Addendum Documents
for
Final RV Application

17a.

RIVERSIDE RV PARK, INC

7051 County Road 335

New Castle, CO 81647

(970) 948-6018 rvpark@riversidervpark.co

RECEIVED

SEP 10 2015

TOWN OF
NEW CASTLE, CO
BUILDING DEPARTMENT

Landscape Plan:

First and foremost, there will be no native and existing vegetation removed below the upper bench that extends down to the river. The upper bench currently consists of weeds and grasses over a gravel base. The weeds will be removed and the gravel base will be restored after underground utilities have been constructed.

There will be a 6.5 foot high 'rock fall mitigation berm' running parallel to County Road 335 for approximately 480 feet along the southern border of the improved portion of the property. This berm will be built of native dirt and rocks and will be seeded with native grasses and bushes designed to thrive in the current environment. Further irrigation will sublimate the initial and ongoing growth to make this berm match the existing native areas. This irrigation will be supplied by water taken from the Colorado River. This berm will have the added benefit of blocking visibility of the property and its contents from County Road 335.

17a.

There is no further landscaping anticipated at this stage of the application. However, to beautify the 'parking lot' designed for RVs, there will be addition 'shrubbery' placed at chosen spots after the construction is completed and analyzed.

176.

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BUILDING DEPARTMENT

Reclamation Plan:

The land, prior to any improvement, sat idle for a number of years as a gravel lot infilled naturally with native grasses and weeds.

Therefore, the reclamation will consist to returning the land to its native state without any new hazards presented to any trespassers.

Improvements that will occur above ground;

1) check in kiosk (not on a permanent foundation)
2) utility pedestals
3) picnic tables
4) trash receptacles
5) signage

All of the above ground improvements have 'salvage value', and will be removed and sold.

The entrance will be blocked, either by securing the gates and/or obstructing the roadways with natural impediments (such as boulders).

All the utilities will be disconnected at their respective sources.

17c

DRAFT 9/17/15

RIVERSIDE RV PARK, INC

7051 County Road 335

New Castle, CO 81647

(970) 948-6018 rvpark@riversidervpark.co

EQRs:

At a meeting between Riverside RV Park (Robert Chatmas) and city engineer Jeff Simonson (of SGM) on 9/17/15:

The agreement was reached that, due to no public showers, toilets, or laundry facilities that an acceptable EQR would be .1 (one tenth) EQR per RV site.

Since there is no standard-of-use, in New Castle, for RV site EQRs, both parties agreed to allow (and pay) for any adjustment after one year's metered use is re-analyzed.

In summary:

Water tap fee:	$1,500
Sewer Tap fee:	$2,000
Water Replacement Fee:	$6,000
Utility Extension fee:	$3,500
Total:	$13,000

17c.

At:

$13,000 / EQR

18 RV sites

x .1 EQR / site

$23,400 tap fees due

17d.

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

REPLY TO
ATTENTION OF

October 1, 2015

RECEIVED
OCT 05 2015
TOWN OF
NEW CASTLE, CO
BUILDING DEPARTMENT

Regulatory Division SPK-2015-00715

Mr. Robert Chatmas
Riverside RV Park
7051 County Road
New Castle, Colorado 81647

Dear Mr. Chatmas:

I am writing in regards to your proposed project which would construct infrastructure associated with a commercial recreational vehicle (RV) park. The approximately 5.84-acre project site is located along the south bank of the Colorado River at 7051 County Road 335, Latitude 39.564°, Longitude -107.515°, Town of New Castle, Garfield County, Colorado.

Based on the information you have provided in your Conceptual Site Plan for the Riverside RV Park dated June 22, 2015, and a Corps site visit by Project Manager Ben Wilson on September 16, 2015, we have determined that the proposed work will not result in the discharge of dredged or fill material within waters of the United States. Therefore, a Department of the Army Permit is not required for this work. Measures should be taken to prevent construction materials and/or activities from entering any waters of the United States. Appropriate soil erosion and sediment controls should be implemented onsite to achieve this end. Additionally, avoiding and maintaining the current vegetation along the banks of the Colorado River is strongly encouraged.

