



May 13, 2021

Kari Parsons
El Paso County Development Services Department
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Colorado Springs, CO 80910-3127

RE: Ridge at Lorson Ranch Subdivision - Preliminary Plan
Sec. 13, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 27670

To Whom It May Concern:

We have received the above-referenced proposal to subdivide an existing 206.473 ± acre tract of land into 994 single-family lots and park space, open space, and landscape area. The lots vary in size with an average density of 4.81 DU/acre. According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Widefield Water and Sanitation District (“Widefield”).

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, provided with the submittal estimates a demand of 376.58 acre-feet for all intended uses in the subdivision. This includes 347.90 acre-feet/year for 994 household units, which equates to an anticipated water demand of 0.35 acre-feet/year per household. The subdivision also includes irrigation of 12.85 acres of green space, of which 6.58 acres are “partially irrigated”. The irrigation is anticipated to require 28.68 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 April 16, 2021 from Widefield was provided with the materials and indicated that 376.58 acre-feet are committed to the proposed subdivision. The letter also notes Widefield’s 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,



Kate Fuller, P.E.
Water Resources Engineer

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