

Comment Response and Resolution - Animas Water Company Comments

Comment Response and Resolution - Animas Water Company Comments				
Project:		Village Camp RV		
Project No.:		168892		
Document:		Agency Comments on 01/17/2025 Village Camp Durango Submittal		
Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	SEH Response
AWC-Mountain Civil Consulting	1a	49-50	<p>The information provided in the memo describing the approach to providing domestic and fire protection service is consistent with the plan agreed upon with AWC to serve the VC project. However, the information in the memo and construction plans is not consistent regarding connection to Animas Water Company (AWC) water mains for both domestic and fire protection uses.</p> <p>i. The memo suggests that Village Camp (VC) domestic use will be served by two 2-inch service lines and meters with a separate unmetered 6-inch fire protection connection serving hydrants and required fire flows. The plans do not agree with this.</p> <p>ii. For instance, the plans show two 6-inch connections with 6-inch meters, there is not a callout or linework for the separate 2-inch meters and lines and the 6-inch unmetered fire protection line, see sheet 49 and 50 of 82 for instance.</p> <p>iii. The plans show distribution of water within the site which is not consistent with two separate lines for domestic and fire use. The plans show multiple connections of 2-inch domestic line to the 6-inch fire lines?</p>	<p><i>Private 2-IN waterlines are proposed to serve units. Public 6-IN lines are proposed for fire hydrants and required fire flows. 6-in lines are located in roadways and inside easements for AWC maintenance. 2-in lines remain at back of sites for service tie-ins.</i></p>
AWC-Mountain Civil Consulting	1b		<p>Animas Water Company will require two separate systems for domestic and fire protection flows as described in the memo, the two systems shall not be interconnected. The fire protection lines will require a main line extension agreement and be owned and maintained by AWC. The domestic service, beyond the meter pit, will be owned and maintained by Village Camp. The easements for the main extension shall be prepared by VC. VC will be responsible for all repair of roads, and landscaping etc in the event of a main line repair.</p>	<p><i>Private 2-IN waterlines are proposed to serve units. Public 6-IN lines are proposed for fire hydrants and required fire flows. 6-in lines are located in roadways and inside easements for AWC maintenance. 2-in lines remain at back of sites for service tie-ins.</i></p>
AWC-Mountain Civil Consulting	1c		<p>The memo indicates a peak flow of 270 gpm for the site, which is shared through (2) 2-inch meters. The memo suggests usage of a magnetic meter with a capacity of 378 gpm and references a cut sheet for this meter which was not included in the memo. The meter type and fees will be determined by AWC for the proposed design. Testable backflow devices will be required to be installed with annual reports provided to AWC</p>	<p><i>Owner and Contractor will coordinate with AWC for meter selection and backflow prevention devices as a construction item.</i></p>
AWC-Mountain Civil Consulting	1d		<p>The design and performance of the domestic and fire projection systems as proposed is the responsibility of VC and design engineer, available flows and pressures within the VC project are not the responsibility of AWC.</p>	<p><i>Hydrant flow tests will be performed at project closeout</i></p>
AWC-Mountain Civil Consulting	1e		<p>The fire protection system shall be placed in placed in access roads for future maintenance considerations. The fire protection lines will require a main line extension agreement with associated easements granted and main line extension agreements, prepared by VC.</p>	<p><i>Public 6-IN lines are proposed in access roads with easements for future maintenance considerations.</i></p>
AWC-Mountain Civil Consulting	1f		<p>Provide hydraulic analysis for fire protection system. Provide approval of fire protection system by FD, including fire protection for the clubhouse and the bathhouse as required by FD.</p>	<p><i>A brief analysis and summary has been provided in the 01/15/2025 water report. It is SEH's understanding from the AWC Mainline extension application, Tap analysis, and Staff guidance that AWC will also model their network as part of the mainline extension and tap connection reviews. Plans have been provided, and DFPD will perform inspections and hydrant flow tests for closeout.</i></p>

