

# **Water Resource Narrative**

for

## **Peterson Vacation and Replat**

Owner/Applicant:

Brian and Tibby Peterson  
**17390 Shiloh Pines Drive**  
Monument, CO 80132  
(719) 244-7391

Jan 28, 2023

This document has been prepared to satisfy the requirements of El Paso County for a Water Resource Report in support of Peterson Vacation and Replat for the new parcel being created between 17390 Shiloh Pines Drive, 17410 Shiloh Pines Drive, and 3125 North Monument Lake Road.

**Project Description:**

The intent of this project is to gain approval for replatting the current lots at 17390 Shiloh Pines Drive, 17410 Shiloh Pines Drive, and 3125 North Monument Lake Road to create a new lot based on a portion of the farm at 3125 North Monument Lake Road that is currently separated from the farm via an unregistered quit claim deed. The new lot is more common in altitude, terrain and character with the lots on Shiloh Pines Road than the remainder of the farm. The new lot will be 3.94 acres with a driveway flag to Shiloh Pines Drive while the replat will retain the acreage of the two other lots on Shiloh Pines Drive at 2.5 acres. The two existing Shiloh Pines Drive lots and the property for the new lot has been rezoned as RR-2.5 by prior El Paso County action. Only one total lot 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. No site work is proposed at this time. The individual owner and builder will conduct their own due-diligence when developing new lot.

The following documents pertaining to the water supply of this land are included as an attachment:

- Legal Description and map
- Findings of Fact and Amended Ruling of Fact of Referee Granting Underground Water Rights and Adjudication of Denver Basin Groundwater (Case 13CW3025, 21 February, 2104)
- Order Approving Petition to Correct Clerical Mistake and Order Entering and Amended Decree (Case 13CW3025, 22 July, 2015)
- Quitclaim Deed, Assignment of Assumption August 3, 2018

**Land Development Code §8.4.7**

Pursuant to 8.4.7 (A) (3), this vacation will not result in significantly greater total water use than previously anticipated for the subdivision except for the addition of the new lot, the Water Supply Summary and this Narrative will not address the other lots, which have established water supply sources which have been used for 35+ years and will not be impacted.

Pursuant to 8.4.7 (A) (3), since this is a narrative for a new parcel with which no building permits are being requested, does not require a full water supply report, and is surrounded by parcels which are using existing wells (for which the water quality is known and acceptable) or the Forest View Acres Water District, which has verified water quality standards, a waiver is requested for this narrative to be prepared by a qualified hydrologist. The data included are documented authoritative facts and exceed similar narratives submitted from 2019-2021. It is wasteful to have to spend \$5000 for a similar report to be submitted by a hydrological engineering firm with no additional information and zero reduction in risk.

Pursuant to 8.4.7 (B)(2)(d), this subdivision of less than 4 lots does not require a full Water Resources Report and this Narrative is being submitted with sufficient information on the quality, quantity, and dependability of the water supply.

**Site Location, size and zoning:**

This project of the new lot consists of 3.94 acres, more or less, located in the West 1 /2 of the Northwest 1 /4 of Section 15, and the East 1 /2 of the Northeast 1 /4 of Section 16, all in Township 11 South, Range 67 West of the 6th P.M. (the "Property"). A legal description of the Property is attached along with a map showing the Property. There are no encumbrances of record on the Property. The property zoned as RR-2.5 and is bordered by lots 7100000413 (zoned A-35), 7116101001 (RR-2.5) and 7116101002 (RR-2.5).

**Background:**

The properties at 17390 and 17410 Shiloh Pines Drive each have a single home and are served by the Forest View Acres Water District. The property at 3125 North Monument Lake Road has two home which

are served by a single well and the new lot has proportional water rights granted from the adjudicated water rights secured by the Monument Lake Road property. The new lot may acquire water from a well on the new lot (whose location and approval has not been determined) but also is close enough to the Forest View Acres Water District main on Shiloh Pines Drive to serve the property, expecting the water rights are provided to the Water District in that case. The Water District has indicated that is a possibility but no specific agreement has been negotiated. Any well would be outside the 400 foot limit from the FVAWD boundary but any home would likely be within 700 feet, making it feasible for inclusion in the district. The new lot shall be designated for a single family residential home.

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

No onsite or offsite roadway improvements are required for this Vacation and Replat. This lot may receive water from a well or provide water rights and join the Forest View Acres Water District. The Owner of the new lot shall provide all required documentation upon construction of potable water supply well. The proposed new lot will treat their wastewater by way of a septic system, as is what is currently being used for all surrounding lots. An existing roadway extends from Mount Herman Road to the north to the single-family residential homes on Shiloh Pines Drive and the proposed driveway flag of the new lot.

**Site Conditions:**

This property is densely covered with pine trees, native grasses and shrubs. No drainage modifications or features are proposed.

