

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133.(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water.

1. NAME OF DEVELOPMENT AS PROPOSED			
McGehee Minor Subdivision - Mountain Shadows Vacate and Replat			
2. LAND USE ACTION Vacate and Replat			
3. NAME OF EXISTING PARCEL AS RECORDED 16860 Thompson Rd, Colorado Springs, CO 80908			
SUBDIVISION Mountain Shadows Ranch Second Phase		FILING	BLOCK
			LOT 3
4. TOTAL ACREAGE 10.5	5. NUMBER OF LOTS PROPOSED 2 PLAT MAP ENCLOSED <input checked="" type="checkbox"/> YES Proposed Plat Attached as EXHIBIT A		
6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation. See attached EXHIBIT B			
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, describe the previous action _____			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner. See attached EXHIBIT A Proposed Plat			
_____ 1/4 OF _____ SW 1/4 SECTION _____ 19 TOWNSHIP _____ 11 <input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE _____ 65 <input type="checkbox"/> E <input checked="" type="checkbox"/> W PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA			
8. PLAT - Location of all wells on property must be plotted and permit numbers provided. Surveyors plat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, scaled hand drawn sketch <input type="checkbox"/> Yes <input type="checkbox"/> No See attached EXHIBIT A			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # <u>2</u> of units	GPD <u>0.52</u> AF	<input checked="" type="checkbox"/> EXISTING WELLS <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS <u>81469-F</u> _____ _____	<input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS - (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER _____
COMMERCIAL USE # _____ of S.F.	GPD _____ AF		
IRRIGATION # <u>0.12</u> of acres	GPD _____ AF		
STOCK WATERING # <u>4</u> of head	GPD <u>0.044</u> AF	<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME _____ LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES <input type="checkbox"/> NO	WATER COURT DECREE CASE NO.'S Case No. 17CW3054 _____ _____ _____
OTHER _____	GPD _____ AF		
TOTAL	GPD <u>0.82</u> AF		
11. ENGINEER'S WATER SUPPLY REPORT <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.) See Water Resources Report, submitted in conjunction with this WSIS.			
12. TYPE OF SEWAGE DISPOSAL SYSTEM: Non-evaporative individual septic disposal system			
<input checked="" type="checkbox"/> SEPTIC TANK/LEACH FIELD <input type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME _____			
<input type="checkbox"/> LAGOON <input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO _____			
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design) <input type="checkbox"/> OTHER _____			

WATER RESOURCES / PERFORMANCE REPORT

CHECKLIST

PROJECT NAME: _____
SUBMITTAL DATE: ____/____/____
SUBMITTED BY: _____
SUBMITTAL REVIEWED BY: _____

Water Resources Report

The Water Resource Report shall document the requirements of Section 49.5 of the Land Development Code and shall include the following data, documentation and analysis:

A. Summary of the proposed subdivision:

1. Location including streets, Township and Range, a copy of all maps required with Sketch and Preliminary Plan and Final Plat submittals, and legal description. ☐

2. Description of subdivision including acreage of each proposed land use, number of dwelling units, etc. For phased projects the description shall clearly describe the acreages, land uses and number of units of each phase. The location of each proposed land use shall be shown on appropriate maps. ☐

B. Determination of sufficient quantity of water:

1. Calculation of water demand:
Separate calculations of the type, number and annual water requirements of existing, proposed and potential maximum uses of the site and a general timetable when such demands are expected. See Section 49 D.3. of the *Land Development Code* for methods of determining water demand. ☐

2. Calculation of quantity of water available:
a. Clearly identify and describe each source of water. ☐

b. Include a map showing the location of any off-site water to be used and the location of major water transmission lines, reservoirs, etc. ☐

c. Calculate the quantity of water available from each source. Onsite and off-site sources shall be determined independently. ☐

d. Ground water sources:
1. List each aquifer to be used. Identify each aquifer as tributary, nontributary, not nontributary or from a designated basin. Identify renewable and non-renewable aquifers. Discuss the need for and the status of any augmentation plans required to use the proposed supply. ☐

2. Describe the annual and the three hundred (300) year quantity of water available from each proposed aquifer ☐

3. Discuss location, construction and production details of existing and proposed production wells. The following shall be included:

a. Estimated number, size and short- and long-term yields of wells necessary to serve the proposed subdivision; estimated life expectancy of wells; estimated short- and long-term well development schedule indicating probable timing of bringing additional wells on line

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b. A map showing locations of wells to be used during the first five (5) years of the subdivision and probably locations of wells in the out years.