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AWC-Mountain Civil Consulting	1g		Village Camp shall provide Fire Department approval of proposed water main sizes, available fire flow, and fire hydrant layout. It is important to note that per AWC Rules and Regulations 3.5.7 Fire Protection: For any new or replacement taps, the Company may consider fire protection needs in determining the appropriate size or type of tap necessary. In making this determination, the Company may consider the recommendations of the local fire department. However, the Company is under no obligation to provide fire protection flows and does not imply there is sufficient fire flow for suppression services.	<i>Hydrant flow tests will be performed at project closeout</i>
AWC-Mountain Civil Consulting	1h		AWC shall provide final approval of water main improvement plans, easements, taps, and meters and determine associated fees.	<i>Noted</i>
AWC-Mountain Civil Consulting	1i		All requirements set forth in the AWC Commitment letter shall be met.	<i>Noted</i>
AWC-Mountain Civil Consulting	2a		Provide separate plans for each system. As presented, the ability to review the layout of the proposed domestic and fire protection lines is difficult based on the many inconsistencies.	<i>Private2-IN waterlines are proposed to serve units. Public 6-IN lines are proposed for fire hydrants and required fire flows</i>
AWC-Mountain Civil Consulting	2b	49-50	Provide an enlarged detail of each point of connection (maybe 5 scale) showing all required appurtenances (valves, meters, backflow, PRVs, etc..) in relationship to the property lines, other utilities, etc.	<i>Private Vault and gate valve details are shown on sheet 78, tapping and valves are called out in plans, and meter pit is per AWC standards</i>
AWC-Mountain Civil Consulting	2c		When plans are complete and consistent with the proposed design described in the memo AWC will provide a formal technical review of the plans.	<i>Noted.</i>
AWC- Operator comments	1		Animas Water Company (AWC) is able to provide water service for the project, please note that the property owner, VCD, will be responsible for the cost of extending the water service from the existing mainline on CR 252 to the proposed project site. This extension will be a dedicated line for the on-site hydrants. The extension must be completed in accordance with a signed Mainline Extension/New Development Agreement between the property owner and Animas Water Company. Furthermore, all water mainline extensions and related infrastructure must comply with AWC's construction standards and specifications. A detailed final plan will need to be reviewed and approved by AWC's ORC, Pat Rea, and AWC's engineer, Andrew Rapjeko. Due to the unique layout/design of the resort, AWC will make every reasonable effort to perform repairs on the dedicated hydrant line. However, in cases where the line is not easily accessible (e.g., beneath a building), VCD will be responsible for these types of repairs.	<i>Private2-IN waterlines are proposed to serve units. Public 6-IN lines are proposed for fire hydrants and required fire flows.</i>

Comment Response and Resolution Form-CDPHE				
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CDPHE			Documents received: 2nd Review Comments_CDPHE Local Referral Auto Responder (oil and gas) 2nd Review Comments_CDPHE Local Referral Auto Responder 2nd Review Comments_CDPHE 2nd Review Comments_CDPHE_Air Quality 2nd Review Comments_CDPHE_Local	<i>SEH notes that CDPHE comments received were generalized in nature to any development. No project specific comments were received, nor input on plans or operating guidelines as drafted. All relevant State Laws will apply to the project and contractor.</i>

Comment Response and Resolution Form-COUNTY ENGINEER				
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COUNTY ENGINEER	1 / Plans	5	Clearly label trails.	<i>Trails labeled on site plan</i>
COUNTY ENGINEER	1 / Plans	6	Tabulate the number of sites in each phase.	<i>Phase 1 will have 144 Sites, Phase 2 will have 130 sites for a total build out of 274 sites</i>
COUNTY ENGINEER	1 / Plans	8	Erosion Control Plan: Land Use Code (LUC) 70-9.IV.C requires detailed drawings of best management practices or references to industry-standard details such as the CDOT M Standard Plans.	<i>BMP Details have been added</i>
COUNTY ENGINEER	1 / Plans	11	North 1 Road P-Pro: Shorten median at intersection so that it is outside of the county right of way. Add construction details for median including width and radii.	<i>Median has been shortened at intersection so that it is outside of the county right of way. Construction details were added to plans including radii.</i>
COUNTY ENGINEER	1 / Plans	50	Water A P-pro 158+00 to end: Existing Animas waterline that parallel to CR 252 appears to be inside property line. Does there need to be an easement for this line?	<i>If the County and / or Water Company would like the Owner to dedicate this easement, we can add it to the plat amendment as a Condition of Approval. Ownership will wait until line is potholed for construction to coordinate with AWC on easement</i>
COUNTY ENGINEER	1 / Plans	58-61	Water Quality Detention Ponds: Ponds to meet LUC 70-9 Technical Appendix including: buried or grouted rip-rap spillway and outlet pipe bedding to be native fill.	<i>Pipe bedding and riprap are called out in detail in pond details.</i>
COUNTY ENGINEER	1 / Plans	64	Water Quality Detention Pond 3: Drainage report calculations show a slightly different orifice size.	<i>Orifice size has been updated in plans to match the calculations from the Drainage Report.</i>
COUNTY ENGINEER	1 / Plans	65	Water Quality Detention Pond 4: Sheet number and sheet title are incorrect for this pond.	<i>Sheet number and sheet title have been updated to the correct number and title name.</i>
COUNTY ENGINEER	1 / Plans	66-69	Grading Plans: Show typical parking stall dimensions or show on a detail sheet.	<i>Typical stall dimensions were added to plans.</i>
COUNTY ENGINEER	1 / Plans	Other	Other: Show all standard MUTCD signs in construction plans. Traffic study recommends signage for heavy vehicles to use north access. This information should be shown in construction plans and cross referenced to landscaping plans. There are no sign plans in the landscaping plans.	<i>Signage for the site is included in the CR 252 plan set</i>
CR-252				
COUNTY ENGINEER	1 / Plans	CR-252, p2	CR 252 Road Improvements Sheet 2 Construction Notes: Add requirement for 2 coats of pavement marking paint.	<i>Added 2 coats of pavement marking paint</i>
COUNTY ENGINEER	1 / Plans	CR-252, Other	Show plan view for any other planned improvements on CR 252, including overlays. If an overlay is planned, does there need to be a restriping plan at each intersection? Will anything need to be addressed at the railroad crossing?	<i>Plan view for planned improvements on CR 252 for planned improvements</i>
Drainage Report				
COUNTY ENGINEER	2 / Drainage Report	Section 4.1	Clarify that project is exempt from detention requirements and that ponds are for water quality only.	<i>Clarification has been added to section 4.1</i>

