



December 13, 2017

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

RE: Pioneer Landing at Lorson Ranch Filing No. 3
Final Plat
Sec. 9, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 24145

Dear Ms. Parsons:

We have received information concerning the above-referenced proposal to subdivide 1.836 +/- acres (Tracts G, H, and K of Pioneer Landing at Lorson Ranch Filing No. 2) into 12 single family residential lots. The proposed supply of water, in addition to wastewater disposal, is to be served by the Widefield Water and Sanitation District.

Water Supply Demand

According to the Water Supply Information Summary, Form No. GWS-76, attached as Appendix A to the September 2017 *Water Demand and Wastewater Disposal Report for Pioneer Landing at Lorson Ranch Filing No. 3*, the estimated water demand is 4.20 acre-feet/year for ordinary household purposes inside 12 single-family dwellings.

Source of Water Supply

The source of water for the proposed development is to be served by the Widefield Water and Sanitation District ("District"), and an October 19, 2017 letter from the District was provided with the submittal. According to the letter, the District has committed to serve the development 4.20 acre-feet/year.

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.

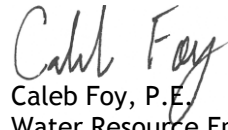


Ms. Kari Parsons
December 13, 2017
Page 2 of 2

State Engineer's Office Opinion

According to this the latest water supply report on file with this office, it appears the District has sufficient water resources to supply this subdivision; therefore, 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 can be provided without causing injury to decreed water rights and is expected to be adequate. Should you or the applicant have any questions, please feel free to contact me directly.

Sincerely,

Handwritten signature of Caleb Foy in cursive.

Caleb Foy, P.E.
Water Resource Engineer

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

CRF:crf