

LETTER OF INTENT
OHANA ACRES

Owner and Applicant:

G & D Hammann Ohana Trust
Gary L. Hammann, Trustee
Darlene C Noel-Hammann, Trustee
17825 Jones Road
Peyton, CO 80831

Engineering:

Jim Allison Engineering
4245 Log Rd
Peyton, CO 80831

Surveying:

Compass Surveying & Mapping
3253 W Carefree Circle
Colorado Springs, CO 80917

Site Location Size and Zoning

The proposed minor subdivision to be known as "Ohana Acres" is currently listed as Lot 1 VIL Filing No.1 and is located in the NW ¼ of the NW ¼, Section 30 Township 13 South, Range 63 West, 6th P.M. in El Paso County, Colorado. The property has El Paso County Tax Schedule Number 3330001001. The current address of the site is 17825 Jones Road, Peyton, Colorado. The northern portion of the site is developed with a single residence, detached garage, barn and storage shed. It has a gravel driveway from Murr Road and has a well and septic system. The site is presently 19.31 acres and is currently zoned RR-5 (Rural Residential). The site is bordered by Murr Road to the west and Jones Road to the north and is on a section line (Murr Road). Adjacent properties to the west are part of the Blue Sage Subdivision and are 2.5 acre lots. The property to the north is zoned A-35 and is currently vacant. The property to the east is a 19.28 acre lot zoned RR-5 with a single family residence and two out-buildings. The property to the south is a 40.46 acre lot with a single family residence with out-buildings and is zoned A-35.

Request

The request is for approval for a minor subdivision for the Hammann Family named Ohana Acres, containing a total of 19.31 acres. The proposed minor subdivision will create four lots with Lot 1 being 5.0582 acres, Lot 2 is 4.7512 acres, Lot 3 is 4.7508 acres and Lot 4 is 4.7501 acres. Lot sizes meet the county requirements of 4.75 acres per lot along a county road and/or section line (Murr Road).

- Lot 1 -5.0582 acres, which has an existing home, detached garage, barn and storage shed, will retain its existing driveway. All buildings meet set back requirements on all sides. The proposed lots (Lot 2 – 4.7512 acres, Lot 3 – 4.7508 acres and Lot 4 – 4.7501 acres) and future buildings will fit into the existing neighborhood as it is surrounded by lots and a subdivision that is zoned Rural Residential and ranges from RR-2.5 in Blue Sage Subdivision to the west, RR-5 on the eastern boundary and A-35 on the north and south. The proposed subdivision will be consistent with the design, engineering, and surveying of the El Paso County Land Development Code 4.75: *In the event that the land to be portioned, platted, sold on zoned abuts a section line county road, the minimum lot area for lots abutting the road shall be 4.75 acres and minimum width shall be 165 feet.* (Reference Table 5-4, page 150, Density & Dimensional Standards for Agricultural Residential & Special Purpose Districts has been included as Attachment 1.

Preliminary Plan Summary

The development standards and layout for four detached single-family residential lots, to eventually be occupied by the family of Gary and Darlene Hammann, with driveway access off of Murr Road.

Land Use

The minimum lot size will be 4.75 acres with Lot 1 being larger (5.0582 acres). Lots will have easements for public drainage, utilities, access and private open spaces (within lot yards). Owners will pay, if applicable, park fees in lieu of providing shared or public open fees.

Future permitted and accessory single-family uses include single-family detached dwellings and accessory buildings (per LDC – Chapter 5, Table 5-1 and 5-2 allowances)

Lot Dimensional Standards

Typical lots have been planned to meet the following dimensional standards:

- Minimum lot size: 4.75 Acres
- Maximum Height: 35 feet
- Setbacks: Front yard: 25 feet
 Side Yard: 25 feet
 Rear Yard: 25 feet

Public Services and Utilities

- Water Service – Individual wells
- Waste Water – Individual on-site septic
- Electric Service – Mountain View Electric Association
- Fire Protection – Falcon Fire Protection District
- Police Protection – El Paso County Sheriff's Department
- Public School – El Paso County School District 49
- Library Services – Pikes Peak Library District
- Roads – El Paso County Road & Bridge

Water Resources

The proposed development will have water supplied from individual residential wells. (State Water Report included as Attachment 2)

- As required, a sufficient water supply has been acquired from the Colorado Groundwater Commission in terms of quantity, quality and dependability for the four lots in Ohana Acres. Lot 1, has an existing alluvial well with permit number 53486 that will be replaced according to the Groundwater Evaluation from Groundwater Investigations LLC. The four new wells are addressed under Groundwater Commission Determination No. 3714BD.

Drainage Report

Drainage Report by Allison Engineering has been submitted with application.

The property consists of unplatted land to be eventually be developed into four residential lots (RR-5 zoning). Site is within the Haegler Ranch drainage basin (and DBPS). The proposed development is in general conformance with the DBPS and will not negatively affect downstream drainage. The existing project site generally slopes from west to east with less than 10% slope. There is a small portion that slopes from east to west along Murr Road with less than 3% slope. The historical drainage patterns will be generally maintained.

The developed runoff from the project will generally be collected by means of roadside ditches located on Murr Road and private driveways.

Detention and water quality facilities are not required for the project as the development consists of RR-5 lots and no public roadway.

Wildfire Hazard and Mitigation

Ohana Acres is outside the wildland urban interface zone and is not in the mapped Wildfire Susceptibility index (very-high or moderate to very-high) zones.

According to the site planning and maintenance with defensible zones, each residential site will be encouraged to address the principals of protection zones within this grassland environment with the goal of reducing dense and tall landscapes materials within the initial 15' zone around structures. This would include thinning and branching-up of existing trees and ground plain materials.

Mitigation efforts can be reviewed in the EPC Community Wildlife Protection Plan for Unincorporated El Paso County, with reference to Forest Action Plan, provided by the Colorado State Forest Services.

Falcon Fire Department District Commitment Letter

Ohana Acres is in the Falcon Fire Protection District. Fire Chief Trent Harwig confirmed on May 31, 2019 that service will be provided subject to the following conditions:

- All new construction, renovations or developments within the Fire Department's jurisdiction must comply with the applicable fire code and nationally recognized life safety standards adopted by the El Paso County Board of County Commissioner and the Fire Department's Board of Directors, as amended from time to time.

- All development , water and commercial construction plans must be reviewed and approved by the fire department for compliance with the applicable fire code and nationally recognized life safety standards prior to final plat or construction permit being issued
- All new development projects access shall meet the fire code and nationally recognized standards' pertaining to fire apparatus access.

Electric Provider Commitment

Ohana Acres Subdivision is located within the Mountain View Electrical Association service area. MVEA confirmed on February 06, 2019 with the request of a ten foot front, side and rear lot utility easement, along with a twenty foot exterior utility easement on the plat and all tracts. They also request all existing facilities with easements on plat(s) be included. All new electric will be underground.

Natural features

Wildlife

Wildlife impacts are expected to be generally low based on review of the EL Paso County Wildlife Descriptions Map. Additional wildlife impacts may be identified by other entities with wildlife jurisdiction.

Floodplain

According to FEMA maps, there is a small portion in the northeast corner of Lot 1 within Area AE, special flood hazard areas with base flood elevations and zone x, 0.2% annual flood average. This area does not affect any of the existing structures on Lot 1 and is labeled a NO BUILD zone. The rest of the property is located outside the 100 year floodplain as determined by the Firmette map created April 20, 2021 and included with this application.

Vegetation

Topographically the site is gently rolling terrain with overall slopes of less than 10%. The entire site consist of native grasses and weeds.

Noxious Weeds

Reference to the El Paso County Weed Mitigation Plan, weed management for Ohana Acres includes both prevention and mitigation. The owners have adhered to this for the 26 years they have owned the property.

Justification

Ohana Acres is in conformance with goals, objectives and policies of the Master Plan and the Land Development Code established by El Paso County. The RR-5 lots meet the density and dimensional standards set by the Land Development Code, Chapter 5, Page 150 *In the event that the land to be portioned, platted, sold on zoned abuts a section line county road, the minimum lot area for lots abutting the road shall be 4.75 acres and minimum width shall be 165 feet.* All lots are at least 4.75 acres with a width of at least 300 feet.

Ohana Acres does not include open spaces, but will pay applicable park fees in lieu of providing open space.

Ohana Acres generally conforms to the goals, objectives and policies of the master plan which includes the El Paso Master Plan and County Policy Plan or reason stated below:

- Finding of Master Plan conformity regarding land use and densities have been made in support of the adjacent development (Blue Sage Subdivision). This application remains consistent with those findings; and with the following policies from the El Paso Master Plan, County Policy Plan and County Water Master Plan.

Ohana Acres would promote the rural residential character of eastern El Paso County and satisfy the following policies of the County Policy Plan:

- Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access. ♣ The development is projected to have the densities as the Blue Sage Subdivision (RR-2.5, with Ohana Acres being RR5) within the large lot residential place type.
- Policy 6.1.11: Plan and implement land development, so that it will be functionally and aesthetically integrated within the context of adjoining properties. ♣ The development is projected to implement aesthetic integration in terms of matching existing conditions of Murr Road and said Large-Lot residential developments. ♣ Access to lots will be permitted driveways off of Murr Road, as are lots in Blue Sage Subdivision along Murr Road.

