

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

El Paso County, Colorado

**December 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 Sawatch 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**

### Water Demand

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.

### Production Wells Information

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 DEPENDIBILITY 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.

#### Description of Water Supply

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 County Public Health is attached for reference.

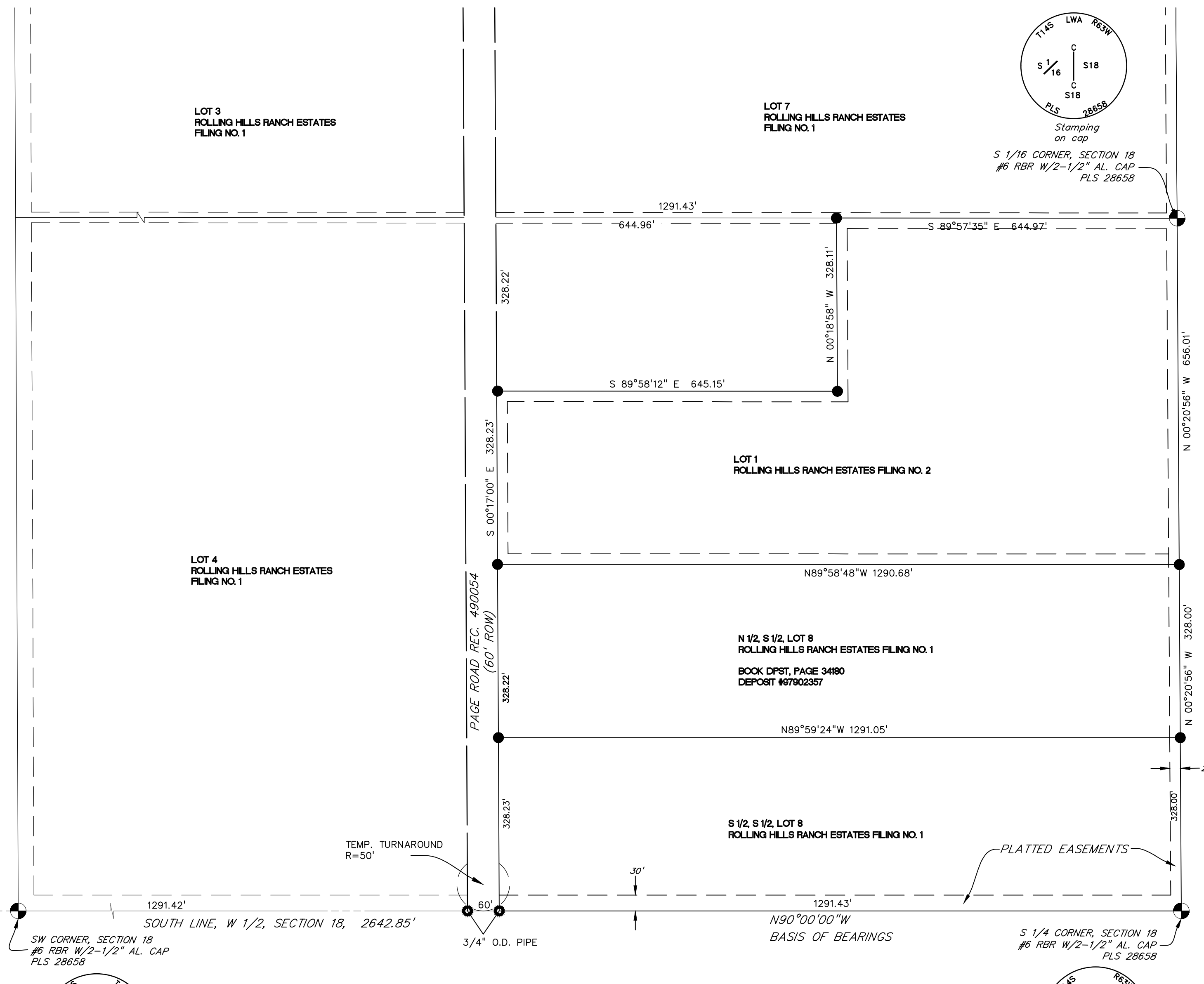
There are no known on-site or off-site sources for potential water quality degradation.

