



COLORADO
Division of Water Resources
Department of Natural Resources

Office of the State Engineer
1313 Sherman St, Suite 818
Denver, CO 80203

July 11, 2017

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

RE: Meadowbrook Crossing - Revised
Preliminary Plan and Final Plat
Sec. 8, Twp. 14S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 24007

To Whom It May Concern:

We have received additional information concerning the above-referenced revised proposal to subdivide a 32.27 +/- acre tract of land into 114 single family lots for a density of 3.53 dwelling units/acre. According to the submittal, 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, previously provided estimates a demand of 35.34 acre-feet/year for 114 lots (0.31 acre-feet/year/lot), and 0.93 acre-feet/year for irrigation of 0.53 acres, for a total estimated demand of 36.27 acre-feet/year. It should be noted that standard water use rates, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, are 0.3 acre-foot per year for each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation.

Source of Water Supply

The proposed source of water for the development is to be served by Cherokee and a letter of commitment from Cherokee dated June 16, 2017 was included in the latest submittal. According to the June 16, 2017 letter from Cherokee, they have committed to supply 36.27 acre-feet/year to the proposed development. According to this office’s records, it appears that Cherokee has adequate water resources to serve 36.27 acre-feet/year for the proposed development.

Additional Comments

The application materials indicate that the project may include include storm water collection and/or conveyance facilities. The Applicant should be aware that, unless the proposed improvements to the existing storm water 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*, available at: <http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>, 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 can be provided without causing injury to decreed water rights, and the supply is expected to be adequate. Should you have any questions, please feel free to contact me directly.

Sincerely,



Caleb Foy, P.E.

Water Resource Engineer

cc: Steve Witte, Division 2 Engineer (via email)
Doug Hollister, District 10 Water Commissioner (via email)