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c. Well drilling logs and well completion reports.

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d. Pumping test data and analysis, including data and analysis of constant rate and step drawdown tests

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e. Surface water sources:

1) List each surface water supply to be used. Identify each source as tributary, nontributary, or from a designated basin. Discuss the need for and the status of any augmentation plans required to use the proposed supply.

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2) Describe the annual and the three hundred (300) year quantity of water available from each proposed surface water supply.

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3) Calculate the number of years of water supply. For phased projects the calculation shall delineate the years of water available for each phase.

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C. Determination of sufficient dependability of water supply:

1. Proof of ownership or right of acquisition of use of existing or proposed water rights sufficient in quality, quantity and dependability to serve the proposed use. Include well permits, court decrees, well permit applications, export permits, etc.

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2. Financial plan and capital improvements plan of water provider.

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3 Description of the water supply, location shown on maps, and, when appropriate, engineering designs of existing and proposed water supply facilities, including wells, storage facilities, major transmission lines, etc.

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4. Calculations demonstrating that the aquifers are capable of supplying the required quantity of water and analysis showing the wells are capable of producing the required water supplies, if ground water is to be used.

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5. If a public or private water source is to be used, evidence that the source can and will supply water to the proposed subdivision stating the amount of water available for use within the subdivision and the feasibility of extending service to the area. This evidence shall, in addition to the data required in Sections 49.5 and 51.2, include the following information:

a. A letter indicating a commitment to serve.

☐

b Name and address of the municipality, quasi-municipality, or water company which will supply the water.

☐

c. Current capacities of the existing system.

☐

d. Total amount of current and committed use.

☐

e. Amount and timing of water to be supplied to the subdivision. This requirement does not apply to subdivisions to be supplied by individual wells.

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6. Evidence that short-term water supply needs of the subdivision can be met to satisfy fire demand and reduction of supplies as a result of flooding, and damaged or otherwise incapacitated systems. Short-term dependability can be satisfied by such features as reservoirs, standby wells and standby connections with other water supply or distribution systems.

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D. Determination of sufficient quality and potability of water:

1. Chemical analyses of proposed water from each proposed source.

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2. Evidence of compliance with County and/or State water quality standards.

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3. Discussion of potential for water quality degradation from onsite and off-site sources.

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E. Requirements of the State Engineer:

State statute requires the State Engineer to review all proposed water supplies. The State Engineer requires a narrative discussion. The following is the minimal information requirements of the State Engineer for "minor subdivisions":

1. Plat and legal description of the property and a description of previous actions of the State Engineer's Office regarding the property (e.g. previous exemptions, well permit applications).

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2. Well permit number or numbers of existing and permitted wells when available. Names of previous owners, dates of well construction, depth, etc., if permit numbers are not available.

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3. Use of water supply on the property as it now exists. Include number and locations of dwellings supplied, area of irrigated lawn and garden, water use for livestock, etc.

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4. Proposed water supply. Description of wells or water provider to be used for each lot and what aquifer(s) the applicant intends to use.

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5. Water requirements for each proposed lot. Include quantity to be used for dwellings, irrigation and livestock. It is not necessary to include this information for subsection 8.e. as a separate discussion item provided it is included in the Water Resources Report.

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F. Public and private commercial water providers:

Although it is the responsibility of the applicant to provide information regarding the availability of water supplies from any source, including public and private commercial water providers, many providers have elected to submit a general Water Resource Report. Such a report may then be used to evaluate the water resources available for a series of projects within their service area.