## APPENDIX

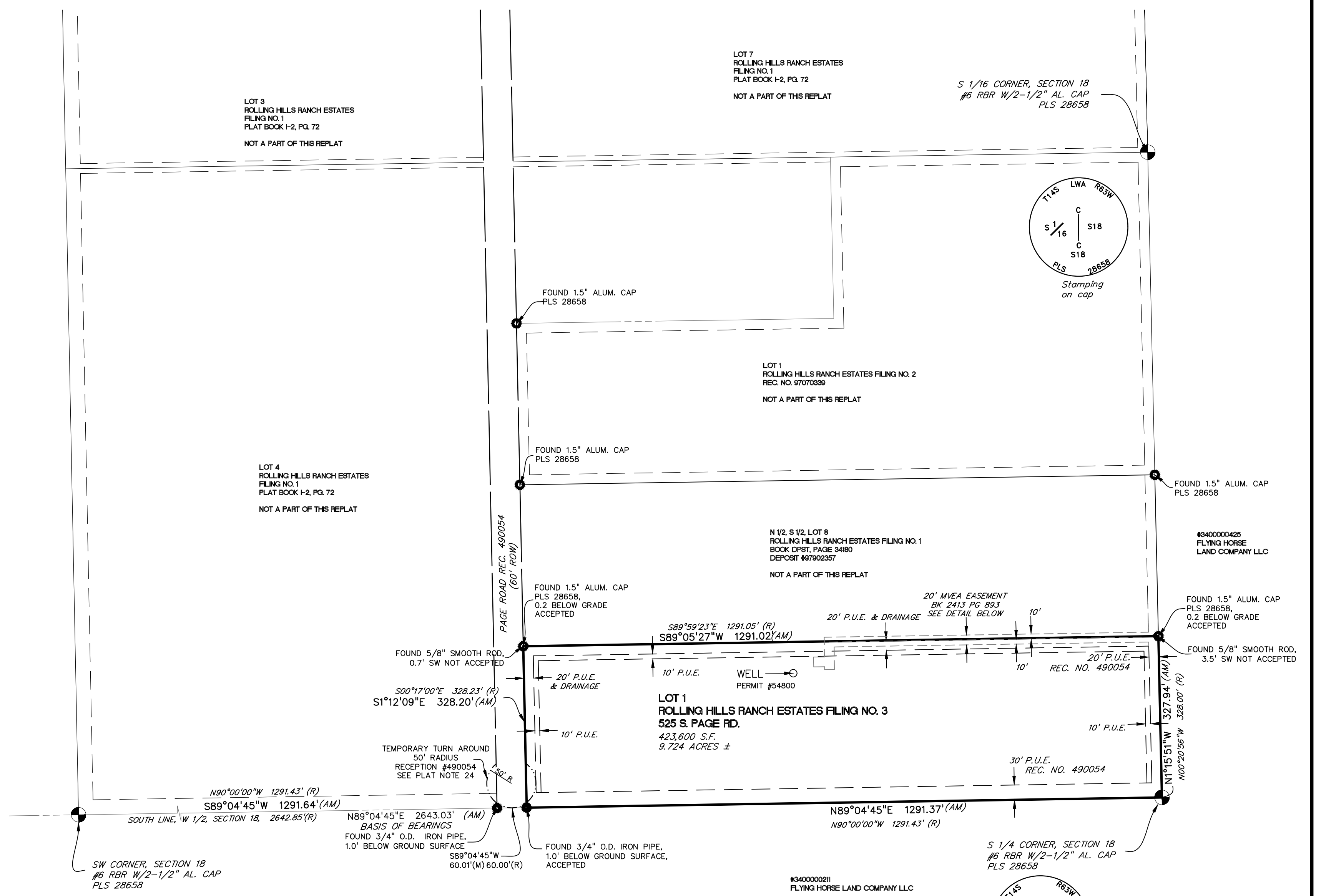


# ROLLING HILLS RANCH ESTATES FILING NO. 3

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



AS PLATTED

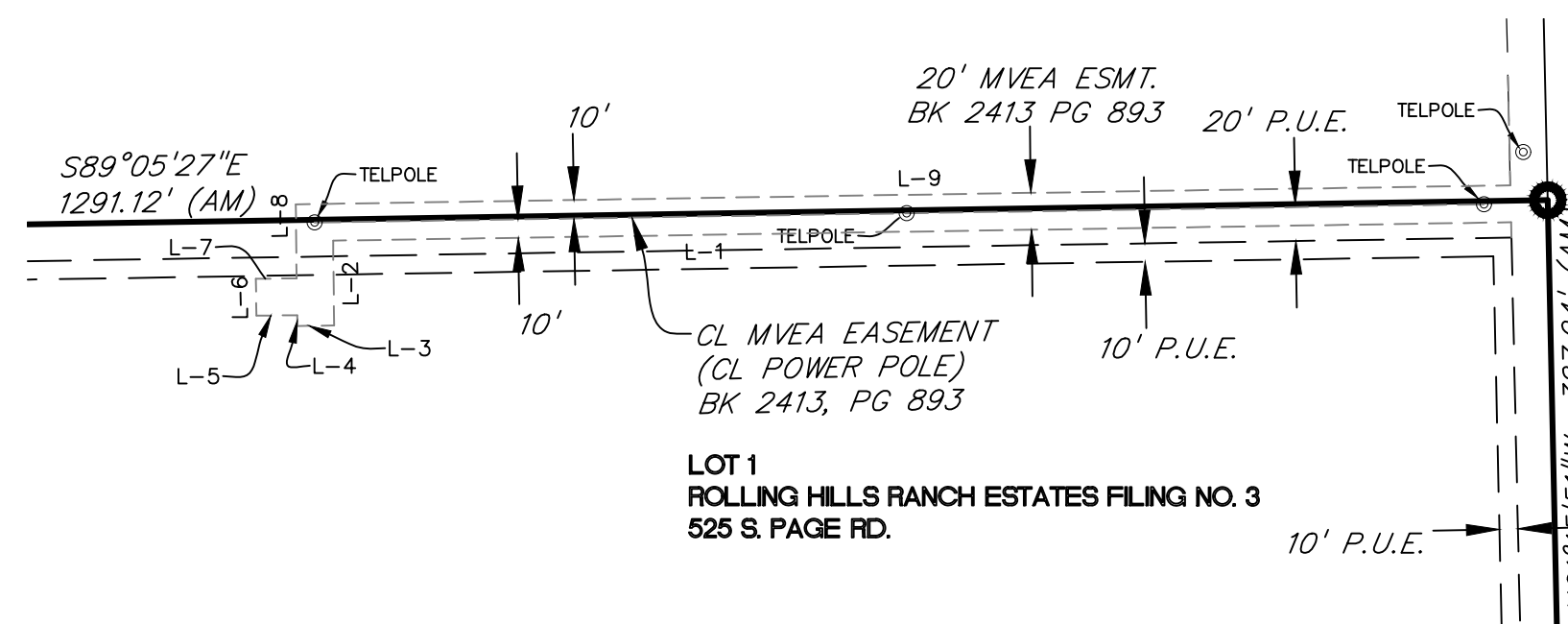


REPLATTED

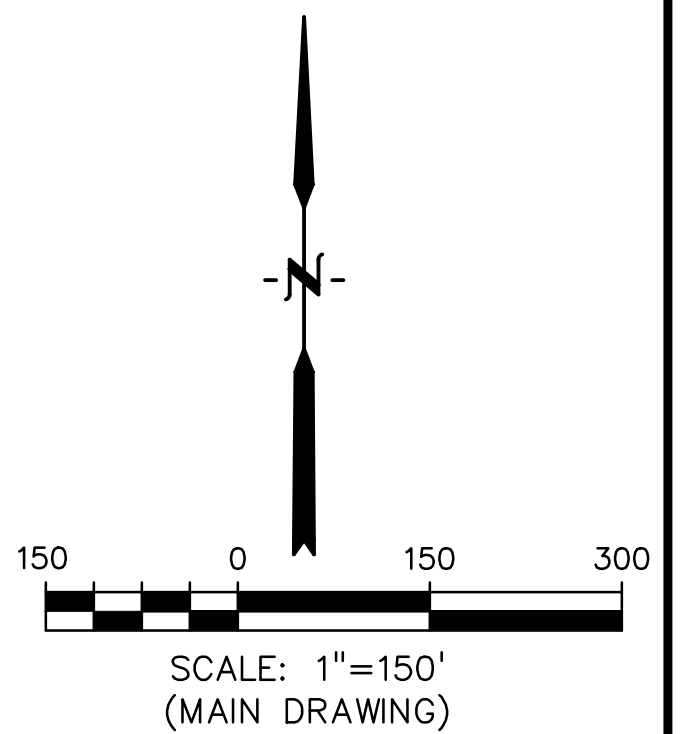
## Legend

- FOUND SURVEY MONUMENT AS INDICATED ○
- RECORD DIMENSION PER ROLLING HILLS ESTATES FILING NO 2 (R)
- MEASURED DIMENSION (AM)
- SQUARE FEET S.F.
- RIGHT OF WAY R.O.W.
- PUBLIC UTILITY EASEMENT P.U.E.
- SURVEY PLAT BOUNDARY \_\_\_\_\_
- RIGHT OF WAY LINE \_\_\_\_\_
- ADJACENT LOT LINE \_\_\_\_\_
- EASEMENT LINE \_\_\_\_\_

LINE #	LENGTH	DIRECTION
L-1	639.31'	N89°06'22"E
