



February 12, 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, 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, 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 submittal, the combined proposed uses and estimated water requirements for the two lots are 0.58/2 acre-feet for commercial use, and 1.129 acre-feet for irrigation, for a total of 1.712 acre-feet per year.

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 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 6th P.M).

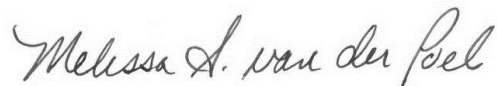
In addition, our records indicate that there are two existing wells on the property; permit numbers 21757 (completed into the alluvial aquifer), and 34294-FP-R (completed into the



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.

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 cursive script that reads "Melissa A. van der Poel".

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

Ec: Referral No. 30451

cc: Rachel Zancanella, Division 2 Engineer
Jacob Olson, Elizabeth Nosker District 10 Water Commissioners
Martha Archuleta and Ivan Valles, Water Data Analysts