# WATER RESOURCES REPORT for ROLLING HILLS RANCH ESTATES NO. 3

El Paso County, Colorado

## November 2024

## Prepared for:

#### Debra K. Osban

C/o Bear Roots Builders 1757 S 8<sup>th</sup> Street, Ste 202 Colorado Springs, CO 80905 Contact: Ken Herman (719) 243-0544

### Prepared by:

#### Drexel, Barrell & Co.

101 Sahwatch Street, #100 Colorado Springs, CO 80903 Contact: Tim McConnell, P.E. (719) 260-0887

Project #: 21919-01CSCV

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#### 1.0 SUMMARY OF THE PROPOSED SUBDIVISION

This document addresses the water resources for Rolling Hills Ranch Estates Filing #3, a 9.724-acre rural residential lot located in the northwest quarter of the southeast quarter and the northeast quarter of the southwest quarter of Section 18, Township 14 South, Range 63 West of the 6<sup>th</sup> Principal Meridian, County of El Paso, State of Colorado. The service area is this single lot at 525 S. Page Road to be developed for a single-family residence on the east side of Page Road. See the proposed final plat with the well location shown attached.

#### 2.0 INFORMATION REGARDING SUFFICIENT QUANTITY OF WATER

#### <u>Water Demand</u>

The site is anticipated to use a maximum of 0.33 acre-feet per year or 298 gallons per day (gpd) for household use only (not for irrigation or other purposes) for the one single-family residence proposed for the site.

#### Water Available

The site is served by a well installed in 1972 under permit #54800. Sustained yield of 2.5gpm or 3600gpd is anticipated.

#### Groundwater Source Information

The site is located in the Upper Black Squirrel Creek Groundwater Management District and the water bearing formations in descending stratigraphic order are the Dawson, Denver, Arapahoe and Laramie Fox Hills. These four aquifers are collectively known as the Denver Basin aquifers and are found approximately at depths of 500, 1,400, 1,900 and 2,500 feet below the ground surface.

The on-site well is located in the Denver water bearing formation, is non-tributary and non-renewable. No Augmentation plans are required for this water use.

#### <u>Production Wells Information</u>

The site is served by a well installed in 1972 under permit #54800. Sustained yield of 2.5gpm or 3600gpd is anticipated.

The well consists of 4.5" plastic casing (plain from surface to 260' in depth and perforated from 260' to 325' in depth).

A copy of the well permit application, well completion report and pump test report is

attached for reference.

#### Surface Water Sources

No surface water sources are proposed to be utilized.

#### 3.0 INFORMATION REGARDING SUFFICIENT DEPENDEBILITY OF WATER

#### **Proof of Ownership**

The site is owned by Debra K Osban as evidenced by the attached deed.

#### Financial Plan

The maintenance of the well, pump and other improvements will be funded by the property owner.

### <u>Description of Water Supply</u>

The site is served by a well installed in 1972 under permit #54800. Sustained yield of 2.5gpm or 3600gpd is anticipated.

#### Calculations Demonstrating Quantity

The site is served by a well installed in 1972 under permit #54800. Sustained yield of 2.5gpm or 3600gpd is anticipated per the well completion report.

#### Evidence of Water System Source

N/A - The site is served by an individual well installed in 1972 under permit #54800.

#### Evidence of Short-Term Supply for Fire

N/A - The site is served by an individual well installed in 1972 under permit #54800.

#### 4.0 INFORMATION REGARDING SUFFICIENT QUALITY

#### Proof of Ownership

The site is owned by Debra K Osban as evidenced by the attached deed.

#### Financial Plan

The maintenance of the well, pump and other improvements will be funded by the property owner.

A Bacti test result from El Paso Cunty Public Health is attached for reference.

There are no known on-site or off-site sources for potential water quality degradation.

# **APPENDIX**

# ROLLING HILLS RANCH ESTATES FILING NO. 3

A REPLAT OF A PORTION OF LOT 8 OF ROLLING HILLS RANCH ESTATES FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

# BE IT KNOWN BY THESE PRESENTS:

THAT DEBRA K. OSBAN, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF LOT 8 IN ROLLING HILLS RANCH ESTATES, FILING NO. 1, COUNTY OF EL PASO, STATE OF

THE ABOVE DESCRIPTION IS AS SHOWN ON THE INFORMATIONAL COMMITMENT ISSUED BY CORE TITLE GROUP LLC, FILE NO. 1884COR, AMENDMENT NO. 1884COR-C2, WITH A COMMITMENT DATE OF SEPTEMBER 5, 2024 AT 7:30 AM.