L-2	46.01'	S0°43'53"E
L-3	20.00'	N89°16'07"E
L-4	5.85'	S0°43'53"E
L-5	22.10'	N89°15'38"E
L-6	20.00'	S0°44'22"E
L-7	22.10'	N89°15'38"E
L-8	40.10'	S0°43'53"E
L-9	659.13'	N89°06'22"E



MVEA EASEMENT BOOK 2413 PAGE 893  
SCALE: 1"=100'



SEPTEMBER 24, 2024 Sheet 2 of 2

**DREXEL, BARRELL & CO.**  
Engineers+Surveyors  
101 S. SAWATCH STREET, STE. 100  
COLORADO SPGS, COLORADO 80905  
(719) 260-0887  
Job No. 21919-00 Drawing: 21919-00 525 S. Page.dwg

Sheet 1 - Description, Dedication, Notes and Certificates  
Sheet 2 - Plat Graphic, Overall Boundary

FILE NO. SF2423



des

RECEIVED  
MAY 20 1972  
STATE ENGINEER  
WATER RESOURCES  
DIV.

TYPE OR PRINT IN BLACK INK. APPLICATION MUST BE COMPLETED BEFORE ACCEPTANCE.

APPLICATION FOR:

- 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) \_\_\_\_\_ COMMERCIAL (4) \_\_\_\_\_
- LIVESTOCK (2) \_\_\_\_\_ INDUSTRIAL (5) \_\_\_\_\_
- MUNICIPAL (8) \_\_\_\_\_ IRRIGATION (6) \_\_\_\_\_
- OTHER \_\_\_\_\_

APPLICANT x Gary M. Mooney

WELL LOCATION

COUNTY EL PASO

Street Address x 618 Alexander Hwy SE

1/4 of the SW 1/4 of Section 18

City & State x Colo. Spring Colo.

T. 14 S, R. 63 W, 6 P.M.

Telephone No. x 635-1186

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 LOT, BLOCK, & SUBDIVISION.)

