



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

Office of the State Engineer  
1313 Sherman St, Suite 818  
Denver, CO 80203

March 5, 2019

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

RE: Windermere Subdivision  
Preliminary Plan Amendment  
E1/2 of Sec. 29, Twp. 13S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 23569

To Whom It May Concern:

We have received additional information for the above-referenced proposal to subdivide a 52.07 +/- acre tract of land into 202 single family lots. This office previously provided comments regarding this subdivision on November 6, 2014 & November 17, 2015; the comments provided herein shall supersede those previous letters. The subdivision is proposed to be constructed in a number of phases which are delineated as Phases 1-4. Phase 1 will consist of 19.13 acres and include 53 residential lots and a detention facility. Phase 2 will consist of 9.58 acres and include 45 residential lots. Phase 3 will consist of 9.07 acres and include 40 residential lots and a neighborhood park. Phase 4 will consist of 14.27 acres and include 64 residential lots and a detention facility. 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 62.62 acre-feet/year for 202 single family lots which equates to 0.31 acre-feet/household. The estimate also calculates 7.25 acre-feet/year for the irrigation of 7.25 acres of community space. The total estimated water demand for the subdivision is 69.87 acre-feet/year.

It should be noted that standard water use rate for irrigation, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, is 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation. This equates to approximately 2.2 acre-feet/acre of 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 July 6, 2018 was included with the submittal. According to the letters, they have committed to supply 70.80 acre-feet/year to the proposed development.



According to this office's records, it appears that Cherokee has adequate water resources to serve up to 70.80 acre-feet/year for the proposed development.

**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".

Ivan Franco, P.E.  
Water Resource Engineer

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