1. Water providers report:

In those cases where the water provider submits a general Water Resources Report, it is requested that the report be updated annually, preferably in January or February. Update information should include:

- a. volume of water sold in the previous year, ☐
- b. new water acquisitions, augmentation plans, etc., ☐
- c. water trades or other losses of water supplies, ☐
- d. anticipated water acquisitions for the upcoming year, ☐
- e. legal documentation accompanying new water acquisitions and augmentation plans, ☐
- f. major capital improvements accomplished during the past year and anticipated major capital improvements for the upcoming year, and ☐
- g. other information which would be useful in evaluating the availability of water supplies. ☐

2. Annual County Report:

The County will prepare preliminary and final reports containing an analysis of the water availability of those water providers who elect to submit an annual Water Resources Report. These County reports will be jointly prepared by the County Hydrogeologist, County Attorney, Planning Department and the County Department of Health and Environment. The preliminary report will be issued in January and will include a summary of the past year's subdivision and building activity. The Final County Report will be issued after receipt of the water providers' Water Resource Reports. After the water provider has had the opportunity to review and comment on the Final County Report, the report will be used for the following twelve (12) months as the basis for evaluating the availability of water supplies for proposed projects.

G. Other relevant information as deemed necessary.

Water Performance Report ☐

For lots of between two and one-half (2 ½) and five (5) acres, where individual wells are proposed, a report conforming to the following standards shall be submitted in addition to the report outlined in Section 51.2. The report shall be prepared by a registered professional engineer licensed to practice in Colorado and shall include the following information:

- A. A map drawn to the same scale as the preliminary plan, locating all lots, water-forms, drainageways, floodplains, cones of influence (if applicable), aquifers, and surface or subsurface hazards. Individually noted shall be any point sources of water pollution or identified polluted waterforms. Water quality of aquifers and surface waters on and immediately adjacent to the site shall be noted.. ☐
- B. A report addressing the following:
 - 1. Location, type, depth (estimated maximum), pumping rates capacity of all wells existing or proposed on the site or within three hundred (300) feet of the site. Also noted shall be casing requirements, water table depth, aquifers, and water requirement per well (2.25 ac ft./yrs. shall be the maximum usage rate). ☐
 - 2. An analysis of soils, subsurface geology, hydrology, aquifer recharge capability, aquifer characteristics, and relationship to surface waterforms. Said analysis shall identify any probably well interference or the interference

with surface waterforms and shall describe the maximum probable cones of influence of wells relative to adjoining wells, waterforms, and leach fields. Analysis shall include identification of probable impacts on adjoining wells, agricultural uses, and general aquifer level stability.

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3. The report shall identify maximum number of lots and minimum lot sizes.

