

November 16, 2017

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

RE: Springs East at Waterview
Sec. 9, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 25305

To Whom It May Concern:

We have received a referral regarding the above-referenced proposal to subdivide a 195.4 ± acre tract of land into 713 single family lots and approximately 26.1 acres of commercial lots. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District (“District”).

Water Supply Demand

The Water Supply Information Sheet (“WSIS”), dated October 19, 2017, provided with the submittal estimates a demand of 217 acre-feet/year for 713 household units. This equates to an anticipated water demand of approximately 0.30 acre-feet/year per household. The 26.1 acres of commercial use were estimated to require 35 acre-feet. An additional 6.0 acre-ft/yr is anticipated for community landscaping. The waste water will return to Widefield’s central system.

| Use | Amount | Water use Rate (AF/yr) | Demand (AF/yr) |
|--------------|------------|------------------------|----------------|
| Residences | 713 each | 0.304 | 217.0 |
| Commercial | 26.1 acres | | 35.0 |
| Irrigation | 2.75 acres | 2.178 AF/ac | 6.0 |
| Total | | | 258 |

The total depicted on the WSIS was **319.0** acre-feet. Sixty-one acre-feet of water use is unallocated.

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

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District (“Widefield”). A letter of commitment dated October 19, 2017 from Widefield was provided with the referral materials and indicates 249.55 acre-feet are committed to the subdivision. However, the other uses, such as commercial and irrigation of landscaping are not covered, and the commitment letter is insufficient for all uses specified.

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: <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. However, based upon the above inconsistencies and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that there is insufficient information to determine whether 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,



Melissa A van der Poel, P.E.
Water Resource Engineer

cc: Bill Tyner, Division Engineer
Doug Hollister, North Regional Team Lead