

April 15, 2021

Electronic Development Application Review Program  
El Paso County Planning and Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Water Resources Report  
Rapson Subdivision – EPC Parcel #5112000007  
Comments on Water Quality, Water Resources, and Wastewater Disposal Report  
Response to comments

Dear Ms. Ruiz,

Please see the response to comments on the Rapson Subdivision Water Quality, Water Resources, and Wastewater Disposal Report. Note that all comments have also been directly addressed in a revised Water Resources and Wastewater Disposal Report prepared and submitted with this response in April 2021.

Colorado Division of Water Resources – Letter of Denial – April 6, 2021

**State Engineer’s Office Opinion:**

- 1) Comment: The applicant should clarify the water requirements and proposed uses for each lot.

*Response: This comment specifically is in respect to the anticipated demand per residential lot of 1.5 AF/year as described in Part 3.1 of the report. Demands for each lot have been adjusted to reflect a usage of 1.5 AF/year/lot.*

- 2) Comment: The applicant must specify which lot will be served by well 85011-F and who that the permitted amount of 1.5 acre-feet/year is adequate to meet the proposed uses of the lot.

*Response: The structure permitted under well permit No. 85011-F will be utilized on Lot 1 as shown in the Final Plat contained in Appendix A. The allowed average annual amount of groundwater that may be withdrawn by well permit No. 85011-F will be sufficient to serve the estimated annual demands for Lot 1 as estimated in Table 3-1 of the revised Water Resources Report.*

**El Paso County Planning Comments on Water Resource Report:**

- 1) Comment: Presumptive uses for single-family-residence are 0.26 AF/year. Please revise calculations.

*Response: In replacement plan No. 2: 3637-RP Part 10 in the findings assumes a single-family dwelling requirement of 0.20 AF/year. This 0.20 AF/year residential use translates into a 0.18 AF/year return flow to the septic system, which represents the replacement water for the augmentation plan. Because the replacement plan has been approved by the Colorado*

*Groundwater Commission the associated single-family domestic use of 0.20 AF/year utilized in Table 3-1 must remain at 0.20 AF/year/SFE.*

- 2) Comment: How is this being restricted when there is no limit on number of animals allowed within the district?

Response: This column has been renamed Stock Watering to reduce confusion. There is no limit on the amount of animals that the lots may have so long as they have sufficient water to serve the animals. Currently, the estimated constant of 0.011 AF/year/animal is used to estimate the water demand to serve the animals and should not be assumed to be a “limit”.

**El Paso County Planning Comments on Water Supply Information summary**

- 1) Comment: Not a replat. Minor subdivision

*Response: Land Use Action has been revised in Water Supply Information Summary Water Resources Report found in Appendix B of the amended Water Resource Report.*

- 2) Comment: Per El Paso county LDC, presumptive values for single-family dwellings must be minimum of 0.26 AF/year. Please revise calculations.

*Response: In replacement plan No. 2: 3637-RP Part 10 in the findings assumes a single-family dwelling requirement of 0.20 AF/year. This 0.20 AF/year residential use translates into a 0.18 AF/year return flow to the septic system, which represents the replacement water for the augmentation plan. Because the replacement plan has been approved by the Colorado Groundwater Commission the associated single-family domestic use of 0.20 AF/year utilized in Table 3-1 must remain at 0.20 AF/year/SFE.*

- 3) Comment: Please include how many 1,000 SF are being irrigated in LoI

*Response: Actual total amount of acres to be irrigated on both lots equals 41,740, or 41.74 1,000 SF sections. This is shown in the revised Water Supply Information Summary in the amended Water Resources Report found in Appendix B.*

**El Paso County Planning comments on Wastewater Disposal Report**

- 1) Comment: Show both proposed wells on Map C1.

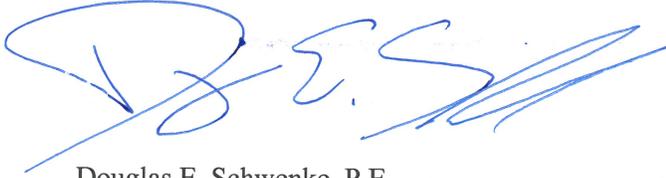
*Response: Map C1 represents the proposed well and proposed septic system on lot #2. The other well exists on existing lot #1, which already has an existing well and existing septic system. See revised page C1 of 5 depicting both wells (existing well and proposed well).*

2) Comment: Include exhibit for existing residence as noted on Site Map, Sheet C2

*Response: Revised Wastewater Disposal Report includes a set of five drawings from GeoQuest, LLC which depicts the existing septic system as constructed in March 2020. These drawings can be found at the end of the report.*

Please feel free to contact me with any questions.

Respectfully,



Douglas E. Schwenke, P.E.  
**JDS-Hydro Consultants, Inc.**

Attachments: Water Resources Report – revised April 2021  
Wastewater Disposal Report – revised April 2021