



April 20, 2023

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

RE: Claremont Business Park Lot 2
Replat of Lot 2
Sec. 8, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 26915

Dear Ms. Bagley;

We have received a referral concerning the above-referenced proposal to divide a 1.67 +/- acre tract of land into 3 lots. According to the submittal, the tract of land is described as Lot 2, Claremont Business Park Filing No. 2. The proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District (“Cherokee”).

This office provided written comments, dated October 14, 2020 and January 21, 2021 regarding the entire proposed development of the Claremont Business Park. The current referral does not change the water supply requirements for the subdivision; therefore please refer to the previous comments attached to this letter.

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

Sincerely,

Melissa A. van der Poel, P.E.
Water Resource Engineer

cc: Rachel Zancanella, Division 2 Engineer
Jacob Olson, District 10 Water Commissioner





January 21, 2021

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

RE: Claremont Business Park 2 Filing 1
Sec. 5 and Sec. 8, Twp. 14S, Rng. 65W, Sixth P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 24047

To Whom It May Concern:

We have received the submittal concerning the above referenced proposal to approve a Final Plat for Claremont Business Park 2 Filing 1. This would approve the proposal to divide 13.72 +/- acres into 10 lots. The proposed supply of water is to be served by and wastewater is to be disposed of by Cherokee Metropolitan District ("Cherokee").

This office most recently previously provided written comments, dated October 14, 2020, regarding the proposed development during the preliminary planning stage. The current referral does not change the water supply requirements for the subdivision; therefore, please refer to our previous comments attached to this letter.

Should you or the applicant have questions regarding any of the above, please feel free to contact me at this office.

Sincerely,

Kate Fuller, P.E.
Water Resource Engineer

ec: Bill Tyner, Division Engineer
Doug Hollister, Water Commissioner





October 14, 2020

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

RE: Claremont Commercial Subdivision, Filing No. 2
Preliminary Plat - Amendment
Sec. 5 and Sec. 8, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 24047

Dear Ms. Darden;

We have received a referral concerning the above-referenced proposal to divide a 13.72 +/- acre tract of land into 10 lots. According to the submittal, the tract of land is currently described as Tract C, Claremont Business Park Filing No. 2. This office previously provided written comments, dated June 18, 2020, regarding the proposed development. The current referral changes the water supply requirements for the proposed development; therefore this letter will supersede and replace the previous letter. The proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District (“Cherokee”).

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 August 2020 included with the submittal provide an estimated demand 12.19 acre-feet/year as shown in the table, below.



Use	Area (square feet)	Water Use Rate (gallons/day per square feet)	Water Use Rate (AF/year per 1000 square feet)	Demand (AF/year)
Commercial Space	22,500	0.1	0.112	2.52
Irrigation	95,832	0.024	0.026	2.53
Industrial/Warehouse	63,750	0.1	0.112	7.14
Total				12.19

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 to apply xeriscaping. In other proposals, the applicant has referenced documents supporting a lower estimation of an average weighted water use coefficient demand of 0.034 gallons/day/square-foot for warehouse use and 0.046 gallons/day/square-foot for commercial use. Their current estimated water demand is more conservative.

Source of Water Supply

The proposed source of water is to be served by Cherokee Metropolitan District. A letter dated August 6, 2020 included a spreadsheet depicting the breakdown of the water rights for use within the Claremont Business Park, Filing No. 2, the Claremont Commercial Subdivision, Filing No. 2 and the Padmark Business Park, Filing No. 1.

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 12.19 acre-foot/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 Commercial Subdivision No. 2 is adequate and can be provided without causing injury to decreed water rights.

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

Sincerely,

A handwritten signature in black ink, appearing to read "K. Fuller". The signature is written in a cursive, flowing style.

Kate Fuller, P.E.
Water Resource Engineer

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