



January 16, 2019

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

RE: Oberle Vacation and Replat  
Sec. 11, Twp. 11S, Rng. 67W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 25682

To Whom It May Concern:

We have received your submittal concerning the above-referenced proposal to vacate and replat three existing residential lots into two residential lots. The proposal would take lot 5 Woodmoor Filing No.1 and split its lands between lots 4 and 6A (1.44 acre and 1.38 acre, new acreage respectively). Each lot has one existing residence already constructed on the lot, and according to the submittal, Woodmoor Water and Sanitation District currently serves as the source of water supply and waste water disposal to each lot.

### Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal included an estimated water demand 1.04 acre-feet per year for household use inside 2 single family dwellings and up to 10,000 square feet of lawn and garden irrigation. It should be noted that standard water use rates, as identified in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, are 0.3 acre-feet per year for each ordinary household, 0.05 acre-feet per year for four large domestic animals, and 0.05 acre-feet per year for each 1,000 square feet of lawn and garden irrigation.

### Source of Water Supply

According to the submittal, Woodmoor Water and Sanitation District ("District") will continue to serve the two proposed lots. A December 6, 2018 letter from the District was included with the submittal and states the District is committed to providing water and sewer service to the lots in accordance with all the District rules, regulations, policies, procedures and standards and specifications.

### 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. 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 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.

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Sincerely,



Ivan Franco, P.E.  
Water Resource Engineer

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