

FORM NO.
GWS-76
05/2011

WATER SUPPLY INFORMATION SUMMARY
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER
1313 Sherman St., Room 821, Denver, CO 80203
Main (303) 866-3581 dwr.colorado.gov

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED: OHANA ACRES

2. LAND USE ACTION: VACATE & RE PLAT

3. NAME OF EXISTING PARCEL AS RECORDED:
SUBDIVISION: VIL FILING # 1, FILING (UNIT), BLOCK, LOT

4. TOTAL ACREAGE: 19.31 5. NUMBER OF LOTS PROPOSED 4 PLAT MAP ENCLOSED? YES or NO

6. PARCEL HISTORY - Please attach copies of deeds, plats, or other evidence or documentation.
A. Was parcel recorded with county prior to June 1, 1972? YES or NO
B. Has the parcel ever been part of a division of land action since June 1, 1972? YES or NO
If yes, describe the previous action: 40 Acres divided in half Oct 13, 1995 Recorded

7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner.
____ 1/4 of the NW 1/4, Section 30, Township 13 N or S, Range 63 E or W
Principal Meridian (choose only one): Sixth New Mexico Ute Costilla

Optional GPS Location: GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**, Zone 12 or Zone 13
Easting: _____
Northing: _____

8. PLAT - Location of all wells on property must be plotted and permit numbers provided.
Surveyor's Plat: YES or NO If not, scaled hand drawn sketch: YES or NO

9. ESTIMATED WATER REQUIREMENTS		10. WATER SUPPLY SOURCE	
USE	WATER REQUIREMENTS	<input checked="" type="checkbox"/> EXISTING WELL	<input type="checkbox"/> NEW WELLS -
HOUSEHOLD USE # <u>4</u> of units	Gallons per Day _____ Acre-Feet per Year <u>112</u>	<input type="checkbox"/> DEVELOPED SPRING	PROPOSED AQUIFERS - (CHECK ONE)
COMMERCIAL USE # <u>0</u> of S. F	_____	WELL PERMIT NUMBERS <u>53485 A</u>	<input type="checkbox"/> ALLUVIAL <input checked="" type="checkbox"/> UPPER ARAPAHOE
IRRIGATION # <u>1/2</u> of acres	_____ <u>0.06375</u>	_____	<input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE
STOCK WATERING # <u>3</u> of head	_____ <u>0.06375</u>	<input type="checkbox"/> MUNICIPAL	<input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS
OTHER: _____	_____ <u>0.06375</u>	<input type="checkbox"/> ASSOCIATION	<input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA
TOTAL	_____ <u>0.6275</u>	<input type="checkbox"/> COMPANY	<input type="checkbox"/> OTHER: _____
	<u>Per 10T</u>	<input type="checkbox"/> DISTRICT	WATER COURT DECREE CASE
	<u>X 4 = 2.51 AF</u>	NAME _____	NUMBERS: <u>3714 BD</u>
		LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES or <input type="checkbox"/> NO	

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED? YES or NO IF YES, PLEASE FORWARD WITH THIS FORM.
(This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

<input checked="" type="checkbox"/> SEPTIC TANK/LEACH FIELD	<input type="checkbox"/> CENTRAL SYSTEM
<input type="checkbox"/> LAGOON	DISTRICT NAME: _____
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design.)	<input type="checkbox"/> VAULT
	LOCATION SEWAGE HAULED TO: _____
	<input type="checkbox"/> OTHER: _____



December 7, 2021

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

RE: Ohana Acres Minor Subdivision - Final Plat
File # SF2141
Part of the NW1/4 of the NW1/4 of Section 30, T13S, R63W, 6th P.M.
Upper Black Squirrel Creek Designated Ground Water Basin
Upper Black Squirrel Creek Groundwater Management District
Water Division 2, Water District 10

Dear Mr. Green:

We have reviewed the information received by this office on November 24, 2021, on the above referenced proposal to subdivide approximately 19.31 acres into four lots of approximately 5 acres each. The proposed minor subdivision will create four lots, all of which are intended for single-family residential use.

Water Supply Demand

According to the Water Supply Information Summary Sheet provided, the estimated water requirement for the subdivision totals 7.56 acre-feet/year, consisting of 1 acre-foot/year/lot for each of the four residential lots (4 acre-feet total), 3 acre-feet for the irrigation of 4 acres and 0.56 acre-feet for the watering of 10 head of livestock.