LOT 8 IS AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK I-2 AT PAGE 72 OF THE RECORDS OF EL PASO COUNTY.

SAID PARCEL OF LAND CONTAINS 423,600 S.F., OR 9.724 ACRES, MORE OR LESS.

# OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF ROLLING HILLS RANCH ESTATES FILING NO. 3. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

# IN WITNESS WHEREOF:

THE AFOREMENTIONED DEBRA K. OSBAN, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2024.

DEBRA K. OSBAN

# NOTARIAL:

STATE OF COLORADO)

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024 BY DEBRA K. OSBAN

MY COMMISSION EXPIRES: \_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_NOTARY PUBLIC

# SURVEY NOTES:

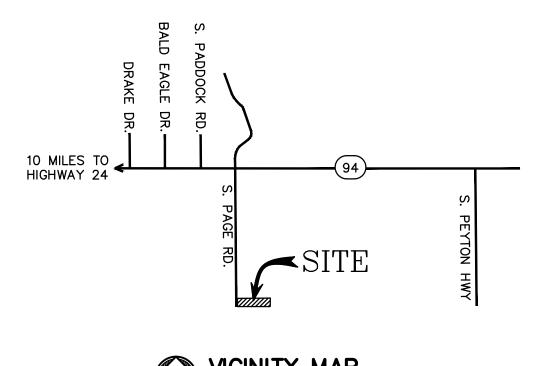
- 1. THE BEARINGS AS SHOWN HEREON ARE DERIVED FROM 3-90 SECOND (EPOCH) GPS OBSERVATIONS, AVERAGED, AND IS BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH P.M., MONUMENTED AT THE S 1/4 CORNER OF SAID SECTION 18 BY A FOUND 2.5" ALUMINUM CAP, MARKED AS SHOWN, AND AT THE SOUTHWEST CORNER OF SAID SECTION 18 BY A FOUND 2.5" ALUMINUM CAP, MARKED AS SHOWN, BEARS S89°04'45"W, 2643.03 FEET.
- NOTE: BASIS OF BEARINGS AND ACTUAL DIMENSIONS MAY VARY FROM THE RECORDED PLAT DUE TO ROTATIONAL ANALYSIS OF BOUNDARY LINES AND ACCEPTED FOUND MONUMENTS FROM PREVIOUS SURVEYS.
- 2. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL MONUMENTS FOUND OR SET ARE WITHIN 0.1'+/ OF THE GROUND SURFACE, UNLESS NOTED OTHERWISE. 3. PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0805G, WITH AN EFFECTIVE DATE OF 12/7/2018, THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREA
- 4. SURVEY FIELD WORK WAS COMPLETED ON JULY 22, 2024.
- 5. "NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE
- 6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.

PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

7. THE UNDERSIGNED HAS RELIED UPON CORE TITLE GROUP LLC, INFORMATIONAL COMMITMENT, FILE NO. 1884COR, AMENDMENT NO. 1884COR-C2, WITH A COMMITMENT DATE OF SEPTEMBER 5, 2024 AT 7:30 AM FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THE SUBJECT

