



COLORADO
Division of Water Resources
Department of Natural Resources

March 22, 2021

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

RE: Crossroads at Meadowbrook Mixed Use
SE1/4 of Sec. 8, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Referral No. 27454

To Whom It May Concern:

We have received the submittal concerning the above referenced proposal to approve a preliminary plan for Crossroads at Meadowbrook Mixed Use subdivision. This would approve the proposal to divide 29.04 +/- acres into 11 lots. Ten of the lots will be for commercial purposes and one lot will have 360 multifamily residences. The proposed supply of water is to be served by and wastewater is to be disposed of by Cherokee Metropolitan District ("Cherokee").

This office previously provided written comments, dated December 31, 2020, regarding the proposed development during the preliminary planning stage. The current referral does not change the water supply requirements for the subdivision; therefore, please refer to our previous comments attached to this letter.

Should you or the applicant have questions regarding any of the above, please feel free to contact me at this office.

Sincerely,

Kate Fuller, P.E.
Water Resource Engineer

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





December 31, 2020

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

RE: Crossroads at Meadowbrook Mixed Use
 SE1/4 of Sec. 8, Twp. 14S, Rng. 65W, 6th P.M.
 Water Division 2, Water District 10
 CDWR Assigned Referral No. 27454

To Whom It May Concern:

We have received a referral regarding the above referenced proposal to subdivide an existing 29.04 acre tract of land into 11 lots. Ten of the lots will be for commercial purposes and one lot will have 360 multifamily residences. According to the submittal, the proposed supply of water and wastewater disposal is to be served by Cherokee Metropolitan District (“Cherokee”).

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76 was included with the submittal. The Subdivision Summary Form and the Water Resource Report estimated the water supply needs as follows:

| Use | Amount | Water Use Rate | Demand (acre-foot/year) |
|-------------------------|---------------------|-------------------------------------|-------------------------|
| Residential | 360 units | 0.17 AF/year per unit | 61.2 |
| Commercial | 174,581 square-foot | 0.355 AF/year per 1,000 square-foot | 6.2 |
| Irrigation, residential | 348,752 square-foot | 0.335 AF/year per 1,000 square-foot | 11.7 |
| Irrigation, commercial | 147,183 square-foot | 0.333 AF/year per 1,000 square-foot | 4.9 |
| Total | | | 84.0 |

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/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. A letter of commitment from Cherokee, dated December 8, 2020, was provided with the referral materials indicating that Cherokee is committed to providing 84.0 acre-feet/year to the proposed subdivision.

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

Additional Comments

Should the development include construction and/or modification of any storm water structure(s), 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*, located at <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3576581&dbid=0> 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: Bill Tyner, Division Engineer
Doug Hollister, Water Commissioner District 10