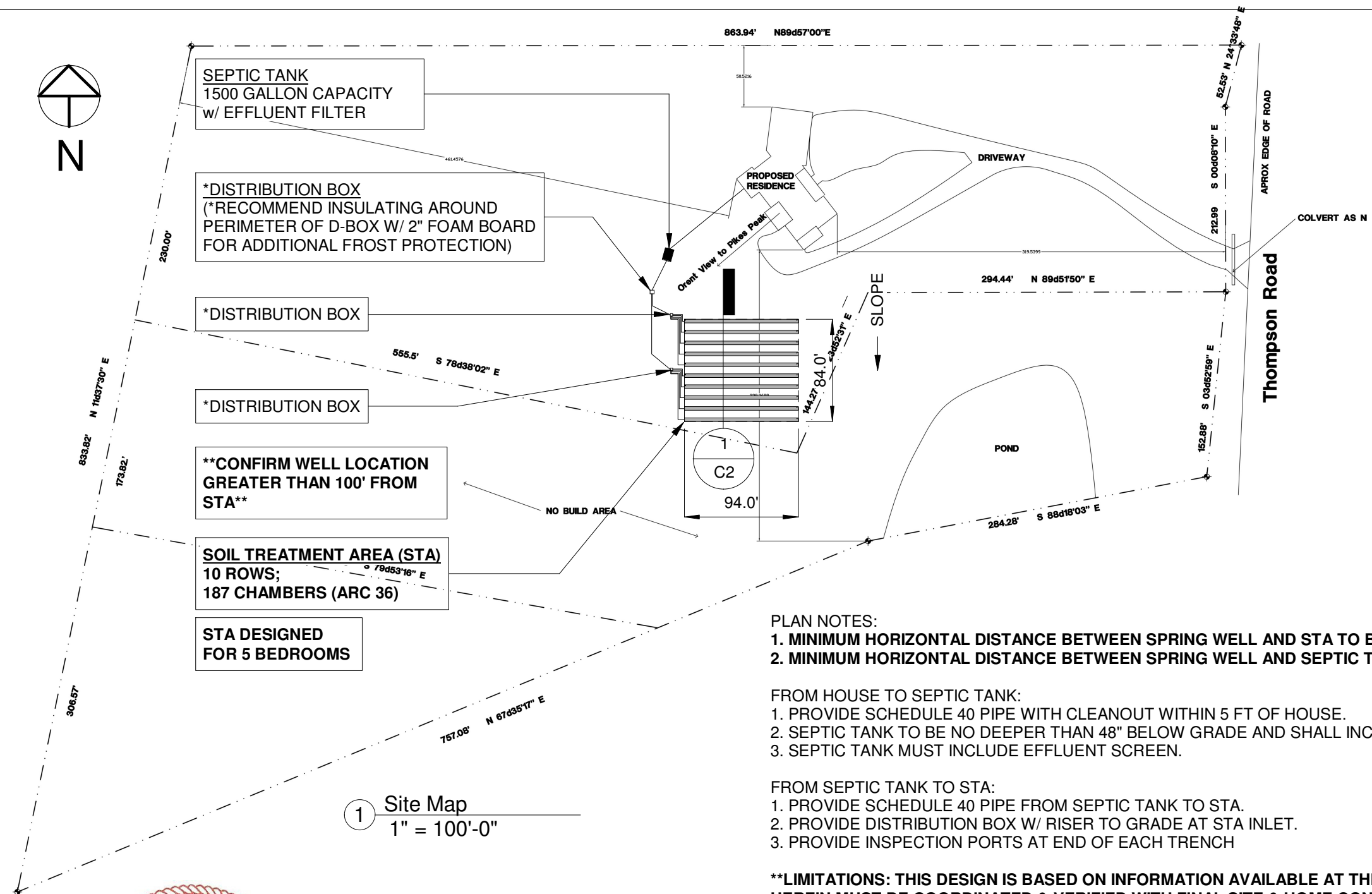
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4. The availability of a central water system and the feasibility of inclusion into such a system. If there is a central water system within one (1) mile of the proposed subdivision or if the subdivision is within an organized water district or municipality is incapable of serving the site, exclusive of line extension costs.

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5. The County Health Department, Planning Director, or State Engineer may require the developer to submit additional engineering or geological reports or data and to conduct a study of the economic feasibility of a public water system prior to making recommendations. No plan or plat shall be forwarded to the County Commissioners for final approval without the approval of the Planning Director and the County Health Department or State Engineer except as otherwise provided for herein.

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***OPERATION AND SYSTEM MAINTENANCE**
HOMEOWNERS ARE RESPONSIBLE FOR EDUCATING THEMSELVES ABOUT THE COMPONENTS AND OPERATION OF THE ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) TO ENSURE THAT THE SYSTEM FUNCTIONS PROPERLY. REGULAR INSPECTIONS & MAINTENANCE PROCEDURES ARE IMPORTANT TO THE PERFORMANCE & LIFESPAN OF THE OWTS. ANNUAL INSPECTIONS OF THE OWTS BY A CERTIFIED INSPECTOR ARE RECOMMENDED TO INSURE THE SYSTEM CONTINUES TO FUNCTION AS INTENDED AND TO DETERMINE WHEN THE SEPTIC TANK SHOULD BE PUMPED. ADDITIONAL INFORMATION CAN BE FOUND AT THE EL PASO COUNTY PUBLIC HEALTH WEBSITE OR YOUR LOCAL COUNTY HEALTH JURISDICTION.