# **PLAT NOTES:**

- 1. THIS MINOR SUBDIVISION CREATES ONE (1) LOT.
- 2. THIS PROPERTY IS PART OF THE ELLICOTT METROPOLITAN DISTRICT, RECORDED UNDER RECEPTION NO. 97015577 OF THE EL PASO COUNTY RECORDS.
- 3. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR ROLLING HILLS RANCH ESTATES, FILING NO. 1, RECORDED IN BOOK 2148, PAGE 507, AND THE AMENDMENT THEREOF RECORDED IN BOOK 2238, PAGE 658 OF THE EL PASO COUNTY RECORDS.
- 4. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- 5. THIS PROPERTY'S WATER SERVICE IS PROVIDED BY WELL, AS SHOWN HEREON THIS SURVEY, ESTABLISHED BY WELL PERMIT NUMBER 54800 OF THE COLORADO DIVISION OF WATER RESOURCES, ISSUED MARCH 31, 1972. THIS PROPERTY IS LOCATED WITHIN THE BLACK SQUIRREL WATERSHED.
- 6. THIS PROPERTY'S WASTEWATER SERVICE IS PROVIDED BY SEPTIC, CONFORMING TO THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE EL PASO COUNTY HEALTH AUTHORITY, PER THE PROTECTIVE COVENANTS FOR ROLLING HILLS RANCH ESTATES, FILING NO. 1 RECORDED IN BOOK 2148, PAGE 507 OF THE EL PASO
- 7. GAS AND ELECTRIC SERVICE FOR THIS MINOR SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, SUBJECT TO THE PROVIDERS RULES, REGULATIONS
- 8. STRUCTURAL FOUNDATIONS ON THE LOT IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- 9. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT AND NOXIOUS WEED MANAGEMENT PLAN.
- 10. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING SHALL NOT IMPEDE THE DRAINAGE FLOW OR RUNOFF.
- 11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12. THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- 13. THE ADDRESS EXHIBITED ON THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 14. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH OR GRADE, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FIRE DISTRICT AND ECM ADMINISTRATOR. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 15. THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT THE SUBDIVIDER AND/OR SAID SUCCESSORS 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY.
- 16. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY THE ELLICOTT FIRE PROTECTION DISTRICT.
- 17. A "GEOLOGIC HAZARD EVALUATION AND SOILS AND FOUNDATION INVESTIGATION \_\_\_\_\_\_, EL PASO COUNTY, COLORADO", CTL THOMPSON INC., PROJECT NO. \_\_\_\_, DATED SEPTEMBER \_\_\_, 2024 IS HELD UNDER THE \_\_\_\_\_\_ AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PROJECT NO. \_\_\_\_, DATED SEPTEMBER \_\_\_, 2024 IS HELD UNDER THE \_\_\_\_\_\_ AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGIC HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE POTENTIALLY PRESENT, AND INCLUDE: SPORADIC LENSES OF EXPANSIVE CLAYSTONE BEDROCK AND POTENTIAL FOR EXPANSIVE/SETTLEMENT PRONE SOILS. THESE GEOLOGIC AND ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA AND CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN,
- 18. THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0805G, EFFECTIVE DATE DECEMBER 7, 2018.
- 19. FIRE PROTECTION REPORT RECOMMENDATIONS. AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF LOT 1 IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY BE ISSUED BY EL PASO COUNTY, UNTIL SUCH TIMES AS THE FOLLOWING HAS BEEN ACCOMPLISHED BY THE PROPERTY OWNER. A LETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE COLORADO STATE FOREST SERVICE, FIRE DEPARTMENT, FIRE MARSHALL, OR OTHER QUALIFIED PROFESSIONAL STATING PRACTICES DESIGNATED TO REDUCE WILDFIRE HAZARDS HAS BEEN COMPLETED IN ACCORDANCE WITH THE WILDLAND FIRE AND HAZARD MITIGATION PLAN. SUCH WORK MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING: \*FOREST WIDE THINNINGS, \*FUELBREAK THINNINGS, \*PRUNINGS, \*DEBRIS DISPOSAL.
- 20. THE EAST, NORTH, AND WEST EXTERIOR SUBDIVISION BOUNDARIES HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOUTH BOUNDARY IS PLATTED WITH A 30 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH
- 21. THE SUBDIVIDER(S) AGREE(S) ON BEHALF OF HIM/HERSELF AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
- 22. LAND DEVELOPMENT CODE: THIS PROPERTY IS ZONED RR-5.
- 23. THE RIGHT OF WAY (EASEMENT) GRANTED MOUNTAIN VIEW ELECTRIC ASSOCIATION BY BOOK 2413, PAGE 893, AND BOOK 2455, PAGE 09 IS AMBIGUOUS, AND DIFFICULT TO ESTABLISH WITH CERTAINTY, AN EXACT LOCATION OF SAID EASEMENT. BOOK 2455, PAGE 09 CALLS OUT THE "S1/2 OF THE S1/2 OF LOT 8 IN ROLLING HILLS RANCH ESTATES FILING #1". BOOK 2413, PAGE 893 CALLS "A STRIP OF LAND TWENTY (20) FEET IN WIDTH...A CENTERLINE RUNNING THROUGH THE CENTER OF THE EXISTING POLES, AND A LINE BELONGING TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. AND PRESENTLY LOCATED: W1/2 SECTION 18 TOWNSHIP 14 SOUTH RANGE 63 WEST. ALL POWER POLES ON THE SUBJECT PROPERTY WERE LOCATED AT THE TIME OF THIS SURVEY AS SHOWN IN THE DETAIL FOR BOOK 2413, PAGE 893. NOTE: THE RIGHT OF WAY (EASEMENT) GRANTED MOUNTAIN VIEW ELECTRIC ASSOCIATION BY BOOK 3649, PAGE 398 IS BLANKET IN NATURE AND IS NOT PLOTTABLE. SPECIFICALLY PERTAINING TO THIS PROPERTY, THE DOCUMENT REFERS TO "A STRIP OF LAND 20 FEET IN WIDTH...BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, TO WIT: THE WI/2 AND THE NEI/4 OF SECTION 18..." THE SUBJECT PROPERTY IS LOCATED IN THE WEST 1/2 OF SECTION 18.
- 24. THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF PAGE ROAD CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH TIME PAGE ROAD IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE REPONSIBILITY OF THE OWNER/DEVELOPER EXTENDING PAGE ROAD.



## PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR ROLLING HILLS RANCH ESTATES FILING NO. 3 WAS APPROVED FOR FILING BY THE PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, EASEMENTS FOR UTILITIES AND PUBLIC IMPROVEMENTS, ARE ACCEPTED.

CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE
DIRECTOR, EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	DATE

# SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT AS DRAWN, REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON: THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 . AND THAT THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS PERTAINING TO LAND SURVEYING OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PETER VAN STEENBURGH
PLS NUMBER 37913
FOR AND BEHALF OF
DREXEL BARRELL & CO.

CLERK	AND	RECORDER'S	CERTIFICATE:

STATE OF COLORADO )
COUNTY OF EL PASO )
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ATO'CLOCK, M DAY OF, 2024 AND IS DULY RECORDED UNDER RECEPTION NUMBER OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY:	_ SURCHARGE:
COUNTY CLERK AND RECORDER	

and Certificates

FEES:	
DRAINAGE FEE:	
BRIDGE FEE:	
SCHOOL FEE:	
PARK FEE:	

STEVE SCHLEIKER

SEPTEMBER 24, 2024

ob No.21919-00 Drawing: 21919-00 Fplat.dwg

Sheet 1 — Description, Dedication, Notes

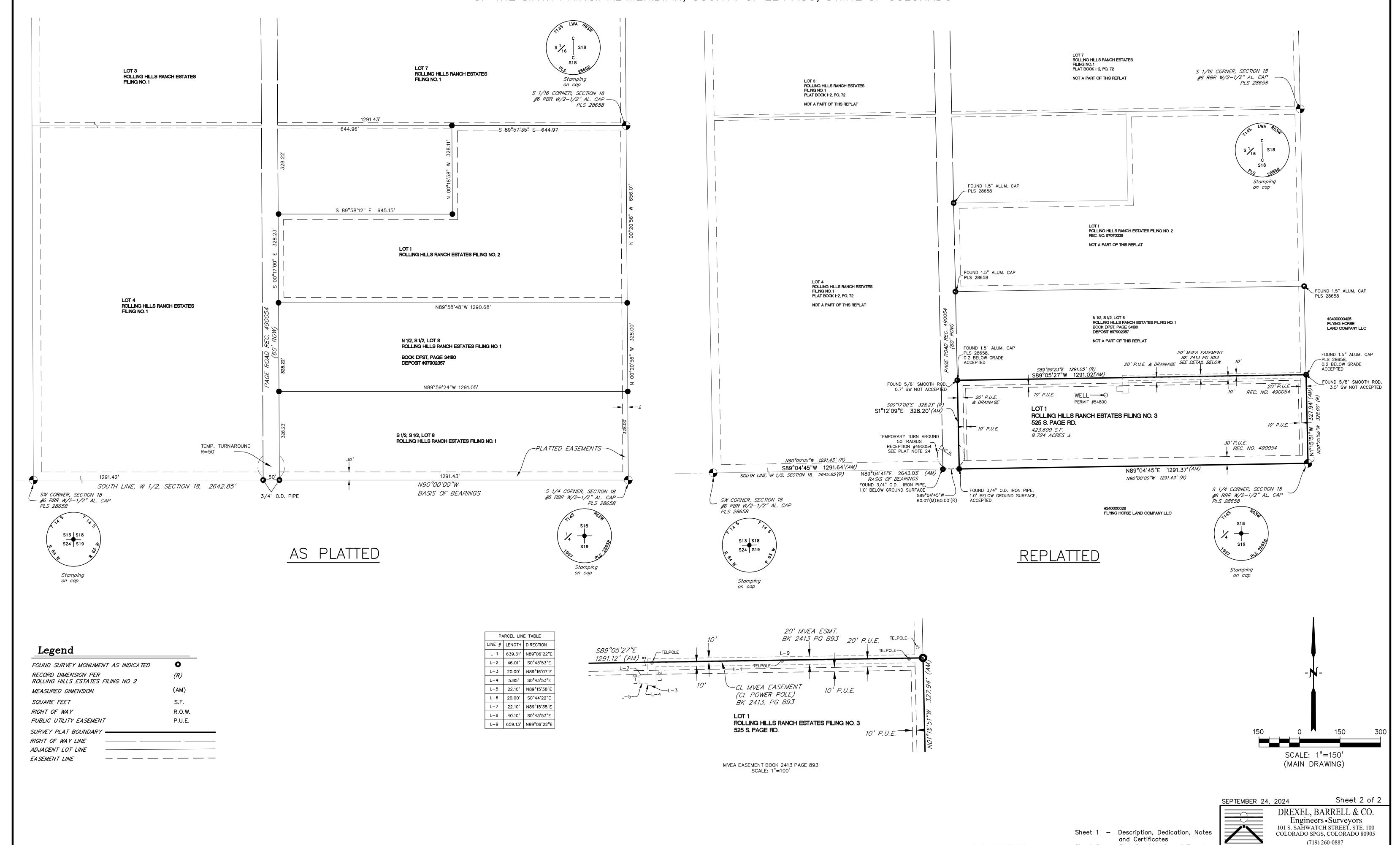
DREXEL, BARRELL & CO. Engineers • Surveyors 101 S. SAHWATCH STREET, STE. 100 COLORADO SPGS, COLORADO 80905

Sheet 1 of 2

Sheet 2 — Plat Graphic, Overall Boundary

# ROLLING HILLS RANCH ESTATES FILING NO. 3

A REPLAT OF A PORTION OF LOT 8 OF ROLLING HILLS RANCH ESTATES FILING NO. 1, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18 TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



FILE NO. SF2423

Sheet 2 - Plat Graphic, Overall Boundary

Job No.21919-00 Drawing: 21919-00 525 S. Page.dwg

WRJ-5~71 COLORADO DIVISION OF W 101 Columbine Bldg., 1845 Sherman St	VATER RESOURCES reet, Denver, Colorado 80203
