



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

May 8, 2020

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

RE: Claremont Business Park Filing 1C  
Sec. 8, Twp. 14S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 26915

Dear Ms. Darden;

We have received a referral concerning the above-referenced proposal to divide a 2.988 +/- acre tract of land into 2 lots. According to the submittal, the tract of land is described as Lot 2 Claremont Business Park Filing no. 1A and a portion of Tract C Claremont Business Park Filing 2. This property was planned to be replatted as Claremont Business Park Filing No. 3, but the final plat were never recorded. The water supply allocated for Filing No. 3 was described in the Nolte Report, dated October 2009. This subdivision proposes to use a portion of the water that was previously dedicated to Filing No. 3.

Claremont Business Park (CBP) has been the subject of several proposed and revised subdivision filings. The proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District ("Cherokee"). Cherokee has dedicated 58 acre-feet/year of water from the Kane Water Right to service the entire Claremont Business Park, which includes Padmark Business Park.

### Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, and the Water/Wastewater Report dated February 11, 2020 included with the submittal provide an estimated demand of 0.63 acre-feet/year as shown in the table, below.

Use	Amount (square feet)	Water Use Rate (gallons/day/square feet)	Water Use Rate (AF/year/1000 square feet)	Demand (acre-feet/year)
Commercial Space	20,000	0.022	0.025	0.50
Irrigation	8,712	0.013	0.015	0.13
<b>Total</b>				<b>0.63</b>

It should be noted that standard water use rate, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, for lawn and garden irrigation is 0.05 acre-foot per year for each 1,000 square feet, which is significantly higher than the



**water use rate used for irrigation in the Applicant's estimate.** The applicant has indicated that they intend apply xeriscaping and have referenced documents supporting the estimation of a demand of 0.022 gallons/day/square-foot for warehouse use.

### **Source of Water Supply**

The proposed source of water is to be served by Cherokee Metropolitan District, and a February 11, 2020 letter of commitment from Cherokee was provided with the submittal confirming 0.63 acre-feet have been committed to proposed subdivision. According to this office's records and the Water Information Summary Sheet, it appears that Cherokee has adequate water resources to serve the estimated demand of 0.63 acre-feet/year for the proposed development.

### **Additional Comments**

The application materials indicate that the project will collect storm flows in an onsite drainage pond in the southwest corner of the development. 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), 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*, 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*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification 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 for Claremont Business Park, Filing 1C is adequate and can be provided without causing injury to decreed water rights.

Due to the many revisions to the allocation of the 58 acre-feet/year of water that Cherokee has committed to CBP, this office requests that any future referrals for the Claremont Business Park should include specific information about how the 58 acre-feet/year is allocated for use.

Should you or the Applicant have questions concerning any of the above, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.  
Water Resource Engineer

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