- PLAN NOTES:
1. MINIMUM HORIZONTAL DISTANCE BETWEEN SPRING WELL AND STA TO BE 100 FT.
 2. MINIMUM HORIZONTAL DISTANCE BETWEEN SPRING WELL AND SEPTIC TANK TO BE 50 FT.

- FROM HOUSE TO SEPTIC TANK:
1. PROVIDE SCHEDULE 40 PIPE WITH CLEANOUT WITHIN 5 FT OF HOUSE.
 2. SEPTIC TANK TO BE NO DEEPER THAN 48" BELOW GRADE AND SHALL INCLUDE A RISER TO GRADE (WATER TIGHT) WITH SECURE LID.
 3. SEPTIC TANK MUST INCLUDE EFFLUENT SCREEN.

- FROM SEPTIC TANK TO STA:
1. PROVIDE SCHEDULE 40 PIPE FROM SEPTIC TANK TO STA.
 2. PROVIDE DISTRIBUTION BOX W/ RISER TO GRADE AT STA INLET.
 3. PROVIDE INSPECTION PORTS AT END OF EACH TRENCH

****LIMITATIONS:** THIS DESIGN IS BASED ON INFORMATION AVAILABLE AT THE TIME OF THE PROFILE EVALUATION. THE SPECIFICATIONS PROVIDED HEREIN MUST BE COORDINATED & VERIFIED WITH FINAL SITE & HOME CONSTRUCTION CONDITIONS. (I.E., FINAL ELEVATIONS, LOCATION, LAYOUT & ORIENTATION OF STRUCTURES, ETC). DESIGN CHANGES MAY BE NECESSARY BASED ON FINAL CONDITIONS. IF ANY LIMITATIONS ARE ENCOUNTERED BETWEEN THIS DESIGN AND ACTUAL SITE CONDITIONS, PARR ENGINEERING & CONSULTING, INC. MUST BE NOTIFIED TO RE-EVALUATE THIS DESIGN ACCORDINGLY. PARR ENGINEERING & CONSULTING, INC SHALL NOT BE HELD LIABLE FOR DESIGN CHANGES & ADDITIONS WHICH ARE NECESSARY DUE TO UNFORSEEN CONDITIONS ENCOUNTERED AT THE TIME OF CONSTRUCTION**

*****SPECIAL NOTE TO GENERAL CONTRACTOR & INSTALLER:** AN EJECTOR PUMP MAY BE NECESSARY IF GRAVITY DISTRIBUTION CANNOT BE ACHIEVED BASED ON FINAL PLUMBING AT GRADING CONDITIONS

Parr Engineering & Consulting, Inc.
11590 Black Forest Road, Suite 10
Colorado Springs, Colorado 80908
Phone: 719-494-0404

