

Excerpts from Code of Colorado Regulations and Nadi responses to County Comments

**Plat, Dedication, Easements, and Ownership Comments**

**2) Access drive linetype**

County Comment: Revise the linetype to show the access drive area as an easement.

***Response: The access drive linetype has been revised to show as an easement. (See Site Plan)***

**6) 50' River Setback linetype**

County Comment: a. Revise the linetype to show the 50' River Setback as a setback.

b. Revise and clarify 'Easement' and 'Power Line' linetypes in southeast corner.

***Response: a. The 50' River Setback linetype has been revised to show as a setback. (See Site Plan)***

***b. The easement and power line linetypes have been revised in the southeast corner for clarity. (See Site Plan)***

**10) Clarify the floodway**

County Comment: Revise the floodway so that the site plan and civil drawings coordinate.

***Response: (See Site Plan)***

**Land Use Code Compliance Comments**

**3) Sec. 73-5.III.H. Maximum length of stay**

County comment: H. states “. . . The maximum length of stay for a camping party shall be sixty (60) days. Movement from one space within the campground or recreational vehicle park to another shall not waive this limitation.”

***Response: 1. The maximum length of stay for a camping party shall be sixty (60) days.***

**9) Sec. 73-5.III.D. Dimensions for each RV Space**

Code: D. Internal setbacks. The location of each campsite, space, or other facility on the site shall be situated to allow for compliance with the following internal setbacks:

1. All recreational vehicles, including awning and other attachments, motor vehicles and temporary accessory structures must be placed at least three (3) feet from the boundaries of the recreational vehicle campsite.

2. All recreational vehicles shall be located at least ten (10) feet from buildings and other recreational vehicles on adjacent recreational vehicle campsites.

***Response: 1. All recreational vehicles, including awning and other attachments, motor vehicles and temporary accessory structures shall be placed at least (3) feet from the boundaries of the recreational campsite. (See Typical Site Details)***

***2. All recreational vehicles shall be located at least ten (10) feet from buildings and other recreational vehicles on adjacent recreational vehicle campsites.***

### **13) Sec. 73-5.III.G. Parking**

County Comment: G. States, "Parking areas and spaces shall be provided in semi-developed campgrounds, developed campgrounds and recreational vehicle parks for automobiles, camping or recreational vehicles, boats, trailers and other appurtenant equipment at the rate of at least one (1) space per campsite or recreational vehicle campsite... Parking space shall be provided for the estimated maximum number of users at the rate of one (1) space for four (4) persons..."

Provide a parking calculation table that correspondences to the Site Plan showing how the proposal is meeting the minimum parking spaces. RVs can reach upwards of 45' in length. The longest RV parking/camping spot is 45'. In some cases, RV occupants will tow a standard passenger vehicle for local travel while leaving the RV at the campground. In this case, and based on the requirements of the County Code, it does not appear that there are enough parking spaces to accommodate all types and lengths of RVs that tow standard passenger vehicles. (SEC 73-5.III. G, Campground Parking).

***Response: G. 256 RV Sites, or 93% of the sites, are standard back-in and pull-thru sites at 60' and 70' deep respectively, all accommodating both an RV and vehicle to park on the RV pad. In addition, these sites include an additional passenger vehicle parking space beside the RV parking pad, providing 2 parking spaces per RV Site, exceeding the requirement. 19 RV Sites, or 7% of sites, are 45' deep and include a vehicle parking space alongside the 45' deep RV parking pad, meeting the requirement. See typical site details and parking calculation table on site plan.***

### **14) Sec. 73-5.III.J. Campsite minimum square footage**

County Comment: J states each campsite or recreational vehicle campsite shall provide at least 900 square feet of space. Provide dimensions for each RV space showing there is a minimum of 900 sf dedicated for that space.

***Response: J. The smallest proposed sites (7% of sites) provide a minimum of 1,700 SF dedicated per RV space, nearly doubling the minimum required square footage per site. Standard sites (93% of sites) provide a minimum of 2,100 SF dedicated per RV space, 233%***

**larger than the required minimum square footage per site. Dimensions are provided on the Typical lot details.**

#### **15) Sec. 73-5.III.K. Campsite density**

County Comment: K states, "The density of campsites and recreational vehicle campsites shall not be more than twenty-five (25) per acre excluding roads, buildings, and other common use areas." Are the 9.01-acre density calculations provided in the project narrative reflective of the exclusions mentioned in SEC 73-5.III. K, Density? Does the density calculation include each type of site?

**Response: K. The gross density, not accounting for roads, buildings, and common areas, is approximately 7.54 +/- units per acre. This is roughly 70% +/- less than the maximum allowed density of 25 units per acre and includes all types of sites.**

#### **16) Section 12.3 Required toilet, lavatory, and bathing facilities**

Code: 12.3 Required toilet, lavatory, and bathing facilities shall be provided in the following minimum numbers:

- a. In every campground, there shall be at least one toilet for each sex, except as permitted in Section 14.1 f.
- b. A water supply shall be provided by a hand pump or water spigot.
- c. Where a campground is designed and operated for exclusive use by independent or self-contained camping vehicles only, at least one toilet and one lavatory shall be provided for each sex at the rate of one for every 100 campsites or fractional part thereof.
- d. Where a campground accepts or accommodates dependent camping vehicles and camping equipment campers, at least one toilet and one lavatory shall be provided for each sex at the rate of one each for every 15 campsites or fractional part thereof and one shower shall be provided for each sex for every 30 campsites or fractional part thereof. Lavatories shall be provided at each building containing toilet facilities.
- e. Toilets and lavatories shall be provided for each sex at the rate of one for every 30 picnic spaces, and one for each 100 persons in a recreational area having concentrated numbers of people.

