



## WATER RESOURCE REPORT

### LAZY Y ROCKIN' J RV PARK SKETCH PLAN

September 19, 2024

**Prepared by:**

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**Prepared for:**

Scott Smith

Lazy Y Rockin' J RV Park

Please add water quality  
data.

Please add water decree.



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## 1.0 WATER RESOURCE REPORT

### A. Summary of the Proposed Subdivision

The purpose of this report is to discuss the specific water needs of the proposed Lazy Y Rockin' J RV Park development in El Paso County, Colorado.

The project consists of 36 acres of 89 RV sites sites, 1 Bath Houses with 2 bathrooms with toilet, lavatory and shower and 1 washer/dryer, 1 Bath House with 2 bathrooms with toilet and lavatory, and 1 Bathhouse with 2 bathrooms with toilet, lavatory and shower. Located between Peyton Highway and Highway 24, within Section 7 of Township 12 South, Range 63 West of the 6th Principal Meridian. All sites will be served by the proposed well onsite.

Refer to Exhibit 1 for a schematic depicting the land plan of the proposed development.

### B. Information Regarding Sufficient Quantity of Water

#### i. Calculation of Water Demand

It is expected that each RV site in Lazy Y Rockin' J RV Park will require an average of 75 gallons per day. It is expected the 3 Bath Houses will require 398 gallons per day. Since there are no central water systems near the proposed development, this anticipated water demand is based on nearby RV Park/Campground Standards and Regulations. This value is based on El Paso County Presumptive Use Values from the El Paso County Land Development Code Section 8.4.7.

Table 1 below summarizes the overall water demand projections for Lazy Y Rockin' J RV Park.

*Table 1: Water Demand Summary*

	Annual Water Demand (Ac-Ft)
RV Sites – 89 sites	7.48
Bath House – 3 Bath Houses	0.45
<b>TOTAL</b>	<b>7.92</b>

Refer to Exhibit 2 for the Water Supply Information Sheet.

Please add household water demand regarding lot 2



ii. Calculation of Quantity of Water Available

Lazy Y Rockin' J will provide the water supply for the site via groundwater. Lazy Y Rockin' J has sufficient water available based on the 300-years supply available for the projected annual water demand shown in Table 1.

iii. Groundwater Source Information

Per coordination with Monson, Cummins, Shohet & Farr, LLC, the groundwater source information is as follows:

Aquifer	Type	300-Year Supply (annual acre-ft)
Denver	Not-Nontributary	4.3
Arapahoe	Nontributary	3.6
Laramie Fox-Hills	Nontributary	3.7

Lazy Y Rockin' J will construct a new commercial well to the Denver aquifer as the initial physical source of supply. Should actual annual demands exceed the annual allocation available from the Denver aquifer, a second well to the Arapahoe aquifer will be constructed. The current demands are based off of a conservative estimate for occupancy.

iv. Production Wells Information

Currently, there is an active Dawson well being used for permitted uses only.

v. Surface Water Sources [N/A]

**C. Information Regarding Sufficient Dependability of Water Supply**

i. Proof of Ownership

All water sources to be used to serve Lazy Y Rockin' J RV Park will be owned by the entity itself. Monson, Cummins, Shohet & Farr, LLC provided verification of the groundwater determination rights within Exhibit 3. When the well is drilled, proof of ownership will be supplied.

ii. Financial Plan

Lazy Y Rockin' J RV Park will be the owner and operator of the water system as well as providing the financial backing for its construction and operation.

iii. Description of Water Supply

Water Treatment: Based on nearby wells, disinfection will be needed. Once water quality data is obtained from the proposed well, exact treatment will be determined.

Storage: Water storage will have to be sized for the peak hourly demand of the RV Park. The storage tanks will be pressurized.



Distribution/Transmission: Distribution lines will likely be PVC, adequately sized to convey the peak hourly flow.

**iv. Calculation Demonstrating Quantity**

Based on the groundwater information provided by Monson, Cummins, Shoheit & Farr, LLC, the combined aquifers will be able to provide 12.46 annual acre-feet of water based on the 300-year supply available. The RV Park annual water demand provided in Table 1 is less than 12.46.