Source of Water Supply

Each lot will be served by a proposed individual on lot well withdrawing the allocation for the Arapahoe aquifer approved in Determination of Water Right No. 3714-BD.

Determination of Water Right No. 3714-BD was issued June 26th, 2019 pursuant to section 37-90-107(7), and the Designated Basin Rules, 2 CCR 410-1 (“Rules”). The determination allocates 755 acre-feet (7.55 acre-feet per year based on a 100-year aquifer life) of water from the Arapahoe aquifer underlying 19.31 acres generally described as a portion of the NW1/4 of the NW1/4 of Section 30, Township 13 South, Range 63 West of the 6th P.M. (“Overlying Land”). The allowed place of use is the above-described 19.31-acre Overlying Land. The use of the groundwater under 3714-BD is limited to in-home, lawn and gardens, domestic animals, commercial, agricultural, stock and replacement.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer’s Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., “Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years.” Based on this allocation approach, the annual amount of water determined in 3714-BD are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the



Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

The *El Paso County Land Development Code*, Section 8.4.7.(B)(7)(b) states:

“(7) Finding of Sufficient Quantity

(b) Required Water Supply. The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of 300 years.”

The State Engineer’s Office does not have evidence regarding the length of time for which this source will “meet the average annual demand of the proposed subdivision.” However, treating El Paso County’s requirement as an allocation approach based on three hundred years, the allowed average annual amount of withdrawal of 7.55 acre-feet/year would be reduced to one third of that amount, or 2.51 acre-feet/year, which is less than the annual demand for this subdivision.

The Water Supply Information Summary references existing well 53485-A. As described in the attached February 29, 1996 memorandum, which is a part of the well permit files, the well on the subject property was constructed in April 1986 without a valid well permit. In addition, a well construction report was never submitted for the well, therefore the source of the well is unknown. Should the applicant wish to use the existing well as a water supply for the proposed lots a valid large capacity well permit would need to be obtained for the well. Depending on the source of the well a Commission approved replacement plan may be required in order to obtain a large capacity well permit for the existing well.

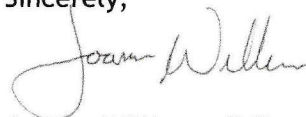
State Engineer’s Office Opinion

Based on the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., the State Engineer’s Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. **Prior to further review of the subdivision water supply plan the following information is required:**

1. The Applicant must provide a subdivision water supply plan that is consistent with El Paso County’s 300-year water supply requirement and does not exceed the amounts allocated in the Determination.
2. The Applicant must clarify if the existing well on the property will as a water supply for the proposed lots or if the well will be plugged and abandoned prior to subdivision approval. If the well will be used then the Applicant must demonstrate that a valid large capacity well permit has been obtained for the well.

Should you or the applicant have any questions, please contact Melissa Van Der Poel at (303) 866-3581 x8208.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

Ec: Division 1 Division Engineer
District 1 Water Commissioner
SEO Subdivision file: 28860

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 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.



