



May 16, 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), 1 tract for private road public utility (0.896 +/- 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”). This office previously provided comments in a letter dated January 24, 2023. The comments provided in this letter shall supersede those comments.

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	55,351 square-feet	0.112 AF/year per 1,000 square-feet	6.2
Irrigation	2.03 acres	2.36 AF/year per acre	4.9
Total			11.1

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

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