The subdivision is consistent with the purposes of this Code; the preliminary plan is consistent with the purposes of this Code which include development procedures and standards intended to promote safe and orderly development of land and the placement of land uses in relation to existing and predicted patterns of growth and availability of necessary services.

The subdivision is in conformance with the subdivision design standards and any approved sketch plan; the subdivision conforms with the subdivision standards of the Code.

A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code. Water will be supplied by individual wells. Ownership of water rights and availability paperwork is included with this Letter of Intent as Attachment 2.

A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code; Wastewater will be provided by way of individual on-site septic/wastewater systems. Reference the Soil and Geology Report, prepared by Allison Engineering.

All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)]

Soils and geologic hazards and constraints including floodplain have been identified on the preliminary plan. The soils and geology report has not identified any hazards or constraints that would preclude development of the site. The subdivision has been designed to avoid and minimize impacts to identified hazard and/or constraint conditions.

Adequate drainage improvements complying with State law [C.R.S. § 30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design; Drainage improvements have been designed to adequately convey, store, treat, and release historic and developed flows onto and through the site.

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development; The public improvements (on-site and off-site) have been designed and sited to adequately serve the needs and mitigate the impacts of the development, including, roads, utilities, drainage facilities.

Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; legal access is provided to the subdivision via private driveways off of Murr Road.

The proposed subdivision has established an adequate level of compatibility by incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; the subdivision has been designed to minimize impact to natural features such as the noted floodplain. The Code does not have open space requirements for rural density subdivisions and no common open space is provided. Lots are large enough to provide private open spaces within each individual lot.

Does the plan incorporate site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County?

The site has been designed to provide required public services and infrastructure (transportation/utilities) consistent with rural large lot development standards.

Does the plan incorporate physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses?

The plan reflects the standard transitions and buffers consistent with the EPC planning criteria

Does the plan incorporate identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design?

Environmentally sensitive features have been identified on the preliminary plan and designated as no-build areas.

Does the plan incorporate public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities?

The subdivision improvements (road, utility, storm water) have been planned to meet the demand of the subdivision and not negatively impact level of service for county services and facilities. Appropriate bridge, drainage, park, school, and traffic fees will be paid at the time of final plat recordation.

Are necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision?

Services have been reviewed with identified providers and related commitment letters have been provide with this application.

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and the fire protection requirements for access and water supply for fire suppression have been provided. Specific recommendations and requirements of the Falcon Fire Protection District will be incorporated into the design including required public improvements necessary for fire protection.

Submitted by:

Gary Hammann, Owner

(719) 650-5952

gary.hsquared@gmail.com

Please add a paragraph similiar to below in regards to traffic. Update highlighted items to be consistent with a 4 lot subdivision.

Traffic Generation:

The development is expected to generate a total of 28 trips per day (Average weekday trips ends) and 3 trips in the peak hour based on 9.44 trips per unit for Single Family Detached Housing (according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trips during the peak hour. Therefore, a Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19- 471. Traffic Impact Fees will be paid at time of building permit.

Table 5-4. Density and Dimensional Standards for Agricultural, Residential and Special Purpose Districts.

Zoning District	Maximum Density (DU/ac)	Minimum Lot Size		Minimum Setbacks Principal(Accessory) ^{19,5}			Maximum Lot Coverage	Maximum Height
		Area	Width (at front setback line)	Front	Rear	Side		
Forestry and Agriculture								
F-5		5 acres ^{1,2}	200 ft	25 ft ⁵	25 ft ⁵	25 ft ⁶	25 %	30 ft
A-35		35 acres ¹	500 ft	25 ft ^{5,7,9}	25 ft ^{5,7,9}	25 ft ^{5,7,9}	None	30 ft ¹⁰
A-5		5 acres ^{1,2}	200 ft	25 ft ^{5,6,8}	25 ft ^{5,6,8}	25 ft ^{5,6,8}	None	30 ft
Rural Residential/Rural Suburban								
RR-5		5 acres ^{1,2}	200 ft	25 ft ^{6,8}	25 ft ^{6,8}	25 ft ^{6,8}	25 %	30 ft
RR-2.5		2.5 acres ¹	200 ft	25 ft ⁶	25 ft ⁶	15 ft ⁶	None	30 ft
RR-0.5		21,780 sq ft ^{1,3}	100 ft	25 ft ¹⁵	25 (5) ft	10 ft ¹⁵	None	30 ft
Residential Suburban Zoning Districts								
RS-20000		20,000 sq ft	100 ft	40 ft	40 (15) ft	15 ft	20 %	30 ft
RS-6000		6,000 sq ft ¹⁷	50 ft	25 ft ¹⁷	25 (5) ft ¹⁷	5 ft ¹⁷	40 % / 45 % ¹⁹	30 ft
RS-5000		5,000 sq ft ^{11,17}	50 ft	25 ft ¹⁷	25 (5) ft ¹⁷	5 ft ¹⁷	40 % / 45% ¹⁹	30 ft
Residential Multifamily Zoning Districts								
RM-12	12	3,500 sq ft ^{12,17}	35 ft	15 ft ^{14,17}	20 ft ^{14,17}	10 ft ^{14,17}	70 %	40 ft
RM-30	30	5,000 sq ft ^{13,17}	75 ft	25 ft ^{14,17}	15 ft ^{14,17}	15 ft ^{14,17}	60 %	40 ft
Special Purpose Zoning Districts								
R-T		5 acres	200 ft	25 ft	25 (5) ft	25 ft ¹⁶	30 %	30 ft
MHP	All standards are located in the zoning district standards.							
MHS	All standards are located in the zoning district standards.							
RVP	All standards are located in the zoning district standards.							
PUD	All development standards for principal and accessory uses are established by the Development Plan.							
¹ Specific uses may be subject to larger minimum lot area requirements.								
² In the event that the land to be partitioned, platted, sold or zoned abuts a section line County road, the minimum lot area for lots abutting the road shall be 4.75 acres and minimum lot width shall be 165 ft.								

- ³Parcels containing stables or corrals shall have a minimum lot area of one acre.
- ⁴Stables and corrals where allowed by the zoning shall comply with the minimum setbacks established for stables and corrals as established in Chapter 5.
- ⁵Agricultural stands shall be setback a minimum of 35 feet from all property lines.
- ⁶Kennels, pens and fur farms shall be setback a minimum of 100 feet from all property lines.
- ⁷Kennels, pens and fur farms shall be setback a minimum of 200 feet from all property lines.
- ⁸Sawmills shall be setback a minimum of 300 feet from all property lines.
- ⁹Livestock feed and sales yards shall be setback a minimum of 200 feet from all property lines, except that loading facilities may be located adjacent to a road right-of-way where loading/unloading of animals takes place.
- ¹⁰One additional foot of height is allowed for each foot of additional setback provided above the required minimums up to a maximum of 100 feet. For example, a maximum height of 35 feet is allowed for structures setback a minimum of 30 feet from all property lines and a maximum height of 50 feet is allowed for structures setback a minimum of 45 feet from all property lines.
- ¹¹Minimum lot area of 5,000 square feet applies to single-family dwellings. For two-family dwellings and all other uses a minimum lot area of 7,000 square feet is required.
- ¹²The minimum lot area for single-family detached dwelling units is 5,000 square feet. The minimum lot area for two-family dwellings and all other allowed uses is 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.
- ¹³Minimum lot area of 5,000 square feet applies to single-family detached dwellings, Two-family dwellings and the first 2 units of a multi-family development. An additional 1,000 square feet of lot area is required each additional dwelling unit within a multi-family development. The maximum multi-family density may not exceed 30 dwelling units per acre. All other uses are subject to a minimum lot area of 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.
- ¹⁴The minimum distance between buildings shall be 10 feet.
- ¹⁵The side yard setback for an accessory structure shall be 10 feet, unless the structure is at least 60 feet from the front property line or nearest road right of way, where a 5 feet setback is allowed. In no instance shall an accessory structure be closer to the front property line than the principal structure.
- ¹⁶The side yard setback is 25 feet when the lot is 5 acres or larger, or 5 feet if the lot is less than 5 acres.
- ¹⁷If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. A 25 foot perimeter boundary setback shall be maintained around the entire development, but a zero foot setback is allowed along any internal lot line within the development.
- ¹⁸If no separate setback is shown in parentheses for accessory structures, the principal structure setback applies to accessory structures.
- ¹⁹Where a single-story ranch style residence is proposed, the maximum lot coverage may be 45 % of the total lot area.

ATTACHMENT 2
STATE WATER REPORT



To: Gary Hammann
17825 Jones Road
Peyton CO 80831

Date: June 13, 2018

RE: Groundwater Evaluation

The following presents the results of the groundwater availability evaluation for the 19.31 Acre property located at 17825 Jones Road, Peyton in El Paso County and with legal location as Lot 1 VIL SUB FIL1. The property is located in Upper Black Squirrel Groundwater Management District.

The purpose of this groundwater assessment was to quantify the amount of groundwater underlying the property available for a proposed subdivision of the existing property into four (4) lots. Review of existing water rights in the area confirm the water underlying the Property is available and has not been previously claimed and is not encumbered. There is one well on the property that will be re-permitted under the determination of water rights and replacement plan.

Proposed Use and Existing and Proposed Wells

There is an existing well having permit 53486 which is an alluvial well. The well will need to be abandoned and a new well drilled for the existing residence under the Determination of water rights and replacement plan. The proposed use is for domestic, agricultural, commercial and replacement.