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COUNTY ENGINEER	2 / Drainage Report	Table 4	WQCV for pond 1 does not match appendix.	<i>WQCV has been updated to match appendix.</i>
COUNTY ENGINEER	2 / Drainage Report	Drainage Exhibit	On grading and drainage plan, show basin boundaries and labels.	<i>Basin boundaries and labels were added to the Grading and Drainage Plan.</i>
COUNTY ENGINEER	2 / Drainage Report	Appendix D	Runoff and detention results: <ul style="list-style-type: none"> On detention basin outlet structure design sheets: orifice size is slightly different than shown in plans. In Stage-storage table for each pond, show top of WQCV elevation to demonstrate adequate volume is provided. 	<ul style="list-style-type: none"> <i>Orifice size on plans have been updated to match those from the detention basin outlet structure design worksheet.</i> <i>WQCV elevation has been added to the stage-storage table to demonstrate adequate volume.</i>
COUNTY ENGINEER	2 / Drainage Report	Appendix E	Appendix E: <ul style="list-style-type: none"> Culvert calculations for Storm Pipe #1 does not match any pipes in Subbasin1. Note the pipe shape in the calculations. Culvert calculations for Storm Pipe #2-#9 does not match any pipes in Subbasin1. Note the pipe shape in the calculations. What flow rate was used for the pond spillway calculations? It seems the most appropriate flowrate would be the 100-year inflow for each pond to comply with code requirements. The flow rate used in the calculations is well below this. Provide pond spillway calculations for pond 4. 	<ul style="list-style-type: none"> <i>Culvert sizing calculation reports have been updated to match the pipe ID shown in Storm Plan and Profiles (e.g. SD 1: 15-IN ADS PIPE).</i> <i>Spillway design has been updated to have capacity for the 100-year inflow as requested.</i> <i>Spillway calculations for pond 4 have been added to the appendix.</i>
Traffic Impact Study- Previous Comments not Addressed				

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COUNTY ENGINEER	3 / Traffic Impact Study		<ul style="list-style-type: none"> Section 6.1: LUC Table 74-2 does not apply to county roads. The required right of way width is regulated by LUC Table 81-6 found in LUC 81 Technical appendix. Section 8.4 Safety Analysis: Was there a review of 5 years of accident history as required by Land Use Code 74-3.IV.G.2.k.? CR 252 is part of a popular cycling route. Additionally, it is likely that some RV park customers will walk to either the restaurant at Dalton Ranch or the grocery store at Trimble Crossing. Concerns have been raised regarding conflicts between cyclists, pedestrians, and RV drivers on this road. Due to these issues, additional analysis is needed between the project entrance and Hwy 550 as noted in comments below. Analyze sight distance at the curve near Horsethief Lane along CR 252. The county road shoulder significantly narrows east of Horsethief Lane on both sides. Improvement plans for CR 252 widen the shoulder for a portion of the road near the project entrance, which would leave approximately 800 feet of road with the narrow shoulder. Address the need for shoulder widening from Horsethief Lane, east to the project entrance, to mitigate cycling and pedestrian conflicts. Appendix D: cite source of nomographs used for pavement section analysis. Why is this not included in the geotechnical report? 	<ul style="list-style-type: none"> Section 6.1: LUC Table 74-2 does not apply to county roads. The required right of way width is regulated - <i>Noted that recommendation in table 74-2 is in line with the future ROW needs for CR 252 as noted in Table 81-6 of the LPLUC.</i> Section 8.4 Safety Analysis: Was there a review of 5 years of accident history as required by Land Use Code 74-3.IV.G.2.k.? <i>Included discussion of crash history under section 3.2. Appendix A contains the raw data from CDOT's statewide crash database.</i> Analyze sight distance at the curve near Horsethief Lane along CR 252. <i>Added discussion in Section 2.3 about sight distance around curve near Horsethief Lane.</i> The county road shoulder significantly narrows east of Horsethief Lane on both sides. Improvement plans for CR 252 widen the shoulder for a portion of the road near the project entrance, which would leave approximately 800 feet of road with the narrow shoulder. Address the need for shoulder widening from Horsethief Lane, east to the project entrance, to mitigate cycling and pedestrian conflicts. <i>Outlined 4' shoulder</i>
COUNTY ENGINEER	3 / Traffic Impact Study		<p><u>Geotechnical Studies for pavement design</u></p> <ul style="list-style-type: none"> LUC 74-4.XII. requires pavement design based on a 20-year design life. The design for the onsite and offsite (CR 252) pavement in the report is based on a 10-year design life. 	<p><i>ESAL Loading has been updated to reflect 20-yr design life.</i></p>