TYPE OR PRINT IN BLACK INK. APPLICATION MUST BE C	COMPLETED BEFORE ACCEPTANCE.
APPLICATION FOR:  X A PERMIT TO USE GROUND WATER  A PERMIT TO CONSTRUCT A WELL  REPLACEMENT FOR NO.  A PERMIT TO INSTALL A PUMP  OTHER	GROUND WATER TO BE USED FOR:  DOMESTIC (1)  LIVESTOCK (2)  MUNICIPAL (8)  OTHER  COMMERCIAL (4)  INDUSTRIAL (5)  IRRIGATION (6)
APPLICANT & Dary M. Moroney	WELL LOCATION C/PASO
Street Address x 6/8 alexander Hy	
Telephone No. 2 635-/86 NAME OF AQUIFER GROUND WATER IS TO BE OBTAINED	T. 14, R. 63 CO, P.M. IN ADDITION TO THE ABOVE, THE WELL MUST BE LOCATED WITH REFERENCE TO GOVERNMENT SURVEY CORNERS, MONUMENTS OR SECTION LINES BY DISTANCE AND BEARING (DOMESTIC WELLS MAY BE LOCATED BY
FROM: alluvium	LOT, BLOCK, & SUBDIVISION.)
PROPOSED TOTAL DEPTH OF WELL 350 Ft.	ft. from section lin (North or South)
ESTIMATED MAXIMUM PUMPING RATE/5_ GPM	(North or South)  ft. from section lin  (East or West)
AVERAGE ANNUAL AMOUNT OF GROUND WATER TO BE	LOT BLOCK FILING #
APPROPRIATED Acre-feet	
ANTICIPATED GROUT PROGRAM	SUBDIVISION
Material Cemented	Ground Water Basin
Intervals 0 - 3 -	Water Mgmnt. Dist.
Placement Method	Anticipated drilling date Apr 1972 Owner of land on which well
PROPOSED CASING:	is located: In Moones
Plain 4 in. from o ft. to 300 ft.  in. from ft. to ft.  Perf. 4 in. from 300 ft. to 750 ft.  in. from ft. to ft.	Other water rights on this land None
Perf. III in. from 300 ft. to 350 ft. in. from ft. to ft.	
Driller M. B. Wulleng Co. No. 69	X. Jarys M. Mooney Signature of Applicant
Address MJ, CAlhan Cuto-80808.  IF WELL IS USED FOR IRRIGATION, BACK SIDE OF	237/6
CONDITIONS OF APPROVAL	ے۔ ان ان بیاب بالوروسون کے ان بیاب بیاب کی ان ان کی بیاب کی ان ان کی بیاب کی ان کی ان کی ان کی کی کی کی ان کی
COMPLICION OF ALIKOVALI	APPLICATION APPROVED: VALID FOR ONE (1) YEAR AFTER DATE ISSUED UNLESS EXTENDED FOR GOOD CAUSE SHOWN TO THE ISSUING AGENCY.
	PERMIT NO. 54800
	DATE ISSUED MAR 3 1 1972
	STATE ENGINEER . See J. By Derlan W. Erher
	BY - Garlan II. Espera

