

## Key Elements from Water Availability Regulation

	<b>Adopted Water Availability Regulation</b>
<b>Exemptions</b>	<p>Exemption for residential subdivisions of 5 or fewer lots if:</p> <ol style="list-style-type: none"> <li>1) lot size averages at least 2 acres; and</li> <li>2) uses surface water, or:</li> <li>3) if uses groundwater, each lot has only one well, each lot has a 2500 gallon rainwater harvesting system, export of groundwater outside subdivision is prohibited, and further division of lots is prohibited for five years.</li> </ol> <p>Exemption from groundwater availability certification requirement for subdivisions supplied by Manville Water Supply Corporation.</p> <p>Exemption if a completed preliminary plan or final plat application was filed before the date of this regulation (unless land is further subdivided to create more lots/parcels/units of development).</p>
<b>Planning</b>	<p>All subdivisions must have a plan showing adequate water and wastewater, including description of new or existing facilities, sources of water, etc.</p> <p>Residential subdivisions of 15 or more units must also include plan for drought or other water shortage, detailing emergency response stages, targets for water use reductions, etc.</p>
<b>Supplemental Information for Groundwater Availability Certification</b>	<p>Supplemental information is required within 1000 feet of the subdivision boundary.</p> <p>Applicant must mail a written questionnaire to adjacent land owners.</p>
<b>Monitoring Requirements for Subdivisions Using Groundwater</b>	<p>Residential subdivisions of 15 or more units and commercial subdivisions using over 100,000 gallons per month required only to install monitoring equipment.</p> <p>County will be responsible for monitoring.</p>
<b>Common Area Features</b>	<p>Groundwater can be used for common area features, including amenity ponds, landscaping, and sports fields, subject to the following:</p> <ol style="list-style-type: none"> <li>1) If there is a centralized wastewater system, groundwater may only be used until treated effluent is available.</li> <li>2) Volume of ponds and water features using groundwater may not exceed 2 acre feet individually and 6 acre feet cumulatively.</li> <li>3) Use of groundwater for common areas must be accounted for in groundwater availability certification and must be curtailed in first stage of drought.</li> </ol>

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<b>Fire Protection</b>	Fire protection required only for: <ol style="list-style-type: none"> <li>1) Residential subdivisions of 15 or more units supplied by a centralized water system, and</li> <li>2) All commercial subdivisions.</li> </ol>
<b>Colorado River Alluvial Aquifer</b>	May not be used as a source of water supply in new subdivisions.
<b>Development Intensity Affecting Trinity and Edwards Aquifer Groundwater</b>	<p>Commercial over Trinity and Edwards aquifers:            No impervious cover limit if (1) primary driveway access is on a state road, or (2) meets Alternate Standards in Highland Lakes provisions of County Code. Otherwise, 45% impervious cover limit.</p> <p>Residential over Trinity and Edwards aquifers:            No impervious cover limit if (1) average lot size is at least 1 acre, or (2) conservation area requirements of the County's Conservation Subdivision Ordinance are met. Otherwise, 30% impervious cover limit.</p> <p>If using groundwater water from Trinity or Edwards aquifers, minimum lots size of:</p> <ol style="list-style-type: none"> <li>1) 5 five acres for subdivisions with individual wells on each lot; and</li> <li>2) 3 acres for subdivisions supplied by centralized system, or the total number of lots shall not exceed the number of acres in the subdivision divided by four.</li> </ol>