



October 26, 2021

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

RE: Cottages at Mesa Ridge - Preliminary Plan
NE1/4, Sec. 29, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 28917

To Whom It May Concern:

We have received the above-referenced proposal to permit 122 manufactured homes on one lot, which would be owned by a single entity, for long-term lease. The lot is approximately 10.2 acres in size. According to the submittal, the proposed supply of water is to be served by the Widefield Water and Sanitation District ("Widefield"). The Lower Fountain Metropolitan Sewage Disposal District will provide wastewater disposal.

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 43.05 acre-feet for all residential uses in the subdivision. Other information in the referral indicates this also includes water for one office/community building. This demand utilizes the standard estimate of 0.35 AF/SFE. There shall also be one acre of landscape irrigation, which will require an additional 3.0 acre-feet/year for a total of 46.05 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.

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 August 31, 2021 from Widefield was provided with the materials and indicated that 46.05 acre-feet are committed to the proposed subdivision. A similar letter also notes Lower Fountain Districts commitment to provide wastewater disposal.

According to the records of this office, Widefield has sufficient water resources to supply this development as described above.



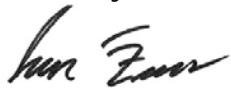
Additional Comments

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 or the applicant have questions regarding any of the above, please feel free to contact me directly.

Sincerely,



Ivan Franco, P.E.
Water Resources Engineer

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