Our disclaimer of jurisdiction is only for this activity as it pertains to Section 404 of the Federal Clean Water Act and does not refer to, nor affect jurisdiction over any waters present on site. Other Federal, State, and local laws may apply to your activities. Therefore, in addition to contacting other Federal and local agencies, you should also contact state regulatory authorities to determine whether your activities may require other authorizations or permits.

Please refer to identification number SPK-2015-00715 in any correspondence concerning this project. If you have any questions, please contact Mr. Ben Wilson at the Colorado West Regulatory Branch, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, by email at *Benjamin.R.Wilson@usace.army.mil*, or telephone at 970-243-1199 ext#12. For more information regarding our program, please visit our website at *www.spk.usace.army.mil/Missions/Regulatory.aspx*. We would appreciate your

17d.

feedback. At your earliest convenience, please tell us how we are doing by completing the customer survey from the link on our website, listed above.

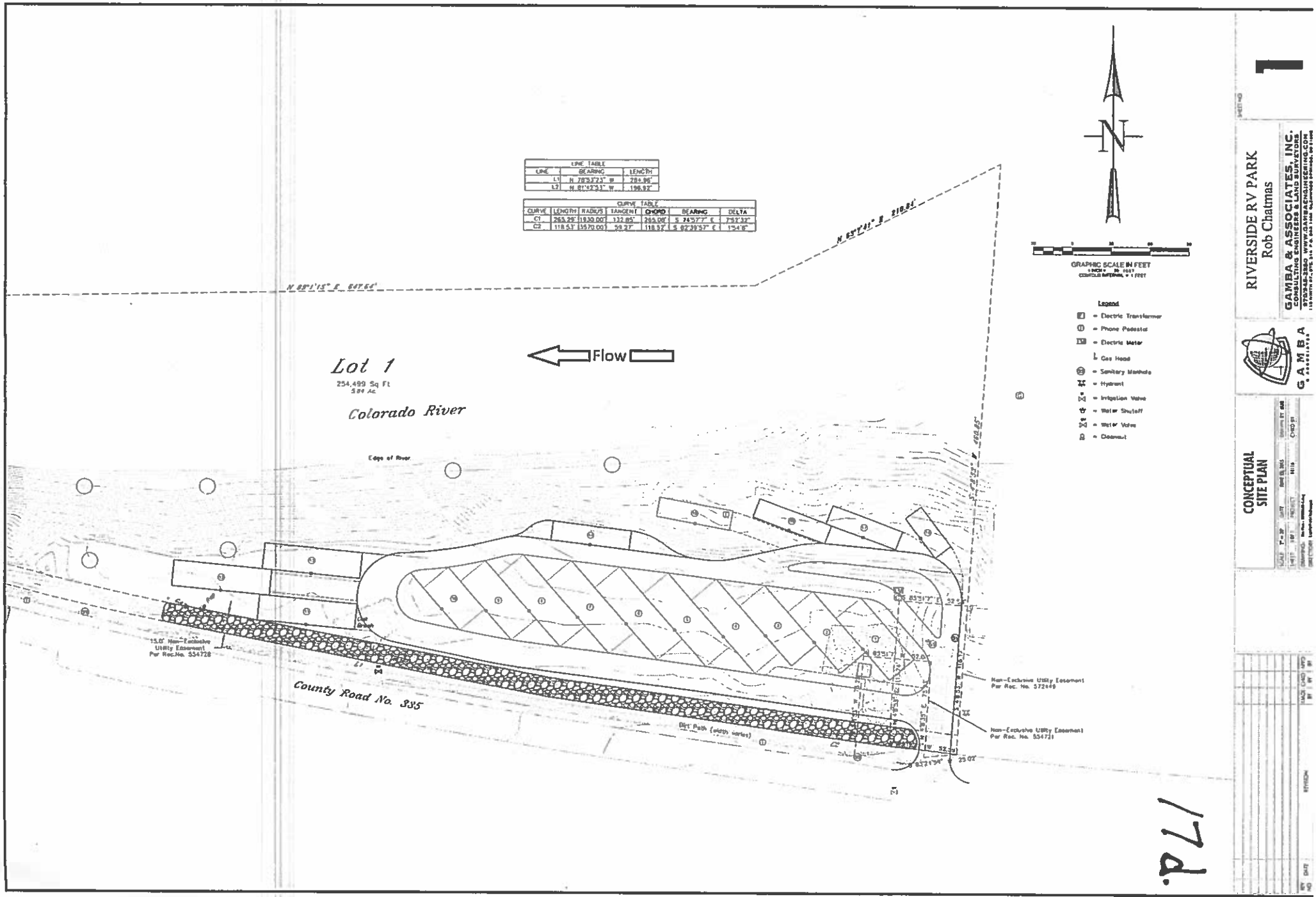
Sincerely,

Original Signed

Susan Bachini Nall
Chief, Colorado West Branch
Regulatory Division

Enclosure:
Conceptual Site Plan, Riverside RV Park, June 22, 2015

cc: (w/ encl)
Mr. Tim Cain, Town Planner and Code Administrator, Town of New Castle, Post Office Box 90, New Castle, Colorado 81647



RIVERSIDE RV PARK
Rob Chatmas

GAMBA & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

CONCEPTUAL SITE PLAN

SHEET NO 1

17d.

Riverside RV Park

Draft 9/23/15

Rules and Regulations

17e

All Tenants agree to take full responsibility, FOR THEMSELVES AND THEIR GUESTS, to abide by the following:

These Rules and Regulations are intended to make the use of Riverside RV Park a safe and pleasant experience FOR ALL TENANTS AND GUESTS and our neighbors. To insure certain aspects of these safety and comfort regulations, a termination of site rental will be enforced. Upon a second warning, or without compliance within 24 hours of the first warning, removal of the RV from the campground, without any refund, will be mandated in accordance with the terms listed in the Rental Agreement.

1. Quiet hours are from 10:00 pm to 8:00 am. Loud noises, loud music, generator operation, and violent behavior, at any time, will result in police intervention. Any tenant or guest that warrants New Castle Police intervention will be evicted immediately with no refund.
