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September 18, 2020

Kari Parsons
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
kariparsons@elpasoco.com

Erin Ganaway
NES Inc.
619 North Cascade Ave.
Colorado Springs, CO 80903
eganaway@nescolorado.com

Challenger Communities LLC
8605 Explorer Dr., Suite 250
Colorado Springs, CO 80920

Re: Bent Grass West PUD Preliminary Plan

Dear Ms. Parsons,

This firm represents the Upper Black Squirrel Creek Ground Water Management District (“the District”). Applicant, NES Inc., on behalf of Challenger Communities LLC, provided materials in support of its application for a PUD Preliminary Plan for its proposed Bent Grass West subdivision development (“Proposed Development”). The Proposed Development is located within the District and, as explained in the Applicant’s application, will consist of 262 single family lots on 67 acres. 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 Letter of Intent indicates that Woodmen Hills Metropolitan District will provide water service to the Proposed Subdivision. To the extent Woodmen Hills Metropolitan District supplies water sourced from large capacity wells, Applicant should provide information on its intended compliance with this rule.

Wastewater Service

Applicant's Letter of Intent indicates that Woodmen Hills Metropolitan District will also provide the Proposed Development's wastewater services. However, Woodmen Hills' treatment facility discharges wastewater within the Upper Black Squirrel Basin, and the treated wastewater discharged is noncompliant with the water quality standards set forth in the Water Quality Control Commission's ("WQCC's") Regulation Nos. 41 and 42. Compliance with all applicable site-specific water quality standards is essential to ensure that water quality within the Basin is not unreasonably impaired. Prior to additional effluent being generated at the Woodmen Hills treatment facility, the County should support the District's efforts to ensure that the discharge meets the groundwater standards for the basin.

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,

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

Lisa M. Thompson
for
TROUT RALEY

cc: UBSCGWMD Board of Directors