**v. Evidence of Water System Source**

The water collection and distribution system will be constructed with this development. There is a well currently onsite that will be plugged and abandoned in 2024.

**vi. Evidence of Short-Term Supply for Fire**

The water system will not account for short-term fire supply as it is a transient non-conforming system.

**D. Information Regarding Sufficient Quality**

**i. Chemical Analysis of Proposed Water from Each Proposed Source**

A water quality analysis will be conducted with the new well construction and shall be made available to EPC.

**ii. Evidence of Compliance with County and State Water Quality Standard**

Water quality must meet Colorado Department of Public Health & Environment (CDPHE) regulations for primary drinking water standards. Depending on the water quality of the proposed well, the water will be treated accordingly.

**iii. Discussion of Potential for Water Quality Degradation from On-site and Off-site Sources**

All water supplied to the proposed development by Lazy Y Rockin' J RV park will be from a drilled well to the Denver Aquifer. Potential sources of degradation would be from surface water entering the well or a break in the well casing allowing water to flow from the alluvial into the well. The well will be designed to shed surface water infiltration. There is existing septic field and a proposed septic field downstream of the well outside of the required setbacks.

**E. Public and Private Commercial Water Providers**

**i. Information From Commercial Water Providers [N/A]**

**ii. Water Providers Report [N/A]**

**F. State Engineer Summary Narrative**

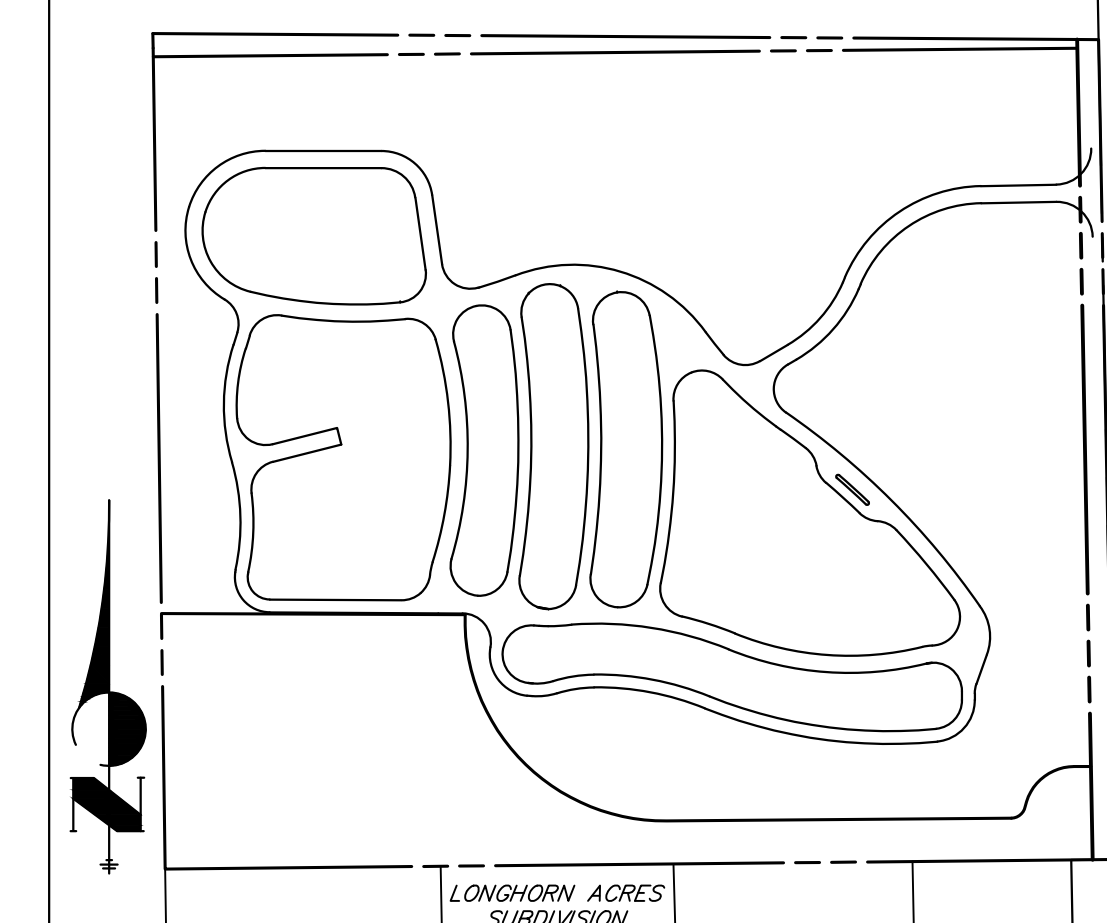
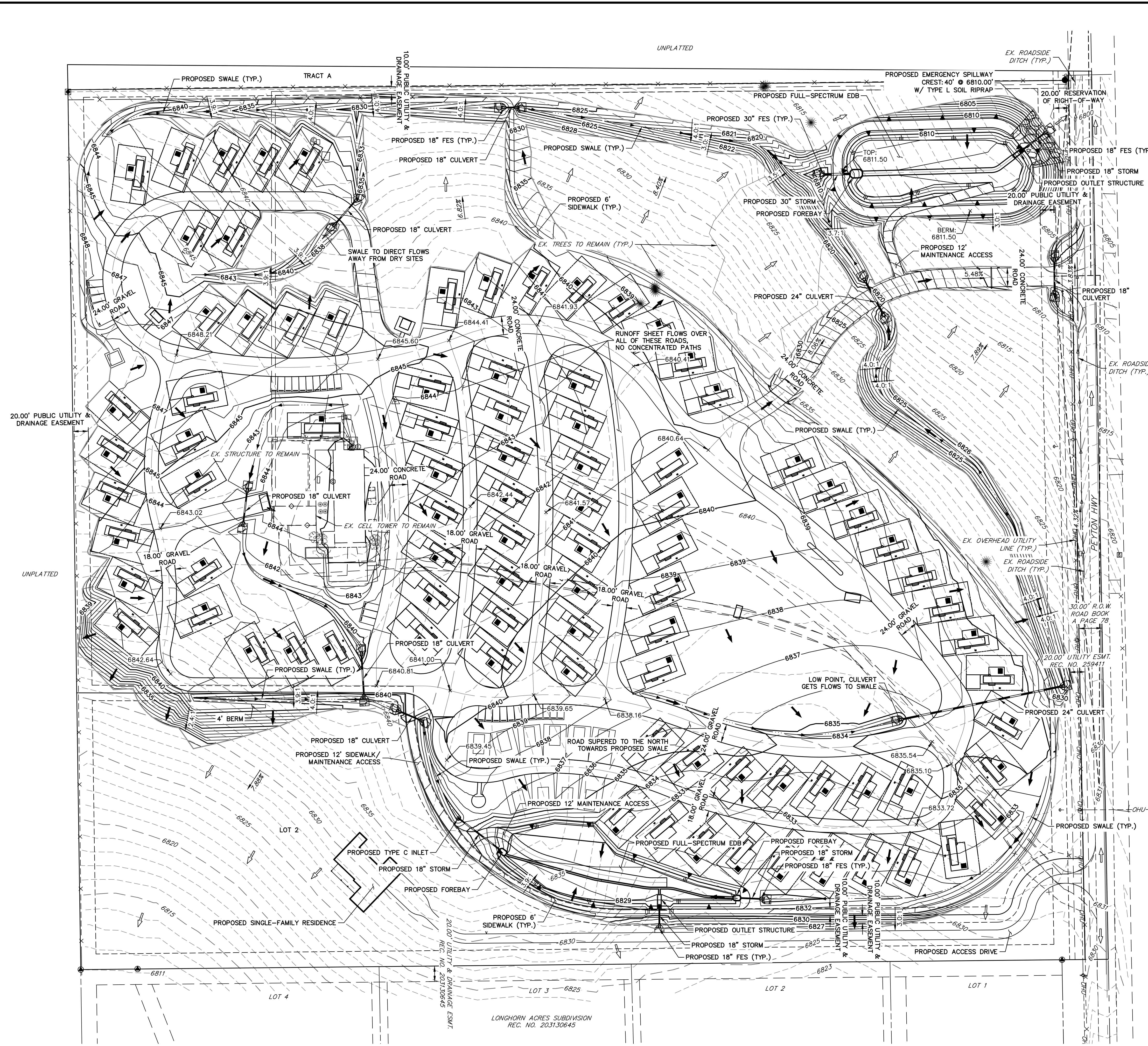
Lazy Y Rockin' J RV Park is located southeast of Colorado Springs. The 36-acre



property is proposed to be an RV park with onsite water supply and wastewater treatment. There is one well that is located on the property under permit 324747, and will be used for permitted purposes. The RV sites will be supplied water by the proposed well onsite.