All water will be used on the overlying land and wastewater will be treated with an individual non-evaporative septic system.

Methodology

The Denver Basin atlas maps, neighboring well data along with geophysical data, if available, were used to verify the State's assessment tool (SB5) which generates the physical parameters of the groundwater aquifers. The State's approved groundwater model (AUG3) was used to evaluate the amount of depletion that occurs to the hydraulically connected stream system(s).

Results

1. Aquifer Assessment.

The table below represents the total estimated amount of water that is available in each aquifer under the Property. Aquifer tops and bottoms were corrected from SB5 values based on the Denver Basin Atlas Maps.

Groundwater Quantification								
Elevation 6420		Acres 19.31		NW ¼ NW ¼ Sec 30 T13S R63W				
Denver Basin Aquifer	Elevation (ft amsl)		Net Sand (ft)	Depth (feet)		Total (AF)	100 Year (AF)	300 Year (AF)
	Bottom	Top		Bottom	Top			
Denver (NNT)	6125	6405	155	295	15	509	5.05	1.68
Arapahoe (NNT)	5525	6010	228	895	400	748	7.48	2.49
Laramie Fox Hills (NT)	4915	5210	207	1325	1210	600	6.0	-

The Denver and Arapahoe aquifers are not non-tributary and use from this aquifer will require a replacement plan. The Laramie Fox hills aquifer is non-tributary and all groundwater from this aquifer minus 2 percent (.12AF) may be pumped out at a rate not to exceed a 100-year rate of depletion. El Paso County requires a 300-year water supply for new subdivisions therefore a 300 year pumping duration was evaluated and is supported by the stream depletion analysis (below).

3. Stream Depletions.

Actual stream depletions resulting from pumping the Denver and Arapahoe aquifer will need to be replaced during the pumping period.

4. Depletion Analysis.

A stream depletion analysis for the not non-tributary Denver and Arapahoe aquifers was accomplished using the states' AUG3 groundwater model. Total Depletion in the Denver Aquifer was 1.25 AF at 100 years and 1.57 AF at 300 years pumping 1.67 AF/Yr. With household returns at 0.68 AF/yr, there would be an insufficiency of replacement water to prevent injury to Upper Black Squirrel Creek using the Denver aquifer as a source of groundwater.

The Arapahoe depletion analysis indicates that depletion in the 100th year of pumping 2.0 AF/Yr (0.5 AF/yr per home) is 0.004 AF or 0.181 percent and in the 300th and final year of pumping, is 0.77 AF or 3.87 percent of pumping. All depletion occurs to Upper Black Squirrel Creek. Septic return flows based on an in home use of 0.25 AF/Yr with a presumptive 10% consumption results in 0.23 AF per year returning to the stream system; with four homes the total replaced is 0.68 AF/Yr. This exceeds the maximum total depletion needed to prevent injury to surface water rights.

Summary Paragraph for Publication

The applicant proposes to divert 2.0 acre-feet annually for 300 years from the Arapahoe aquifer for use on the overlying land comprised of four lots on a total of 19.31 Acres in the NW1/4 WW1/4 Section 30 Township 13S Range 63W. Groundwater for each lot will be

Designated Basin Summary Table
Arapahoe Aquifer 2.47 AF/Yr for 300 Yrs

Year	Depletion as a % of Pumping	Annual Depletion (AF/YR)	Year	Depletion as a % of Pumping	Annual Depletion (AF/YR)	Year	Depletion as a % of Pumping	Annual Depletion (AF/YR)	Year	Depletion as a % of Pumping	Annual Depletion (AF/YR)
5	0.00	0.000	105	0.20	0.005	205	1.59	0.039	305	4.00	0.099
10	0.00	0.000	110	0.24	0.006	210	1.70	0.042	310	4.13	0.102
15	0.00	0.000	115	0.28	0.007	215	1.80	0.045	315	4.27	0.105
20	0.00	0.000	120	0.32	0.008	220	1.91	0.047	320	4.40	0.109
25	0.00	0.000	125	0.37	0.009	225	2.02	0.050	325	4.54	0.112
30	0.00	0.000	130	0.42	0.010	230	2.13	0.053	330	4.67	0.115
35	0.00	0.000	135	0.47	0.012	235	2.25	0.055	335	4.80	0.119
40	0.01	0.000	140	0.53	0.013	240	2.36	0.058	340	4.94	0.122
45	0.01	0.000	145	0.59	0.015	245	2.48	0.061	345	5.07	0.125
50	0.01	0.000	150	0.66	0.016	250	2.60	0.064	350	5.20	0.129
55	0.02	0.000	155	0.73	0.018	255	2.72	0.067	355	5.34	0.132
60	0.03	0.001	160	0.80	0.020	260	2.84	0.070	360	5.46	0.135
65	0.04	0.001	165	0.87	0.022	265	2.97	0.073	365	5.59	0.138
70	0.05	0.001	170	0.95	0.024	270	3.09	0.076	370	5.72	0.141
75	0.06	0.002	175	1.04	0.026	275	3.22	0.080	375	5.84	0.144
80	0.08	0.002	180	1.12	0.028	280	3.35	0.083	380	5.96	0.147
85	0.10	0.002	185	1.21	0.030	285	3.48	0.086	385	6.08	0.150
90	0.12	0.003	190	1.30	0.032	290	3.61	0.089	390	6.19	0.153
95	0.14	0.004	195	1.40	0.035	295	3.74	0.092	395	6.30	0.156
100	0.17	0.004	200	1.49	0.037	300	3.87	0.096	400	6.41	0.158

Hammann

**Designated Basin Summary Table
Arapahoe Aquifer 2.0 AF/Yr for 300 Yrs**

Year	Depletion as a % of Pumping	Annual Depletion (AF/YR)	Year	Depletion as a % of Pumping	Annual Depletion (AF/YR)	Year	Depletion as a % of Pumping	Annual Depletion (AF/YR)	Year	Depletion as a % of Pumping	Annual Depletion (AF/YR)
5	0.00	0.000	105	0.20	0.004	205	1.60	0.032	305	4.00	0.080
10	0.00	0.000	110	0.24	0.005	210	1.70	0.034	310	4.14	0.083
15	0.00	0.000	115	0.28	0.006	215	1.80	0.036	315	4.27	0.085
20	0.00	0.000	120	0.32	0.006	220	1.91	0.038	320	4.40	0.088
25	0.00	0.000	125	0.37	0.007	225	2.02	0.040	325	4.54	0.091
30	0.00	0.000	130	0.42	0.008	230	2.13	0.043	330	4.67	0.093
35	0.00	0.000	135	0.47	0.009	235	2.25	0.045	335	4.81	0.096
40	0.01	0.000	140	0.53	0.011	240	2.36	0.047	340	4.94	0.099
45	0.01	0.000	145	0.59	0.012	245	2.48	0.050	345	5.07	0.101
50	0.01	0.000	150	0.66	0.013	250	2.60	0.052	350	5.20	0.104
55	0.02	0.000	155	0.73	0.015	255	2.72	0.054	355	5.34	0.107
60	0.03	0.001	160	0.80	0.016	260	2.84	0.057	360	5.47	0.109
65	0.04	0.001	165	0.87	0.017	265	2.97	0.059	365	5.59	0.112
70	0.05	0.001	170	0.95	0.019	270	3.09	0.062	370	5.72	0.114
75	0.06	0.001	175	1.04	0.021	275	3.22	0.064	375	5.84	0.117
80	0.08	0.002	180	1.12	0.022	280	3.35	0.067	380	5.96	0.119
85	0.10	0.002	185	1.21	0.024	285	3.48	0.070	385	6.08	0.122
90	0.12	0.002	190	1.30	0.026	290	3.61	0.072	390	6.19	0.124
95	0.14	0.003	195	1.40	0.028	295	3.74	0.075	395	6.31	0.126
100	0.17	0.003	200	1.49	0.030	300	3.87	0.077	400	6.41	0.128

