



September 2, 2022

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

RE: Circle K Redevelopment - Final Plat
SE1/4 of Sec. 12, Twp. 13S, Rng. 65W, 6th 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. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Woodmen Hills Metropolitan District (“WHMD”).

This referral does not appear to qualify as a “subdivision” as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

WHMD is the proposed water supplier. The submittal contained a letter dated December 21, 2018 from the Jerry Jacobson, General Manager, stating that WHMD is willing and able to provide water service to the property subject to the inclusion of the property within the WHMD boundaries and dedication to WHMD of any water right determinations of the property. Should any deficit occur, the Applicant must purchase water from WHMD in sufficient quantity to satisfy the water demand.

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 6th P.M).



In addition, our records indicate that there are three existing wells on the property; permit numbers 21757 (completed into the alluvial aquifer), 176599-A (completed into the Denver aquifer), and 34294-FP-R (completed into the Denver aquifer). The wells with permit nos. 176599-A and 34294-FP-R were not taken into account in 2505-BD, and their combined annual withdrawal must be subtracted from the amount deeded to WHBM. If no longer needed, the wells 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.

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

Sincerely,

A handwritten signature in black ink that reads "Melissa A. van der Poel". The signature is written in a cursive, flowing style.

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

Ec: Referral No. 30451

cc: Bill Tyner, Division 2 Engineer
Jacob Olson, District 10 Water Commissioner