



April 4, 2023

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

RE: Powers Centre Filing No. 3A
SW 1/4 of Sec. 6, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Referral No. 30702

To Whom It May Concern:

We have received a referral regarding the above referenced proposal to subdivide an existing 5.551 acre tract of land currently known as Tract 1 of Powers Centre Filing No. 3 into three commercial lots. 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.

Water Supply Demand

The Water Supply Information Sheet, Form no. GWS-76, provided with the submittal estimates a demand of 4.6 acre-feet per year for all intended uses within the subdivision.

Source of Water Supply

The source of water for the proposed development will be Cherokee Metropolitan District. The estimated water demand for the proposed subdivision are consistent with the estimated demand for the uses on the property prior to subdivision. A letter of commitment from Cherokee, dated February 17, 2023, was provided with the referral materials indicating that Cherokee confirms its commitment to providing 4.6 acre-feet/year for use 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/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 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: Rachel Zancanella, Division Engineer
Jacob Olson, Water Commissioner District 10