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

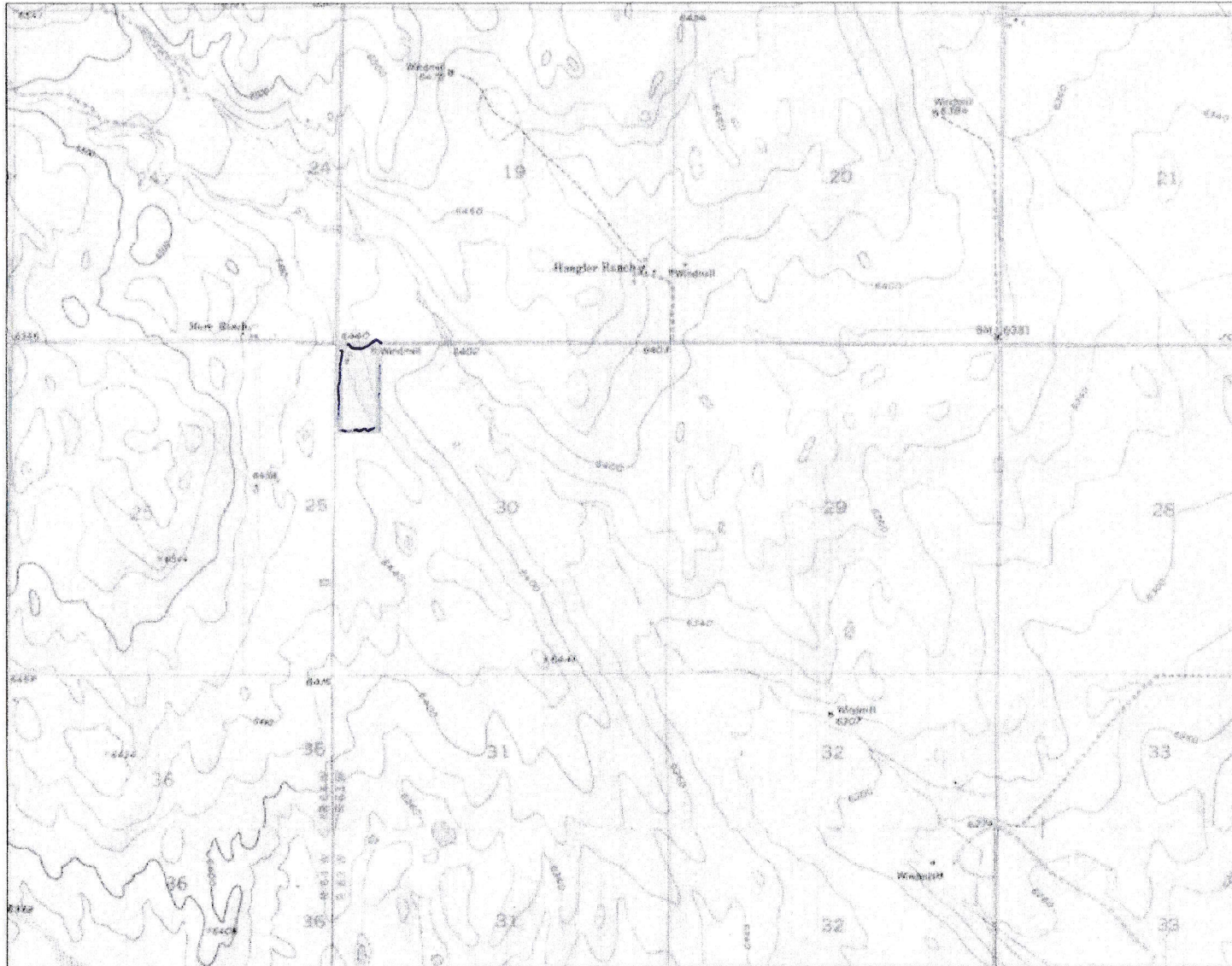
Summary Table 1			Summary Table 2				
Applicant Name	Hammann		Model Period (years)	300			
Case No. or Receipt No.	0		Applicant Name	Hammann			
Number of Years of Pumping	100		Case No. or Receipt No.	0			
Pumping Rate (ac-ft/yr)	2.00		Number of Years of Pumping	100			
Total Volume (ac-ft)	200		Pumping 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			
			Aquifer	ARAPAHOE			
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

