



October 2, 2020

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

RE: Midtown at Hannah Ridge Filing 3 - PUD and Preliminary Plan
Sec. 32, Twp. 13S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 21286

To Whom It May Concern:

We have received information regarding the above reference proposal to subdivide a 7.44-acre tract of land into 42 single-family residential lots. The units are being placed on compact lots having an average lot size of 2,228 square feet per lot. The proposed Midtown at Hannah Ridge Filings 3 is a replat of Tract CC Hannah Ridge at Feathergrass Filing No. 1. Our office previously provided comments for the Hannah Ridge at Feathergrass Preliminary Plan Amendment on May 13, 2013. The proposed supply of water and wastewater disposal continues 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 9.24 acre-feet/year for 42 units based on 0.22 acre-feet/unit. This calculation includes indoor use (drinking and sanitary), and limited landscape irrigation. The development is projected to have an occupancy of 2.16 person per household resulting in an estimated average indoor use of 0.185 acre-feet per residence.

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 is to be served by Cherokee and a letter of commitment from Cherokee dated May 27, 2020 was included with the submittal. According to the letters, they have committed to supply 9.24 acre-feet/year to the proposed development. According to this office's records, it appears that Cherokee has adequate water resources to serve an additional 9.24 acre-feet/year for the proposed development.

Additional Comments



Should the development include construction and/or modification of any storm water structures, 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: <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

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,



Ivan Franco, P.E.
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner