



October 6, 2020

El Paso County Planning Department
2880 International Circle
Colorado Spring, CO 80910

RE: Dwire Minor Subdivision (Dwire Storage Yard) - Final Plat
SW1/4 of Sec. 28, Twp. 13S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Referral No. 27073

To Whom It May Concern:

We have received additional information regarding the above referenced proposal to subdivide an existing 19.362 acre tract of land into one industrial lot and 2 private tracts. This office previously provided written comments dated March 18, 2020; this letter is intended to supersede those prior comments. The one industrial lot will now be 17.46 acres in size. Private Tract A will be 0.433 ± acres and Private Tract B will be 1.47 ± acres. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Cherokee Metropolitan District ("Cherokee").

Water Supply Demand

The Water Supply Information Sheet, Form no. GWS-76, provided with the submittal estimates a demand of 15.7 acre-feet per year for all intended uses within the subdivision. The breakdown of these uses is not well defined, it is only noted that 2 acre-feet are designated for irrigation use and 13.7 acre-feet are intended for all other uses (presumably including commercial and all drinking and sanitary needs).

Source of Water Supply

The source of water for the proposed development will be Cherokee Metropolitan District. A letter of commitment from Cherokee, dated December 30, 2019, was provided with the referral materials indicating that Cherokee is committed to providing 15.7 acre-feet/year to the proposed subdivision. The letter also notes Cherokees commitment to provide wastewater disposal.

According to the records of this office, Cherokee has sufficient water resources to supply this development as described above.

Additional Comments

The application materials indicate that a storm water detention structure may 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), 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*, 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*, located at <https://maperture.digitaldataservices.com/qyh/?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 can be provided without causing injury to decreed water rights, and the supply is expected to be adequate. Should you or the applicant have questions regarding any of the above, please feel free to contact me directly.

Sincerely,



Ivan Franco, P.E.
Water Resource Engineer

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