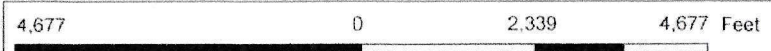
- County
- State Border

Location



Notes

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



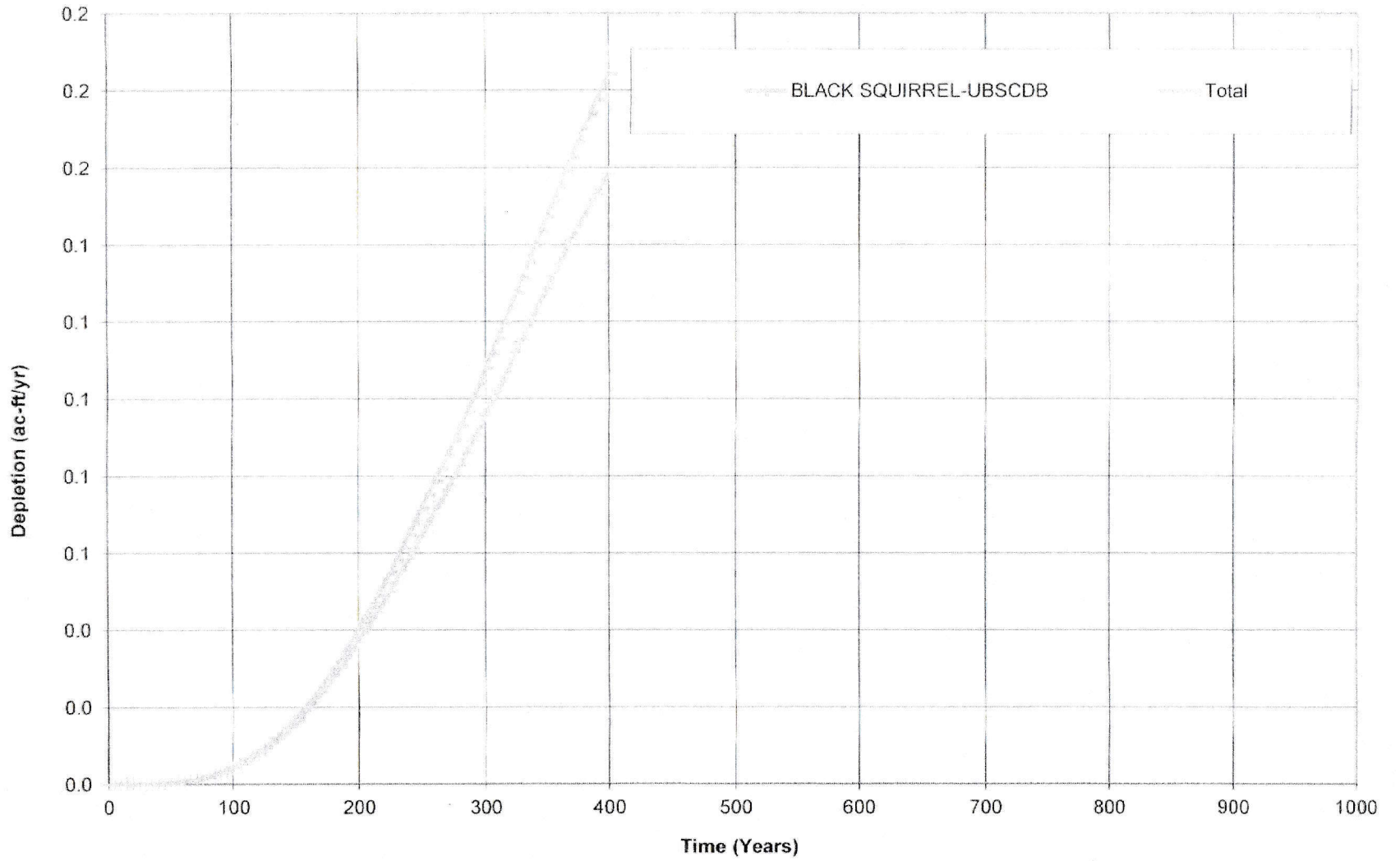
1: 28,064



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



PERMIT APPLICATION FORM MAR 0 4 1988

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
 A PERMIT TO CONSTRUCT A WELL
 A PERMIT TO INSTALL A PUMP
 REPLACEMENT FOR NO. 53485
 OTHER _____
WATER COURT CASE NO. _____

RECEIVED

MAR 2 6 1986

WATER RESOURCES
STATE ENGINEER
COLD

(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 4 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
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 3.5 FEET OR THE DEPTH AT WHICH SANDSTONE OR SHALE IS FIRST ENCOUNTERED.

CONTINUED ON PAGE 2

(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
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) _____
DETAIL THE USE ON BACK IN (11)

APPLICATION APPROVED

PERMIT NUMBER 53485-A
DATE ISSUED MAR 28 1988
EXPIRATION DATE MAR 28 1989
Jim A. Daniels
STATE ENGINEER
BY [Signature]
I.D. 8-2-10 COUNTY 21

(4) DRILLER

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

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

Coliert 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.

Aquifer: Arapahoe

Applicant: Gary Hammann and Darlene Noel-Hammann

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 Hermann 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, mortgagees, 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.

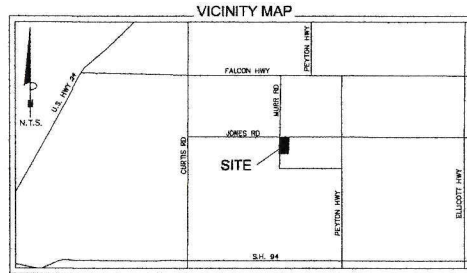
Chair, Board of County Commissioners _____ Date _____

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 plat name in entirety is vacated and amended for the area described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat 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 #6 rebar and plastic cap marked, PLS 18465
o - Denotes set #6 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) This 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 08041C02900, effective date, December 7, 2018. The approximate flood zone boundary is shown hereon by map measure only. The highest adjacent grade to the floodplain is 6417.8.
- 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; Wildfire 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. Prebles Meecow Jumping Mouse).

