



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

December 10, 2020

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

RE: Crossroads North  
Sec. 8, Twp. 14S, Rng. 65W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 27443

Dear Ms. Parsons;

We have received a referral concerning the above-referenced proposal to divide a 44.34 +/- acre tract of land into 11 commercial lots and 4 tracts. According to the submittal, the tract of land is described as Hillcrest Acres. 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, and the Water/Wastewater Report dated October 2020 included with the submittal provide an estimated demand of 77.2 acre-feet/year as shown in the table, below.

Use	Area	Water Use Rate (gallons/day/square feet)	Water Use Rate (AF/year/1000 square feet)	Demand (acre-feet/year)
Commercial Space	341,990 square- feet	0.099	0.112	38.3
Irrigation	16 acre	0.049	0.056	38.9
<b>Total</b>				<b>77.2</b>

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 per year for each 1,000 square feet.

**Source of Water Supply**

The proposed source of water is to be served by Cherokee Metropolitan District, and a September 8, 2020 letter of commitment from Cherokee was provided with the submittal confirming 77.2 acre-feet have been committed to proposed subdivision. There appears to be conflicting information in the Water/Wastewater Report about the volume of water available to Cherokee. Well Permit 27571-FP is limited to a maximum volume of 115.4 acre-



feet per year, which is less than the 153.5 acre-feet per year that was reported in the Water/Wastewater Report. While it appears that Cherokee still has adequate water resources to serve the estimated demand of 77.2 acre-feet/year for the proposed development, please **provide clarification about Cherokee's water supply.**

Our records also indicate that several exempt wells may currently exist within the proposed development: Permit nos. 251680, 255973, and 308683. Pursuant to Policy 2011-1 of the Office of the State Engineer, available online at: <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3565489&dbid=0>, any new or existing wells (including pre-May 8, 1972 wells) that would be used in a subdivision must be evaluated according to C.R.S. 37-92-602(3)(b)(I). In this area of the state water is considered to be over-appropriated; therefore, all wells in the subdivision must operate pursuant to a court approved plan for augmentation in order to be approved as part of the proposed water supply for the subdivision.

### **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 for Crossroads North is adequate and can be provided without causing injury to decreed water rights. However, please provide clarification about Cherokee's water supply.

Should you or the Applicant have questions concerning any of the above, please feel free to contact me directly.

Sincerely,



Kate Fuller, P.E.  
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer  
Doug Hollister, District 10 Water Commissioner