

VAN WAGONER SUBDIVISION REDUCE WATER REQUIREMENT

CITY PLANNER



WATER REQUIREMENT

- 0.63-acre parcel (27,442.8 sq. ft.)
 - Impervious area for dwelling, accessory structures, hard surfaces
 - 0.18 acres (8,000 sq. ft.)
 - Irrigated acreage
 - 0.45 acres x 3 = 1.35 acre feet
 - 1 Existing culinary connection for the meat shop
 - 1 New culinary connection for new dwelling
 - 0.8 acre feet
- 2.15 acre feet requirement

POSSIBLE WATER REQUIREMENT

- 2020 (six-month summer meter reading average use with a maximum of 10,000 gallons per month is allowed): 5,529 gallons per month
- 2021: 3,682 gallons per month
- 2022: 3,733 gallons per month
- Three-year average: 4,315 gallons per month
- Using the three-year average monthly use, the Van Wagoners could receive a credit of 0.65 acre feet (this considers system loss of 38% and return flow of 22%). As mentioned earlier, the water requirement for the Van Wagoner subdivision is 2.15 acre feet. If 0.65 acre feet are credited because of the actual water use of the meat shop then the requirement would reduce to 1.5 acre feet.