



February 26, 2026

El Paso County Development Services Department

2880 International Circle, Suite 110

Colorado Springs, CO 80910-3127

Transmitted via EDARP portal: epcdevplanreview.com

RE: North Bay at Lake Woodmoor - PUD/Final Plat
Sec. 11, Twp. 11S, Rng. 67W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 23991

To Whom It May Concern:

We have received additional information concerning the above-referenced proposal to subdivide a 7.23 +/- acre tract of land into now, six single-family dwelling lots and one tract. The comments provided herein supersede those comments previously provided by letter dated December 28, 2016, October 22, 2018, December 18, 2019, July 26, 2022 and January 7, 2026. This office has no record of any existing wells located on the property. According to the submittal, the proposed source of water supply and wastewater disposal is to be served by the Woodmoor Water and Sanitation District ("District").

Water Supply Demand

The updated Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a new demand of 0.358 acre-feet/year per household for a total of 6 single-family lots. This equates to an anticipated annual water demand of 2.15 acre-feet/year for all combined lots and uses. The proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot but does note that the water supply estimate accounts for some level of irrigation.



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

Source of Water Supply

The proposed source of water for the development continues to be Woodmoor Water and Sanitation District. Previous submittals included a letter of commitment from the District, however, the current referral does not include a letter of commitment that specifies the volume of water committed. This office recommends that the District provide an updated letter of commitment that specifies a committed supply that matches or exceeds 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* (<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

According to this office's records, it appears the District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that, so long as an updated commitment to serve from the District is acquired prior to a final approval, the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,

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

Ivan Franco, P.E.

Water Resource Engineer