NAME OF AQUIFER GROUND WATER IS TO BE OBTAINED

FROM: Alluvium

PROPOSED TOTAL DEPTH OF WELL 350 Ft.

\_\_\_\_\_ ft. from \_\_\_\_\_ section line

ESTIMATED MAXIMUM PUMPING RATE 15 GPM

(North or South) \_\_\_\_\_ ft. from \_\_\_\_\_ section line

AVERAGE ANNUAL AMOUNT OF GROUND WATER TO BE

(East or West) \_\_\_\_\_

APPROPRIATED ✓ Acre-feet

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ FILING # \_\_\_\_\_

ANTICIPATED GROUT PROGRAM

SUBDIVISION \_\_\_\_\_

Material Cemented

Ground Water Basin \_\_\_\_\_

Intervals 0-35

Water Mgmt. Dist. \_\_\_\_\_

Placement Method ✓

Anticipated drilling date Apr 1972

PROPOSED CASING:

Owner of land on which well is located:

Plain 4 1/2 in. from 0 ft. to 300 ft.

x Gary M. Mooney

Perf. 4 1/2 in. from 300 ft. to 350 ft.

Other water rights on this land NONE

in. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Driller M. B. Dullery Co No. 69

x Gary M. Mooney  
Signature of Applicant

Address Plz. Calkin Colo. 80808

23710

IF WELL IS USED FOR IRRIGATION, BACK SIDE OF THIS APPLICATION MUST BE COMPLETED.

FOR OFFICE USE ONLY

CONDITIONS OF APPROVAL

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 31 1972

[Signature]  
STATE ENGINEER

BY Barlan W. Ekers

COLORADO DIVISION OF WATER RESOURCES

101 Columbine Bldg., 1845 Sherman St.  
Denver, Colorado 80203

RECEIVED

NOV 1 '72

WATER RESOURCES  
STATE ENGINEER  
COLO.

THIS FORM MUST BE SUBMITTED  
WITHIN 60 DAYS OF COMPLETION  
OF THE WORK DESCRIBED HERE-  
ON. TYPE OR PRINT IN BLACK  
INK.

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 54800

WELL OWNER Gary M. Mooney

SE 1/4 of the SW 1/4 of Sec. 18

ADDRESS 618 Alexander Hr  
Colo Spgs Colo.

T. 14 S, R. 63 W, 6 P.M.

DATE COMPLETED Oct 18, 19 72

HOLE DIAMETER

8 in. from 1 to 325 ft.

\_\_\_\_\_ in. from \_\_\_\_\_ to \_\_\_\_\_ ft.

\_\_\_\_\_ in. from \_\_\_\_\_ to \_\_\_\_\_ ft.

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	2	Soil	
2	8	Gravel	
8	34	Clay	
34	167	Sand + Clay Strips	X
167	260	Blue Clay	
260	264	Sand	X
264	290	Sand Rock	
290	325	Blue Clay	

CASING RECORD:

Plain Casing

Size 4 1/2 & kind plas from 1' <sup>above surface</sup> to 160 ft.

Size 4 1/2 & kind plas from 180 to 260 ft.

Size \_\_\_\_\_ & kind \_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_ ft.

Perforated Casing

Size 4 1/2 & kind plas from 160 to 180 ft.

Size 4 1/2 & kind plas from 260 to 325 ft.

Size \_\_\_\_\_ & kind \_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_ ft.

GROUTING RECORD

Material Cement

Intervals 6' - 35'

Placement Method \_\_\_\_\_

GRAVEL PACK: Size 3/8

Interval 35' - 325'

TEST DATA

Date Tested Oct 18, 19 72

Static Water Level Prior to Test 166' ft.

