

Water Resource Narrative

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 25.00-acres, the and the easterly lot will be 8.011 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.

Only two total lots will be created as a result of this submittal. In accordance with Section 8.4.7.B of the El Paso County Land Development Code, a narrative discussion and a Water Supply Information Summary Form shall be provided in lieu of a complete Water Resources Report.

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.

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.

Water Supply:

Water supply via well to the new lot will be secured by the Owner of Lot 2. 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.

Each well is permitted for up to 1 acre-feet per year. However, domestic household use shall be limited to 0.25 acre-foot per year. Irrigation of not more than 14,000 square feet of home gardens and lawns is allowed pursuant to Well Permit 302149, as well as water for poultry, domestic animals, and livestock. Well withdrawals shall be drawn from the Upper and Lower Dawson aquifers. Sufficient water supply has been confirmed and secured for the proposed 2-Lot Minor Subdivision. See attached Water Supply Information Summary Form for additional detail.

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 Curtis Subdivision Filing No. 1			
2. LAND USE ACTION Minor Subdivision, Residential			
3. NAME OF EXISTING PARCEL AS RECORDED White Tail Ridge Tract 5			
SUBDIVISION N/A	FILING	BLOCK	LOT
4. TOTAL ACREAGE 36.65 +/-	5. NUMBER OF LOTS PROPOSED 2	PLAT MAP ENCLOSED <input checked="" type="checkbox"/> YES	
6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation.			
A. Was parcel recorded with county prior to June 1, 1972? <input checked="" type="checkbox"/> YES <input 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.			
SW 1/4 OF _____ 1/4 SECTION 21 TOWNSHIP 11 <input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE 66 <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If not, scaled hand drawn sketch <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acra Feet per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # 2 of units _____ GPD 0.5 AF		<input checked="" type="checkbox"/> EXISTING WELLS	<input type="checkbox"/> DEVELOPED SPRING
COMMERCIAL USE # _____ of S.F. _____ GPD _____ AF		WELL PERMIT NUMBERS 302149	
IRRIGATION # 0.64 of acres _____ GPD 1.0 AF			
STOCK WATERING # 8 of head _____ GPD 0.5 AF		<input checked="" type="checkbox"/> MUNICIPAL	PROPOSED AQUIFERS - (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input checked="" type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input checked="" type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER _____
OTHER _____ GPD _____ AF		<input type="checkbox"/> ASSOCIATION	
TOTAL _____ GPD 2.0 AF		<input type="checkbox"/> COMPANY	
		<input type="checkbox"/> DISTRICT	
		NAME _____	
		LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES <input type="checkbox"/> NO	
11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE 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 _____	