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COUNTY ENGINEER	4 / Water		<p>Water:</p> <ul style="list-style-type: none"> Specify if the 277 sites is the full buildout or Phase 1. Specify number of sites in each phase. LUC 70-54.II. requires an estimate of peak daily water demand. Additionally, water demand for non-residential uses to be based on Table 70-4A, unless a site specific water demand study is performed per LUC 70-4.II.E. The water demand provided in the Domestic Water Demand Memo is in gallons per minute to be used for site waterline sizing. Provide a peak daily water demand and show conversion to equivalent users for Animas Water Company since the water supply letter shows capacity in equivalent users. The Commitment to Serve letter from Animas Water Company specifies that the sufficient water supply for fire protection purposes is not implied. Address if there is sufficient water at each hydrant to meet fire department requirements. 	<p><i>Phase 1 will have 144 Sites, Phase 2 will have 130 sites for a total build out of 274 sites. A brief analysis and summary has been provided in the 01/15/2025 water report. It is SEH's understanding from the AWC Mainline extension application, Tap analysis, and Staff guidance that AWC will also model their network as part of the mainline extension and tap connection reviews. Plans have been provided, and DFPD will perform inspections and hydrant flow tests for closeout. The difference between daily demand and fire flow is the primary reason that the modeling is directed toward fire flows, and the tap commitment from the Water Company is assumed sufficient for daily domestic uses. Finally, please note that AWC, DFPD, and La Plata County Code all consider the hydrant flow test at closeout to be the decisive verification for fire flow capacity.</i></p>
COUNTY ENGINEER	5 / Narrative		<p>Narrative:</p> <ul style="list-style-type: none"> Specify number of sites for each phase. Total number of sites is different between Narrative and other engineering documents. Please ensure these numbers agree. 	<p><i>Number of sites for each phase is shown on phasing plan</i></p>
COUNTY ENGINEER	6 / Other		<p>Other:</p> <ul style="list-style-type: none"> Site plan shows golf parking spaces. Clarify if golf carts are for employees to be used in the park, or guests. Golf carts would not be legal to use on CR 252. 	<p><i>Golf cart parking is intended to be used by guests, and circulation will be internal to the site.</i></p>
COUNTY ENGINEER	6 / other		<p>Road Improvements Agreement.</p> <ul style="list-style-type: none"> Any improvements to CR 252 will require the developer to enter into a Road Improvement Agreement (RIA) with the county. This agreement will need to be signed by the developer prior to a hearing. Be aware that the financial security that is required by the RIA is a letter of credit in the amount of 120% of the approved cost estimate. This letter of credit is required to be provided prior to the county signature (and before building permit). It is required that a draft letter of credit be submitted for our legal team review prior to the issuance of the formal letter of credit. Please ensure that the letter of credit does not conflict with language in Section 1.3 of the RIA. Be aware that Section 4.2 requires proof of insurance which will be needed prior to county signature and building permit. 	<p><i>Noted</i></p>

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COUNTY ENGINEER	Notes		<p>1. Full submittal requirements are outlined in LUC. The checklist provided here is not a substitution for the standards outlined in LUC, and only is a summary provided to facilitate general discussion. Checklist is based on a preliminary understanding of the contemplated project. Following review of submittals and project details, additional items may be needed to demonstrate compliance with LUC.</p> <p>2. To be accepted, a land use application submittal must contain items identified in the checklist, and must have consistent information within the submitted materials. Once the submittal is determined to be complete and is accepted, a more</p>	<i>Noted</i>