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. 18-454) 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 Aquifer 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: _____
Bridg 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 BROERMAN, RECORDER

BY: _____ Deputy

STAMP: _____

FEE: _____

PCD FILE NO.: SF-21-041



COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLIC.COM

REVISIONS:	
1	3/02/22 County comments.

PROJECT NO. 1819
AUGUST 10, 2022
SHEET 1 OF 1

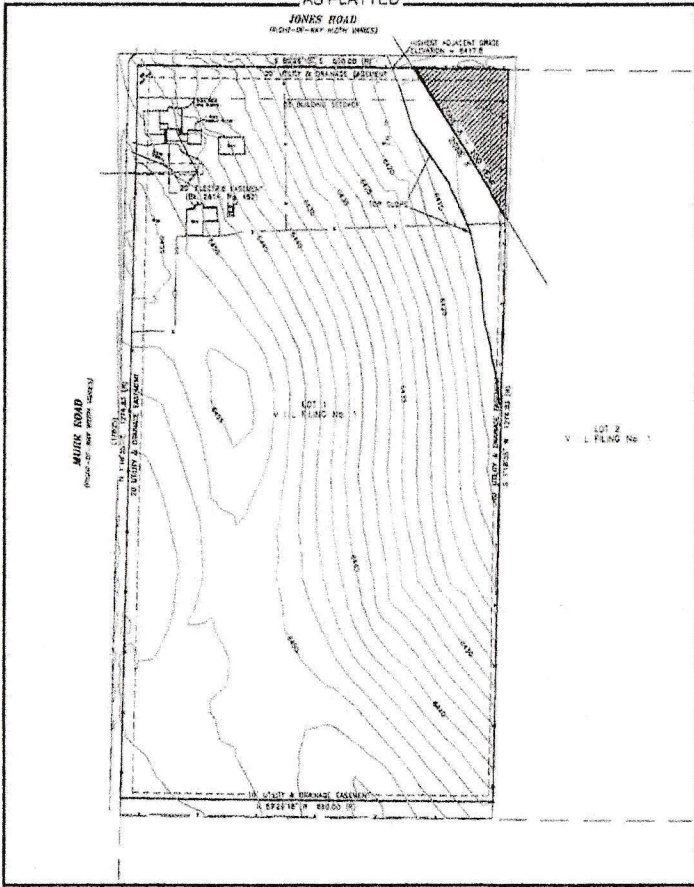
FINAL PLAT
V.I.L. FILING No. 1A

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.

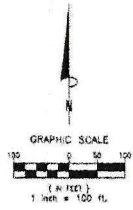
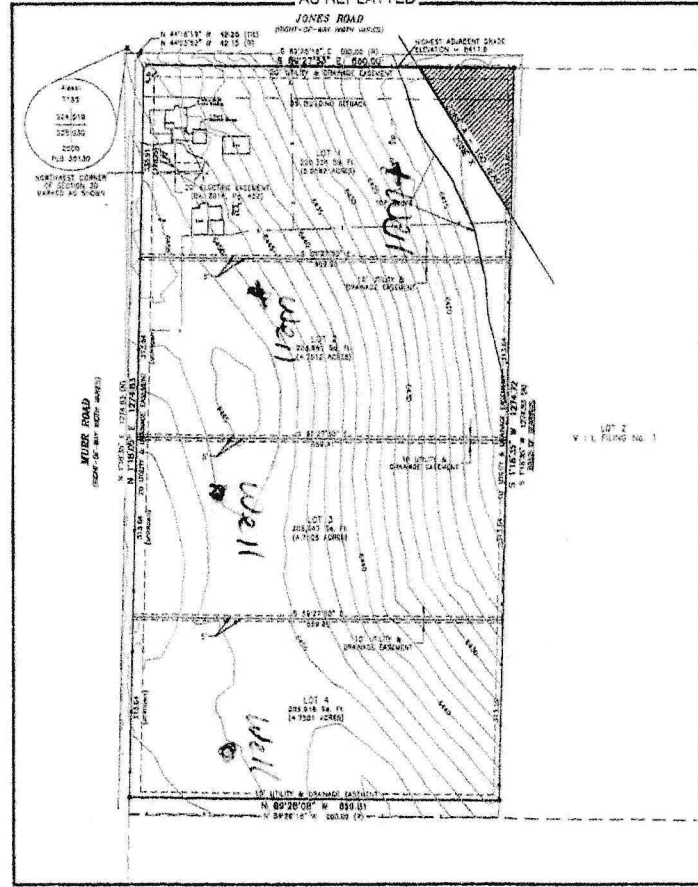
Future Wells

