

Jen Uhler

From: Mark Gutierrez <mark@giudicebuilds.com>
Sent: Friday, August 14, 2026 1:35 PM
To: Jen Uhler
Cc: efpdplanreview@gmail.com
Subject: Re: 1170 Spotted Owl Way / EDARP file AL2617 – Water Supply Documentation (Ellicott FPD Comment)
Attachments: Fw_ Contact Antelope Acres.eml; AA.pdf; 048 to A. Acres discharge pressure.xlsx
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Hi Jen,

Following up directly on Ellicott FPD's review comment for 1170 Spotted Owl Way (EDARP file AL2617):

"The water requirement has not been addressed by the applicant or the planning department. The adopted fire code requires 1,750 gallons of water for a duration of 2 hours... All structures require water for fire protection per the El Paso County Land Development Code. No proposal of water or documentation of existing water supply has been provided... Per the El Paso County Land Development Code this additional dwelling unit would add 3,000 gallons to the existing water requirement for the property. Is the El Paso County Planning Department intending on collecting financial assurance for the required water supply for this project?"

I wanted to close this out with the documentation that comment says is missing. I reached out to Cherokee Metropolitan District, which supplies the Antelope Acres branch this property draws from, and their Water Resource Engineer, Brandon Zembles, EIT, provided the following:

Water source: There is no cistern serving this property - the source is the water tank in Mayberry (marked with the Ellicott Hawks logo), about 3,500 feet east of the branch-off point where water diverts to Antelope Acres, fed by Cherokee Metro's main booster station 3/4 mile away. This is a live, continuously replenished utility connection, not a fixed-volume storage vessel. Map attached (AA.pdf).

Discharge pressure: Using the water energy equation (accounting for elevation and friction loss from the booster station) and average summer flow data (May-July), Brandon estimates discharge pressure at the Antelope Acres branch at 187 psi. Supporting calculations attached (048 to A. Acres discharge pressure.xlsx).

Based on this data, the property's water supply satisfies the requirement Ellicott FPD raised. The adopted standard of 1,750 gallons over a 2-hour duration works out to a sustained flow of roughly 14.6 gallons per minute - well within the capacity of a pressurized municipal main running at 187 psi off an active booster station. Because this is a continuously supplied utility connection rather than a limited-capacity tank, it can sustain that flow indefinitely, which also covers the additional 3,000 gallons tied to the new dwelling unit under the El Paso County Land Development Code.

Given this, I'd ask Ellicott FPD to confirm this documentation satisfies the existing water supply requirement so the project can move forward, and to confirm whether financial assurance is still needed given there's already an established utility water connection serving the parcel.

I have attached the email chain with Brandon as well as a map and flow calculations he provided.

Cherokee Metro contact:

Brandon Zembles, EIT - Water Resource Engineer, Cherokee Metropolitan District
Mobile: 719-517-9289

Thank you,
Mark Gutierrez
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