

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water."

PCD Project Manager

WSIS water calculations do not match the water resources report.

4/28/2023 7:27:03 AM

PCD Project Manager

Review 2: Planning Division has comments on the following documents

4/28/2023 8:34:18 AM

- Water Supply Information Summary (WSIS)

- Final plat

1. NAME OF DEVELOPMENT AS PROPOSED

Crossroads Mixed Use Filing No. 2

2. LAND USE ACTION Commercial Development

3. NAME OF EXISTING PARCEL AS RECORDED TR: D Crossroads Mixed Use Fil

SUBDIVISION N/A FILING N/A BLOCK N/A

4. TOTAL ACREAGE 12.016 5. NUMBER OF LOTS PROPOSED 2 PLAT MA

6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation.

A. Was parcel recorded with county prior to June 1, 1972? ☒ YES ☐ NO

B. Has the parcel ever been part of a division of land action since June 1, 1972? ☒ YES ☐ NO

If yes, describe the previous action Plat

7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner.

SW 1/4 OF 1/4 SECTION 8 TOWNSHIP 14 ☐ N ☒ S RANGE 65 ☐ E ☒ W

PRINCIPAL MERIDIAN: ☒ 6TH ☐ N.M. ☐ UTE ☐ COSTILLA

8. PLAT - Location of all wells on property must be plotted and permit numbers provided.

Surveyors plat ☐ Yes ☐ No

If not, scaled hand drawn sketch ☐ Yes ☐ No

NO WELLS

9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year

HOUSEHOLD USE # of units GPD AF

COMMERCIAL USE #20,000 of S.F. GPD 0.71 AF

IRRIGATION # 5.0 of acres GPD 3.43 AF

STOCK WATERING # of head GPD AF

OTHER GPD AF

TOTAL GPD 4.14 AF

10. WATER SUPPLY SOURCE

☐ EXISTING WELLS ☐ DEVELOPED SPRING

WELL PERMIT NUMBERS

☐ NEW WELLS -

PROPOSED AQUIFERS - (CHECK ONE)

☐ ALLUVIAL ☐ UPPER ARAPAHOE
☐ UPPER DAWSON ☐ LOWER ARAPAHOE
☐ LOWER DAWSON ☐ LARAMIE FOX HILLS
☐ DENVER ☐ DAKOTA
☐ OTHER

☒ MUNICIPAL

☐ ASSOCIATION

☐ COMPANY

☐ DISTRICT

NAME Cherokee MD

LETTER OF COMMITMENT FOR

SERVICE ☐ YES ☒ NO

WATER COURT DECREE CASE NO.'S

11. ENGINEER'S WATER SUPPLY REPORT ☒ YES ☐ NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

☐ SEPTIC TANK/LEACH FIELD

☒ CENTRAL SYSTEM - DISTRICT NAME Cherokee MD

☐ LAGOON

☐ VAULT - LOCATION SEWAGE HAULED TO

☐ ENGINEERED SYSTEM (Attach a copy of engineering design)

☐ OTHER

ALL OF THE CALCULATIONS SEEM TO MATCH THE WATER RESOURCE REPORT IN EDARP (ONLY THE "NAME OF THE PARCEL AS RECORDED" WAS CHANGED). PLEASE SEE THE WATER RESOURCE REPORT ON THE NEXT TWO PAGES OF THIS COMMENT RESPONSE DOCUMENT.



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