16860 THOMPSON ROAD, 80908

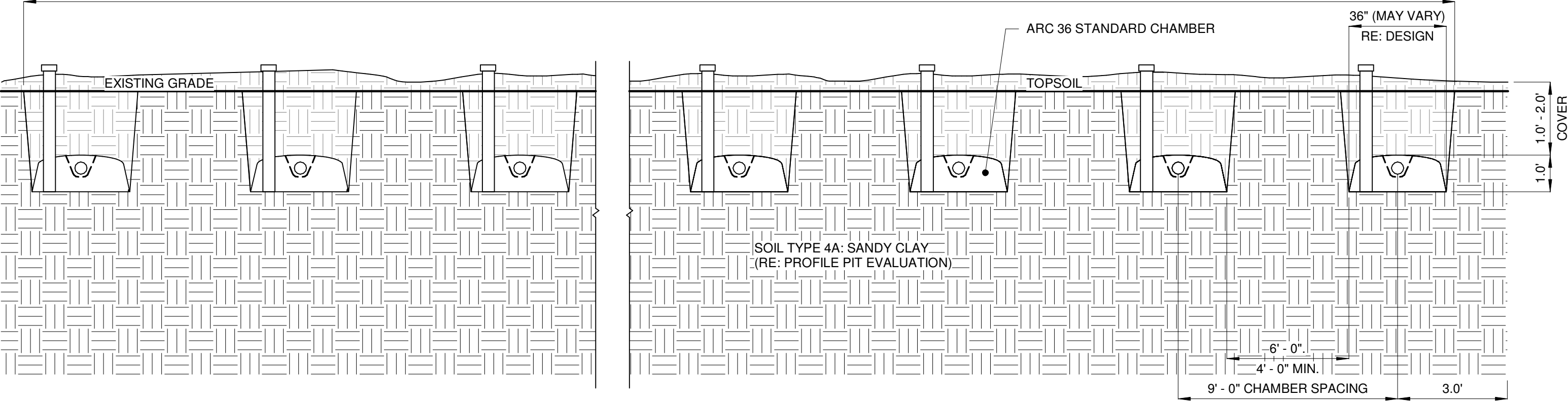
Site Map

Project number	19.144
Date	05/16/19
Drawn by	C.PARR
Checked by	C.PARR

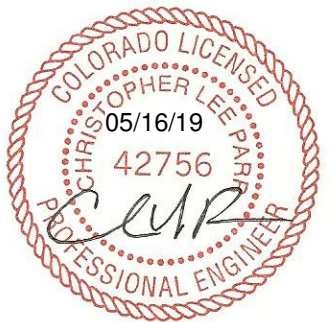
C1 OF 3

Scale As indicated

10-ROW CHAMBER & TRENCH SYSTEM (NUMBER OF ROWS MAY VARY, RE: DESIGN)



1 Infiltrator Trench Bed - Level (10-Rows)
3/8" = 1'-0"



Parr Engineering & Consulting, Inc.
11590 Black Forest Road, Suite 10
Colorado Springs, Colorado 80908
Phone: 719-494-0404