Exhibit 1

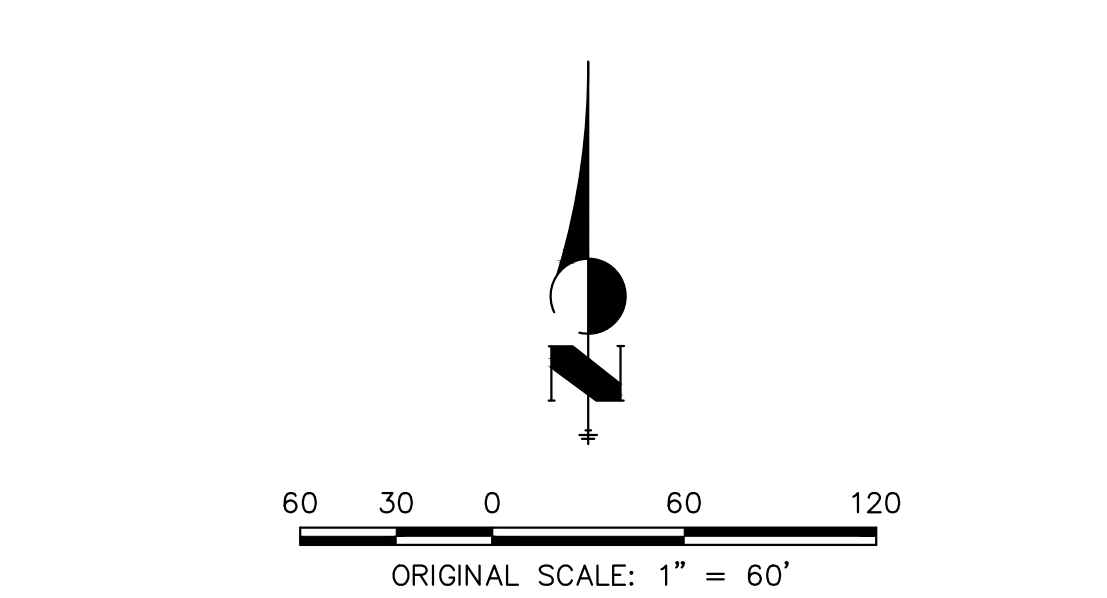


**LEGEND**

EXISTING STORM SEWER	
STORM SEWER PROPOSED	
PROPOSED R.O.W.	
PROPOSED PROPERTY LINES	
EXISTING PROPERTY LINE	
ROW EXISTING	
EXISTING EDGE OF ASPHALT	
EXISTING TRAIL	

<b>EXISTING</b>	<b>PROPOSED</b>



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**SCOTT SMITH**  
 1172 GREENLAND FOREST DRIVE  
 MONUMENT, CO 80106  
 719-499-7764  
 SCOTT@YISMITH.COM