Comment Response and Resolution Form-Durango Fire Protection District

Project: Village Camp RV				
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Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
DFPD	1		Clubhouse may require fire sprinkler protection depending on use and/or access arrangement.	<i>Noted. System would be designed with building permit set rather than land use permit submittal.</i>
DFPD	2		Fire flow is required per the adopted fire code for structures. Fire flow is determined by overall size and construction type of structures. Fire flow to be provided with the required amount of fire hydrants including duration as indicated within the International Fire Code. Hydrants to be supplied with a minimum 6 inch central water supply line.	<i>Noted.</i>
DFPD	3		Hydrants to be "RED" and equipped with a 5" Storz and (2) 2-1/2" NHT connections and in-line with the local water purveyor's equipment requirements. Preferred hydrants, Mueller-Super Centurion or Kennedy as it meets the fire departments requirements. Update Detail Sheet too.	<i>Labels and details have been updated</i>
DFPD	4		Fire hydrant spacing is based on linear feet as the apparatus travels along the access road deploying 5 inch fire hose.	<i>DFPD suggested fire Hydrant Layout has been used for site.</i>
DFPD	5		This project consists of a commercial use occupancy within the Durango Fire Protection District(DFPD), therefore a Developmental Impact Fee is required to be paid in full at time of an application for a fire code review. The fee will be calculated by acquiring the total square footage of the building, then multiplied by the current rate as adopted by the Impact Fee agreement with the County and DFPD. Contact our office at (970) 382-6001 to assist in determining the fee.	<i>Noted.</i>
DFPD	6		RV parks are not directly addressed in the International Fire Code(IFC), development shall include requirements per NFPA 1194, the Standard for Recreational Parks and Campgrounds, 2015 edition, in accordance with section 102.7 of the adopted La Plata County Ordinance 2023-01	<i>Noted.</i>
DFPD	7		Original review with our office on May 20, 2024 indicated eleven (11) hydrants were required for the site based on the linear spacing requirements of laying 5" fire line.	<i>DFPD suggested fire Hydrant Layout has been used for site.</i>
DFPD	8		Provide existing fire hydrant locations along CR 252 as part of the site review.	<i>Existing Fire hydrants have been observed in the field and added into the plans.</i>
DFPD	9		Secondary access is required. Both entrances from CR 252 does not meet remoteness of the parcel.	<i>Note that the secondary access meets LUDC requirements, and DFPD has accepted these as superseding IFC requirements for the access.</i>
DFPD	10		Access roads do not meet remoteness. Two access roads are required for the development. When two roads are required they shall be placed at a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the property or area served.	<i>Note that the secondary access meets LUDC requirements, and DFPD has accepted these as superseding IFC requirements for the access.</i>
DFPD	11		Provide manufactures data sheet on 6 inch water meter for further review.	<i>No 6-inch water meter is proposed</i>
DFPD	12		6 inch meter? Verify as there are conflicting comments through the narrative and civil drawings	<i>No 6-inch water meter is proposed</i>
DFPD	13	EXHIBIT A	"DFPD is developing a live Evacuation Map that can be found here: TEST ONLY - 9/5/24" Correct to "La Plata County is developing this feature", not Durango Fire Protection District	<i>See updated narrative</i>

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DFPD	14		Final evaluation of hydrant placement was completed as part of this preliminary review. The locations identified are not in-line with our operational functions and the International Fire Code. Original comments on May 20, 2024 indicated eleven (11) hydrants for this project.	<i>DFPD suggested fire Hydrant Layout has been used for site.</i>
DFPD	15		Provide manufactures data sheet on 6 inch water meter for further review. There are conflicting notes on sheet	<i>No 6-inch water meter is proposed</i>
DFPD	16		Where is the hydrant for the convenience store on this parcel? (River Access Parcel)	<i>Development of this parcel is not a part of the project</i>
DFPD	17		Provide a fire suppression system for the clubhouse as the remoteness can not be met for two access roads.	<i>Noted. System would be designed with building permit set rather than land use permit submittal.</i>