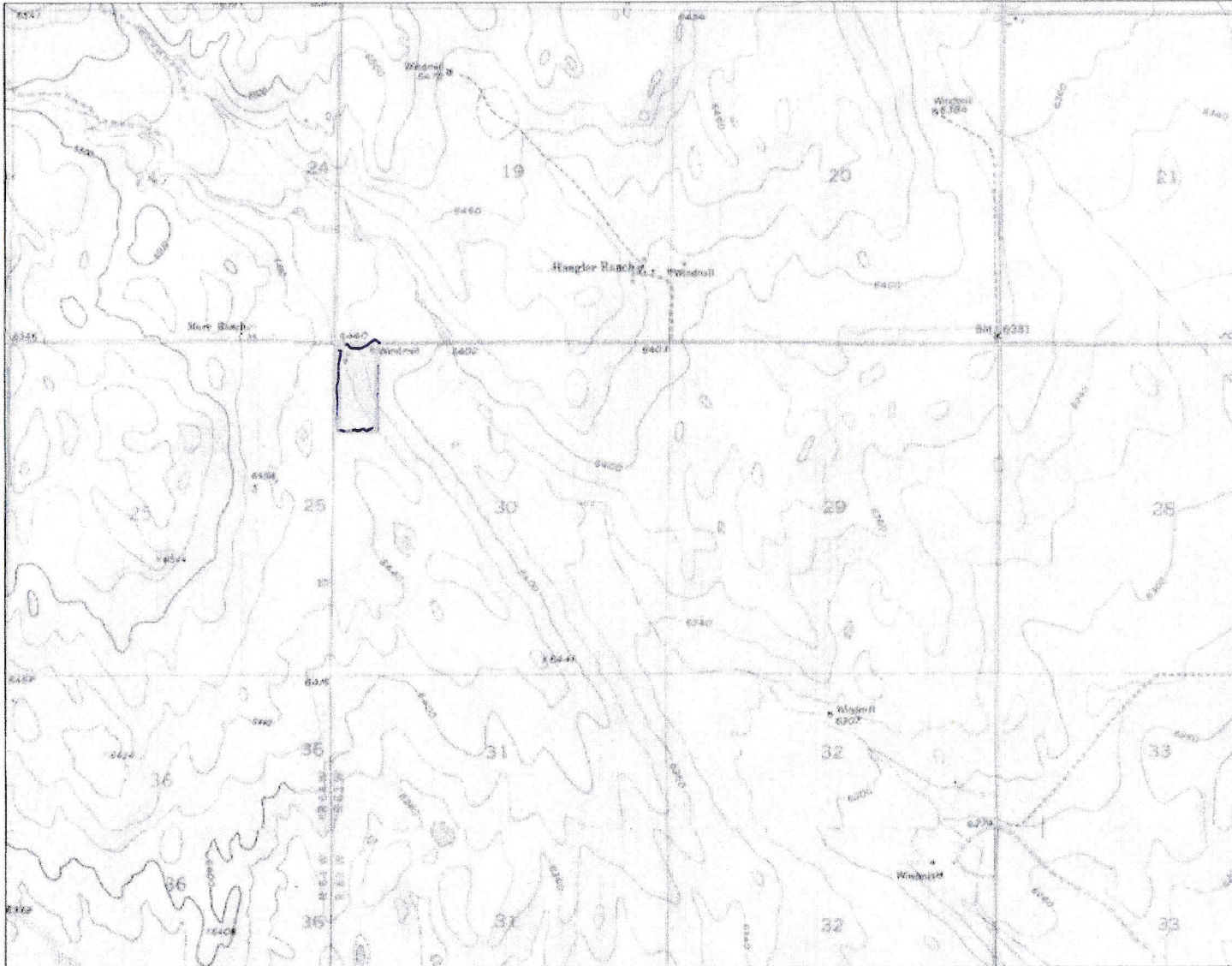
Summary Table 1			Summary Table 2				
Applicant Name	Hammann		Model Period (years)	300			
Case No. or Receipt No.	0		Applicant Name	Hammann			
Number of Years of Pumping	100		Case No. or Receipt No.	0			
Pumping Rate (ac-ft/yr)	2.00		Number of Years of Pumping	100			
Total Volume (ac-ft)	200		Pumping Rate (ac-ft/yr)	2.00			
Legal for All Sections	SEC 30 T13S R63		Total Volume (ac-ft)	200			
Model	AR09		Legal for All Sections	SEC 30 T13S R63			
Aquifer	ARAPAHOE		Model	AR09			
100th Year Stream Depletion			Maximum Stream Depletion				
Streams	100th Year Depletion (ac-ft/yr)	q/Q (%)	Streams	Max. Depletion during model period (ac-ft/yr)	Year during model period	Max. Depletion during pumping period (ac-ft/yr)	Year during pumping period
MONUMENT	0.000	0.000	MONUMENT	0.000	400	0.000	100
KETTLE	0.000	0.000	KETTLE	0.000	400	0.000	100
COTTONWOOD	0.000	0.000	COTTONWOOD	0.000	400	0.000	100
SHOOKS RUN	0.000	0.000	SHOOKS RUN	0.000	400	0.000	100
SAND-DIV2	0.000	0.000	SAND-DIV2	0.001	400	0.000	100
JIMMY CAMP	0.000	0.008	JIMMY CAMP	0.020	400	0.000	100
BLACK SQUIRREL-UBSCDB	0.003	0.173	BLACK SQUIRREL-UBSCDB	0.128	400	0.003	100
Total	0.004	0.181	Total	0.149	400	0.004	100
South Platte (Division 1)	0.000	0.000	South Platte Basin	---	---	---	---
Arkansas (Division 2)	0.000	0.008	Arkansas Basin	0.149	400	---	100
Designated Basin	0.003	0.173	Designated Basin	0.128	400	---	100



CDSS

Colorado's Decision Support Systems

Property Location



Legend

- County
- State Border

Location



Notes

LOT 1 VIL SUB FIL NO 1
 NW1/4 NW1/4 S30 T11S 63W
 Hammann

4,677 0 2,339 4,677 Feet



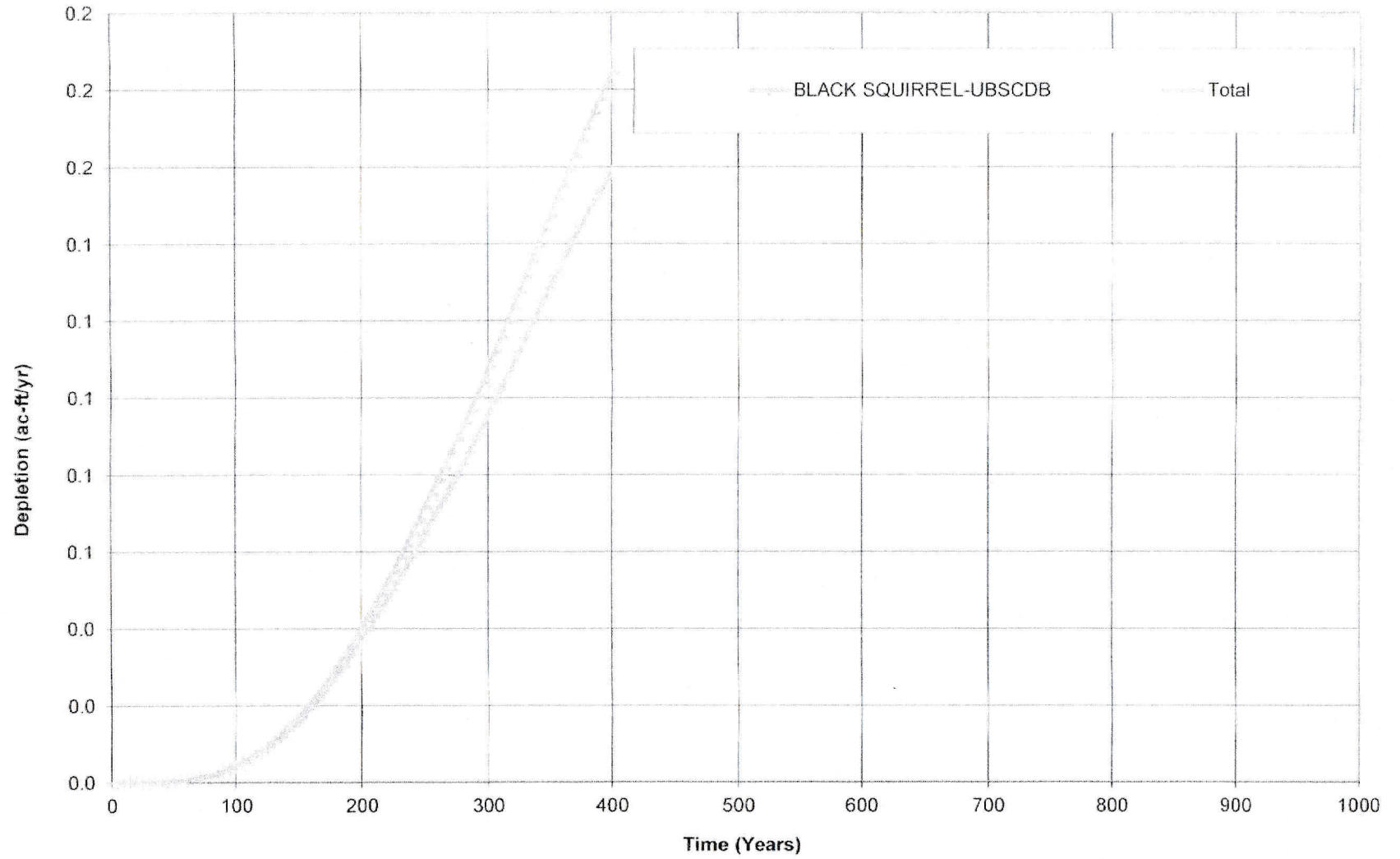
1: 28,064



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 6/14/2018 8:32:48 AM

Stream Depletion caused by Pumping from SEC 30 T13S R63

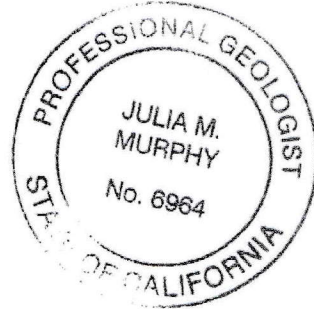


used for in home uses, irrigation of lawn and gardens, domestic animals, replacement stock watering, and commercial uses. Based on groundwater flow modeling, the proposed pumping will cause depletion to the alluvial aquifer of Upper Black Squirrel Creek, with depletions increasing annually to 0.077 acre-feet in the 300th year or 0.77 percent of the annual amount withdrawn. The applicant proposes to provide actual replacement of depletions to the alluvium of Black Squirrel Creek. The proposed source of replacement water is four individual non-evaporative septic systems and leach field return flows, one on each proposed lot, from in-house use of 0.25 AF/Yr to produce 0.23 AF/Yr per residence of replacement water for a total of 0.90 AF/Yr which is sufficient to meet actual depletions during the pumping period.