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE

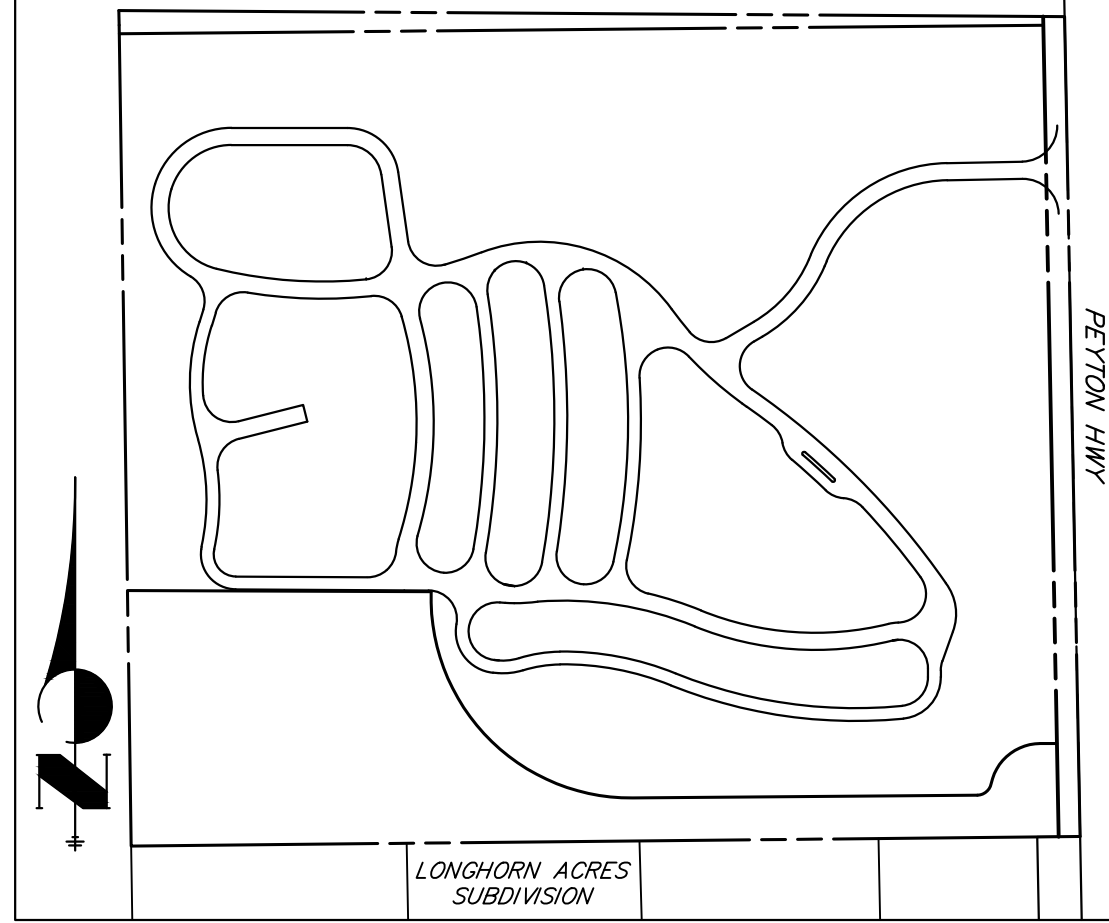
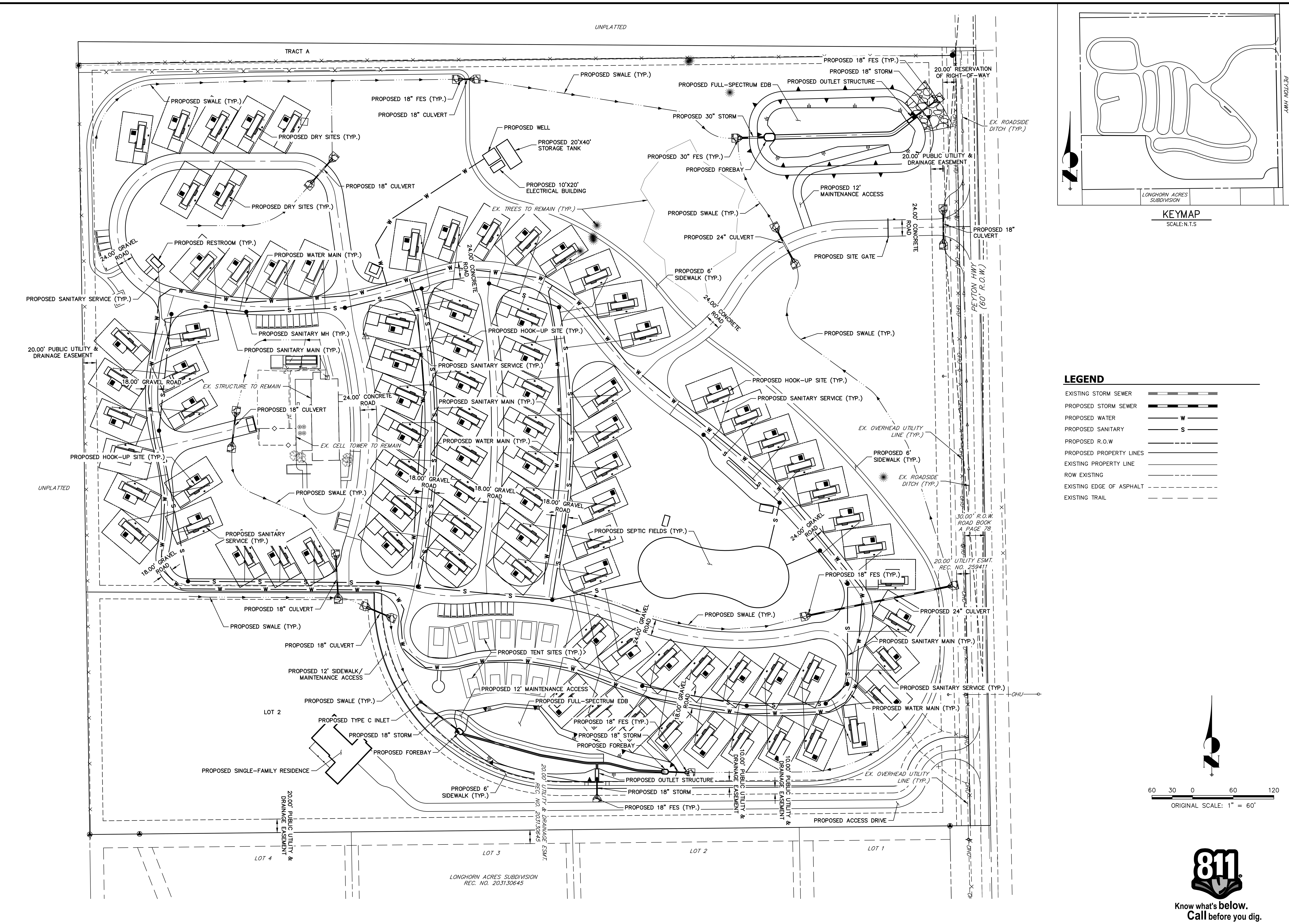
No.	REVISION