Type of Test Pump \_\_\_\_\_

Length of Test 4 hrs

Sustained Yield (Metered) 2 1/2 GPM

Final Pumping Water Level 315'

TOTAL DEPTH 325'

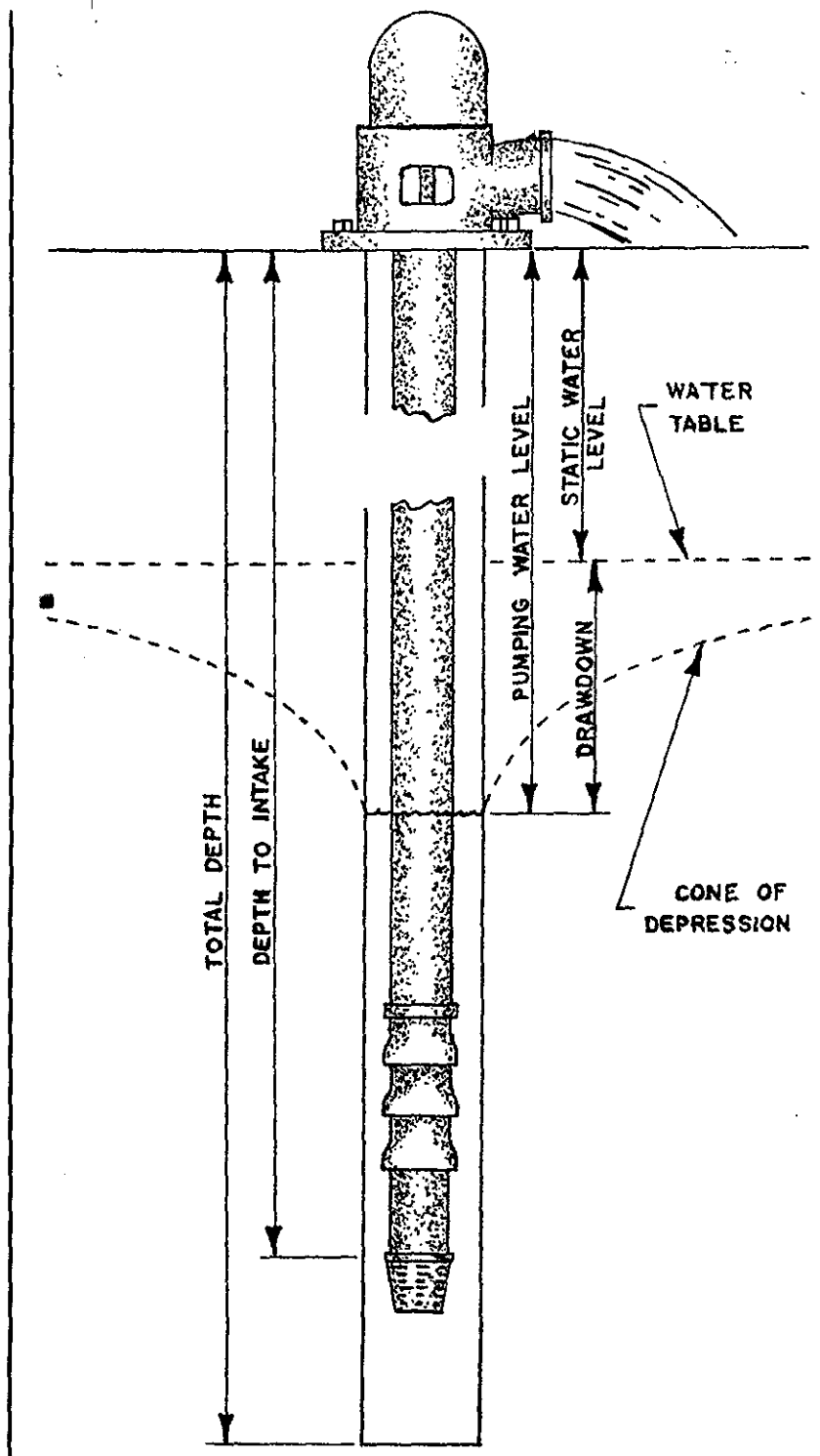
Use additional pages necessary to complete log.

