



April 25, 2022

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

RE: Cathedral Rock Commons Commercial - Final Plat
NE1/4 of the SW1/4, Sec. 36, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 29173

To Whom It May Concern:

We have received the above referenced proposal to subdivide an existing 10.23-acre parcel into three commercial lot and one tract. Lot 1 would be 6.2± acres, Lot 2 would be 1.8± acres, Lot 3 would be 1.0± acres and the Tract would be 1.3± acres in size. The proposed supply of water and wastewater disposal is to be served by the Donala Water & Sanitation District.

Water Supply Demand

According to the Water Supply Information Summary provided in the referral, the estimated water demand for the three-lot development is calculated to be 14.1 acre-feet/year for all proposed uses on the commercial development.

Source of Water Supply

According to the previous submittal, the proposed water supply for this development is to be served by the Donala Water and Sanitation District ("District"), and letter of commitment from the District dated March 3, 2022 was included with the referral documents. According to our records it appears the District has sufficient water resources to supply the proposed development at a rate of 14.1 acre-feet/year.

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 (<http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>)



f) 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,

A handwritten signature in black ink, appearing to read "Ivan Franco".

Ivan Franco, P.E.
Water Resources Engineer

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

HIF:hif