H-SCALE	1" = 60'
V-SCALE	N/A
DATE	09/04/24
DESIGNED BY	PAL
DRAWN BY	PAL
CHECKED BY	

LAZY Y & ROCKIN J  
 PRELIMINARY GRADING PLAN  
 SHEET 1 OF 2  
 JOB NO. 25228.00



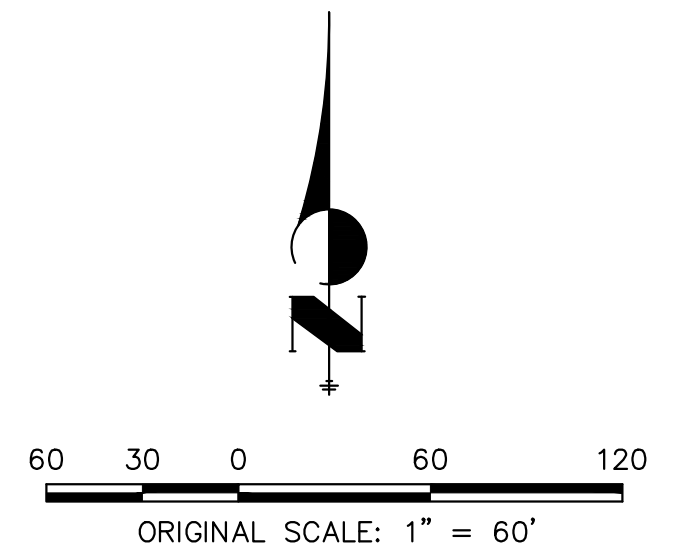




KEYMAP  
SCALE: N.T.S.

**LEGEND**

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED WATER	
PROPOSED SANITARY	
PROPOSED R.O.W.	
PROPOSED PROPERTY LINE	
EXISTING PROPERTY LINE	
ROW EXISTING	
EXISTING EDGE OF ASPHALT	
EXISTING TRAIL	



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NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	09/04/24	PAL	PAL	

**LAZY Y & ROCKIN J**  
PRELIMINARY UTILITY AND  
PUBLIC FACILITIES PLAN



Know what's below.  
Call before you dig.