# PUMP INSTALLATION REPORT

Pump Make \_\_\_\_\_  
 Type \_\_\_\_\_  
 Powered by \_\_\_\_\_ HP \_\_\_\_\_  
 Pump Serial No. \_\_\_\_\_  
 Motor Serial No. \_\_\_\_\_  
 Date Installed \_\_\_\_\_  
 Pump Intake Depth \_\_\_\_\_  
 Remarks \_\_\_\_\_

## WELL TEST DATA WITH PERMANENT PUMP

Date Tested \_\_\_\_\_  
 Static Water Level Prior to Test \_\_\_\_\_  
 Length of Test \_\_\_\_\_ Hours  
 Sustained yield (Metered) \_\_\_\_\_ GPM  
 Pumping Water Level \_\_\_\_\_  
 Remarks \_\_\_\_\_



## CONTRACTORS STATEMENT

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 Mateyka License No. 69

State of Colorado, County of El Paso SS

Subscribed and sworn to before me this 24 day of October, 1972.

My Commission expires: My Commission Expires May 25, 1975, 19    .

Notary Public Vna Mateyka

Form No.  
GWS-32  
09/2016

**PUMP INSTALLATION AND PRODUCTION EQUIPMENT TEST REPORT**

State of Colorado, Office of the State Engineer  
1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581  
[www.water.state.co.us](http://www.water.state.co.us) and [dwrpermitsonline@state.co.us](mailto:dwrpermitsonline@state.co.us)

For Office Use Only

1. Well Permit Number: 54800 Receipt Number:

2. Owner's Well Designation:

3. Well Owner Name: Debbie Osban

4. Well Location Street Address: 525 South Page Road, Colorado Springs, CO 80930

5. GPS Well Location:  Zone 12  Zone 13 Easting: 544163.4 Northing: 4297397.7 County: El Paso

6. Legal Well Location: 1/4, 1/4, Sec., Twp.  N or  S, Range  E or  W  
Distances from Section Lines: ft. from  N or  S sec. line, and ft. from  E or  W sec. line  
Subdivision: , Lot , Block , Filing (Unit) \_\_\_\_\_

7. Check Installation Type:  Initial Pump Installation  Replacement Pump  Change in Depth Only  Repair

8. Pump Data: Type: Submersible Date Installed(mm/dd/yyyy): 7/20/24  
Pump Manufacturer: Franklin Pump Model No. 10 FRD1S4-3W230  
Design GPM: 10 at RPM \_\_\_\_\_ HP 1 Volts 230 Full Load Amps 10  
Pump Intake Depth: 300 Feet, Drop/Column Pipe Size Inches, 1 Kind of Drop Pipe PVC  
Additional Information for Pumps Greater Than 50 GPM: Turbine Driver Type:  Electric  Engine  Other \_\_\_\_\_  
Design Head: \_\_\_\_\_ feet Number of Stages: \_\_\_\_\_ Shaft size: \_\_\_\_\_ inches

9. Other Equipment:  
Airline Installed  Yes  No, Orifice Depth ft. \_\_\_\_\_ Monitor Tube Installed:  Yes  No, Depth ft. \_\_\_\_\_  
Flow Meter Mfg. \_\_\_\_\_ Meter Serial No. \_\_\_\_\_  
Meter Readout:  Gallons,  Thousand Gallons,  Acre feet Beginning Reading: \_\_\_\_\_

10. Cistern Information: Material: \_\_\_\_\_ Capacity: \_\_\_\_\_ gallons

11. Production Equipment Test Data:  check box if data is submitted on Form Number GWS-39 Well Yield Test Report.  
Date: 7/20/24 7/20/24 7/20/24 7/20/24 7/20/24  
Total Well Depth: 323 ft. Time: Start 10 min 20 min 30 min \_\_\_\_\_  
Static Level: 152 ft. Rate (gpm): 11.5 11 10.5 \_\_\_\_\_  
Date Measured: 7/20/24 Pumping Level (ft): \_\_\_\_\_

12. Disinfection: Type: HTH Amt. Used: 5 oz

13. Notification: Was Notification Required Prior to Construction?  Yes  No, Date Notification Given: \_\_\_\_\_

14. Water Quality analysis available:  Yes  No If yes, please submit with this report.

15. Remarks:

16. I have read the statements made herein and know the contents thereof, and they are true to my knowledge. This document is signed (or name entered if filing online) and certified in accordance with Rule 17.4 of the Water Well Construction Rules, 2 CCR 402-2. The filing of a document that contains false statements is a violation of section 37-91-108(1)(e), C.R.S., and is punishable by fines up to \$1000 and/or revocation of the contracting license. If filing online, the State Engineer considers the entry of the licensed contractor's name to be compliance with Rule 17.4.

