



Geno Tellez <geno@mscivil.com>

Crossroads Mixed Use - Discussion on El Paso County PCD comment

4 messages

Darin Moffett <Darin@mscivil.com>

Sat, Mar 16, 2024 at 12:47 PM

To: elizabeth.nosker@state.co.us, Virgil Sanchez <virgils@mscivil.com>, Geno Tellez <geno@mscivil.com>

Beth,

We are currently working on a development located to the east of Colorado Springs within El Paso County that lies immediately adjacent to Highways 24 and 94. (see attachment) The parcel is approximately 64.89 acres in size. The property falls within both the Jimmy Camp Creek and Peterson Field Drainage Basins.

The proposed re-grading effort will create a minor redelineation of the major basin boundary lines to accommodate the newly proposed lots and roadways. As you are aware this minor exchange in basin delinations can be commonplace unless they fall along high rock outcroppings or major channels where alteration of terrain is unlikely.

In regards to the amounts....Prior to development approximately 51.67 acres of the subject site falls within the Jimmy Camp Creek Basin while the remaining 13.22 acres falls within the Peterson Field Drainage Basin. After development it is anticipated 1.5-3.5 acres will be redirected from the Peterson Field Drainage Basin into Jimmy Camp Creek. (currently 1.5 per attached exhibit)

We have been requested by the El Paso County Planning and Development to reach out to you to verify this redelination does not pose a significant impact toward water rights. It should be noted that the developed flows are directed to planned stormwater water quality and detention facilities that were designed in accordance with current MS4 requirements and that release rates from said facilities will not exceed historic runoff rates.

It should be noted that the Sand Creek Drainage Basin and Peterson Field Drainage Basin comprise almost 45 square miles of land. (~1.5-3.5 acres out of 1.96 million)

Ultimately I believe all we are looking for is an email from DWR that states that this isn't a significant issue in regards to water rights within the watersheds.

Hope all is well and look forward to hearing back from you.

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Darin L. Moffett, P.E.,
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3 attachments **Vic Map.pdf**
51K **Aerial Map.pdf**
6135K **drainage maps.pdf**
9661K

Nosker - DNR, Elizabeth <elizabeth.nosker@state.co.us>

Mon, Mar 18, 2024 at 12:10 PM

To: Darin Moffett <Darin@mscivil.com>

Cc: Virgil Sanchez <virgils@mscivil.com>, Geno Tellez <geno@mscivil.com>

Hello Darin,

Thank you for sending this my way. I am looking into this and will get back to you as soon as possible.

Beth Nosker

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Elizabeth (Beth) Nosker

Deputy Groundwater Commissioner and Groundwater Data Analyst
District 10



COLORADO
Division of Water Resources
Department of Natural Resources

P 719.227.5291 | C 719.331.5861
4255 Sinton Rd., Colorado Springs, CO 80907
elizabeth.nosker@state.co.us | dwr.colorado.gov

Nosker - DNR, Elizabeth <elizabeth.nosker@state.co.us>
To: Darin Moffett <Darin@mscivil.com>
Cc: Virgil Sanchez <virgils@mscivil.com>, Geno Tellez <geno@mscivil.com>

Thu, Mar 21, 2024 at 2:55 PM

Hello Darin,

Thank you for your patience while I investigate a little further.
Due to the small scale of this redelineation, we do not foresee any issues with water rights.
As long as the stormwater detention facilities meet the standards of the MS4 permit, we should be good.

Thank you again,
Beth Nosker

On Sat, Mar 16, 2024 at 12:52 PM Darin Moffett <Darin@mscivil.com> wrote:
[Quoted text hidden]

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Darin Moffett <Darin@mscivil.com>
To: "Nosker - DNR, Elizabeth" <elizabeth.nosker@state.co.us>
Cc: Virgil Sanchez <virgils@mscivil.com>, Geno Tellez <geno@mscivil.com>

Thu, Mar 21, 2024 at 3:12 PM

Beth,

Thank you for your effort.
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