Comment Response and Resolution Form-FOX TUTTLE TRAFFIC IMPACT REVIEW

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LA PLATA COUNTY ENGINEER- FOX TUTTLE	1		Bicycle, Pedestrian, and Golf Cart Access and Circulation Considerations: Note that Sec. 74-3 IV C.2.g. and f. of the La Plata County Code require consideration of modal splits and access considerations including paths and sidewalks etc. as part of the traffic study. It should also be noted that this site is adjacent to a country club and golf course, where golf cart traffic is to be expected. In fact, the Site Plan illustrates parking spaces for golf carts. This coupled with neighbors expressed concerns about safely accommodating bicycle, pedestrian, and golf cart traffic along CR 252 suggest that the study should consider these alternative travel modes to the automobile and identify any measures to facilitate their Village Camp Durango RV Resort - Traffic Impact Study (2nd Submittal) March 6, 2025	<i>Added discussion regarding that golf carts are internal circulation only. Adding in widened shoulders will help alleviate some concerns with pedestrians and bikes traveling on the roadway. Design team is pursuing a design of a multiuse path for the corridor.</i>
LA PLATA COUNTY ENGINEER- FOX TUTTLE	2		Section 2.4., Page 3, last sentence should read "existing (2024)" not 2023.	<i>Updated text</i>
LA PLATA COUNTY ENGINEER- FOX TUTTLE	3		Appendix B. Include Synchro Timing reports in the Appendix for all signalized intersections/scenarios to show what retiming was done (for example, the Year 2045 Background + Site Generated LOS is improved over the Year 2045 Background LOS due to retiming, but it is difficult to determine what signal timing changes were made to achieve this improvement without the Timing reports.	<i>Included in appendix</i>

Comment Response and Resolution Form-Hermosa Sanitation District

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HSD	1a		The Village Camp site plan proposes the construction of 277 site, a bath house and club house. Based on applicable criteria of 100 gpd/RV site, estimate of average daily flow from RV spaces is 27,000 gpd. The Site Plan proposes 2 phases of development. Phase 1 includes 169 RV Spaces, Club House, and Bath House. Phase 2 includes an additional 108 RV spaces. The operational plan suggest 8-10 full-time employees which is not addressed in the Sewage Disposal Memo.	<p><i>Tap counts and amenity building use has been discussed between SEH and HSD, and parties agree that the 110 taps are adequate to serve 274 RV sites with amenity buildings serving resort guests only, and 8-10 full time employees.</i></p>
HSD	1b		The Bath House description in the memo indicates a 4 washing machines, the floor plan for the Bath House shows 5 public washing machines and 3 staff washing machines. The memo and plans are inconsistent.	
HSD	1c		The Clubhouse description in the memo 4 lavatories, the floor plan for the Club House shows 2 restrooms with multiple toilets and sinks. The memo and the plans are inconsistent.	
HSD	1d		HSD has completed independent calculations which agree that the RV Site portion Village Camp project will produce wastewater volumes consistent with 11 ERTs, independent of employees. HSD assumes that the clubhouse or bathhouse for occupants would be included in the 100 gpd/RV site wastewater use.	
HSD	1e		The Sewer Disposal Memo suggest the an RV site will produce 13 gpd using flow data from another Village Camp owned project, HSD cannot support using this data for the project.	
HSD	1f		Impact fees will be calculated per HSD Will Serve letter once the final site plan and wastewater producing uses are considered final and approved by HSD and LPC. The Will Serve letter will be updated to reflect the proposed project with the removal of the Park Models. Annexation of the VC project will be considered upon final approval by HSD and LPC.	
HSD	1g		All proposed village camp sewer infrastructure internal to the project shall be privately owned and maintained but designed to meet HSD requirements for sewer mains. See following comment regarding collections system.	<i>Separate dedicated 12-IN line for HSD on North side of site.</i>

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HSD	1h		Wastewater delivered to HSD shall meet HSD influent standards. BOD = 250 mg/l, TSS = 200 mg/l, PH between 6 and 8. the SEH memo indicates that effluent will be at or below these standages using another RV Park owned by Village Camp for data. HSD will test Village Camp effluent to confirm this condition is being satisfied . HSD will notify the owner of any violations. Any additional improvements required to meet these requirements will be Village Camp responsibility.	<i>Noted.</i>
HSD	2a		See attached plans for additional review comments, general comments shall be considered and applied as applicable to design	<i>These comments have been Individually addressed as well.</i>
HSD	2b		HSD will require the sewer mains identified on Plan sheet 30 as Sewer A and B be dedicated to HSD as a mainline extension. The end of Sewer B shall be extended to CR 252 ROW, where a manhole and 12" stub it cap will be placed to provide a point of connection for future service to properties north and east of the project. HSD will require a meeting with SEH to review the details of this main extension including the design of the point connection to HSD system, the alignment, and associated easements. Sewer service lines for the "pods" of RV sites fronting this man shall be consolidated to reduce connection to the HSD Mainline	<i>Separated dedicated 12-IN line for HDS on North side of site.</i>
HSD	2c		Groundwater info is not shown on plans as suggested in comment/response letter from SEH. If substantial groundwater is encountered during construction the proposed design may require modifications.	<i>Noted.</i>
HSD	2d		While a 12" main at 0.2 slope is acceptable for mainlines, this is not intended for be globally applied to a private collection system. It appears that an 8" main at 0.5% slope may be applicable in many areas.	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HSD	2e		Provide a plan and profile of the existing HSD discharge pipe to confirm utility crossings, grading, and site improvements are free of conflict and not an issue during construction.	<i>Added Plan and Profile Sheet of "As Built" for HSD discharge pipe showing proposed utility crossings.</i>
HSD	2f		Swimming pool or hot tub discharge shall be managed by VC per CDPHE Low Risk Discharge Guidance- Discharges from Pools, Fountains, or other Similar Type Facilities that are Fed Soley by Potable Water. VC shall notify HSD prior to discharging the simming pool or hot tub water to HSD WWTP.	<i>Noted.</i>