THIS FORM MUST BE SUBMITTED

WITHIN 60 DAYS OF COMPLETION

OF THE WORK DESCRIBED HERE-

ADDRESS Colo Spas Colo.

## **COLORADO DIVISION OF WATER RESOURCES**

101 Columbine Bldg., 1845 Sherman St.

NOV 1 '72

WATER MINGURGES STATE ENGENEER

Denver, Colorado 80203

WELL COMPLETION AND PUMP INSTALLATION REPORT ON. TYPE OR PRINT IN BLACK PERMIT NUMBER 54800

Mooney

\_\_ ¼ of the <u>S ω</u> ¼ of Sec. <u>18</u>

•		
DATE COMPLETED OCT 18	, 19 72	

**WELL LOG** 

HOLE DIAMETER

	t	<u>. 32</u>	<u>5</u> ft.
in. from	t	to	ft.

_		_	Water	in. from to ft.
From	То	Type and Color of Material	Loc.	
0	2	Spil		in. from to ft.  CASING RECORD: Plain Casing Size 4/2 & kind plas from to 160 ft
8	34	Grave 1 Clay		Size 4/2 & kind plas from 180 to 260 ft
•	j .	Sand+Clay Strips Blue clay	×	Size & kind from to ft
. ( ^	2111	Sand	<u>.</u>	Perforated Casing
	1		X	Size 4/2 & kind plas from 160 to 180 fr
264	290	Sandrock		l
290	325	Blue Clay		Size 42 & kind <b>plas</b> from 260 to 325 from Size & kind from to from
				CROUTING RECORD

# GROUTING RECORD Material Comeni Placement Method \_\_

GRAVEL PACK: Size \_ Interval 35 /-

# **TEST DATA**

Date Tested Oct 18	, 19 <u>7-2</u>
Static Water Level Prior to Test 166	ft
Type of Test Pump	
Length of Test 4/165	
Sustained Yield (Metered) 2½ GPm	

Final Pumping Water Level 315

TOTAL DEPTH S Use additional pages necessary to complete log.

`		,
E.	PUMPING WATER LEVEL  DRAWDOWN STATIC WATER  LEVEL	WATER
TOTAL DEPTH DEPTH TO INTAK		CONE C DEPRESSIO
	DEPTH TO INTAKE	TO INTAKE  TO INTAKE  PUMPING WATER LEVEL  PUMPING WATER LEVEL  PUMPING WATER LEVEL  PUMPING WATER LEVEL

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature Ed Material	License No. 69
State of Colorado, County of	SS
Subscribed and sworn to before me this 2/ day of October,	1972.
My Commission expires: My Commission Expires May 25, 1975 , 19	
Notary Public Vla Waterska	

FORM TO BE MADE OUT IN QUADRUPLICATE: WHITE FORM must be an original copy on both sides and signed.
WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driffer.

