



May 23, 2024

Ryan Howser
El Paso County Development Services Department
Submitted through EDARP portal

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

Dear Mr. Howser,

We have received a referral concerning the above-referenced proposal to divide a 44.34 +/- acre tract of land into 15 commercial lots. This office previously issued comments on December 10, 2020 and October 26, 2022. This letter shall supersede those previous comments. 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 2023 included with the submittal provide an estimated total demand 49.6 acre-feet/year. This includes 45.7 acre-feet/year for commercial use, based on an estimate of 0.1 gallons-per-day/square-foot of commercial space, and 3.9 acre-feet/year for irrigation of 1.69 acres, based on the County’s estimate of 2.43 acre-feet per year for traditional lawns.

Source of Water Supply

The proposed source of water is to be served by Cherokee Metropolitan District. A letter dated October 18, 2023 estimated that the water demand for the proposed subdivision will be 49.6 acre-feet/year and commits to providing this estimated demand.

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 storm water structure(s) 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 (<https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3576581&dbid=0>) to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative 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.

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

Sincerely,



Melissa A. van der Poel, P.E.
Water Resource Engineer

cc: Martha Archuleta, Water Data Analyst