



October 18, 2018

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

RE: Creekside at Lorson Ranch Filing No. 1
Section 23, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 25248

To Whom It May Concern:

We have received the above-referenced proposal to approve a preliminary plat for Filing No. 1 of the Creekside at Lorson Ranch Subdivision. This proposal is for the creation of 235 single family lots and irrigated green space on 83.085 acres. 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 91.65 acre-feet/year for 235 household units. This equates to an anticipated water demand of 0.39 acre-feet/year per household. The subdivision also includes an unspecified amount of irrigated green space which is anticipated to require 1.95 acre-feet/year. The total subdivision estimated water demand is 93.6 acre-feet.

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 June 14, 2018 from the District was provided with the materials and indicated that 93.6 acre-feet are committed to Filing No. 1 of the subdivision.



State Engineer's Office Opinion

According to this office's records, it appears that the 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 water supply is adequate and can be provided without causing injury to decreed water rights. Should you have any further questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in cursive script that reads "Melissa A. van der Poel".

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

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