				For Office Use Only
Form No.	PUMP INSTALLATIO	roi Office use Ofky		
GWS-32		State of Colorado, Office of the State Engineer 1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581		
09/2016		te.co.us and dwrpermitsonline@state.c	1	
4. 14. 11. 5 10			0.03	1
	Number: 54800	Receipt Number:		1
2. Owner's We	Name: Debbie Osban			1
		0 D		i
		Page Road, Colorado Springs, CO 80930	07207.7 Count	TI Door
		e 13 Easting: 544163.4 Northing: 42 1/4, Sec., Twp. Nor		
_		ft. from N or S sec. line, and		
Subdivision:	Section Enics.	, Lot		Filing (Unit)
			_	
7. Check Instal	Ilation Type: Irritial Pum	p Installation	Change in Dep	oth Only Repair
8. Pump Data:	Type: Submersible	Date Installe		
Pump Manufact	turer: Franklin	Pump Model	No. 10 FRD1S4-3W	230
		HP_1 Volts_230		ps 10
1	*	Rlumn Pipe Size Inches, 1 Kind of		0.1
		<u>han 50 GPM</u> : Turbine Driver Type: Elect Number of Stages:		
		Number of Stages.	SHAIL SIZE.	inches
9. Other Equip				
		th ft Monitor Tube Instal		
Flow Meter Mfg			al No	
Meter Keadout:	:Gallons,I housand Ga	allons, Acre feet Beginning Rea	aing:	
10. Cistern Inf	ormation: Material:	Ca	pacity:	gallons
11. Production	Equipment Test Data:	check box if data is submitted on For	n Number GWS-39	Well Yield Test Report.
	Date	7/20/24	7/20/24 7/20/24	7/20/24
Total Well Dep	th: 323 ft. Time	Start 10 min	20 min 30 min	
Static Level: 15	2 ft. Rate	e (gpm): 11.5	11 10.5	
Date Measured	: <u>7/20/24</u> Pum	ping Level (ft):		
12. Disinfectio	n: Type: HTH		Amt. Used: 5 oz	
13. Notificatio	n: Was Notification Require	ed Prior to Construction? Yes 🗸 No	, Date Notification	on Given:
14. Water Qua	lity analysis available:	es No If yes, please submit wit	h this report.	
15. Remarks:				
ľ				
16. I have read	I the statements made herei	n and know the contents thereof, and t	hev are true to my	knowledge. This
		ng online) and certified in accordance v		_
Rules, 2 CCR 40	02-2. The filing of a docume	ent that contains false statements is a v	riolation of section	37-91-108(1)(e), C.R.S.,
and is punishab	ole by fines up to \$1000 and	or revocation of the contracting licens	e. If filing online,	the State Engineer
considers the e	entry of the licensed contrac	tor's name to be compliance with Rule	17.4.	
Company Name	2:	Email:	Phone w/area coo	le: License Number:
Barnhart	Pump Company	info@barnhartpump.com	719-683-7	512   1475
	s: 5015 E Blaney Road			
	name if filing online)	Print Name and Title		Date:
I _* ` _				7/22/24
Brad Cos	oldiii	Owner		1122124

223087839 PGS 1 10/18/2023 4:26 PM \$13.00 DF \$0.00

Electronically Recorded Official Records El Paso County CO Steve Schleiker, Clerk and Recorder

#### PERSONAL REPRESENTATIVE'S DEED

(Transfer)

THIS DEED is made by **Debra K. Osban** as Personal Representative of the Estate of **Gary Morris Mooney**, ("Grantor"), to **Debra K. Osban** ("Grantee"), whose legal address is 839 Querida Drive, Colorado Springs, CO 80909, in the City of Colorado Springs, County of El Paso State of Colorado.

WHEREAS, the decedent died on the date of October 18, 2022 and the Grantor was duly appointed Personal Representative of said Estate by the District Court in and for the County of El Paso and State of Colorado. Probate No. 2022PR31796 on the date of December 19, 2022, and is now qualified and acting in said capacity.

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the District Court of El Paso County, Colorado, Grantor does hereby convey unto Grantee, the following described real property situate:

The South one-half of the South one-half of Lot 8 in Rolling Hills Ranch Estates, Filing No. 1, County of El Paso, State of Colorado.

With all appurtenances.

Also known as 525 S. Page Road, Colorado Springs, CO 80930

As used herein, the singular includes the plural and the plural the singular.

