



COLORADO
Division of Water Resources
Department of Natural Resources

December 27, 2017

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

RE: East Platte Subdivision
Final Plat
Sec. 18, Twp. 14S, Rng. 65W, Sixth P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 24146

Dear Ms. Ruiz:

We have received information concerning the above-referenced proposal to subdivide 6.78 +/- acres (Lot 1, Filing 1, Cimarron South, except that part conveyed to State DOT by reception no. 200124935, El Paso County) into 2 lots. The proposed Lot 1 is 1.68 +/- acres and the proposed Lot 2 is 5.10 +/- acres. The proposed supply of water, in addition to wastewater disposal, is to be served by the Cherokee Metropolitan District.

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, which was provided to the county as Attachment C of the State Engineer's March 16, 2005 Memorandum, was not included in the submittal. However, according to the Subdivision Summary Form included in the submittal, the estimated water demand for the development is 350 gallons per day (0.39 acre-feet per year).

Source of Water Supply

The source of water for the proposed development is to be served by the Cherokee Metropolitan District ("District"), and an August 30, 2017 letter from the District was provided with the submittal. According to the letter and information included in the submittal, the District is currently serving the proposed 1.68 +/- Lot 1 and has committed to continue to serve the property the previously committed demand of 0.14 acre-feet per year. According to the August 30, 2017 letter from the District, "If the proposed replat is successful, the owner or developer of the newly platted property or properties will need to apply for and comply with the District's development process to determine and quantify the required water and wastewater needs of the additional properties." Therefore, based on the above, it does not appear the District has committed to serve the proposed Lot 2.

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 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 as the estimated demand of 0.39 acre-feet per year is greater than the 0.14 acre-feet per year the District has committed to serve. **Additionally, any future submittal for this development must include a completed Water Supply Information Summary, Form No. GWS-76.** 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