



COLORADO
Division of Water Resources
Department of Natural Resources

August 9, 2021

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

RE: Windermere Subdivision
Final Plan
E1/2 of Sec. 29, Twp. 13S, Rng. 65W, 6th 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 55.58 +/- acre tract of land into 203 single-family lots. This office previously provided comments regarding this subdivision on November 6, 2014, November 17, 2015, March 5, 2019, July 28, 2020, December 28, 2020, and February 11, 2021; the comments provided herein shall supersede those previous letters. The subdivision is still proposed to be constructed in only two phases, although the number of proposed lots has been reduced from previous plans. Phase 1 will consist of 42.8± acres and include 163 residential lots and a detention facility. Phase 2 will consist of 9.3± acres for future developments. 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 updated Water Supply Information Summary, Form No. GWS-76, provided estimates a demand of 50.5 acre-feet/year for 163 single family lots which equates to 0.31 acre-feet/household. The estimate also calculates 1.2 acre-feet/year for the irrigation of 0.5 acres of common areas, and 1.6 acre-feet/year for the irrigation of 1.35 acres of xeriscape common areas. The total estimated water demand for the subdivision is 53.3 acre-feet/year.

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 (2.2 acre-foot/year/acre).

Source of Water Supply

The proposed source of water for the development is to be served by Cherokee and an updated letter of commitment from Cherokee, dated February 9, 2021, was included with the submittal. According to the letter, they have committed to supply 66.5 acre-feet/year



to the proposed development. According to this office's records, it appears that Cherokee has adequate water resources to serve 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: <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,



Kate Fuller, P.E.
Water Resource Engineer

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