

The name of this subdivision has had some inconsistencies. The plat has remained as JJ Ranch Subdivision so I have edited everything to read that way. Please amend this document now to be JJ Ranch Subdivision.

J AND J RANCH SUBDIVISION

Comments from County Attorney on 4/10/2025
have not been addressed.

WATER RESOURCES REPORT

**For
Jay and Jane Ohmes
Trust**

_____, 2025

Prepared By:



13511 Northgate Estates Dr., Ste. 250, Colorado Springs, Colorado 80921

Information regarding the wells is inconsistent in all documents.

The Water Resources Report states existing well is on Lot 2 and will share with Lot 1.

The Well Use Agreement states existing well is on Lot 1 and will share with lot 2.

Soils and Geology Report states existing well is on Lot 2 and a new well will be shared with Lots 1&3.

Executive Summary:

Preliminary Water Resources Report – J and J Ranch Subdivision

The final review of this project will be a completed as a first review to ensure consistency.

W. James Tilton and Ryan W. Farr of Monson, Cummins, Shohet & Farr, LLC, on behalf of the Applicant, Jay and Jane Ohmes Trust, c/o Jane Ohmes ("Owner"), provide the following Water Resources/Wastewater Disposal Report in support of the J and J Ranch 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 nearly 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 J and J Ranch Subdivision (the "Subdivision"), in El Paso County, Colorado.

The Property consists of approximately 19.4 acres located in the W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, Township 11 South, Range 65 West of the 6th P.M; El Paso County, Colorado, designated as Parel No. 5114000009, located at 10155 Hardy Road, Colorado Springs, Colorado 80908. Each of the potential three (3) lots in the Subdivision are to be provided water and sewer/septic services by means of on-site individual wells and Individual Septic Disposal Systems ("ISDS"). Two of the lots will share the existing well, and one lot will utilize its own well. The proposed minor subdivision has one existing well on Lot 2, which will be 5.06 acres in size. The remaining 14.34 acres of land that make up Lots 1 and 3 is currently unimproved. Lot 1 will be supplied water via the existing well on Lot 2, and Lot 3 will have its own individual well. All lots will have their own ISDS.

Provide
Exhibit
B

The existing well on Lot 2 will be re-permitted as described in the approved replacement plan. **Exhibit B.** This well will be permitted to pump up to two (2) acre-feet of water annually, providing water to both Lot 1 and Lot 2. Lot 3 in the Minor Subdivision will pump up to one (1) annual acre-foot of water, for a total of 3 (three) annual acre-feet being withdrawn from the not-nontributary Dawson aquifer annually by means of two individual wells constructed to the not-nontributary Dawson aquifer, consistent with Replacement Plan ____-RP approved by the Colorado Ground Water Commission, recorded at El Paso County Clerk and Recorder's instrument no. _____. **Exhibit B.** Such water supply demand is similar to other rural residential homes' historical demand. The Replacement Plan will provide for a 300-year water supply for each lot within the Subdivision, with each lot utilizing a non-evaporative ~~ISDS~~. This 300-year water supply is sustainable based on initial estimates of Dawson aquifer supplies.

The water resources to be utilized on the residential lots in the Subdivision are typical of rural residential development in this area of El Paso County, Colorado.

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Estimates of availability of water supplies 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 a preliminary outline of the water resources and associated wastewater requirements necessary for approval of the J and J Ranch Subdivision, as proposed.

1.1 New Development Description: The Subdivision consists of 19.4 acres located in the W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 14, Township 11 South, Range 65 West of the 6th P.M; El Paso County, Colorado. The Property will be subdivided into up to three lots. Each lot is anticipated to have one single-family residence on it. **Exhibit A**, attached hereto, is the lot layout for the Subdivision as proposed, prepared by APEX Land Surveying and Mapping, LLC. This analysis accounts for water utilized as approved for 300-years at the existing well, and the 300-year supply necessary for one additional augmented well. Provide Exhibit A

II. PROJECTION OF WATER NEEDS

2.1 Analysis of Water Demands: It is expected that the three residential lots in the Subdivision will utilize two individual wells (one well for Lots 1 and 2, one well for Lot 3) drilled to the Dawson aquifer for domestic, livestock, irrigation (indoor and outdoor), recreation, fire suppression, wildlife, commercial, industrial, and replacement in support of such uses, either directly or after storage. The existing well associated with DWR Well Permit no. 171159 will be re-permitted in compliance with the replacement plan. It is anticipated that the residences on Lots 1, 2 and 3 will each utilize a minimum of 0.20 acre-feet and up to 1.0 acre-feet annually for in-house residential purposes, irrigation of lawn and garden, watering of livestock, and other approved uses. The wells on Lots 2 and 3 will be subject of a replacement plan. The existing well, currently permitted under Permit No. 171159, is constructed to and will produce from the not-nontributary Dawson aquifer at a flow rate of 10 to 15 gallons per minute, based upon past production. This well will be re-permitted to be used as outlined in Replacement Plan ____-RP. The well to be constructed on Lot 3 will also produce from the not-nontributary Dawson aquifer at similar flow rates.

