AMO ACRES SUBDIVISION

WATER RESOURCES REPORT

For AMO ACRES FILING NO. 1 SUBDIVISION

July 29, 2026

Prepared By:

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Executive Summary:

Water Resources Report – Amo Acres Filing No. 1 Subdivision

W. James Tilton and Ryan W. Farr of Monson, Cummins, Shohet & Farr, LLC, on behalf of the Applicants, Mary Deconza-Winblad, Danny Wilson, and Sandra Wilson ("Applicants"), provide the following Water Resources/Wastewater Disposal Report in support of the Amo Acres Filing No. 1 Subdivision. The attorneys at Monson, Cummins, Shohet & Farr, LLC ("MCSF") have extensive experience in water related matters, with Mr. Farr having practiced water law almost exclusively for over 11 years. MCSF has substantial experience with Denver Basin groundwater resources, augmentation plans, designated basin replacement plans, subdivision proceedings, and rural water usage. Given his experience, Mr. Farr should be considered a "qualified professional" as concerns water resources, as discussed at Section 8.4.7(B)(1)(c) of the El Paso County Land Development Code. This Report, overseen by Mr. Farr and prepared in conjunction with other professionals, is intended to demonstrate to the El Paso County Planning Commission and the Board of County Commissioners the sufficiency in terms of quantity and dependability, of the water rights and resources to be utilized in the proposed Amo Acres Filing No. 1 Subdivision (the "Subdivision"), in El Paso County, Colorado.

The Property consists of approximately 38.46 acres located at the current street address of 2825 Slocum Road, Peyton, CO 80831 located in the SW¼ of Section 36, Township 13 South, Range 64 West of the 6th P.M., County of El Paso, State of Colorado. The Subdivision is to include dividing the Property into two lots, with each lot being provided water and sewer/septic services through on-site individual wells and Individual Septic Disposal Systems ("ISDS"). Lot 1 currently has a residence and a well on it, and Lot 2 is currently undeveloped land.

It is expected that each of the residential homes on each lot in the Subdivision will require an average of 0.372 annual acre-feet of water supply, for a total amount of 0.744 acre-feet for both lots annually, to be provided through two individual wells. It is presumed the two wells will use a combined total of 0.52 annual acre-feet of water for in-house uses, with additional amounts for other approved uses on each of the lots. The existing well on Lot 1 is to the Denver aquifer, and a second well on Lot 2 will be drilled to the Arapahoe aquifer, consistent with the replacement plan 4864-RP, as issued by the Colorado Ground Water Commission on May 11, 2026 ("Replacement Plan") along with the basin determination 4864-BD. Pursuant to the replacement plan the Denver aquifer well will be permitted to pump up to 0.372 annual acre feet for all approved uses on Lot 1. The Arapahoe aquifer well will be permitted to pump up to 0.45 annual acre feet for all approved uses on Lot 2, with at least 0.3 annual acre feet being for residential use to ensure sufficient return flows are provided annually pursuant to the Replacement Plan. The Replacement Plan provides for a 300-year water supply for the residential lots within the Subdivision, with each residential lot utilizing ISDS of a non-evaporative nature.

The water resources to be utilized on the residential lots in the Subdivision are

typical of rural residential development in El Paso County, Colorado. Basin Determination 4864-BD and Replacement Plan 4864-RP issued by the Colorado Ground Water Commission demonstrate a sufficient quantity and reliability of water to support compliance with El Paso County's 300-year water supply rules for subdivisions of this nature.

I. INTRODUCTION

The purpose of this report is to provide an outline of the water resources, and associated wastewater requirements, necessary for approval of the Slocum Subdivision, as proposed.

1.1 New Development Description: The Subdivision consists of approximately 38.46 acres at 2825 Slocum Road, Peyton, CO 80831 located in the SW¼ of Section 36, Township 13 South, Range 64 West of the 6th P.M., County of El Paso, State of Colorado. The Property will be subdivided into two lots, Lot 1 being approximately 19.03 acres and Lot 2 being 19.03 acres in size. **Exhibit A**, attached hereto, is a draft plat depicting the Subdivision as proposed, prepared by APEX Land Surveying and Mapping, LLC.

II. PROJECTION OF WATER NEEDS

2.1 Analysis of Water Demands: It is expected that the two residential lots in the Subdivision will each utilize their own individual wells. One of these wells is an existing domestic well on Lot 1, associated with Well Permit No. 224450. The well permit was issued pursuant to C.R.S. § 37-90-105 and drilled to the Denver aquifer. This well will be re-permitted pursuant to the augmentation plan for 0.372 annual acre-feet of Denver aquifer groundwater following approval of the Subdivision. A second well to the Arapahoe aquifer will be permitted and drilled on Lot 2 at a location not yet determined. Both wells are to be used for in-house use, watering of domestic animals, livestock, fire suppression, wildlife, indoor and outdoor irrigation, and replacement, either directly or after storage. The Arapahoe aquifer well will be permitted to pump up to 0.5 annual acre-feet of groundwater, pursuant to the Upper Black Squirrel Ground Water Management District's Rules. Of the permitted 0.5 annual acre-feet approximately 0.26 annual acre-feet will be for in-house use, consistent with El Paso County Land Development Code Chapter 8.4.7(B)(7)(d), with each lot's remaining amount of groundwater being used for other permitted uses. Of the groundwater used in-house 90% will be captured as return flows via ISDS. Ninety percent (90%) of the 0.26 annual acre-feet used in-house is 0.234 annual acre-feet of return flows. Of the 0.234 annual acre-feet of the Arapahoe aquifer water return flows, after accounting for the 4% return flows that must be returned to the alluvium after pumping from the Arapahoe aquifer, 0.2236 (86%) is counted toward the replacement plan. The 0.23 annual acre-feet of return flows from the Denver aquifer and 0.22 annual acre-feet of return flows from the Arapahoe aquifer are a total 0.45 annual acre-feet of return flows at full build out. This is greater than the demand of 0.343 acre-feet created from pumping the Denver aquifer well at a continuous 0.372 annual acre feet for 300 years.

