



June 3, 2021

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

RE: Mt States Pipe and Supply Replat  
 NE 1/4 SE 1/4 of Sec. 32, Twp. 13S, Rng. 65W, 6<sup>th</sup> P.M.  
 Water Division 2, Water District 10  
 CDWR Assigned Referral No. 27219

To Whom It May Concern:

We have received a referral regarding the above referenced proposal to subdivide an existing 4.48 acre tract of land currently known as Tract 5 of Akers Acres into two industrial lots. Lot 1 will be 2.208 ± acres and Lot 2 will be 2.252 ± acres. According to the submittal, the proposed supply of water is to be served by Cherokee Metropolitan District (“Cherokee”). Wastewater will be disposed of in a private wastewater septic system. This office previously provided comments on the proposed subdivision in a letter dated October 7, 2020. The water supply demand has since been revised.

**Water Supply Demand**

The Water Supply Information Sheet, Form no. GWS-76, provided with the submittal estimates a demand of 0.39 acre-feet per year for all intended uses within the subdivision, as shown in the table below.

Type	Area	Water Use Rate (AF/thousand square foot)	Water Demand (AF/year)
Commercial Use	83,000 square-feet	0.002	0.18
Irrigation	1.2 acres	0.004	0.21

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**

The source of water for the proposed development will be Cherokee Metropolitan District. An updated letter of commitment from Cherokee, dated May 26, 2021, was provided with the referral materials indicating that Cherokee is committed to providing 0.39 acre-feet/year for existing and new uses on the proposed subdivision.

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



### **Additional Comments**

If a storm water detention structure is 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/gyh/?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,



Kate Fuller, P.E.  
Water Resource Engineer

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