**Exhibit 2**

# WATER SUPPLY INFORMATION SUMMARY

Final Plat

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>Lazy Y Rockin' J RV Park</u>			
2. LAND USE ACTION <u>Sketch Plan</u>			
3. NAME OF EXISTING PARCEL AS RECORDED <u>N/A</u>			
SUBDIVISION <u>N/A</u>		FILING <u>N/A</u>	BLOCK <u>N/A</u> Lot <u>N/A</u>
4. TOTAL ACREAGE <u>36</u>	5. NUMBER OF LOTS PROPOSED <u>89 sites</u>	PLAT MAPS ENCLOSED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
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? If yes, describe the previous action		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner. (In submittal)			
1/4 OF _____ 1/4 SECTION <u>7</u>		TOWNSHIP <u>12S</u>	RANGE <u>63</u> <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input 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 checked="" 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 # _____ of units _____ GPD _____ AF		<input type="checkbox"/> EXISTING WELLS <input type="checkbox"/> DEVELOPED SPRING <input checked="" type="checkbox"/> NEW WELLS	
COMMERCIAL USE # _____ SF _____ GPD _____ AF		Proposed Aquifers - (Check One)	
IRRIGATION # _____ acres _____ GPD _____ AF		<input type="checkbox"/> Alluvial <input type="checkbox"/> Upper Arapahoe	
STOCK WATERING # _____ of head _____ GPD _____ AF		<input type="checkbox"/> Upper Dawson <input type="checkbox"/> Lower Arapahoe	
OTHER <u>RV sites and Bath houses</u> Multi-fam _____ GPD <u>7.92</u> AF		<input type="checkbox"/> Lower Dawson <input type="checkbox"/> Laramie Fox Hills	
TOTAL _____ GPD <u>7.92</u> AF		<input checked="" type="checkbox"/> Denver <input type="checkbox"/> Dakota	
<p><b>RV Sites:</b> -89 sites that require 75 gpd each</p> <p><b>Bath houses</b> -3 Bath Houses requires total 398 gpd</p>		<input type="checkbox"/> Other  WATER COURT DECREE CASE NUMBERS  <u>Determinations:</u> <u>N/A</u>	
		<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input checked="" type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME <u>Lazy Y Rockin' J RV Park</u>	
		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 <small>If yes, please forward with this form. (This may be required before our review is completed)</small>			
12. TYPE OF SEWAGE DISPOSAL SYSTEM <u>OWTS</u>			
<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: _____	

Please add info regarding lot 2.



**Exhibit 3**



### Legend

- Surface Water
- Ground Water
- Reservoir
- Other
- Well Constructed
- Permit Issued
- Well Abandoned
- Final Permit
- Livestock Water Tank/Erosion
  - Erosion Control Dam
  - Livestock Water Tank
- County
  - Presumption - Denver (TKD)
  - Presumption - Laramie-Fox Hill
  - Presumption - Lower Arapahoe
  - Presumption - Lower Dawson
  - Presumption - Unnamed

### Location

### Notes

585 0 292 585 Feet



1: 3,508



*This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.*

Date Prepared: 4/9/2021 5:02:22 PM



**Bedrock Aquifer Evaluation Determination Tool**  
**Denver Basin Aquifer - Specific Location Determination Tool**

Applicant: smith Receipt Number:  
 Location: NE 1/4 of SE 1/4 of Sec. 7, T.12S, R.63W. (2046 SSL, 661 ESL) Evaluated By:  
 Basin Designation: Location is within the UPPER BLACK SQUIRREL CREEK Designated Groundwater Basin  
 Ground Surface Elevation: 6845 Number of Acres: 36

Aquifer	Elevation (ft)		Net Sand	Depth (ft)		Annual Approp. (AF)	Status
	Bottom	Top		Bottom	Top		
Upper Dawson	6620	6749	65.3	225	96	4.70	NT
Lower Dawson	--	--	--	--	--	--	--
Denver	5780	6577	219.1	1065	268	13.41	NNT
Upper Arapahoe	5222	5753	176.6	1623	1092	10.81	NT
Lower Arapahoe	--	--	--	--	--	--	--
Laramie-Fox Hills	4676	4937	204.6	2169	1908	11.05	NT