



December 11, 2019

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

RE: Ponderosa Filing No. 3 at Lorson Ranch I Subdivision
SW1/4, Sec. 14, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water Districts 10
CDWR Assigned Subdivision No. 26786

To Whom It May Concern:

We have received the above-referenced proposal to approve a preliminary plat for Filing No. 3 of the Ponderosa at Lorson Ranch Subdivision. This proposal is for the creation of 90 single family lots and irrigated green space on 10.38 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 31.5 acre-feet/year for 90 household units. This equates to an anticipated water demand of 0.35 acre-feet/year per household. The subdivision also includes 4 acres of irrigated green space which is anticipated to require 12.25 acre-feet/year. The total subdivision estimated water demand is 43.75 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 November 4, 2019 from the District was provided with the materials and indicated that 43.75 acre-feet are committed to Filing No. 3 of the subdivision.

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.

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,



Kate Fuller, P.E.
Water Resources Engineer

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