



March 23, 2018

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

RE: Yarbrough Minor Subdivision
Sec. 9, Twp. 11S, Rng. 67W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 24207

Dear Mr. Sevigny:

We have received the above-referenced proposal for a minor subdivision that was submitted by the applicant to legalize a 1.72 acre parcel of land that was subject of a minor subdivision that was never completed by the previous owner. The proposed supply of water is to be served by the Forest View Acres Water District and wastewater disposal is to be served by the Palmer Lake Sanitation District.

Water Supply Demand

According to the Water Supply Information Summary, Form No. GWS-76, included with the submittal, the estimate water requirements for the proposed subdivision are less than 1 acre-foot per year for use inside 1 single family dwelling and irrigation of 700 square feet of lawn and garden. 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

According to the application materials, the proposed water supply for the subdivision is to be served by the Forest View Acres Water District (“District”) and no letter of commitment from the District was included with the submittal. According to the latest water supply report on file with this office, it appears the District has sufficient water resources to supply this subdivision. Please resubmit the proposal to this office for additional review once a letter of commitment from the District is obtained. The letter of commitment from the District should indicate whether the SFE corresponding to this proposal is included in the previous demand estimate of 358 SFEs within the District (provided in the March 2017 Water Resource Report submitted to this office for the Rockwood Minor Subdivision).

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



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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 the latest water supply report on file with this office, it appears the District has sufficient water resources to supply this subdivision; however, 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 the proposed water supply cannot be provided without causing injury to decreed water rights until a letter of commitment from the District is provided to this office.** Should you or the applicant have any questions, please feel free to contact me directly.

Sincerely,



Caleb Foy, P.E.
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer (via email)
Doug Hollister, District 10 Water Commissioner (via email)

CRF:crf