



WATER RESOURCE REPORT

LAZY Y ROCKIN' J RV PARK SKETCH PLAN

December 2023

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Lazy Y Rockin' J RV Park



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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 56 back-in units, 34 pull-through sites, 21 tent sites, and community buildings. 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 back-in and pull-through site in Lazy Y Rockin’ J RV Park will require an average of 100 gallons per day. It is expected that tent sites will require 50 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. The community building and recreational center water demand is expected to be 0.1 gallons per day per square footage. 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 – 90 sites that include 56 back-through and 34 pull-through sites	4.89
Pop-up Sites – 21 site that include 10 wagon sites and 11 pop-up sites	0.51
Community Sites – Community Building, Recreational Center, and Bathrooms	0.66
TOTAL	6.06

Refer to Exhibit 2 for the Water Supply Information Sheet.



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 100-year 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	100-Year Supply (annual acre-ft)
Dawson	Not-Nontributary	4.7
Denver	Not-Nontributary	13.41
Arapahoe	Nontributary	10.81
Laramie Fox-Hills	Nontributary	11.05

It is intended for the Denver Aquifer to be the water source for the RV Park.

iv. Production Wells Information

Currently, there is an active Dawson well being used for permitted uses only. The well is to be capped and abandoned during the second half of the year 2024.

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, Shohet & Farr, LLC, the Denver Aquifer will be able to provide 13.41 annual acre-feet of water based on the 100-year supply available. Per Section 8.4.7 4(c), RV Park will be exempt from the 300-year rule. The RV Park annual water demand provided in Table 1 is less than 13.41.

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-. The well is to be capped and abandoned during the second half of the year 2024. The RV sites will be supplied water by the proposed well onsite.



Exhibit 1

SITE COUNTS

BACK-IN SITES	
BA1	35
BA2	6
BA3	15
BACK-IN TOTAL	56
PULL-THRU SITES	
PT1	23
PT2	11
PULL-THRU TOTAL	34
CONSETOGA WAGON TOTAL	
WAGON TOTAL	10
POP-UP TOTAL	11
TOTAL SITES	111



LAZY Y & ROCKING J
PEYTON, COLORADO

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REVISIONS:	
REV #	REVISION DATE

REVIEW - NOT FOR CONSTRUCTION

PROJECT NO: 21050
DATE: JUNE 8, 2023

SHEET NAME:
SITE PLAN

SHEET #:
L-02

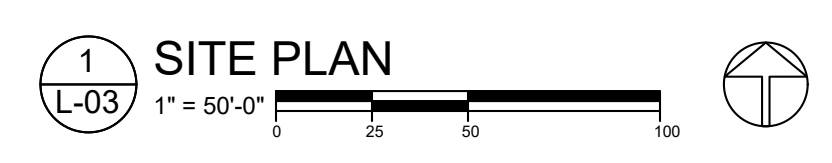




Exhibit 2

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>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>111 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 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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Foot per Year	
HOUSEHOLD USE # _____ of units _____ GPD _____ AF	
COMMERCIAL USE # _____ SF _____ GPD <u>0.66</u> AF <i>*Community Sites</i>	
IRRIGATION # _____ acres _____ GPD _____ AF	
STOCK WATERING # _____ of head _____ GPD _____ AF	
OTHER <u>RV and Pop-up Sites</u> _____ Multi-fam _____ GPD <u>5.4</u> AF	
TOTAL _____ GPD 6.06 AF	
RV Sites: - 90 sites the require 100 gpd Pop-up Sites: - 21 sites that require 50 gpd Community Sites: - Community Building, Recreation Center that require 0.1 gallons per SF, Bathrooms 100 gpd <i>Note that occupancy can vary by month and increase each year - see following sheets - 2029 is represented on this Water Supply Information Sheet.</i>	
10. WATER SUPPLY SOURCE	
<input type="checkbox"/> EXISTING <input type="checkbox"/> DEVELOPED WELLS SPRING	<input checked="" type="checkbox"/> NEW WELLS Proposed Aquifers - (Check One) <input type="checkbox"/> Alluvial <input type="checkbox"/> Upper Arapahoe <input type="checkbox"/> Upper Dawson <input type="checkbox"/> Lower Arapahoe <input type="checkbox"/> Lower Dawson <input type="checkbox"/> Laramie Fox Hills <input checked="" type="checkbox"/> Denver <input type="checkbox"/> Dakota <input type="checkbox"/> Other
<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input checked="" type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT	WATER COURT DECREE CASE NUMBERS <u>Determinations:</u> <u>N/A</u>
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 If yes, please forward with this form. (This may be required before our review is completed)	
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: _____

Reference for Water Supply Information Sheet

Lazy Y Rockin J RV Park

Estimated Water Usage - High Case

	1/31/29	2/28/29	3/31/29	4/30/29	5/31/29	6/30/29	7/31/29	8/31/29	9/30/29	10/31/29	11/30/29	12/31/29
Monthly Site Nights	0	0	15	30	30	30	30	30	30	30	15	0
Full Hookup Sites	90	90	90	90	90	90	90	90	90	90	90	90
Potential Site Nights	0	0	1,350	2,700	2,700	2,700	2,700	2,700	2,700	2,700	1,350	0
Occupancy Rate	0%	0%	39%	79%	79%	79%	79%	79%	79%	79%	39%	0%
Site Nights Sold	0	0	531	2,125	2,125	2,125	2,125	2,125	2,125	2,125	531	0
Monthly Water Usage	100	0	53,137	212,547	212,547	212,547	212,547	212,547	212,547	212,547	53,137	0
Alternative Camping	21	21	21	21	21	21	21	21	21	21	21	21
Potential Site Nights	0	0	315	630	630	630	630	630	630	630	315	0
Occupancy Rate	0%	0%	35%	70%	70%	70%	70%	70%	70%	70%	35%	0%
Site Nights Sold	0	0	110	441	441	441	441	441	441	441	110	0
Monthly Water Usage	50	0	5,513	22,050	22,050	22,050	22,050	22,050	22,050	22,050	5,513	0
Total Campsites	111	111	111	111	111	111	111	111	111	111	111	111
Gallons per month	0	0	58,649	234,597	234,597	234,597	234,597	234,597	234,597	234,597	58,649	0
Annual Gallons												1,759,474
Annual Acre Feet	325,851											5.4

Land Use	Number of Sites	Building SQFT	Indoor Water Use per SQFT (gpd)	Indoor Water Demand Per Site (gpd)	Average Daily Flow (GPD)	Assumed Occupancy	Annual Indoor Water Demand (acre-ft/yr)
<i>Community Sites</i>							
Community Building	1.0	2,730.0	0.1	-	273	50%	0.15
Existing Rec Center	1.0	5,000.0	0.1	-	500	50%	0.28
Bathrooms	4.0			100.0	400	50%	0.22
					1,173		0.66

Total: 6.06 ac-ft



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