Sincerely,



Julia M Murphy MS PG
Professional Geologist /Hydrogeologist
CA Lic 6964



RECEIVED

PERMIT APPLICATION FORM MAR 0 4 1988

RECEIVED

MAR 2 6 1986

WATER RESOURCES
STATE ENGINEER
COLL.

Application must be complete where applicable. Type or print in **BLACK INK**. No overstrikes or erasures unless initialed.

FOR: A PERMIT TO USE GROUND WATER **WATER RESOURCES**
 A PERMIT TO CONSTRUCT A WELL **STATE ENGINEER**
 A PERMIT TO INSTALL A PUMP **COLL.**
 REPLACEMENT FOR NO. 53485
 OTHER _____
WATER COURT CASE NO. _____

(1) APPLICANT - mailing address

NAME Jimmy R. & Virginia L. Daniels
Formerly Virginia L. Baker
STREET 34281 Rd 32
CITY La Junta Colo 81050
(State) (Zip)
TELEPHONE NO. 303-853-6274

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 63412 A
Basin 9 Dist. 12

(2) LOCATION OF PROPOSED WELL

County El Paso
NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 30
Twp. 13 S, Rng. 63 W, 6th P.M.
(N.S) (E.W)

CONDITIONS OF APPROVAL
This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

ISSUED PURSUANT TO SECTION 37-90-105, C.R.S.
APPROVED AS A REPLACEMENT OF WELL 53485

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 8-10
Average annual amount of ground water to be appropriated (acre-feet): 1
Number of acres to be irrigated: 1
Proposed total depth (feet): 18-80'
Aquifer ground water is to be obtained from:
Alluvium
Owner's well designation House & Stock

THE EXISTING WELL MUST BE PLUGGED AND ABANDONED ACCORDING TO THE REVISED AND AMENDED RULES AND REGULATIONS FOR WATER WELL AND PUMP INSTALLATION CONTRACTORS. THE WELL ABANDONMENT AFFIDAVIT FORM MUST BE SUBMITTED WITHIN 60 DAYS AFTER THE CONSTRUCTION OF THE REPLACEMENT WELL, AFFIRMING THAT WELL 53485 WAS PLUGGED AND ABANDONED.

THE MAXIMUM PUMPING RATE OF THIS WELL SHALL NOT EXCEED 10 G.P.M.
THE AVERAGE ANNUAL APPROPRIATION OF THIS WELL SHALL NOT EXCEED 1 ACRE-FOOT (FEET).

THIS WELL MUST BE CONSTRUCTED TO WITHDRAW WATER ONLY FROM THE ALLUVIUM OF BLACK SQUIRREL CREEK OR ITS TRIBUTARIES. THE DEPTH OF THIS WELL SHALL NOT EXCEED 35 FEET OR THE DEPTH AT WHICH SANDSTONE OR SHALE IS FIRST ENCOUNTERED.

GROUND WATER TO BE USED FOR:

HOUSEHOLD USE ONLY - no irrigation (0)
 DOMESTIC (1) INDUSTRIAL (5)
 LIVESTOCK (2) IRRIGATION (6)
 COMMERCIAL (4) MUNICIPAL (8)
 OTHER (9) _____

CONTINUED ON PAGE 2

APPLICATION APPROVED

PERMIT NUMBER 53485-A
DATE ISSUED MAR 28 1988
EXPIRATION DATE MAR 28 1989

(4) DRILLER

Name Bill Townly *of Can-American Drilling, Inc.*
Street Box 416
Simla
City Simla Colo 80835
(State) (Zip)
Telephone No. 541-2967 Lic. No. 1149

Jim A. Daniels
STATE ENGINEER

BY James J. Doss
I.D. 8-2-10 COUNTY 21

STANDARD BACTERIOLOGICAL WATER TEST METHOD:SM-9223B
El Paso County Public Health Laboratory EPA ID# CO00025

1675 West Garden of the Gods Road, Suite 2044, Colorado Springs, CO 80907 - (719) 578-3120

PWSID

- Raw
- Finished
- LT2
- Quantitative

Sample Point ID:

Sample Taken Date: 01/24/2022 Time: 0830

Address where sample was taken: 17825 Jones Road Peyton Colorado 80831

Sample site location: **Bathtub**

Collector Name: Gary

Chlorine: mg/L

- Well City Recreational
- Surface/Spring Cistern Wastewater

Results to: Gary Hammann

Phone: (719) 650-5952

Mailing address: 17825 JONES RD

City/State/Zip: , CO

Fax/Email: gary.hsquared@gmail.com

Comments:

Date 01/24/2022 Time 1020 Rcd 743
Date 01/24/2022 Time 0830 Tested 850
Date 01/25/2022 Time 0853 Comp 850

Lab Sample # 1491

Colilert Results Per 100ml

Absence: Absence of coliform bacteria

Presence: Presence of coliform bacteria & non-compliance with drinking water standards.

MPN/100 ml:

Absence: E. Coli: Escherichia coli bacteria

Presence: E. Coli: Escherichia coli bacteria

MPN/100 ml:

**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

IN THE MATTER OF AN APPLICATION FOR DETERMINATION OF WATER RIGHT TO GROUND WATER IN THE
UPPER BLACK SQUIRREL CREEK DESIGNATED GROUND WATER BASIN

DETERMINATION NO.: 3714-BD

AQUIFER: Arapahoe

APPLICANT: Gary Hammann and Darlene Noel-Hammann

In compliance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, Gary Hammann and Darlene Noel-Hammann (hereinafter "Applicant") submitted an application for determination of water right to designated ground water from the Arapahoe Aquifer.

FINDINGS

1. The application was received by the Colorado Ground Water Commission on July 24, 2018.
2. The Applicant requests a determination of right to designated ground water in the Arapahoe Aquifer (hereinafter "Aquifer") underlying 19.31 acres, generally described as Lot 1 VIL Filing No. 1 Subdivision and generally located in the NW1/4 of the NW1/4, Section 30, Township 13 South, Range 63 West, 6th P.M., in El Paso County. According to a signed Ownership Statement dated April 24, 2019, attached hereto as Exhibit A, the Applicant owns the 19.31 acres of land, which are further described in said Ownership Statement (hereinafter "Overlying Land"), and claims control of the right to the ground water in the Aquifer underlying this land (hereinafter "Underlying Ground Water").
3. The Overlying Land is located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin and within the Upper Black Squirrel Creek Ground Water Management District. The Colorado Ground Water Commission (hereinafter "Commission") has jurisdiction over the ground water that is the subject of this Determination.
4. The Commission Staff has evaluated the application relying on the claims to control of the Underlying Ground Water in the Aquifer made by the Applicant.
5. The Applicant intends to apply the Underlying Ground Water to the following beneficial uses: in home, lawn and gardens, domestic animals; commercial, agricultural; stock and replacement. The Applicant's proposed place of use of the Underlying Ground Water is the above described 19.31 acres of overlying land.
6. The quantity of water in the Aquifer underlying the 19.31 acres of Overlying Land claimed by the applicant is 755 acre-feet. This determination was based on the following as specified in the Designated Basin Rules:
 - a. The average specific yield of the saturated permeable material of the Aquifer beneath the Overlying Land that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 17 percent.
 - b. The average thickness of the saturated permeable material of the Aquifer beneath the Overlying Land that could yield a sufficient quantity of water that may be extracted and applied to beneficial use is 230 feet.

Aquifer: Arapahoe

Applicant: Gary Hammann and Darlene Noel-Hammann

7. Pursuant to Section 37-90-107(7)(a), C.R.S., and in accordance with the Designated Basin Rules, the Commission shall allocate the underlying ground water based on ownership of the overlying land and an aquifer life of one hundred years. Should the entire quantity of underlying ground water identified above be available for allocation, the allowed average annual amount of withdrawal from the Aquifer that could be allocated from beneath the Overlying Land would be 7.55 acre-feet per year.
8. A review of the records in the Office of the State Engineer has disclosed that none of the Underlying Ground Water in the Aquifer beneath the Overlying Land has been previously allocated or permitted for withdrawal.
9. Pursuant to Section 37-90-107(7)(c)(III), C.R.S., an approved determination of water right shall be considered a final determination of the amount of ground water so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.
10. The ability of wells permitted to withdraw the authorized amount of water from this non-renewable Aquifer may be less than the one hundred years upon which the amount of water in the Aquifer is allocated, due to anticipated water level declines.
11. In accordance with Rule 5.3.6 of the Designated Basin Rules, it has been determined that withdrawal of ground water from the Aquifer underlying the land claimed by the Applicant will, within one hundred years, deplete the flow of a natural stream or its alluvial aquifer at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the Underlying Ground Water is considered to be not-nontributary ground water. Also, the location of the land claimed by the Applicant is farther than one mile from the Aquifer contact with the alluvium. Pursuant to the Rules, at least four percent (4%) of the amount of the underlying water withdrawn annually must be returned to the uppermost aquifer in the vicinity of the permitted point or points of withdrawal, unless other locations are approved by the Commission.
12. On May 2, 2019, in accordance with Rule 9.1 of the Designated Basin Rules, a letter was sent to the Upper Black Squirrel Creek Ground Water Management District requesting written recommendations concerning this application. Written recommendations from the district were received on May 21, 2019.
13. In accordance with Sections 37-90-107(7)(c)(II) and 37-90-112, C.R.S., the application was published in the Ranchland News newspaper on May 9, 2019 and May 16, 2019. No objections to the application were received within the time limit set by statute.

