



July 24, 2024

Scott Weeks, Project Manager  
El Paso County Development Services Department  
Sent via online portal at: <https://epcdevplanreview.com/Agencies/Home>

Re: Kettle Creek Estates Filing No. 2  
File #: VR246  
Part of NW1/4 of Sec. 28, Twp. 12S, Rng. 66W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 32422

Dear Scott Weeks:

We have received the above-referenced proposal to subdivide a 5.13-acre parcel into 2 single-family lots. The proposed source of water supply will be provided by one existing on-lot well and one proposed on-lot well with wastewater returning to on-lot septic disposal systems.

### **Water Supply Demand**

The proposed water requirement is estimated to be 0.72 acre-feet for both lots. The proposed well for Lot 2 will be completed into the Arapahoe aquifer and withdraw 0.44 acre-feet/year for use in a single-family residence, lawn and garden irrigation and animal watering. The applicant is proposing to continue use of the existing well with Permit no. 172655 for Lot 1 at an estimated rate of 0.28 acre-feet/year.

Well Permit no. was issued on June 30, 1993, pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a residential site of 5.84 acres described as Lot 8, Block BE Filing Amended, Spring Crest Subdivision, El Paso County. The use of the groundwater from this well is limited to ordinary household purposes inside a single-family dwelling and the watering of the user's noncommercial domestic animals. The groundwater shall not be used for irrigation or other purposes. The well is permitted to be constructed into the Denver aquifer. A Well Construction and Test Report on file indicates that the well was drilled on February 12, 1997, to a depth of 460 feet with perforated casing from 320 feet to 460 feet.

### **Source of Water Supply**

The anticipated source of water is to be provided by two on-lot wells. These wells will produce from the Denver and Arapahoe aquifers. The wells will operate pursuant to the augmentation plan proposed in case no. 2023CW3045. However, as of the date of this letter, a final decree has not been issued in case no. 2023CW3045.

### **Additional Comments**

The application materials indicate that a storm water detention pond will be constructed as a part of this project. The applicant should be aware that unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), C.R.S., 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*, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal* to meet the notification requirements, located at.



**State Engineer's Office Opinion**

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. **Prior to further review of the subdivision water supply plan the following information is required:**

1. The applicant shall finalize the proposed water supply plan and provide a final decree in case no. 2023CW3045.
2. The applicant shall apply to re-permit well Permit no. 172655 to match the acreage and description of acres for Lot 1 Kettle Creek Estates.

Please contact me at [Ivan.Franco@state.co.us](mailto:Ivan.Franco@state.co.us) or (303) 866-3581 x8243 with any questions.

Sincerely,



Ivan Franco, P.E.  
Water Resource Engineer

Ec: Permit no. 172655