**Water Supply:**

A future approved well on this lot is expected for up to 0.83 acre-feet per year from the Dawson Aquifer. However, domestic household is expected to be limited to 0.26 acre-foot per year. Due to the heavily wooded terrain, significant irrigation for landscaping is not expected. Sufficient water supply has been confirmed and secured for the proposed Vacation and Replat. See attached Water Supply Information Summary Form for additional detail. This water supply may be provided to Forest View Acres Water District, by future agreement, in exchange for permission to join the district if the future residence owner chooses not to drill a well.

**Water Quantity**

A total of 251 acre-feet of Dawson Groundwater was deeded to the property owners by the Grantor, on August 3, 2018 (Attached). The annual appropriation is 0.837 acre-feet per year to serve a single residence on a well for 300 years. This amount is sufficient to supply the proposed new residential lot with 0.74 AF/Year.

**Water Supply Dependability**

The proposed source of water supply is the non-tributary Dawson aquifer which is the uppermost aquifer underlying the property. All groundwater will be used on the overlying land.

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**Water Supply Quality**

The proposed source(s) of water supply are the non-tributary Dawson aquifer which has been used by the adjacent farm property and residence with sufficient water quality since at least 1977 (Well Permit No. 48273-A, May 16, 1977). All groundwater will be used on the overlying land. If an agreement with Forest View Acres Water District is made, it will simply expand the supply authorization for the Water

District (used by the adjacent Shiloh Pines subdivision) and rely on the FAWWD water quality standards.

### **Conclusion**

The proposed water supply is sufficient to meet the County's' requirement for a single home to be built in the future in terms of Quality, Quantity, and Dependability.

## Property Legal Description

Lot 27, Block 1, together with Lot 28, Block 1, Shiloh Pines Subdivision, El Paso County, Colorado together with the following described parcel, to wit:

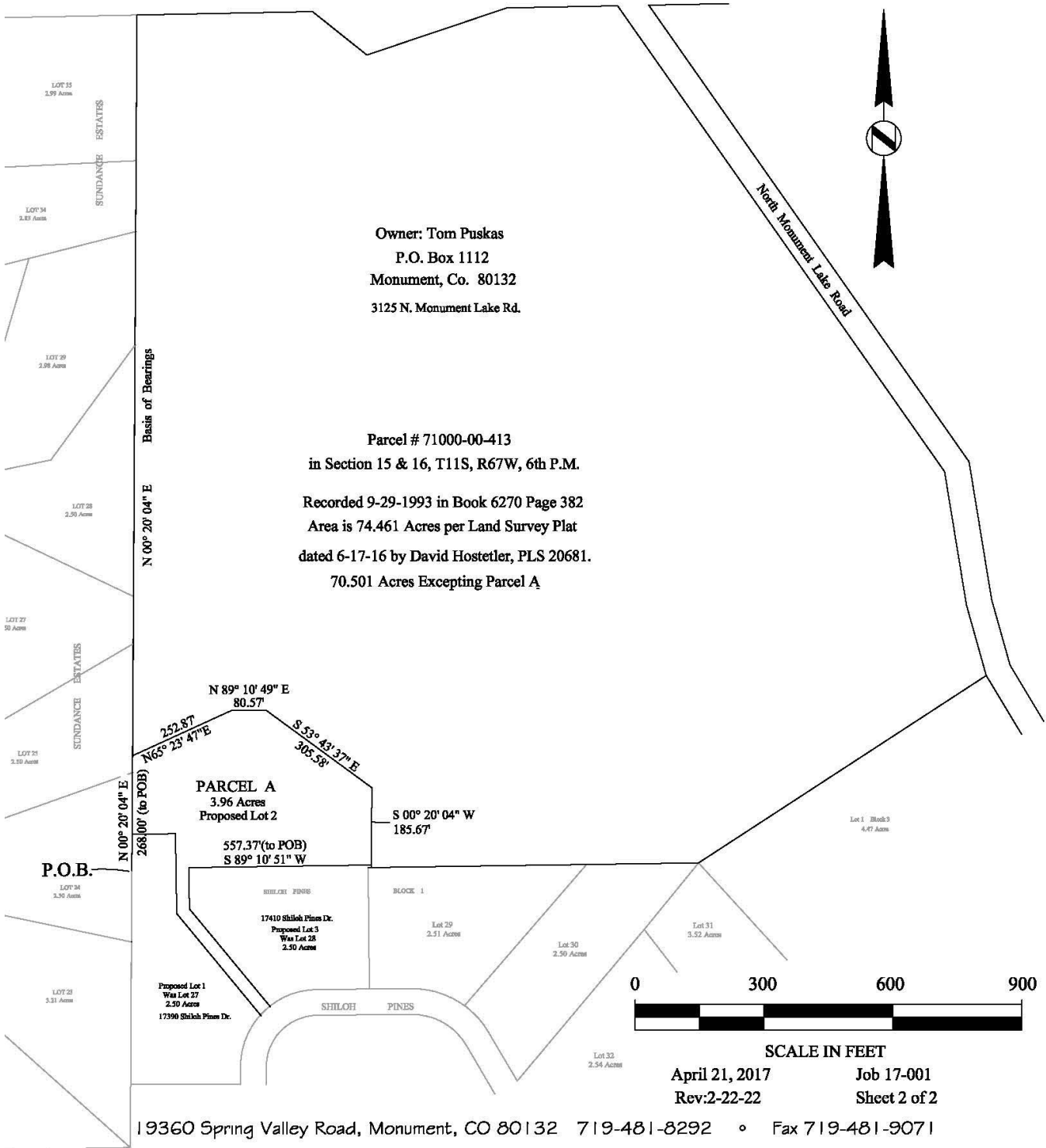
The West one half of the Northwest Quarter and the West one half of the Southwest Quarter of Section 15 and the East one half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 16, all in Township 11 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, El Paso County Colorado,

