=978a5a



31-ddf9-4e09-b58c-a96f372c943d, 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,

A handwritten signature in black ink, appearing to read "Ivan Franco". The signature is written in a cursive, flowing style.

Ivan Franco, P.E.
Water Resource Engineer

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