2. You, as the legal Tenant, are responsible for the actions of your guests, and will be held liable for their misconduct.
3. In order to keep the access roads safe for users, no parking of vehicles or storage of personal items will be allowed on the roads or outside of your designated site. No tent camping is allowed. No ATV operation is allowed.
4. To maintain the health and safety of all, sites must be kept FREE OF TRASH and debris. You will be notified to remove these items as a first warning. If a second warning is required, a trash removal fee of $25/hour (minimum 1 hour) will be charged for removing trash.
5. Parking of additional vehicles, UNLESS TOWED OR REGISTERED, at your site is not allowed. Any vehicles that are NOT REGISTERED will pay a rental fee of $25/day and/or towed at the owner's expense. .
6. No open flames, other than charcoal or gas fired BBQ grills, are allowed. Riverside RV Park is within the city limits of New Castle, and the city ordinance says (paraphrased):

'due to potential fire hazard, no open wood fires are not allowed from April thru October'

7. All pets must be kept on a leash, cleaned up after, and not left unattended at the campground. Visitors are NOT allowed to bring pets to the campground. Barking is an irritant to other guests and will not be tolerated.
8. Firearms, outside of the vehicle, are prohibited. No fireworks are allowed...EVER!
9. No extended generator operation, temporary structures, containers, outside appliances, window air conditions, outside clothes lines, and skirting are allowed without management's pre-approval. No inside furniture is allowed to be used outside your vehicle.
10. A positive sewer seal is required at both ends of any sewer connection (state requirement).
11. All vehicles in the campground are required to have full liability insurance. This protects other tenants (and you) from damage (and lawsuits) caused by someone else and potential LARGE fines from the US Environmental Protection Agency (EPA).
12. No credits or refunds will be made due to: discomfort of weather, for early departure, for eviction... or, for any reason what-so-ever.
13. Management reserves the right to evict or refuse entry to any person who has evidenced a disregard for these rules without a refund or judicial process. No subleasing of RVs is permitted.
14. Tenant agrees to not hold Riverside RV Campground liable for any loss due to any disruption of any utilities, either accidental or intentional.