There are no other wells currently constructed on the property. Based on past experience with the numerous Dawson aquifer wells serving rural residential properties throughout El Paso County, this rate of production should be more than sufficient to meet demand for in-house use.

III. PROPOSED WATER RIGHTS AND FACILITIES

3.1 Water Rights: A Replacement Plan utilizing the underlying Dawson aquifer

has been approved by the Colorado Ground Water Commission. The Replacement Plan, and the Basin Determinations issued by the Colorado Ground Water Commission, include the following estimated quantities of water supplies that will meet both legal and physical needs on a 300-year basis:

AQUIFER	Saturated Thickness (ft)	Total Water Adjudicated (Acre Feet)	Annual Average Withdrawal – 100 Years (Acre Feet)	Annual Average Withdrawal – 300 Years (Acre Feet)
Dawson (NNT)	466.8	1,811.1	18.11	6.04
Denver (NNT)	367.5	1,212	12.12	N/A
Arapahoe (NT)	263.1	867.7	8.68	N/A
Laramie Fox Hills (NT)	185.4	539.5	5.4	N/A

All depletions will be augmented in time, place and amount through septic return flows during pumping. Being within a designated basin, there is no need to reserve water resources to provide for post-pumping replacement. All amounts provided in this paragraph 3.1 reflect the Colorado Ground Water Commission's Findings and Order, Basin Determinations no. ____-BD (Dawson aquifer), ____-BD (Denver aquifer), ____-BD (Arapahoe aquifer), and ____-BD (Laramie-Fox Hills aquifer). These Basin Determinations have been recorded with El Paso County Clerk and Recorder's Office at instrument nos. _____, _____, _____, and _____, respectively. See **Exhibit C**.

Provide Exhibit C

3.2 Source of Supply: Rural residential water supply demand will be met using an existing not-nontributary Dawson aquifer formation well and one additional not-nontributary well to be constructed to the Dawson aquifer, in accordance with any issued Replacement Plan. Consistent with El Paso County Land Development Code Section 8.4.7(B)(3)(c)(v), a minor subdivision utilizing individual wells need not make a further showing as to source of supply.

3.3 Pumping Rates for Service: The Dawson 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. The existing well, under Permit No. 171159, is located on Applicant's property at UTM NAD83 Zone 13 coordinates Easting: 531254.5, Northing: 432690.9. It is anticipated a second Dawson aquifer well on Lot 3 would likely produce at approximately the same rate. Said well will be installed by a certified, licensed well driller. At this time the second well has not been drilled, and no permit will be issued for it until after the subdivision process with El Paso County is completed. Applicant expects having the second well drilled within five (5) year of the County approving the requested subdivision. A location for this anticipated well has not been selected. Attached are the State of Colorado's records regarding the well associated with Well Permit No. 171159, including the Well Construction and Test Report, Pump Installation and Test Report, the Well Permit Application Form, the Well Permit issued, and multiple Change of Ownerships forms. **Exhibit D**.

Provide Exhibit D

IV. WASTEWATER AND WASTEWATER TREATMENT – While soils, geology and geotechnical analysis will be provided by other consultants hired by the Owners, the Owners provide a summary of ~~ISDS~~ to be utilized herein, as relates to water usage and resulting return flows which support the approved Augmentation Plan.

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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 232 gallons per day per single-family residence assuming residential in-house use at the conservative 0.26 acre-feet per year rate for augmentation supplies based on the El Paso County Land Development Code residential demand standard of 0.26 acre-feet per year.

4.2 On-Site Wastewater Treatment Systems: The three residential lots within the Subdivision will be served by on-site non-evaporative ~~ISDS~~. The on-site non-evaporative ~~ISDS~~ have and will be installed according to El Paso County Guidelines and properly maintained to prevent contamination of surface and subsurface water resources.

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Respectfully submitted this ____th day of _____, 2025.

OWTS

MONSON, CUMMINS, SHOHEE & FARR, LLC

/s/ W. James Tilton

W. James Tilton

Ryan W. Farr

Exhibits:

- A. Plat of the Property
- B. Replacement Plan: _____-RP
- C. Basin Determinations: _____
- D. Existing Well Data