ORDER

In accordance with Section 37-90-107(7), C.R.S., and the Designated Basin Rules, the Colorado Ground Water Commission orders that the application for determination of right to designated ground water in the Arapahoe Aquifer underlying 19.31 acres of land, generally described as Lot 1 VIL Filing No. 1 Subdivision and generally located in the NW1/4 of the NW1/4, Section 30, Township 13 South, Range 63 West, 6th P.M., further described in Exhibit A, is approved subject to the following conditions:

14. The allowed average annual amount of withdrawal of Underlying Ground Water from the Aquifer shall not exceed 7.55 acre-feet.

15. The total volume of Underlying Ground Water that may be withdrawn from the Aquifer pursuant to this Determination of Water Right shall not exceed 755 acre-feet.
16. The Commission may adjust the total volume and the allowed average annual amount of withdrawal of Underlying Ground Water that may be withdrawn from the Aquifer to conform to actual Aquifer characteristics based on analysis of geophysical logs or other site-specific data if such analysis indicates that the initial estimate of the amount of Underlying Ground Water in the Aquifer was incorrect.
17. The allowed maximum annual amount of withdrawal may exceed the allowed average annual amount of withdrawal as long as the total volume of Underlying Ground Water withdrawn does not exceed the product of the number of years since the date of approval of this determination times the allowed average annual amount of withdrawal.
18. The Applicant may pump the allowed average annual amount of withdrawal and the allowed maximum annual amount of withdrawal from one or more wells of a well field in any combination, so long as the total combined withdrawal of the wells does not exceed the amounts described in this Order.
19. At least four percent (4%) of the allowed amount of Underlying Ground Water withdrawn annually must be returned to the uppermost aquifer in the vicinity of the permitted point or points of withdrawal, unless other locations are approved by the Commission.
20. The use of the allowed amount of Underlying Ground Water from this allocation shall be limited to the following beneficial uses: in home, lawn and gardens, domestic animals, commercial, agricultural, stock and replacement. The place of use shall be limited to the above described 19.31 acres of Overlying Land. The ground water that is the subject of this Determination may be reused and successively used to extinction to the extent dominion and control over the water is maintained and its volume can be distinguished from the volume of any stream system into which it is introduced to the satisfaction of the Commission. The ground water right determined herein is located within the Upper Black Squirrel Creek Ground Water Management District where local District rules apply which may further limit the withdrawal and use of the subject designated ground water.
21. Approval of this determination meets the requirements of Section 37-90-107(7)(d)(II) that requires a determination of ground water be made prior to the granting of a well permit pursuant to Section 37-90-107(7).
22. Wells withdrawing the allowed amount of Underlying Ground Water allocated herein are subject to the following conditions:
 - a. The wells must be located on the above described 19.31 acres of Overlying Land.
 - b. No well shall be located within 600 feet of any existing large-capacity well in the same Aquifer unless a Waiver of Claim of Injury is obtained from the owner of the existing well or unless the Commission, after a hearing, finds that circumstances in a particular instance warrant that a well may be permitted without regard to this limitation.
 - c. The wells must be constructed to withdraw water from only the Arapahoe Aquifer.

Aquifer: Arapahoe

Applicant: Gary Hammann and Darlene Noel-Hammann

- d. The entire depth of each well must be geophysically logged prior to installing the casing as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.
 - e. A totalizing flow meter or other Commission approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and permanently maintained by the well owner and submitted to the Commission and the Upper Black Squirrel Creek Ground Water Management District upon request.
 - f. The well shall be marked in a conspicuous place with this determination number, the well permit number, and the name of the Aquifer. The well owner shall take necessary means and precautions to preserve these markings.
23. A copy of this Findings and Order shall be recorded by the Applicant in the public records of the county in which the Overlying Land is located so that a title examination of the above described 19.31 acres of Overlying Land area, or any part thereof, shall reveal the existence of this determination.
24. The ground water right determined herein is a vested property right with specific ownership. The ground water right may be transferred independent of the land under which the right originated. Any action taken that is intended to convey, transfer, and/or sell the subject water right shall explicitly identify this Determination of Water Right number, the specific aquifer, and the annual volume (based on a 100-year aquifer life) or total volume of ground water that is being conveyed.

Dated this 26th day of June, 2019.

By: *Kevin G. Rein*
Kevin G. Rein, P.E.
Executive Director
Colorado Ground Water Commission

Keith Vander Horst
Keith Vander Horst, P.E.
Chief of Water Supply, Basins

Prepared by: aat
F&O3714-BD.doc

FINAL PLAT OHANA ACRES

A VACATION AND REPLAT OF LOT 1, V I L FILING No. 1
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That the G & D Hornmann Ohana Trust dated February 18, 2021, being the owner of the following described tract of land to wit:

Lot 1, V I L Filing No. 1, County of El Paso, State of Colorado.

Containing a calculated area of 841,158 square feet (19.3101 acres), more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of OHANA ACRES. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

_____ Date
STATE OF COLORADO }
COUNTY OF EL PASO } SS
Acknowledged before me this _____ day of _____, 20____ by _____
My commission expires _____
Witness my hand and official seal _____
Notary Public

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for OHANA ACRES was approved for filing by the El Paso County Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval.

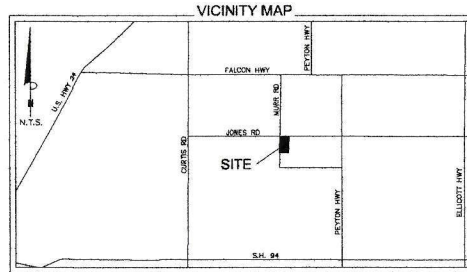
Chair, Board of County Commissioners Date

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for OHANA ACRES was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (public utility & drainage easements), are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Previous plot name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plot recorded in the Office of the El Paso County Clerk in Plat Book H-5, Page 115.

Director of Planning and Community Development Date



NOTES:

- 1) * - Denotes found #5 rebar and plastic cap marked, PLS 18465
o - Denotes set #5 rebar and plastic cap marked, PLS 32439 (17825) -- Denotes street address.
- 2) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by _____ File No. _____ with an effective date of _____.
- 3) Basis of bearings is the east line of the property, monumented as shown and assumed to bear South 1 degree 18 minutes 35 seconds West, 1274.72 feet.
- 4) The property is located within Zone A (1% annual chance flood (100-year flood), no base flood elevations determined) and Zone X (areas determined to be outside the 0.2% annual chance floodplain) as established by FEMA per FIRM panel 08041C0500G, effective date, December 7, 2015. The approximate flood zone boundary is shown hereon by map measure only. The highest adjacent grade to the floodplain is 8417.6.
- 5) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- 6) The linear units used in this drawing are U.S. Survey feet.
- 7) The approval of this replat vacates all prior plats for the area described by this replat.
- 8) No driveway shall be established unless an access permit has been granted by El Paso County.
- 9) All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 10) The following reports have been submitted and are on file at the County Planning Department: Soils and Geological study; Water Availability study; Drainage Report; Wildlife Hazard Report; Natural Features Report; Erosion Control Report.
- 11) Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- 12) No lot, or interest therein, shall be sold, conveyed or transferred, whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been constructed and completed in accordance with the subdivision improvements agreement between the applicant and El Paso County as recorded at Reception No. _____ or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements.
- 13) The addresses (17825) exhibited on this plat is for informational purposes only. They are not the legal description and is subject to change.
- 14) There shall be no direct lot access to Jones Road.
- 15) Unless otherwise indicated, all side lot lines are hereby platted on each side with a 5 foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility of maintenance is hereby vested in the individual property owners.
- 16) Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, US Army Corps of Engineers and the US Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Preble's Meadow Lumping Moles).

NOTES (continued):

- 17) Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 18) The subdividers agree on behalf of him/herself and any developer or builder successors and assigns shall be required to pay traffic impact fees in accordance with the countywide transportation improvement fee (Resolution No. 16-454) as amended at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording shall be documented on all sale documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- 19) Pursuant to Resolution _____ approved by the Board of Directors, El Paso County Public Improvement District _____ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy.
- 20) Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits. Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. _____ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

SURVEYOR'S CERTIFICATION:

I, Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on the date of survey shown hereon, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

FEES:

Drainage Fee: _____ School Fee: _____
Bridge Fee: _____ Park Fee: _____

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS
I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 20____, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

CHUCK BROEMAN, RECORDER

By: _____
Deputy

SURCHARGE: _____
FEE: _____



COMPASS SURVEYING & MAPPING, LLC
3248 WEST CAMERON CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

REVISIONS:	
1	3/02/22 County comments.

