



COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

January 12, 2017

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

RE: Carriage Meadows South at Lorson Ranch
Preliminary Plan
NE1/4 Sec. 22 & NW1/4 Sec. 23, Twp. 15S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 23937

To Whom It May Concern:

We have received the updated materials on January 12, 2017 regarding the above-referenced proposal to subdivide a 106.64 acre tract of land into 234 single family detached units, plus one existing unit, and approximately 34 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 Demand and Wastewater Disposal Report, revision date 12-12-2016, provided with the submittal estimates a demand of 91.26 acre-feet/year for 234 household units. This equates to an anticipated water demand of approximately 0.39 acre-feet/year per household. An additional 1.95 acre-ft/yr is anticipated for median landscaping. The total annual water use is anticipated to be 93.21 acre-feet. The existing unit is already being served by the District and was not included in the calculations of water demand. The proposal does not clearly define the amount of lawn and garden irrigation anticipated for each lot.

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"). An updated letter of commitment dated December 8, 2016 from

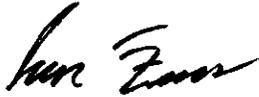


Widefield was provided with the supplemental materials and indicates 93.21 acre-feet are committed to the subdivision.

State Engineer's Office Opinion

According to this office's records, it appears 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,



Ivan Franco, P.E.
Water Resource Engineer

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

