



August 25, 2020

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

RE: Glenarm Subdivision Filing No. 2 (Tract A and Lot 1 Replat)  
Sec. 3, Twp. 15S, Rng. 66W, 6th P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 26996

Dear Mrs. Ruiz:

We have received additional information concerning the above-referenced proposal to re-plat two lots in a subdivision in order to legalize a 4.9 acre parcel and a 0.8 acre parcel of land that were previously informally divided by the owner. This office previously provided written comments regarding this proposal on February 7, 2020; the comments contained herein shall supersede those prior comments. The proposed supply of water and wastewater is to be served by the Stratmoor Hills Water & Sanitation District.

#### Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, included in the updated materials indicates that the total water demand for the subdivision is estimated to be 10.244 acre-feet/year. This amount breaks down to 8.7 acre-feet/year for use in 29 single-family residences, 1.208 acre-feet/year for the irrigation of 0.55 acres, and 0.336 acre-feet/year for use in a water treatment plant.

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 Stratmoor Hills Water & Sanitation ("District") and an updated letter of commitment, dated January 16, 2020, was included with the materials. The letter from the District commits to serving the proposed development with 10.244 acre-feet per year for all proposed uses.

#### 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 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 can be provided without causing injury to decreed water rights, and is expected to be adequate. Should you have any further 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 Resource Engineer

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