Lot 1 - E 543695 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
719-354-4120
WWW.COMMALLC.COM

REVISIONS

PCD FILE NO.:

PROJECT NO. 18196
JANUARY 28, 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 / G & D Hammann Ohana Trust

Mailing address
 17825 Jones Road

City State Zip code
 Peyton CO 80831

Telephone (w/area code) E-mail
 719-650-5952 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 #
 53486

Designated Basin Determination # Well name or #
 3714-BD original replacement

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

County
 El Paso NW 1/4 of the NW 1/4

Section Township N or S Range E or W Principal Meridian
 30 13 N S 63 E W 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:

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: 543655
 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 Vil
 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 C. Are you the owner of this parcel?
 19.31 YES NO

D. Will this be the only well on this parcel? YES NO (if no - list other wells)
 will request 3 more wells once minor subdivision is approved

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: 1
 Home garden/lawn irrigation, not to exceed one acre:
 area irrigated 5000 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
15		0.6275	
Total depth	feet	Aquifer	
600		Arapahoe	

8. Water Supplier

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

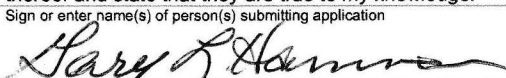
9. Type Of Sewage System

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)
 06/19/2023

If signing print name and title
 Gary L. Hammann, Owner

Office Use Only

USGS map name	DWR map no.	Surface elev.
Receipt area only		
AQUAMAP		
WE		
WR		
CWCB		
TOPO		
MYLAR		
SB5	DIV	WD BA 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 / G & D Hammann Ohana Trust

Mailing address
 17825 Jones Road

City State Zip code
 Peyton CO 80831

Telephone (w/area code) E-mail
 719-650-5952 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 #
 53486

Designated Basin Determination # Well name or #
 3714-BD original replacement

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

County
 El Paso nw 1/4 of the nw 1/4

Section Township N or S Range E or W Principal Meridian
 30 13 N S 63 E W 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:
 Format must be UTM
 Zone 12 or Zone 13 Easting: 543579
 Units must be Meters Northing: 4305252
Datum must be NAD83 Remember to set Datum to NAD83
 Unit must be set to true north
 Was GPS unit checked for above? YES

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 C. Are you the owner of this parcel?
 4.75 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: 1
 Home garden/lawn irrigation, not to exceed one acre:
 area irrigated 5000 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
15		0.6275	
Total depth	feet	Aquifer	
600		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: _____
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 Gary L. Hammann, Owner 06/19/2023

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AQUAMAP		
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SB5	DIV _____	WD _____ BA _____ MD _____

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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:

Format must be UTM
 Zone 12 or Zone 13 Easting: 543582
 Units must be Meters Northing: 4305173
 Datum must be NAD83 Remember to set Datum to NAD83
 Unit must be set to true north
 Was GPS unit checked for above? YES

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
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Maximum pumping rate	gpm	Annual amount to be withdrawn	acre-feet
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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: 543630
 Northing: 4305048
 Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located

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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 # _____

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 Gary L. Hammann, Owner 06/19/2023

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Office Use Only

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AQUAMAP WE WR CWCB TOPO MYLAR SB5		
DIV _____ WD _____ BA _____ MD _____		

