



February 14, 2022

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

RE: Ridge at Lorson Ranch Filing 1 Subdivision
Final Plat
Sec. 13, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 27670

To Whom It May Concern:

We have received additional information for the above-referenced proposal to subdivide a 107.82 +/- acre tract of land into 535 single-family lots and 12 tracts. This office previously provided comments regarding the preliminary plan for all filings of this subdivision on May 13, 2021; the comments provided herein shall supersede that previous letter. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District ("Widefield").

Water Supply Demand

The updated Water Supply Information Summary, Form No. GWS-76, provided estimates a demand of 187.25 acre-feet/year for 535 single family lots which equates to 0.35 acre-feet/household. The estimate also calculates 1.24 acre-feet/year for the irrigation of 1.64 acres of common areas, of which 0.73 acres will be fully irrigated and 0.91 acres will be partially irrigated. The total estimated water demand for this filing of the subdivision is 188.49 acre-feet/year.

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation (2.2 acre-foot/year/acre).

Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District. A letter of commitment dated January 11, 2022 from Widefield was provided with the materials confirming it will serve the subdivision as part of the 376.58 acre-feet that were previously committed to the entire subdivision on April 16, 2021.

According to the records of this office, Widefield 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 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*, available online at: https://dnrweblink.state.co.us/dwr/0/edoc/3576581/DWR_3576581.pdf?searchid=978a5a31-ddf9-4e09-b58c-a96f372c943d, 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,



Kate Fuller, P.E.
Water Resource Engineer

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