PCD FILE NO.: SF-21-0

PROJECT NO. 181
AUGUST 10, 20
SHEET 1 OF 1

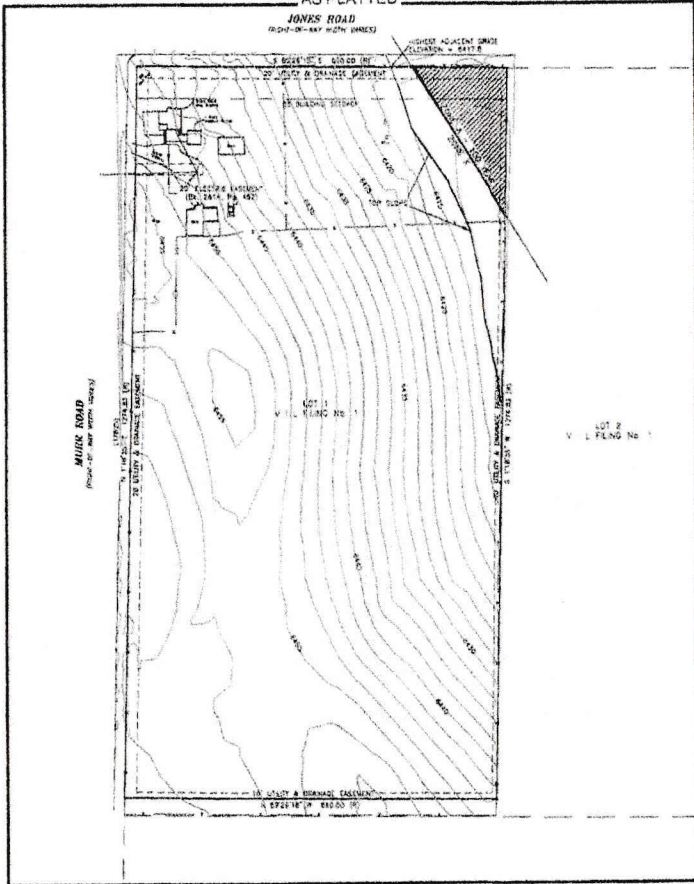
FINAL PLAT
V.I.L. FILING No. 1A

A VACATION AND REPLAT OF LOT 1, V.I.L. FILING No. 1
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

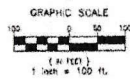
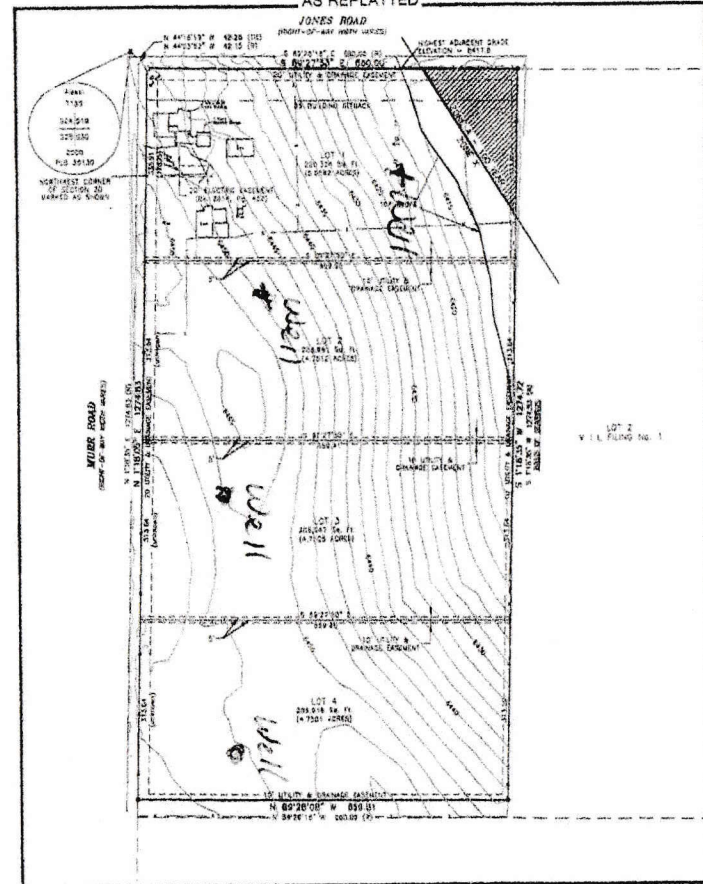
Future Wells

Lot 1 - E 543655 N 4305337
Lot 2 - E 543579 N 4305252
Lot 3 - E 543582 N 4305173
Lot 4 - E 543630 N 4305048

AS PLATTED



AS REPLATTED



COMPASS SURVEYING & MAPPING, LLC
721 SOUTH 23RD STREET, SUITE B
COLORADO SPRINGS, CO 80904
719-364-4120
WWW.CSMLLC.COM

PCD FILE NO.:

REVISIONS

PROJECT NO. 18196
JANUARY 25, 2019
SHEET 2 OF 2

RESIDENTIAL Note: Also use this form to apply for livestock watering
Water Well Permit Application
 Review form instructions prior to completing form.
 Hand completed forms must be completed in black or blue ink or typed.

1. Applicant Information

Name(s): Gary Hammann
Daniene Noel-Hammann

Mailing address:
17825 Jones Rd

City: Payton State: CO Zip code: 80831

Telephone (w/area code): 719-650-5952 E-mail: gary.h.squarede@gmail.com

2. Type Of Application (check applicable boxes)

Construct new well Change source (aquifer)
 Replace existing well Reapplication (expired permit)
 Use existing well Rooftop precip. collection
 Change or increase use Other: _____

3. Refer To (if applicable)

Well permit #: 53486 Water Court case #: _____
 Designated Basin Determination #: 3714-30 Well name or #: original replacement

4. Location Of Proposed Well (Important! See Instructions)

County: El Paso NW 1/4 of the NW 1/4
 Section: 30 Township: 13 N or S: X Range: 63 E or W: R Principal Meridian: Sixth

Distance of well from section lines (section lines are typically not property lines)
 Ft. from N S E W

For replacement wells only - distance and direction from old well to new well
 feet _____ Direction _____

Well location address (Include City, State, Zip) Check if well address is same as in item 1.

Optional: GPS well location information in UTM format. GPS unit settings are as follows:
 Format must be UTM
 Zone 12 or Zone 13
 Units must be Meters
 Datum must be NAD83
 Unit must be set to true north
 Was GPS unit checked for above? YES
 Easting: 5431655
 Northing: 4305357
 Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located (You must attach a current deed for the subject parcel)

A. You must check and complete one of the following:
 Subdivision: Name V.I.
 Lot 1 Block _____ Filing/Unit 1A
 County exemption (attach copy of county approval & survey)
 Name/# _____ Lot # _____
 Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed
 Mining claim (attach copy of deed or survey) Name/#: _____
 Square 40 acre parcel as described in Item 4
 Parcel of 35 or more acres (attach metes & bounds description or survey)
 Other: (attach metes & bounds description or survey)

B. # of acres in parcel 5.05 C. Are you the owner of this parcel?
 YES NO

D. Will this be the only well on this parcel? YES NO (if no - list other wells)

E. State Parcel ID# (optional): _____

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify
 A. Ordinary household use in one single-family dwelling (no outside use)
 B. Ordinary household use in 1 to 3 single-family dwellings:
 Number of dwellings: 2
 Home garden/lawn irrigation, not to exceed one acre:
 area irrigated 1 sq. ft. acre
 Domestic animal watering - (non-commercial)
 C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate: 15 gpm Annual amount to be withdrawn: 1.89 acre-feet
 Total depth: 600 feet Aquifer: Artesian

8. Water Supplier

Is this parcel within boundaries of a water service area? YES NO
 If yes, provide name of supplier: _____

9. Type Of Sewage System

Septic tank / absorption leach field
 Central system: District name: _____
 Vault: Location sewage to be hauled to: _____
 Other (explain): _____

10. Proposed Well Driller License #(optional): 1148

11. Sign or Enter Name of Applicant(s) or Authorized Agent
 The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.
 Sign or enter name(s) of person(s) submitting application _____ Date (mm/dd/yyyy): _____
 If signing print name and title _____

Office Use Only

USGS map name _____ DWR map no. _____ Surface elev. _____

Receipt area only

AQUAMAP
 WE
 WR
 CWCB
 TOPO
 MYLAR
 SSS

DIV _____ WD _____ SA _____ MD _____

RESIDENTIAL Note: Also use this form to apply for livestock watering

Water Well Permit Application

Review form instructions prior to completing form.
 Hand completed forms must be completed in black or blue ink or typed.

1. Applicant Information

Name(s) Gary Hammann
Darlene Noel-Hammann

Mailing address
17325 Jones Rd

City Peyton State CO Zip code 80831

Telephone (w/area code) 719-650-5952 E-mail gary.hsquared@gmail.com

2. Type Of Application (check applicable boxes)

Construct new well Change source (aquifer)
 Replace existing well Reapplication (expired permit)
 Use existing well Rooftop precip. collection
 Change or increase use Other

3. Refer To (if applicable)

Well permit # _____ Water Court case # _____

Designated Basin Determination # 3714-80 Well name or # _____

4. Location Of Proposed Well (Important! See Instructions)

County El Paso Section 30 Township 13 N or S N Range 63 E or W W Principal Meridian Sixth

Distance of well from section lines (section lines are typically not property lines)
 Ft. from N S E W

For replacement wells only - distance and direction from old well to new well
 feet _____ Direction _____

Well location address (Include City, State, Zip) Check if well address is same as in item 1.

Optional: GPS well location information in UTM format. GPS unit settings are as follows.

