



February 29, 2024

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

RE: AFTA Subdivision/Circle K Redevelopment - Final Plat  
SE1/4 of Sec. 12, Twp. 13S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 30451

To Whom It May Concern:

We have received the submittal concerning the above-referenced proposal to redevelop a Circle K facility by combining and rezoning portions of Blocks 24, 25, 26 and 29 of Falcon Subdivision, renaming the area AFTA Subdivision. The parcel consists of 8.985 acres to be recombined and subdivided into two lots.

### **Water Supply Demand**

According to the Water Supply Information Summary submitted with the proposal, the combined proposed uses and estimated water requirements for the two lots are as follows:

Lot 1: 1,714 acre-feet for indoor commercial use and 1.012 acre-feet for irrigation

Lot 2: 1,710 acre-feet for commercial use and 0.767 acre feet for irrigation

The total proposed water use is 5.204 acre-feet for the two lots combined.

### **Source of Water Supply**

The proposed water supplier is the Woodmen Hills Metropolitan District (“District”). The District has provided a letter dated January 23, 2024 committing 5.204 acre-feet of water to serve the subdivision. Information in our files indicates the district has approximately 211 acre-feet per year of Denver Basin ground water available for additional commitments.

Information in our office indicates that the Determination of Water Rights Nos. 2503-BD allocates 150 acre-feet (1.5 acre-feet per year based on a 100-year aquifer life) of water from the Laramie-Fox Hills aquifer, 2504-BD allocates 170 acre-feet (1.7 acre-feet per year based on a 100-year aquifer life) of water from the Arapahoe aquifer and 2505-BD allocates 275 acre-feet (2.75 acre-feet per year based on a 100-year aquifer life) of water from the Denver aquifer. The use of ground water under the above determinations is limited to domestic, commercial, industrial, irrigation, stock watering, fire protection



and augmentation purposes on the 5 acres of overlying land described in those Determinations of Water Rights (described as a portion of the NE1/4 of the SE1/4 of Section 12, Township 13 South, Range 65 West of 6<sup>th</sup> P.M).

In addition, our records indicate that there are two existing wells on the property; permit numbers 21757 (completed into the alluvial aquifer), and 34294-FP-R (completed into the Denver aquifer). The well with permit no. 34294-FP-R was not taken into account in 2505-BD, and the annual withdrawal must be subtracted from the amount deeded to WHBM. If no longer needed, the well must be plugged and abandoned pursuant to Rule 16 of the Water Well Construction Rules. The remaining exempt well, permit no. 21757 must also be plugged and abandoned pursuant to Rule 16 of the Water Well Construction Rules.

#### **State Engineer's Office Opinion**

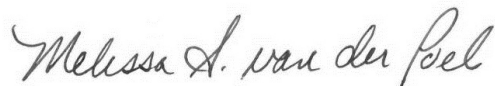
Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

#### **Additional Comments**

The application materials indicate that the project will collect storm flows in a detention pond. 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.

If you, or the applicant, have any questions, please contact Melissa A. van der Poel at 303-866-3581 ext. 8208.

Sincerely,



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

Ec: Referral No. 30451  
Rachel Zancanella, Division 2 Engineer  
Elizabeth Nosker District 10 Water Commissioner  
Martha Archuleta, Water Data Analyst