By paying for your campsite, you acknowledge that you have read, received a copy of, and will abide by the above safety regulations, and agree to these Terms and Conditions of these Rules and Regulations while a Tenant and/or receiving guests at Riverside RV Park.

17f

Draft 9/23/15

RIVERSIDE RV PARK, INC

7051 County Road 335

New Castle, CO 81647

(970) 948-6018 rvpark@riversidervpark.co

Mediation Meeting, Sept 22, 2015:

Following the recommendation by the P&Z Commissioners meeting held on Sept 9, a meeting between the Riverside RV Park developer and the attending owners of the adjacent condominiums was held at the New Castle Community Center.

Present at the meeting:

Robert Chatmas, representing Riverside RV Park

Tim Cain, representing the City of New Castle

Larry Dragon, acting as a paid mediator (facilitator)

Approximately 20 condo owners and their representatives and management

An outline of the meeting's topics and its considerations are as follows: (please note: the items listed below were taken from 'notes' made by Larry Dragon (the meeting's mediator) during the meeting, and the 'Responses' are transcribed and condensed by Robert Chatmas from the meeting's interactions between him and the attendees)

1) Topic: Enforcement of Rules

Response: The Rules and Regulations (see attached), set forth by the rental contract will be enforced by the Host Campers on duty and the park management

17f

2) Topic: Length of Stay

Response: Park management suggests that the longest contract offered to a tenant is **30 days**. This addresses several concerns: the city's lodging tax will be collected on all tenants as the 30 maximum will not be exceeded, the tenants will be 'evaluated' for good citizenship every 30 days and will not be renewed if management chooses to not extend, and it does not promote the park as a long term residency.

3) Topic: Late Arrivals

Response: Late arrivals will be accommodated as highway travel is unpredictable. There will be no nightly gate closure. All reservations will be handled, in advance, online, therefore, the RV will proceed directly to their assigned parking spot as per their reservation. The occasional 'emergency' drop in RV will be able to check availability and check-in via the park's kiosk/computer.

Topic: Night Time Noise

Response: The Rules and Regulations will include: 'noise abatement after 10:00 pm, and no generators operated after 10:00 pm.

Topic: Lighting

Response: All interior lighting will be located at each utility pedestal and will be low wattage 'pagoda' style downward facing. All signage lighting will be downward facing and comply with city regulations.

Topic: River Access

Response: The condo owners want the RV Park to have direct river access on its property so that the RV tenants will not be encouraged to visit the public River Park. Several (up to five) picnic tables, accessed by 4 foot wide trails, will be constructed on the park's property for use by its tenants.

Topic: Dump Station

Response: There will not be a dump station available to the general public. Each RV site will have its own direct sewer connection.

Topic: Dust Control

Response: The drives and sites will be gravel. If there is a dust problem, proper mitigation will be enacted, such as mag chloride application or as suitable product.

Topic: Camp Fires

Response: The Park will follow the rules set for all occupants within the city limits of New Castle, which means no campfires. However, charcoal grills are allowed.

Topic: ATVs

Response: No ATV operations will be allowed on Park property

Topic: Dumpster Location

Response: Dumpsters will be located at the western end of the property

Topic: No Subleasing

Response: Concern was demonstrated over someone subleasing there RV to another party. This will not be allowed and will be added to the Rules and Regulations

Topic: What are the benefits to the town of New Castle?

Response: There are two direct benefits and one indirect benefit:

1. Lodging tax of 2.5% will be paid by all tenants (since there is no contract longer than 30 days...all tenants)

2. Indirectly, sales tax will be paid by the Park's tenant's shopping/eating/etc. at the town's merchants

3) New Castle is 'not currently on any I-70 RV map'. All RVer's currently by pass New Castle for Silt or Glenwood Springs. Riverside RV Park will give an entirely new set of clientele the opportunity to get to know the 'charms' of New Castle.

Topic: Skirting

Response: In order to 'winterize' an RV, skirting must be utilized. However, management's approval of the skirting materials used will be required prior to its installation

17f

Topic: Fencing between the two properties

Response: Discussions between the HOA President and the RV Park resulted in an agreement to work together with the goal toward 'visual privacy' between the two properties. The method currently being considered is a 3' foot earthen berm on the western side of condo's vacant land, built during construction of the RV Park, as the base for thick vegetation to act as a visual and sound barrier.

Topic: 'Make It Beautiful'

Response: Visual pride will be taken seriously in the physical appearance and ongoing upkeep of the park.

October 7, 2015

MEMORANDUM

TO: Town of New Castle Planning & Zoning Commission

FROM: Robert Chatmas, Applicant & Town Staff

RE: Riverside RV Park PUD Development Plan – Length of Stay

INTRODUCTION

On August 4, 2015, the Town received a development application ("Application") from Riverside RV Park, Inc. ("Riverside") detailing its proposed development of Lot 1 of the Riverside Park Subdivision ("Property"). A public hearing in front of the Town Planning & Zoning Commission ("Commission") was held regarding the Application on September 9, 2015. At the hearing the Commission approved the Application subject to certain conditions. One such condition requires that Town staff and Riverside provide a joint report to the Commission regarding the length of time RV Park patrons should be permitted to stay at the Park.

RIVERSIDE'S POSITION

At the September 9th hearing, it was Riverside's position that, in general, Park guests would be limited to stays of less than 30 days. However, Riverside also expressed its willingness and desire to allow certain guests to stay at the park for more than 30 days if they meet Riverside's requirements. According to Riverside, the issues associated with long-term stays are the result of poor management, and Riverside is committed to ensuring that management of the Park is top priority. Since the hearing, Riverside has decided that it would be ok with limiting all guests' reservations to less than 30 days, provided that guests would not be prohibited from making consecutive reservations.

STAFF'S POSITION

Section 3.32.030 of the Town municipal code establishes a 2.5% lodging tax on the price paid for "short-term lodging." "Short-term lodging" is defined as "the leasing or renting of rooms or other accommodations for a period of time less than thirty (30) consecutive days." As such, it is Town staff's position that Park guests should be limited to stays of less than 30 days to ensure the Town receives the lodging tax. This same tax applies to patrons of the Econo Lodge.

Whether a limit should be placed on the number of times a guest can renew a reservation or whether Park guests should be required to leave the Park in between stays is a decision for the Commission. The Property is zoned as Highway Business; the purpose of that zone district is "to provide an area for highway-oriented commercial development along major arterial and collector

highways in such a manner as to minimize interruption of traffic flow, safeguard pedestrian movement, and optimize the aesthetic appearance to passing motorists." If guests are allowed to renew reservations indefinitely, the Town runs the risk that the Park will turn into something akin to a storage lot or mobile home park which may or may not fit with the purpose of the zone district. Moreover, residents in the adjacent Riverside Condominiums have expressed their concern that allowing guests to stay for more than 30 days would be detrimental to their property values and the nature of the area. Conversely, other lodging establishments such as the Econo Lodge are not required to limit their guests' stays to less than 30 days.

Considering that the Park will not provide any amenities such as water, sewer, bathrooms, showers, etc., the risk that multiple guests will stay for multiple 30-day periods is not great. Nonetheless, the Commission must decide whether allowing long-term stays through unrestricted reservation renewals is (a) compatible with adjacent land uses; (b) is consistent with the comprehensive plan; and (c) permitted by right or special review within the Highway Business zone district.

October 9, 2015

176.

Mr. Tim Cain, Planner
Town of New Castle
P.O. Box 90
New Castle, CO 81647

RE: Riverside RV Park
Final PUD Development Plan

Dear Tim,

Per our prior phone conversation on this matter, I wanted to follow up with our discussions and recommendations for review of this project. As you are aware, we were able to have a meeting with Mr. Chatmas between our last report for Preliminary Plan Review and this Final Plan Review. The focus of my discussions with Mr. Chatmas was to settle in on a recommendation for the EQR rating for this project coupled with providing an understanding of each of the issues and concerns of our September 1, 2015 letter to you regarding the Preliminary Plan review. As a result, we have re-attached our September 1, 2015 correspondence noting that each issue/concern needs to be addressed with construction drawings prior to any construction commencing and that our recommendation for an EQR rating for this proposed use is as follows:

There will be no RV dump station or an RV potable water fill station and no irrigation will be provided from the potable water system. Given such, the EQR rating for each RV site would be 0.1 EQR. This would be used as a value for assessing the EQR rating for the project. In year two of the project, the EQR rating would be re-assessed based upon actual use and adjusted accordingly.

We have not been in receipt of any other documents submitted since the original submittal of review per our September 1, 2015 letter. If any pertinent information has been submitted we would request subsequent review as applicable.

Call with any questions upon your receipt and review of this letter.

Respectfully,
SGM, Inc.

Jeffrey S. Simonson, PE, CFM
Town Engineer/Principal

17i.

TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. PZ-2015-03

A RESOLUTION OF THE NEW CASTLE PLANNING & ZONING COMMISSION APPROVING RIVERSIDE RV PARK, INC.'S FINAL PUD DEVELOPMENT PLAN APPLICATION AND RECOMMENDING THAT TOWN COUNCIL APPROVE THE SAME.

WHEREAS, on August 4, 2015, Riverside RV Park, Inc. ("Applicant") submitted a preliminary PUD Development Plan application ("Preliminary Application") for the property located at 7051 CR 335 in the Town of New Castle, and more fully described as Lot 1, Section 2, Township 6, Range 91, Riverside Subdivision, County of Garfield, State of Colorado ("Property"); and

WHEREAS, the Property is subject to that certain Annexation Agreement between Rippy RV Associates and the Town of New Castle ("Town") recorded in the Office of the Garfield County Clerk and Recorder in Book 1139 at page 785 as Reception No. 548660; and

WHEREAS, on September 9, 2015, the Town Planning & Zoning Commission ("Commission") held a public hearing to consider Applicant's Preliminary Application and ultimately approved the same with conditions; and

WHEREAS, Applicant submitted the entire approved Preliminary Application and additional required documents as its final PUD development plan application ("Final Plan"); and

WHEREAS, the Final Application has been deemed complete by the Town Planner; and

WHEREAS, Riverside Partnership, LLC owns the Property and has given Applicant permission to submit and pursue the Final Application; and

WHEREAS, pursuant to Sections 16.08.050 and 17.100.080 of the Town Municipal Code, the Commission held a public hearing on October 14, 2015, to consider testimony from the Applicant, staff, and the general public regarding the Final Application; and

WHEREAS, the Commission has considered the criteria set forth in Section 17.100.090 of the Town Municipal Code and hereby finds that:

1. The Application is generally compatible with adjacent land uses;
2. The Application is consistent with the comprehensive plan;
3. The Town has the capacity to serve the proposed use with water, sewer, fire and police protection;
4. Subject to a Town Council ordinance accepting the recommendation of the Planning Commission, the uses proposed within the PUD are uses permitted outright or by special review within the zoning district or districts contained within the PUD;

5. The number of dwelling units permitted by the underlying zoning districts is not exceeded by the PUD plan; and
6. The PUD utilizes the natural character of the land, includes compatible land uses, provides, as applicable, for fire and police protection, off-street parking, vehicular, pedestrian and bicycle circulation, outdoor recreation, is of overall compatible architectural design, achieves adequate screening, buffering and aesthetic landscaping, avoids development of areas of potential hazard, ensures compliance with the performance standards and meets all other provisions of the Town Municipal Code.