Comment Response and Resolution Form-HSD-PLAN MARKUP				
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Reviewer	Comment No.	Sheet or Page Number	Reviewer Comment	Designer Response
HERMOSA SANITATION DISTRICT		4	WHAT DOES THIS MEAN? THIS EASEMENT IS NOT GOING TO BE REVISED AND THE EXISTING EASEMENT AND DISCHARGE PIPE NEED TO BE PLANNED AROUND. IS THE SEWER LINE LOCATED OUTSIDE OF THE EASEMENT AND THAT NEEDS TO BE FIXED?	<i>Easement is being revised to contain District infrastructure.</i>
HERMOSA SANITATION DISTRICT		4	PROVIDE EASEMENT FOR HSD MAINLINE EXTENSION ON VC PROPERTY, SEE COMMENT ON UTILITY PLAN- Refers to label "EXISTING 30-FT EASEMENT FOR HERMOSA SANITATION DISTRICT OUTFALL TO RIVER TO BE REVISED TO FOLLOW INRASTRUCTURE"	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		5	SHOW EASEMENT FOR MAINLINE EXTENSION, SEE UTILITY PLAN	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		7	PROVIDE PROFILE OF HSD DISCHARGE PIPE SHOWING ALL UTILITY, GRADING, STORM DRAIN, INDICATING ALL CROSSINGS AND WORK IS FREE OF CONFLICT, HSD PIPE SHALL NOT BE MOVED	<i>Added Plan and Profile Sheet of "As Built" for HSD discharge pipe.</i>
HERMOSA SANITATION DISTRICT		7	ALL SEWER MAINS INTERNAL TO VC SHALL BE PRIVATELY OWNED AND MAINTAINED.	<i>Noted.</i>
HERMOSA SANITATION DISTRICT		7	HSD REQUESTS SEH SCHEDULE A MEETING TO DISCUSS THIS DESIGN AND THE MAINLINE EXTENSION	<i>Meeting was held and informed current design.</i>
HERMOSA SANITATION DISTRICT		7	HSD MAINLINE EXTENSION SEWER LINES A AND B. THIS IS TO PROVIDE SERVICE FOR FUTURE SEWER EXTENTION TO AREAS NORTH AND EAST NORTH. THIS SECTION OF MAIN WOULD BE OWNED AND MAINTAINED BY HSD AS A MAINLINE.	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		7	CONSOLIDATE TO A SINGLE 4" OR 6" COLLECTION PIPE AND SINGLE SEWER SERVICE CONNECTION (TYP.) LOTS FRONTING HSD MAIN.	<i>Private collection main has been added in shared trench with HSD main</i>
HERMOSA SANITATION DISTRICT		7	COULD POTENTIALLY CONNECT SEWER F TO SEWER B AND ELIMINATE CONNECTION OF SEWER F TO SEWER E	<i>Sewer F has been connected to HSD main in entry road</i>
HERMOSA SANITATION DISTRICT		7	ALL SEWER MAINS INTERNAL TO VC SHALL BE PRIVATELY OWNED AND MAINTAINED.	<i>Noted.</i>
HERMOSA SANITATION DISTRICT		7	EXTEND SEWER B TO COUNTY ROAD ROW, PROVIDE MH AND 12" DIA. STUB.	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		31	CONSOLIDATE RV SITES FRONTING MAINLINE INTO ONE SERVICE CONNECTION FOR 4-6 SITES? PER PLUMBING CODE	<i>Private collection main has been added in shared trench with HSD main</i>
HERMOSA SANITATION DISTRICT		31	THE DETAILED INFORMATION REGARDING CONSTRUCTION LEVEL INFORMATION AND PROPERTY LINES IS LACKING FOR THIS IMPORTANT ELEMENT OF THE PROJECT, SEE PREVIOUS COMMENT WRT HSD MAINLINE EXTENSTION THROUGH PROJECT	<i>Connection routing and details were discussed in the field bay SEH, HSD, and Mountain Civil. Current plans represent SEH's best effort at capturing discussion.</i>
HERMOSA SANITATION DISTRICT		31	SEWER A SHALL BE A HSD MAINLINE EXTENSION, EASEMENT TO BE GRANTED TO HSD	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		31	PROVIDE AS BUILT SURVEY INFO AT POINT OF CONNECTION	<i>MH information has been provided in plans</i>