Based on the data for the existing well on this property (Permit No. 224450), and data of other wells in vicinity of this property, wells drilled to the Denver aquifer produce at approximately 10 to 15 gallons per minute. Based on data of other wells in vicinity of this property wells drilled to the Arapahoe aquifer produce at approximately 10 to 15 gallons per minute. Based on past experience with the numerous Denver and Arapahoe aquifer wells serving rural residential properties throughout El Paso County, these rates of production should be sufficient to meet demand for in-house use.

III. APPLICANTS' WATER RIGHTS AND PROPOSED FACILITIES

3.1 Water Rights: A Replacement Plan for utilizing the underlying Denver aquifer was approved by the Colorado Ground Water Commission's Findings and Orders issued on May 11, 2026, being Replacement Plan 4864-RP, recorded at El Paso County Clerk and Recorder reception no. 226044636. The Colorado Ground Water Commission also issued Basin Determination 4862-BD (Laramie-Fox Hills aquifer), 4863-BD (Arapahoe aquifer), and 4864-BD (Denver aquifer), which were recorded with El Paso County Clerk and Recorder at reception nos. 226044635, 226044634, and 226044633, respectively. A copy of the Denver and Arapahoe aquifer Basin Determinations, and the Replacement Plan, are attached hereto as **Exhibits B-D**. The Basin Determinations vested the following specific quantities of water:

AQUIFER	Saturated Thickness (ft)	Total Water Adjudicated (Acre Feet)	Annual Average Withdrawal – 100 Years (Acre Feet)	Annual Average Withdrawal – 300 Years (Acre Feet)
Denver (NNT)	110	923	9.23	3.07
Arapahoe (NNT – 4%)	105	687	6.87	2.29
Laramie Fox Hills (NT)	160	694	6.94	N/A

All depletions are augmented in time, place, and amount through septic return flows during pumping. The available supplies will meet both legal and physical needs on a 300-year basis.

3.2 Source of Supply: Rural residential water supply demand will be met using one existing not-nontributary Denver aquifer well on Lot 1, and one additional well, being to the not-nontributary 4% Arapahoe aquifer for Lot 2. Consistent with El Paso County Land Development Code Section 8.4.7(B)(3)(c)(v), a subdivision utilizing individual wells need not make a further showing as to source of supply.

3.3 Pumping Rates for Service: The Denver aquifer in the location of the Subdivision is generally known to produce approximately 10-15 gallons per minute, more than sufficient for single family residential and accessory uses, and such production is consistent with the historical use of Well Permit No. 224450 on the property. A copy of the well permit file from the Division of Water Resources for Permit No. 224450 is attached

hereto as **Exhibit E**. Such flow rates are typical of individual wells on subdivisions within the area, including for typical firefighting purposes.

IV. WASTEWATER AND WASTEWATER TREATMENT – While soils, geology and geotechnical analysis has been provided by other of Applicants' consultants, Applicants provide a summary of ISDS to be utilized herein, as relates to water usage and resulting return flows which support the approved Replacement Plan.

4.1 Septic/Wastewater Loads: Septic projections are based on similar Denver Basin residential uses on rural residential lots. Average daily wastewater loads are expected to be approximately 180 gallons per day per single-family residence. Maximum daily wastewater loads are expected to be roughly 232 gallons per day per single-family residence, assuming residential in-house use at the 0.26 acre-feet per year rate the County presumes and as described in the Replacement Plan.

4.2 On-Site Wastewater Treatment Systems: Each of the residential lots will be served by individual on-site wastewater treatment systems. There is an existing and approved on-site wastewater treatment system on Lot 1, and another will be constructed on Lot 2 following approval of the Subdivision. Based on such historical use, the site is suitable for on-site wastewater treatment system/ISDS. The on-site wastewater treatment system will be evaluated and installed according to El Paso County Guidelines and properly maintained to prevent contamination of surface and subsurface water resources.

Respectfully submitted this 29th day of July, 2026.

MONSON, CUMMINS, SHOHET & FARR, LLC

/s/ W. James Tilton
W. James Tilton

Exhibits:
A – Location Map/Plat of Property
B – Denver Aquifer Basin Determination (4864-BD)
C – Arapahoe Aquifer Basin Determination (4863-BD)
D – Denver Aquifer Replacement Plan (4864-RP)
E – Existing Well Permit File