



COLORADO
Division of Water Resources
Department of Natural Resources

Office of the State Engineer
1313 Sherman St, Suite 818
Denver, CO 80203

August 7, 2017

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

RE: Lorson Ranch East - Planned Unit Development
Preliminary Plan
Parts of Sec's. 13, 14, 23 & 24, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 23979

To Whom It May Concern:

We have received the second referral for the above referenced proposal to subdivide now 274.59 acres into 828 single family lots and additional space. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District.

This office has previously provided comments regarding the proposed development. The current proposal changes the total acreage and reduces the number of lot, however, no additional information concerning the proposed water supply for the said development has been submitted with this referral; therefore, please refer to our previous comments dated November 15, 2016, copies of which have been attached for your reference.

Should you or the applicant have questions regarding any of the above, please feel free to contact me at this office.

Sincerely,

Ivan Franco, P.E.
Water Resource Engineer

cc: Steve Witte, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner





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Division of Water Resources

Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

November 15, 2016

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
Sent via email to: DSDcomments@elpasoco.com

RE: Lorson Ranch East – Planned Unit Development
Preliminary Plan
Parts of Sec's. 13,14,23 & 24, 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 subdivide a 225.76 acre tract of land into 838 single family lots and 48.95 acres of open space. 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 293.32 acre-feet/year for 838 household units. This equates to an anticipated water demand of 0.35 acre-feet/year per household. The proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot. The subdivision also includes 0.706 acres of irrigated median landscaping which is anticipated to require 1.75 acre-feet/year. The total subdivision estimated water demand is 295.07 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 ("Widefield"). A letter of commitment dated October 4, 2016 from Widefield



was provided with the supplemental materials and indicates 295.07 acre-feet are committed to the subdivision.

State Engineer's Office Opinion

According to this office's records, it appears Widefield 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,



Ivan Franco, P.E.
Water Resource Engineer

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

