



March 31, 2022

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

RE: Crossroads at Meadowbrook Mixed Use
 SE ¼ of Sec. 8, Twp. 14S, Rng. 65W, 6th P.M.
 Water Division 2, Water District 10
 CDWR Assigned Subdivision No. 27454

To Whom It May Concern,

We have received a revised referral concerning the above-referenced proposal to divide 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. This office previously provided comments regarding this referral on December 31, 2020 and March 22, 2021. The comments included herein shall supersede those prior comments. The proposed supply of water and wastewater disposal is to be served by the Cherokee Metropolitan District (“Cherokee”).

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, and the Water/Wastewater Report dated March 2022 included with the submittal provide an estimated demand of 81.8 acre-feet/year as shown in the table, below.

Use	Area	Water Use Rate	Demand (acre-feet/year)
Residential	360 units	0.17 AF/year per unit	61.2
Commercial	55,351 square-feet	0.112 AF/year per 1,000 square-feet	6.2
Irrigation, residential	4.03 acres	2.36 AF/year per acre	9.5
Irrigation, commercial	2.03 acres	2.36 AF/year per acre	4.9
Total			81.8

It should be noted that standard water use rate, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, for lawn and garden irrigation is 2.2 acre-foot per year for each acre.



Source of Water Supply

The proposed source of water is to be served by Cherokee Metropolitan District, and two letters dated March 4, 2022 from Cherokee was provided with the submittal confirming a total of 81.8 acre-feet have been committed to 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 concerning any of the above, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner