

# Water Resource Report

for

**1920 E Baptist Rd, LLC**

Owner/Applicant:

Curtis Family

**1920 E Baptist Rd, LLC**

Monument, CO 80132

(719) 331-0519

Prepared by:

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**FORSGREN**  
*Associates Inc.*

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**Project Description:**

The intent of this project is to gain approval for platting the current lot at 1920 E Baptist Rd to include 2 lots. The westerly lot will be 23.203-acres, the and the easterly lot will be 9.808 acres. No site work is proposed at this time. Each individual owner and builder will conduct their own due-diligence when developing each individual lot.

**Site Location, size and zoning:**

This project is located in the southwest 1/4 of Section 21, Township 11 South, and Range 66 West of the 6th Principal Meridian. The property is located at 1920 E Baptist Rd. Monument, CO 80132 within El Paso County. It has a tax ID number of 6100000519 and is zoned RR-5. The streets that border the project area are E Baptist Rd. to the South and Roller Coaster Rd. to the East.

**Background:**

This property has a single home with an access road located at the northwest corner of the property and is covered in native grasses, trees and shrubs. The total land consists of 36.65 acres that will be divided into 2 lots; one lot shall be 23.203 acres on the western end of the site that currently has a single home on it, with the other lot being 9.808-acres located at the eastern edge of the site. These shall be designated for single family residential homes. It will be the responsibility of each individual owner to provide water to their lot with the company of their choice. Due to a large tract of land being granted to El Paso County for a potential extension of Roller Coaster Road, a large chunk of land will no longer be usable by the Owner. This has caused one of the lots to shrink in order to achieve a subdivision of 2-lots. This tract is located on the northeast corner of the site.

**Existing and Proposed facilities, structures, roads, etc:**

No onsite or offsite roadway improvements are required for this two-lot subdivision. These lots will receive water from wells. The Owner of Lot 2 shall provide all required documentation upon construction of potable water supply well. Both proposed lots will treat their wastewater by way of a septic system on each lot, as is what is currently being done for all surrounding lots. An existing roadway extends from E Baptist Rd. to the north to a single-family residential home at the northeast corner of the lot. Water to the new lot will be secured by the Owner of this Lot. Per Division of Water Resources standards, and pursuant to approved Well Permit 302149, tracts of land of 35 acres or more may provide water for up to 3 single family dwellings. Annual withdrawals of 1 acre-foot per year per Lot are attainable with the water rights owned, per Case No. 18CW3052.

**Site Conditions:**

This property is densely covered with pine trees, native grasses and shrubs. Lot 1 has an existing home with access located along the westerly edge of the property. Existing storm inlets and pipes exist at the south edge of the property where runoff from the site shall be delivered. No additional features are proposed as part of the work.