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HERMOSA SANITATION DISTRICT		32	EXTEND SEWER B TO CR 252 ROW, TERMINATE W/ MH AND STUB	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		32	CONSOLIDATE RV SITES FRONTING MAINLINE INTO ONE SERVICE CONNECTION FOR 4-6 SITES? PER PLUMBING CODE	<i>Private collection main has been added in shared trench with HSD main</i>
HERMOSA SANITATION DISTRICT		32	HSD MAINLINE EXTENSION TO CR 252 ROW, PROVIDE EASEMENT	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		32	CONSOLIDATE RV SITES FRONTING MAINLINE INTO ONE SERVICE CONNECTION FOR 4-6 SITES? PER PLUMBING CODE	<i>Private collection main has been added in shared trench with HSD main</i>
HERMOSA SANITATION DISTRICT		33	PROVIDE AS BUILT SURVEY INFO AND PLAN/PROFILE FOR HSD DISCHARGE PIPE TO BE SURE THERE WILL BE NO CONFLICT	<i>Added Plan and Profile Sheet of "As Built" for HSD discharge pipe.</i>
HERMOSA SANITATION DISTRICT		33	PROVIDE AS BUILT SURVEY INFO FOR HSD DISCHARGE PIPE TO BE SURE THERE WILL BE NO CONFLICT	<i>Added Plan and Profile Sheet of "As Built" for HSD discharge pipe.</i>
HERMOSA SANITATION DISTRICT		33	COULD BE 8" @ 0.5% MIN.	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HERMOSA SANITATION DISTRICT		34	COULD BE 8" @ 0.5% MIN.?	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HERMOSA SANITATION DISTRICT		36	IS THE END OF THIS LINE CUTOFF IN PROFILE?	<i>Corrected sheet show all of profile.</i>
HERMOSA SANITATION DISTRICT		37	COULD ELIMINATE THIS MAIN OR COULD BE 8" @ 0.5%?	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HERMOSA SANITATION DISTRICT		37	SEEMS DEEP? NEEDS TO BE ENCASED?	<i>Corrected depth and added callout for encasement.</i>
HERMOSA SANITATION DISTRICT		37	CHECK SLOPE	<i>Corrected slope</i>
HERMOSA SANITATION DISTRICT		38	THIS COULD BE 8" @ 0.5% MIN.	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HERMOSA SANITATION DISTRICT		38	EXTEND SEWER B TO CR 252 ROW, TERMINATE W/ MH AND STUB	<i>District Main and easement have been added to plans.</i>

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HERMOSA SANITATION DISTRICT		38	COULD ELIMINATE AND TIE THIS TO SEWER B MAINLINE EXTENSION	<i>District Main and easement have been added to plans.</i>
HERMOSA SANITATION DISTRICT		39	SEWER G RUN COULD BE 8" @0.5%?	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HERMOSA SANITATION DISTRICT		39	WHY IS WATER SO DEEP, AWC STANDARD IS 4' COVER TO TOP OF PIPE	<i>Water mains have been adjusted to min cover or to avoid conflicts</i>
HERMOSA SANITATION DISTRICT		39	GROUP 6 RV SITES ON A RUN AND CONNECT TO MAIN, CONCEPT TO REDUCE # OF TAP SADDLES AND SEWER MAIN / MHS THIS COULD BE APPLIED GLOBALLY TO REDUCE AMMOUNT OF MHS AND MAINLINE	<i>The Owner's preference is to maintain the current design with manholes for maintenance of their private system</i>
HERMOSA SANITATION DISTRICT		39	ELIMINATES 150 LF OF 12" MAIN AND ONE MH, JUST AN IDEA	<i>Noted</i>
HERMOSA SANITATION DISTRICT		40	SEWER H RUN COULD BE 8" @0.5%?	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>
HERMOSA SANITATION DISTRICT		45	COULD BE 8" @ 0.5%	<i>Locations where increasing slope is feasible have been downsized to 8-inch sewer mains with a minimum slope of 0.5%</i>