Company Name: Barnhart Pump Company Email: info@barnhartpump.com Phone w/area code: 719-683-7512 License Number: 1475

Mailing Address: 5015 E Blaney Road Falcon CO 80831

Sign (or enter name if filing online) Print Name and Title Date:  
Brad Costain Owner 7/22/24

**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:

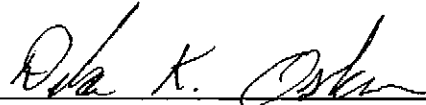
The South one-half of the South one-half of Lot 8 in Rolling Hills Ranch Estates, Filing No. 1, County of El Paso, State of Colorado.

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

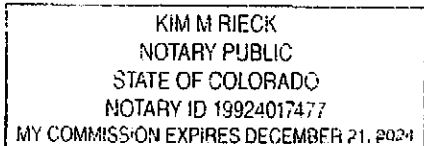
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of October, 2023, by Debra K. Osban, as Personal Representative of the Gary Morris Mooney.

Witness my hand and official seal.

My commission expires: December 21, 2024



Notary Public



PWSID# -		RESULTS TO: Debbie Osban			
SAMPLE INFORMATION: 525 Page Rd Colorado Springs, CO 80930		PHONE:			
		FAX/EMAIL: osban839@yahoo.com			
		COLLECTED BY: Debbie			
		SAMPLE COLLECTION DATE: 07/11/2022			
SITE DESCRIPTION: <input type="checkbox"/> Public System <input type="checkbox"/> Private <input type="checkbox"/> Surface <input type="checkbox"/> Stream <input type="checkbox"/> GWUDI <input type="checkbox"/> Other		SAMPLE COLLECTION TIME: 1135			
		MATRIX: Groundwater			
		RESIDUAL CHLORINE:			
CUSTOMER: Debbie Osban 839 Querida Dr Colorado Springs, CO 80909		SAMPLE RECEIVED DATE: 07/11/2022			
		RECEIVED TIME: 1303	TECH: 743		
		RECEIVED TEMP: 13.6 °C			
		DILUTIONS: 1:1, 1:10			
COMMENTS:					
TESTED		COMPLETED		TECH	
DATE: 07/12/2022		DATE: 07/12/2022			
TIME: 0907		TIME: 1333		ID: 850	
LAB SAMPLE #: 4877		SAMPLE POINT NAME:			
SAMPLE POINT ID: RTOR		FACILITY TYPE:			
FACILITY ID: DS001		FACILITY NAME:			

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

BDL - Below Detection Limit  
MRL - Minimum Reporting Limit

MCL - Maximum Contamination 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

**STANDARD BACTERIOLOGICAL WATER TEST**    METHOD: SM-9223B  
El Paso County Public Health Laboratory    EPA ID# CO00025  
1675 West Garden of the Gods Road, Suite 2044, Colorado Springs, CO 80907 - (719) 578-3120

PWSID

Sample Point ID: RTOR

Sample Taken Date: 07/11/2022 Time: 1135

Address where sample was taken: 525 Page Rd Colorado Springs CO 80930

Sample site location: Other -well

Collector Name: Debbie

Chlorine: mg/L

- Well       City       Recreational  
 Surface/Spring       Cistern       Wastewater

- Raw  
 Finished  
 LT2  
 Quantitative

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.



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

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, T14S, 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.  
Team 237 Supervisor

cc: Water well permit no. 54800