Format must be UTM
 Zone 12 Zone 13
 Units must be Meters
 Datum must be NAD83
 Unit must be set to true north
 Was GPS unit checked for above? YES NO

Easting: 543579
 Northing: 4305252
 Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located

(You must attach a current deed for the subject parcel)

A. You must check and complete one of the following:
 Subdivision: Name Vil
 Lot 2 Block _____ Filing/Unit 1A

County exemption (attach copy of county approval & survey)
 Name/# _____ Lot # _____

Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed

Mining claim (attach copy of deed or survey) Name/#: _____

Square 40 acre parcel as described in Item 4

Parcel of 35 or more acres (attach metes & bounds description or survey)

Other: (attach metes & bounds description or survey)

B. # of acres in parcel 4.75 C. Are you the owner of this parcel?
 YES NO

D. Will this be the only well on this parcel? YES NO (if no - list other wells)

E. State Parcel ID# (optional): _____

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

A. Ordinary household use in one single-family dwelling (no outside use)

B. Ordinary household use in 1 to 3 single-family dwellings:
 Number of dwellings: 2

Home garden/lawn irrigation, not to exceed one acre:
 area irrigated 1 sq. ft. acre

Domestic animal watering - (non-commercial)

C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate _____ gpm Annual amount to be withdrawn _____ acre-feet

Total depth 15 feet Aquifer Arapahoe

8. Water Supplier

Is this parcel within boundaries of a water service area? YES NO
 If yes, provide name of supplier: _____

9. Type Of Sewage System

Septic tank / absorption leach field

Central system: District name: _____

Vault: Location sewage to be hauled to: _____

Other (explain) _____

10. Proposed Well Driller License #(optional): 1148

11. Sign or Enter Name of Applicant(s) or Authorized Agent
 The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application _____ Date (mm/dd/yyyy) _____

If signing print name and title _____

Office Use Only

USGS map name _____ DWR map no. _____ Surface elev. _____

Receipt area only

AQUAMAP
 WE
 WR
 CWGE
 TOPO
 MYLAR

BB5 DIV _____ WD _____ BA _____ MD _____

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Water Well Permit Application
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1. Applicant Information
 Name(s): Gary Hammann
Daniene Noel-Hammann
 Mailing address: 17825 Jones Rd
 City: Payton State: CO Zip code: 80831
 Telephone (w/area code): 719-650-5952 E-mail: gary.hsqared@gmail.com

2. Type Of Application (check applicable boxes)
 Construct new well
 Replace existing well
 Use existing well
 Change or increase use
 Change source (aquifer)
 Reapplication (expired permit)
 Rooftop precip. collection
 Other:

3. Refer To (if applicable)
 Well permit # _____ Water Court case # _____
 Designated Basin Determination # 3714-80 Well name or # _____

4. Location Of Proposed Well (Important! See Instructions)
 County: _____
 Section: E1 P800 Township: 13 N or S: X Range: NW E or W: 63 Principal Meridian: Sixth
 Distance of well from section lines (section lines are typically not property lines)
 Ft. from N S _____ Ft. from E W _____
 For replacement wells only - distance and direction from old well to new well
 feet _____ Direction _____
 Well location address (Include City, State, Zip) Check if well address is same as in item 1

Optional: GPS well location information in UTM format. GPS unit settings are as follows.
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 Zone 12 or Zone 13
 Units must be Meters
 Datum must be NAD83
 Unit must be set to true north
 Was GPS unit checked for above? YES
 Easting: 543582
 Northing: 4305173
 Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located
 (You must attach a current deed for the subject parcel)
 A. You must check and complete one of the following:
 Subdivision: Name Vil
 Lot 3 Block _____ Filing/Unit 1A
 County exemption (attach copy of county approval & survey)
 Name/# _____ Lot # _____
 Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed
 Mining claim (attach copy of deed or survey) Name/#: _____
 Square 40 acre parcel as described in Item 4
 Parcel of 35 or more acres (attach metes & bounds description or survey)
 Other: (attach metes & bounds description or survey)
 B. # of acres in parcel 4.75 C. Are you the owner of this parcel?
 YES NO
 D. Will this be the only well on this parcel? YES NO (if no - list other wells)
 E. State Parcel ID# (optional): _____

6. Use Of Well (check applicable boxes)
 See instructions to determine use(s) for which you may qualify
 A. Ordinary household use in one single-family dwelling (no outside use)
 B. Ordinary household use in 1 to 3 single-family dwellings:
 Number of dwellings: 2
 Home garden/lawn irrigation, not to exceed one acre:
 area irrigated 1 sq. ft. acre
 Domestic animal watering - (non-commercial)
 C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)
 Maximum pumping rate _____ gpm Annual amount to be withdrawn _____ acre-feet
 Total depth 600 feet Aquifer Arceuthoc

8. Water Supplier
 Is this parcel within boundaries of a water service area? YES NO
 If yes, provide name of supplier: _____

9. Type Of Sewage System
 Septic tank / absorption leach field
 Central system: District name: _____
 Vault: Location sewage to be hauled to: _____
 Other (explain) _____

10. Proposed Well Driller License #(optional): 1148

11. Sign or Enter Name of Applicant(s) or Authorized Agent
 The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.
 Sign or enter name(s) of person(s) submitting application _____ Date (mm/dd/yyyy) _____
 If signing print name and title _____

Office Use Only
 USGS map name _____ DWR map no _____ Surface elev. _____
 Receipt area only
 AQUAMAP
 WE
 WR
 CWCB
 TOPO
 MYLAR
 S55 DIV _____ WD _____ BA _____ MD _____

RESIDENTIAL Note: Also use this form to apply for livestock watering
Water Well Permit Application
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1. Applicant Information

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Deidene Noel Hammann

Mailing address
17825 Jones Rd.

City Payton State CO Zip code 80831

Telephone (w/area code) 719-650-5952 E-mail gary.1tsquared@gmail.com

2. Type Of Application (check applicable boxes)

Construct new well Change source (aquifer)
 Replace existing well Reapplication (expired permit)
 Use existing well Rooftop precip. collection
 Change or increase use Other: _____

3. Refer To (if applicable)

Well permit # _____ Water Court case # _____
 Designated Basin Delimitation # 3714-BD Well name or # _____

4. Location Of Proposed Well (Important! See instructions)

County El Paso Section 30 Township 13 N or S X Range 63 E or W X Principal Meridian Sixth

Distance of well from section lines (section lines are typically not property lines):
 Ft. from N S Ft. from E W

For replacement wells only - distance and direction from old well to new well:
 feet _____ Direction _____

Well location address (include City, State, Zip) Check if well address is same as in Item 1.

Optional: GPS well location information in UTM format. GPS unit settings are as follows.
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 Zone 12 or X Zone 13
 Units must be Meters
 Datum must be NAD83
 Unit must be set to true north
 Was GPS unit checked for above? YES

Easting: 543630
 Northing: 4305048
 Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located (You must attach a current deed for the subject parcel)

A. You must check and complete one of the following:
 Subdivision: Name Vil
 Lot 4 Block _____ Filing/Unit 1A
 County exemption (attach copy of county approval & survey)
 Name/# _____ Lot # _____
 Parcel less than 35 acres, not in a subdivision attach a deed with metes & bounds description recorded prior to June 1, 1972, and current deed
 Mining claim (attach copy of deed or survey) Name/#: _____
 Square 40 acre parcel as described in Item 4
 Parcel of 35 or more acres (attach metes & bounds description or survey)
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 YES NO

D. Will this be the only well on this parcel? YES NO (if no - list other wells)

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7. Well Data (proposed)

Maximum pumping rate 15 gpm Annual amount to be withdrawn 1.89 acre-feet
 Total depth 1000 feet Aquifer Artesian

8. Water Supplier

Is this parcel within boundaries of a water service area? YES NO
 If yes, provide name of supplier: _____

9. Type Of Sewage System

Septic tank / absorption leach field
 Central system: District name: _____
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 If signing print name and title _____

Office Use Only

USGS map name _____ DWR map no. _____ Surface elev. _____

Receipt area only

AQUAMAP
 WE
 WR
 CWCB
 TOPO
 MYLAR
 SBs

DIV _____ WD _____ BA _____ MD _____

SPACE ABOVE FOR RECORDER'S USE

Warranty Deed

DOCUMENTARY TRANSFER TAX
\$0 (Transfer to trust)

Schedule: 3330001001
17825 Jones Rd., Peyton, CO 80831

For no consideration,

Gary Hammann and Darlene C. Noel-Hammann, as *joint tenants*

Intending this instrument to operate solely as to transfer to a trust for estate planning purposes, hereby transfer and convey to:

Gary L. Hammann and Darlene C. Noel-Hammann, Trustees, or their successors in interest, of the G & D Hammann Ohana Trust dated February 18, 2021, and any amendments thereto.

(17825 Jones Rd., Peyton, CO 80831)

(100% to this owner)

all that real property situated in City of Peyton, County of El Paso, State of Colorado, described as follows:

LOT 1 V I L SUB FIL NO 1 IN THE CITY OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO.

also known by number and street as: 17825 Jones Rd., Peyton, CO 80831.

Subject to all covenants, conditions, restrictions, exceptions, reservations, easements, and other limitations of record.

Executed and delivered February 18, 2021


Gary Hammann



Darlene C. Noel-Hammann

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

This instrument was acknowledged before me on this the 18th day of February, 2021, by Gary Hammann and Darlene C. Noel-Hammann

[Seal]

JUSTIN FISH
Notary Public
State of Colorado
Notary ID # 20164000444
My Commission Expires 01-06-2024


Justin Fish, Notary Public
My Commission Expires: 1/6/2024

