



January 24, 2023

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

RE: Crossroads at Meadowbrook Mixed Use Filing 2
 SE ¼ of Sec. 8, Twp. 14S, Rng. 65W, 6th P.M.
 Water Division 2, Water District 10
 CDWR Assigned Subdivision No. 30591

To Whom It May Concern,

We have received a revised referral concerning the above-referenced proposal to divide an existing 12.016 +/- acre tract of land into 2 commercial lots (2.489 +/- acre and 0.794 +/- acre) and 2 tracts for future lots (2.815 +/- acre and 5.022 +/- acre). This parcel is currently known as Tract D of Crossroads Mixed Use Filing 1, for which this office most recently provided comments on March 31, 2022. 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 included with the submittal provide an estimated demand of 4.14 acre-feet/year as shown in the table, below.

Use	Area	Water Use Rate	Demand (acre-feet/year)
Commercial	20,000 square-feet	0.0355 AF/year per 1,000 square-feet	0.71
Irrigation	5.0 acres	0.686 AF/year per acre	3.43
Total			4.14

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 0.05 acre-foot/year for each 1,000 square-feet. **The estimated demand for commercial use is substantially lower than in previous submittals by the Applicant.**

Source of Water Supply

The proposed source of water is to be served by Cherokee Metropolitan District, and a letter dated December 8, 2022 from Cherokee was provided with the submittal confirming a total of 11.1 acre-feet have been committed to proposed subdivision. This is the same letter which was submitted for Crossroads Mixed Use Development Filing 1.



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

According to this office’s records, it appears the District may have sufficient water resources to serve the proposed development. However, the Applicant should clarify why the estimated demand is lower than previous estimates, and provide a letter of commitment from Cherokee which commits water for this filing of the subdivision. Due to a lack of information in the referral materials this office is unable to provide substantive comments at this time. Should you have any further questions, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.
Water Resource Engineer

cc: Rachel Zancanella, Division 2 Engineer
Jacob Olson, District 10 Water Commissioner