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Re: Crossroads at Meadowbrook Mixed-Use Preliminary Plan

Dear Ms. Parsons:

This firm represents the Upper Black Squirrel Creek Ground Water Management District (“the District”). Applicant, Kimley-Horn & Associates, on behalf of Colorado Springs Equities, LLC, provided materials in support of its application for a Preliminary Plan for its proposed Crossroads at Meadowbrook mixed use development (“Crossroads”). Crossroads will consist of 11 commercial lots and 1 tract planned for ten, three-story structures totaling 360 residential units. Crossroads is outside the District’s boundaries. The District reviewed Applicant’s application materials and submits the following comments:

*Water Supply*

Applicant’s Water Report indicates that water supply to the subdivision will be serviced from Cherokee Metropolitan District (“Cherokee”). Applicant claims sufficient water supply is available from Cherokee’s sources: Cherokee has 323.3 annual acre feet available of excess supply and Crossroads will need 84 acre feet per year. However, Cherokee’s supply calculated to reach this conclusion includes 458.3 annual acre feet of supplies currently being—but not yet—

developed by Cherokee. *See* Water Supply Report, § 3.2 (Dec. 2020). Applicant claims these new supplies will come online in late 2020 but Applicant has not supplemented its Application demonstrating that these supplies have been finally approved and are ready for use. Without such information, Applicant cannot demonstrate that Cherokee has sufficient supplies available to provide Crossroads with an adequate water supply.

*Water Export*

Crossroads lies outside the District's boundaries but will be supplied with water from Cherokee, which obtains its supply in part from wells within the District. Such water provision constitutes an export under District Rule 7. Cherokee has previously obtained approval from the District to export its water supply from certain wells and in certain amounts, and Applicant's Water Supply Report lists these wells and exportable amounts. *See* Water Supply Report, Table 2. Applicant, in coordination with Cherokee, should provide more detailed descriptions and supporting documentation demonstrating how much exportable supply has been previously committed to other uses and for what uses specifically. Without this information, the District and the County cannot evaluate and cannot be ensured that excess exportable supply is actually available to supply Crossroads.

The District reserves the right to provide additional comments at a later date founded upon information not readily ascertainable from the above-referenced application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mirko L. Kruse".

Mirko L. Kruse  
for  
TROUT RALEY

cc: UBSCGWMD Board of Directors