Executed: October 18, 2023

Debra K. Osban, Personal Representative of the

Estate of Gary Morris Mooney, Deceased

STATE OF COLORADO

SS.

COUNTY OF EL PASO

The foregoing instrument was acknowledged before me this  $\frac{10^{14}}{10^{14}}$  day of October, 2023, by Debra K. Osban, as Personal Representative of the Gary Morris Mooney.

Witness my hand and official seal.

My commission expires: Deamber 21, 2021

Notary Public

KIM M RIECK NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19924017477

MY COMMISSION EXPIRES DECEMBER 21, 2024

PWSID# -			RESULTS TO: Debbie Osban		
SAMPLE INFORMATION:			PHONE;		
525 Page Rd Colorado Springs, CO 80930			FAX/EMAIL: osban839@yahoo_com		
			COLLECTED BY: Debbie		
			SAMPLE COLLECTION DATE: 07/11/2022		
SITE DESCRIPTION:			SAMPLE COLLECTION TIME	ME: 1135	
□ Public System □ F	Private 🗆 Surface 🗆 S	Stream	MATRIX: Groundwater		
□ GWUDI □ C	Other		RESIDUAL CHLORINE		
CUSTOMER:			SAMPLE RECEIVED DATE: 07/11/2022		
Debbie Osban 839 Querida Dr			RECEIVED TIME: 1303 TECH: 743		
Colorado Springs, CO 80909			RECEIVED TEMP: 13.6 °C		
		DILUTIONS: 1:1, 1:10			
COMMENTS:					
TES'	TED		COMPLETED	TECH	
DATE: 07/12/2022		DATE: 07/12/2	2022		
TIME: 0907		TIME: 1333		ID: 850	
LAB SAMPLE #: 4877		SAMPLE PO	DINT NAME:		
SAMPLE POINT ID: RTOR FACILITY TY		YPE:			
FACILITY ID: DS001 FACILITY NA		AME:			

ANALYTE RESULTS MCL MSL STANDARD LAB MRL Nitrate 1.2 mg/L 10.0 300.0 0.2

BDL - Below Detection Limit MRL - Minimum Reporting Limit

☐ Cistern

MCL - Maximum Contemination Unit per EPA MSL - Maximum Secondary Unit per EPA Q - Quality Control Limit Exceeded H - Holding Time Exceeded NT - No Test

Revision: 6/21/2019

☐ Surface/Spring

STANDARD BACTERION EI Paso County Public 1675 West Garden of the Gods Road, 8		METHOD:SM-9223B EPA ID# CO00025 0907 - (719) 578-3120		Date 07/11/2022	Time
PWSID		☐ Raw ☐ Finish ☐ LT2	ed	Date 07/12/2022	Time
Sample Point ID: RTOR  Sample Taken Date: 07/11/2022 Time	: 1135	☐ Quan	titative		
Address where sample was taken: 525 Page Rd Colorado Springs CO 80930					
Sample site location: Other -well	Collector Name: De	bbie Chlorine;	mg/L	Absence: Al	bsenc
■ Well □ City	☐ Recreational			☐ Presence: P	resen

■ Wastewater

Date 07/11/2022 Time 1303 Rc'd 743

Date 07/11/2022 Time 1530 Tested 742

Date 07/12/2022 Time 0940 Comp 850

Lab Sample # 4877

#### Colliert Results Per 100ml

Absence: Absence of coliform bacteria

 Presence: Presence of coliform bacteria & non-compliance with drinking water standards.



October 16, 2024

Scott Weeks El Paso County Planning and Community Development Transmission via EDARP portal

Re: Osban Final Plat EA2472 SF2423

SE ¼, SW ¼ Section 18, T145, R63W of the 6th PM

Water Division 2, Water District 10

#### Dear Scott Weeks:

We have reviewed your September 27 submittal concerning the above referenced proposal to legalize Lot 8, Rolling Hills Ranch Estates Filing No. 1, a parcel of 9.72 acres with an existing well, permit no. 54800.

This submittal does not qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office only performed a cursory review of the referral information. The parcel is served by an existing well, which is permitted for household use only. The groundwater shall not be used for irrigation or other purposes.

Should you have any questions, please contact me at 303-866-3581.

Sincerely,

Melissa A. van der Poel, P.E.

Melissa S. wan der Poel

Team 237 Supervisor



