



Montaño • Freeman • Sinor • Thompson P.C.

Lisa Thompson, Esq.
lthompson@troutlaw.com
303.339.5826

1120 Lincoln Street • Suite 1600
Denver, Colorado 80203-2141
303.861.1963
www.troutlaw.com

January 31, 2023

El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Eagleview Subdivision Final Plat Application

El Paso County Planning and Community Development Department:

This firm represents the Upper Black Squirrel Creek Ground Water Management District (the “District”), a formed and operating ground water management district with the powers enumerated in the Colorado Ground Water Management Act, C.R.S. § 37-90-101 *et seq.* The District has reviewed the application for final plat approval for the Eagleview Subdivision submitted by PT Eagleview LLC (“Applicant”). According to the Application, water will be provided by individual site wells drilled into the Dawson aquifer and wastewater served through individual onsite wastewater treatment systems.

The district provides the following comments for your review and consideration:

Compliance with the District’s Rules

The Eagleview Subdivision is located within the District’s boundaries and therefore Applicant’s proposed water and wastewater service must comply with all of the District’s Rules and Regulations.

In particular, the proposed wells must comply with District Rule 17(B), which limits withdrawals from large capacity wells in subdivisions. Rule 17(B) provides that “withdrawals shall not exceed .5 acre-feet per year per single family residence, single condominium unit, apartment unit, single unit with a multiple-dwelling unit, or equivalent within the Subdivision or cluster development supplied by the well. In the event a Subdivision or cluster development is supplied by multiple wells, production from all wells supplying the subdivision or cluster development 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)X(.5) acre feet per year.” Rule 17(B) also states that “[i]n no event shall production from the well exceed the rate or amount set forth in any determination of water rights issued for the well by the Colorado Ground Water Commission.”

Wastewater Treatment – Septic Systems

According to the Application, discharged wastewater will be treated through individual on-site wastewater treatment systems. At many locations within the Upper Back Squirrel District, shallow groundwater and seasonally high groundwater exists. Because of this, the District has concerns with individual on-site wastewater treatment systems within the District’s boundaries. The District has enacted a policy which encourages the use of central wastewater systems, as

opposed to the use of individual septic systems, in any proposed subdivision consisting of three or more lots to minimize the possibility of contamination of the alluvial aquifer in the basin.

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,

A handwritten signature in blue ink that reads "Lisa M. Thompson". The signature is written in a cursive style with a large initial "L" and "T".

Lisa M. Thompson
for
TROUT RALEY