Excepting therefrom the following portions thereof:

- A.) That portion of Section 15 conveyed to the people of the State of Colorado by warranty deed recorded July 12, 1892 in Book 192 at Page 586;
- B.) That portion conveyed to El Paso County for road purposes by quitclaim deed recorded June 22, 1902 in Book 331 at Page 163;
- C.) That portion lying within the North 10 feet of the Northwest Quarter of the Northwest Quarter of Section 15, conveyed to J.L. Freeman by warranty deed recorded November 15, 1923 in Book 706 at Page 505;
- D.) That portion conveyed to Norman C. Foote and Alice B. Foote by warranty deed recorded June 25, 1971 in Book 2417 at Page 843;
- E.) That portion conveyed to Panther Properties Inc., by warranty deed recorded June 19, 1979 in Book 3190 at Page 39;
- F.) That portion conveyed to Leigh C. Wilde by quitclaim deed recorded December 01, 2004 under Reception Number 204196943 of the El Paso County records.  
Containing 79.42 Acres, more or less.



**Jerome W. HANNIGAN and ASSOCIATES, INC.**  
 Land Planning • Land Surveying • Land Development Consulting



### 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		<u>Peterson Vacation and Replat</u>	
2. LAND USE ACTION		<u>Vacation and Replat</u>	
3. NAME OF EXISTING PARCEL AS RECORDED		<u>Unnamed</u>	
SUBDIVISION	<u>See Above</u>	FILING	<u>N/A</u>
BLOCK	<u>N/A</u>	Lot	<u>N/A</u>
4. TOTAL ACERAGE	<u>3.93</u> <u>19.6</u>	5. NUMBER OF LOTS PROPOSED	<u>1</u>
		PLAT MAPS ENCLOSED	<input checked="" type="checkbox"/>
6. PARCEL HISTORY - Please attach copies of deeds, plats, or other evidence or documentation. (In submittal package)			
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 <u>Platted but not recorded</u>			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner. (In submittal)			
<u>SE1/4</u> OF <u>NE 1/4</u> SECTION 16		TOWNSHIP <u>11</u>	<input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE <u>67</u>
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	
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Foot per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE #*	<u>1</u> of units <u>0.3</u> AF/SFE/YR <u>0.3</u> AF	EXISTING WELLS	DEVELOPED WELLS <input checked="" type="checkbox"/> NEW WELLS
COMMERCIAL USE #	<u>0</u> SF <u>-</u> GPD <u>-</u> AF	Proposed Aquifers - (Check One)	
IRRIGATION #**	<u>3200</u> SF <u>0</u> GPD <u>0.16</u> AF	<input type="checkbox"/> Alluvial <input type="checkbox"/> Upper Arapahoe	
ANIMAL WATERING #***	<u>4</u> Horses <u>0</u> AF/Horse/Year <u>0.05</u> AF	<input checked="" type="checkbox"/> Upper Dawson <input type="checkbox"/> Lower Arapahoe	
TOTAL	<u>0.51</u> AF*	<input type="checkbox"/> Lower Dawson <input type="checkbox"/> Laramie Fox Hills	
		<input type="checkbox"/> Denver <input type="checkbox"/> Dakota	
		<input type="checkbox"/> Other	
		WATER COURT DECREE CASE NUMBERS	
		<u>Determination No.: Case 13CW3025</u>	
		<i>Note: The other 2 lots involved have established water sources on Forest View Acres Water District since at least 1986 and does not apply to these lots per 8.4.7 (A) (3). Trying to add their information would significantly complicate this Summary and obscure the true impact of this vacation</i>	
11. ENGINEER'S WATER SUPPLY REPORT		<input type="checkbox"/> YES <input checked="" 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"/> VALLET - LOCATION SEWAGE HALLED TO:	
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)		<input type="checkbox"/> OTHER:	