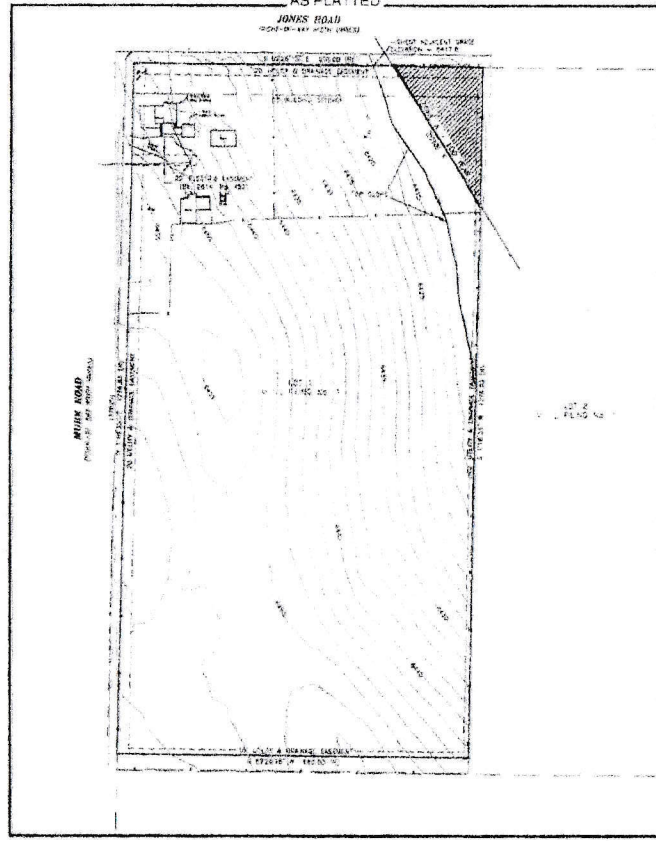
FINAL PLAT
 V.I.L. FILING No. 1A

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 10TH P.M., EL PASO COUNTY, COLORADO.

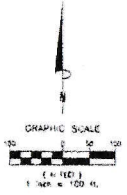
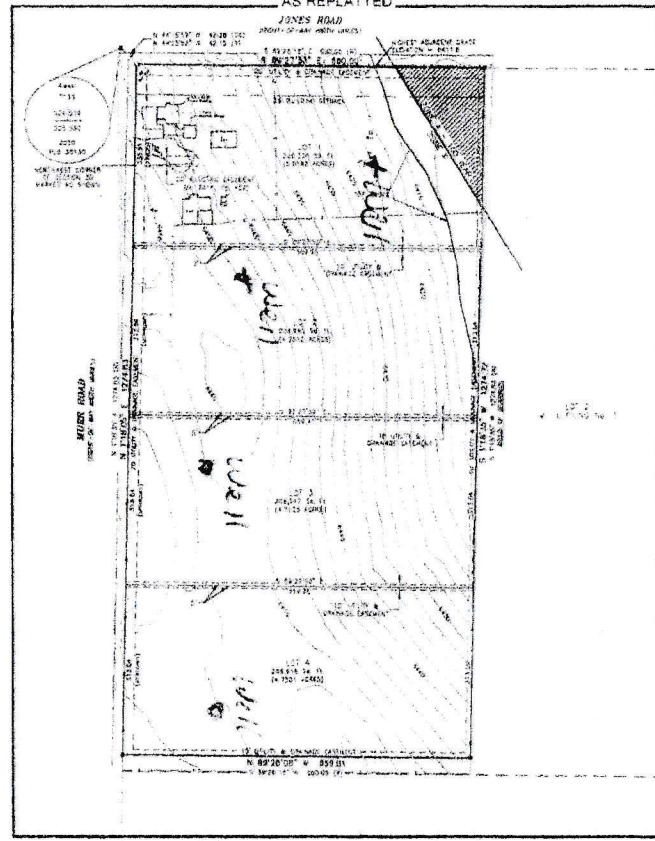
Future Wells

- LOT 1 - E 543695 N 4305337
- LOT 2 - E 543574 N 4305252
- LOT 3 - E 543582 N 4305173
- LOT 4 - E 543630 N 4305098

AS PLATTED



AS REPLATTED



ABS SURVEYING & MAPPING, LLC
 1111 22ND STREET, SUITE B
 DENOVER, CO 80202
 303.752.1122
 WWW.ABS-SURVEYING.COM

REVISIONS	DATE	BY

PCD FILE NO.:
 PROJECT NO. 18188
 JANUARY 26, 2019
 SHEET 2 OF 2

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 1 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

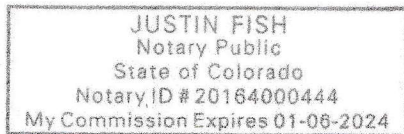


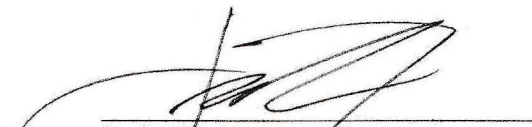
Darlene C. Noel-Hammann

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
My Commission Expires: 1/6/2024