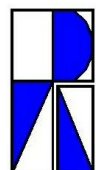
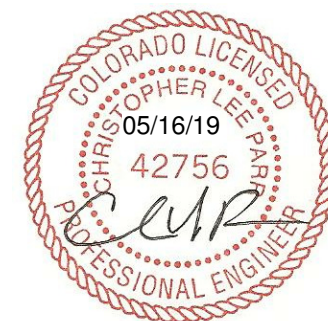
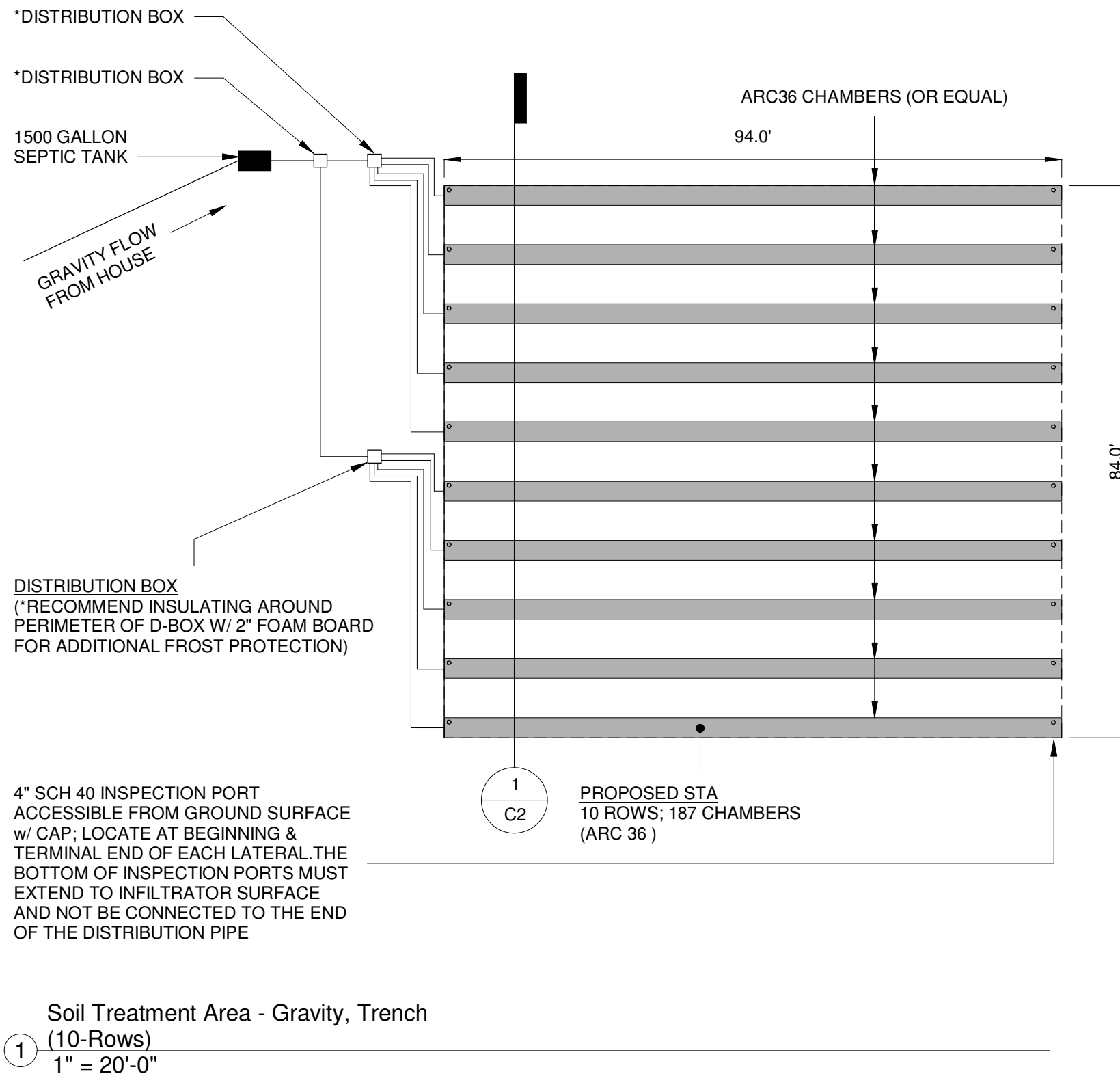
16860 THOMPSON ROAD, 80908

STA Section

Project number 19.144
Date 05/16/19
Drawn by C.PARR
Checked by C.PARR

C2 OF 3

Scale 3/8" = 1'-0"



Parr Engineering & Consulting, Inc.
11590 Black Forest Road, Suite 10
Colorado Springs, Colorado 80908
Phone: 719-494-0404

16860 THOMPSON ROAD, 80908

STA General Layout

Project number 19.144
Date 05/16/19
Drawn by C.PARR
Checked by C.PARR

C3 OF 3

Scale 1" = 20'-0"

WARRANTY DEED

THIS DEED, made this 024 day of March, 2017, between Deana Howard, as Trustee of the Deana Howard Revocable Trust, dated the 13 day of July, 2011 of the County of El Paso and State of Colorado, grantor(s), and Dale D. McGehee and Stephanie B. McGehee whose legal address is 0 Thompson Road, Colorado Springs, CO 80908

of the County of El Paso and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, AS JOINT TENANTS, all the real property, together with improvements, if any, situate, lying and being in the County of El Paso and State of Colorado, described as follows:

Lot 3 in Mountain Shadow Ranch Second Phase, County of EL Paso, State of Colorado.

also known by street and number as: 0 Thompson Road, Colorado Springs, CO 80908

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Deana Howard Revocable Trust, dated
the 13 day of July, 2011

Deana Howard Trustee
By: Deana Howard, Trustee

State of Tennessee

County of Cumberland

}
} ss.
}

The foregoing instrument was acknowledged before me this March 24, 2017, by Deana Howard, as Trustee of the Deana Howard Revocable Trust, dated the 13 day of July, 2011.

My Commission expires: 12/15/19

Witness my hand and official seal.

Katlyn S. Reagan
Notary Public

Doc Fee: \$11.00

