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Ryan Howser  
El Paso County Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
ryanhowser@elpasoco.com

Meridian Ranch Investments Inc.  
Attn: Tom Kerby  
P.O. Box 80036  
San Diego, CA 92138

GTL Development, Inc.  
3575 Kenyon Street  
San Diego, CA 92110

N.E.S. Inc.  
619 North Cascade Ave.  
Colorado Springs, CO 80903

Re: Estates at Rolling Hills Ranch No. 2

Dear Mr. Howser:

This firm represents the Upper Black Squirrel Creek Ground Water Management District (“the District”). Applicant, GTL Development, Inc., provided materials in support of its application for a PUD Development Plan/Preliminary Plan and Final Plat for its proposed Estates at Rolling Hills Ranch No. 2 subdivision development (“Proposed Development”). The Proposed Development is located within the District and, as explained in the Applicant’s application, will consist of 98 lots on 117 acres within the Meridian Ranch Subdivision. The District reviewed the Applicant’s application materials and submits the following comments:

*The District’s Regulations on Large Capacity Well Use in Subdivisions*

Applicant’s proposed water supply must comply with the District’s rules and regulations. District Rule 17.B. limits withdrawals from large capacity wells in subdivisions. Specifically, Rule 17.B. requires that the production of all wells supplying the subdivision shall not exceed the

product of the number of single family residences, single condominium units, apartment units, single units within a multiple-dwelling unit or equivalent within the subdivision by 0.5 acre feet per year. And further, Rule 17.B. states that well production must be limited to the rate or amount set forth in the determination of water rights issued for the well by the Colorado Ground Water Commission. Applicant's Water Resources Report indicates that Meridian Service Metropolitan District will provide water service to the Proposed Subdivision in part from Denver Basin groundwater sources. Applicant's application includes no information on Applicant's intended compliance with this rule.

*Underdrains*

Due to local high ground water and soil conditions in the area of the Proposed Subdivision, structures developed in the Proposed Subdivision may need underdrains to capture and drain water that would otherwise flood those structures. Any underdrains will require a large capacity well permit and those well permits will require a replacement plan in compliance with Designated Basin Rule 5.6. Any such replacement plan should meet the requirements of Designated Basin Rule 5.6 by replacing any groundwater collected in any of the underdrains that is discharged to the surface and for the evaporation and ET associated with the exposure of groundwater caused by the underdrain. Applicant's application includes no information on whether underdrains will be required and, if so, how Applicant intends to meet the requirements of Designated Basin Rule 5.6.

The District reserves the right to provide additional comments at a later date founded upon information not readily ascertainable from the above-referenced application.

Sincerely,



Lisa M. Thompson  
for  
TROUT RALEY

cc: UBSCGWMD Board of Directors