**Response: a. Six (6) unisex shower rooms with toilets are provided in the bathhouse, exceeding the requirement.**

**b. Every RV site will have a full water hook-up in the form of a spigot, fulfilling the requirement.**

**c. The bathhouse is required to have a minimum of three (3) toilets and lavatories for each sex to accommodate c. above. One bathhouse with six (6) unisex shower/toilet rooms is provided, fulfilling the requirement.**

***d. Dependent camping vehicles will not be allowed or accommodated.***

***e. Three (3) toilets and lavatories for each sex are provided in the Clubhouse. No picnic spaces are provided.***

## **17) Section 13.1 Service Buildings**

Code: Section 13.1 Service buildings shall be constructed of easily cleanable, non-absorbent materials, maintained in good repair and in a clean and sanitary condition. They shall be conveniently located at a distance of not less than 10 or more than 400 feet from any dependent camping vehicle lot or persons served in a recreational area.

Definition: 2.8 Dependent Camping Vehicle: A camping vehicle that has no toilet, lavatory, or bathing facilities and is dependent upon a service building for toilet, lavatory, and bathing facilities.

***Response: One bathhouse with six (6) unisex shower/toilet rooms is provided. Modern RV's have toilets, lavatories and bathing facilities, no additional service buildings should be required. In addition, all sites will be full hook-up (water, sewer and electric), in other words there will be no dependent sites.***

## **18) 6.12 Walkways, foot bridges or other safe means of passage**

County Comment: Section 4.7 of the Colorado Campground regulations states, "Walkways, foot bridges or other safe means of passage shall be provided in common use service areas." Walkways should be demonstrated on the site plan, landscape and buffering plan, and the civil plans. (6 CCR 1010-9, State Campground Regulations).

***Response: Pathways are demonstrated on the site plan, landscape plan and civil plans.***

## **19) 6.12 Water Stations**

Code: 6.12 A water station for filling camping vehicle water storage tanks shall be provided at the rate of one station for every 100 campsites. These shall be located not less than 50 feet from a sanitary station. The station shall be posted with signs of durable material (not less than two feet) which state: POTABLE WATER - DO NOT USE TO FLUSH CAMPING VEHICLE WASTE TANKS. Such water stations shall consist of at least a 3/4-inch pipe and valve outlet and shall be protected against the hazards of backflow and back siphonage by an approved vacuum breaker located downstream from the shutoff valve. The fill hose shall be suspended so that no part of the hose and its appurtenances will come into contact with the ground. A sign shall be posted at the entrance indicating the provision of a sanitary station and water station.

***Response: Every RV site will have a full water hook-up, appropriate for filling RV water storage tanks.***

## **20) Section 6.9 Common-use water faucets**

Code: 6.9 Where individual water connections are not provided, common-use water faucets shall be conveniently accessible and located not more than 150 feet from any campsite.

***Response: Every RV site will have a full water hook-up, appropriate to service RV water faucets.***

## **21) Sec. 73-5.III.R. Picnic Tables/Fire Pits**

County Comment: Please show the location of picnic tables and fire pits (SEC. 70-4.I.D, Standard applicable to all development) (SEC. 73-5.III. R, Fire Protection) (6 CCR 1010-9, State Campground Regulations).

***Response: See typical lot details for picnic table and fire pit locations.***

## **23) Refuse containers**

County Comment: Durable, water-tight, easily cleanable refuse containers, sufficient to contain all the refuse shall be provided at each service building, and sanitary waste station or at a central storage area readily accessible and located not more than 300 feet from any camp or picnic site unless provided at the campsite. Refuse containers shall be provided at the rate of eight cubic feet (60 gallons) for each five campsites or the equivalent thereof if containers are provided at individual sites. (6 CCR 1010-9, State Campground Regulations).

***Response: At 60 gallons per five (5) sites, a 17-yard dumpster would be required. Alternatively, if refuse containers are provided at each site, a 12-gallon can would be required. (See calculations on site plan) Refuse containers shall be provided in accordance with the Code of Colorado Regulations.***

## **24) LPEA power lines**

County Comment: Additionally, it appears the RV spots abutting the County right-of-way will interfere with the existing powerlines. The powerlines appear to have low clearance and may not meet clearance requirements for LPEA due to the height of taller RVs. (SEC 70-2. II, Utilities). Additionally, Section 4.4 of the State Campground regulations require 13' overhead clearance. (6 CCR 1010-9, State Campground Regulations).

***Response: On-site observation indicates that overhead lines are far more than 13' above grade, fulfilling the requirements. (include photo from Travis)***

## **25) Camping unit site IDs**

County Comment: The Site plan should identify the camping unit sites. Please also refer to the DFPD comments provided during the sketch plan review of 2022-0259 for additional information (SEC 73-5.III. I, Campground Identification).

***Response: All camping unit sites have been identified and numbered on the site plan.***

**Department of Public Health and Environment – Division of Environmental Health and Sustainability Campgrounds and Recreation Areas – 6 CCR 1010-9**

1) Please demonstrate that each campsite provides at least 900 square feet of space (6 CCR 1010-9, State Campground Regulations).

***Response: 1. See typical site details and response and response to 14 above.***