



COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

February 8, 2019

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

RE: Lorson Ranch East Filing No. 3
Final Plat
Secs. 13, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 23979

To Whom It May Concern:

We have received the above-referenced proposal to approve a final plat for Filing No. 3 of the previously approved Lorson Ranch East Subdivision. This proposal is for the creation of 81 single family lots on 19.467 acres within the previously approved area of Lorson Ranch East. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District ("District").

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 30.78 acre-feet/year for 81 household units. This equates to an anticipated water demand of 0.38 acre-feet/year per household. The letter of commitment from the District states that the water commitment is based on the recently revised Widefield standard of 0.35 AF/SFE. The referral documents indicate that there will be approximately 1.0 ± acre of open space. If the open space is planned to be irrigated than this would account for the discrepancy.

Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District. In a letter dated December 12, 2018, the District committed 30.78 acre-feet/year to serve 81 lots proposed in Filing 3, Lorson Ranch East. In a letter dated October 4, 2016, the District previously committed 295.07 acre-feet for all filings of Lorson Ranch East.

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: <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

According to this office's records, it appears District has sufficient water resources to serve the proposed development. Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed can be provided without causing injury to decreed water rights and is expected to be adequate. Should you have any further questions, please feel free to contact me directly.

Sincerely,



Ivan Franco, P.E.
Water Resource Engineer

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