WHEREAS, based on the testimony and evidence presented, by this Resolution, the Commission approves the Application subject to the conditions set forth herein and recommends that the Town Council do the same.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF NEW CASTLE, COLORADO:

1. Recitals Incorporated by Reference. The foregoing recitals are incorporated by reference herein as findings and determinations of the Commission.

2. Zoning. The Commission recommends that Section 17.124.010 of the Town Code be amended to include the following and re-numbered accordingly:

D. Conditional Uses. In addition the conditional uses identified in Chapter 17.60 of the Code, Recreational Vehicle (RV) Parks shall also be a conditional use in this PUD zone district provided that:

1. Only Class A, B, and C motor homes and self-contained towables are permitted in the Park;
2. Guests' stays are limited to less than thirty (30) days per reservation ("Maximum Term") and consecutive reservations of the Maximum Term are limited to three (3);
3. After the first Maximum Term reservation, a guest's second and third consecutive reservations are approved by Park management; and
4. Guests are prohibited from leaving their reserved space unoccupied for more than fourteen (14) consecutive days.

3. Approval. The Commission hereby approves the Application subject to the following conditions and recommends that the Town Council do the same:

A. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Commission or Town Council and reflected in the minutes of such hearings shall be considered part of the Application and binding on the Applicant;

B. The Applicant shall comply with all applicable building, residential, electrical and municipal code requirements including all sign code regulations;

C. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs;

D. Applicant shall enter into a development agreement with the Town addressing, among other things, berm, bike path, and pathway construction, weed and dust mitigation, site irrigation, tap fee payment, water rights dedication, and other issues deemed necessary by Town staff;

E. Prior to issuance of a building or grading permit, Applicant shall address the conditions and concerns of the Town engineer set forth in Exhibit "A" to the satisfaction of Town staff; and

F. Prior to issuance of a certificate of occupancy, Applicant will construct a 3-rail fence on the east property line of a length approved by Town staff;

G. All lighting on the Property shall be downward-facing and dark-sky compliant;

H. After one year of the Park's being fully operational, Town staff shall review and analyze the Park's metered water and sewer use to determine whether .1 EQR per RV space reflects the Park's actual utility use and adjust tap fees accordingly;

I. Applicant shall not operate the RV Park unless at least one camp host is available to occupy the RV Park;

J. In the event the Town receives any complaints about the use of the site or observes or becomes aware of any violations of conditions of approval, the Applicant and/or owner may be summoned before the Town Council in a public meeting to show cause why the business license should not be revoked, suspended, or additional conditions imposed. Such show-cause hearing shall be open to the public and the Applicant or owner may present testimony or offer other evidence on its behalf.

K. Only Class A, B, and C motor homes and self-contained towables shall be permitted in the Park and the Park's Rules and Regulations shall be updated accordingly;

L. Park guests shall not be permitted to leave their reserved spaces unoccupied for more than fourteen (14) consecutive days; and

M. The Town Planner shall not issue a PUD certificate to Applicant unless the Town Planner is satisfied that the final development of the Property complies with the Town's Comprehensive Plan.

THIS RESOLUTION PZ 2015-3 was adopted by the New Castle Planning and Zoning Commission by a vote of 4 to 2 on the 14th day of October, 2015.

17i

NEW CASTLE PLANNING AND ZONING COMMISSION

By: _____
Chuck Apostolik, Chairman

THE TOWN OF NEW CASTLE
PLANNING & ZONING COMMISSION
COLORADO

ATTEST:

Mindy Andis, Deputy Town Clerk

SGM
www.sgm-inc.com

Exhibit A to Resolution TC-2015.3

17 i
Exhibit A

October 9, 2015

Mr. Tim Cain, Planner
Town of New Castle
P.O. Box 90
New Castle, CO 81647

RE: **Riverside RV Park**
Final PUD Development Plan

Dear Tim,

Per our prior phone conversation on this matter, I wanted to follow up with our discussions and recommendations for review of this project. As you are aware, we were able to have a meeting with Mr. Chatmas between our last report for Preliminary Plan Review and this Final Plan Review. The focus of my discussions with Mr. Chatmas was to settle in on a recommendation for the EQR rating for this project coupled with providing an understanding of each of the issues and concerns of our September 1, 2015 letter to you regarding the Preliminary Plan review. As a result, we have re-attached our September 1, 2015 correspondence noting that each issue/concern needs to be addressed with construction drawings prior to any construction commencing and that our recommendation for an EQR rating for this proposed use is as follows:

There will be no RV dump station or an RV potable water fill station and no irrigation will be provided from the potable water system. Given such, the EQR rating for each RV site would be 0.1 EQR. This would be used as a value for assessing the EQR rating for the project. In year two of the project, the EQR rating would be re-assessed based upon actual use and adjusted accordingly.

We have not been in receipt of any other documents submitted since the original submittal of review per our September 1, 2015 letter. If any pertinent information has been submitted we would request subsequent review as applicable.

Call with any questions upon your receipt and review of this letter.

Respectfully,
SGM Inc.

Jeffrey S. Simonson, PE, CFM
Town Engineer/Principal

September 1, 2015

17 i
Exhibit A

Mr. Tim Cain, Planner
Town of New Castle
P.O. Box 90
New Castle, CO 81647

RE: Riverside RV Park
Preliminary PUD Plan Review

Dear Tim,

The purpose of this letter is to provide you a report or our questions, concerns or need for additional data based upon on our review of the submittal data provided for the Preliminary PUD Plan Application for the Riverside RV Park. The submittal data provided to us to conduct this review is summarized as follows:

1. Introduction letter authored by Mr. Chatmas
2. Completed Town of New Castle Development Application for the proposed action
3. Proof of legal ownership
4. Existing topography map with property lines and easements identified as prepared by Tuttle Survey Services
5. Site Plan with Emergency Vehicle Circulation as prepared by Gamba and Associates
6. Utility infrastructure plan prepared by Gamba and Associates
7. Traffic study prepared by Gamba and Associates
8. Geological hazards report prepared by H-P Geotech
9. Waste Engineering (Phase 1 follow up) no further action report
10. Stormwater analysis report prepared by Gamba and Associates
11. Irrigation supply report by Ashley Moffatt
12. Report on miscellaneous data for the project prepared by Mr. Chatmas.

Based upon our review of the aforementioned submittal data and previous meetings with the applicant and his engineer, we have developed the following comments, concerns and/or questions regarding this project:

1. As this is a preliminary plan set of drawings, it is anticipated that as the project moves to final approval, construction drawings and cost estimates will be provided for review and approval which define, in specificity, the construction of all improvements and in particular the public improvements. Those improvements identified as public improvements related to this project are:

17; Exhibit A

a. The bike path/sidewalk construction from River Park Condominiums throughout the frontage of this property. The path will need to match the existing path construction related to the River Park Condominium project.

b. Handicap ramps and that portion of the driveway(s) that will exist in CR 335 right of way.

c. Fire Hydrant construction for the new hydrant near the proposed emergency access easement.

d. Any ties to the Town's utilities (water and sewer ties).

2. For final approval, we anticipate that a storm water management plan will be presented for subsequent review and approval which will detail all BMP's that will be installed to mitigate erosion, mitigate dust and encourage revegetation of disturbed areas. Likewise, as the site exceeds 1 acre in size, the BMP's necessary for the contractor to follow during construction shall be identified along with submittal of the CDPHE approved SWMP permit.

3. Prior to final approval, EQR calculations for both water and sewer will need to be prepared, presented to and approved by the Town in order to accurately determine the water rights dedication fees, tap fees and tap fee surcharges for the River Park sewage lift station. It should be noted that the design of the River Park sewage pump station included the development of this property as part of the service area for the lift station thus capacity of the lift station is not a concern.

4. A letter of concurrence to the proposed emergency access for this project will need to be provided. Any identified improvements will need to be implemented with the final design.

5. HP Geotech has identified that the rockfall mitigation berm provided with their design is for a higher exceedance value for the "temporary" land use protecting an RV Park. HP also notes that a lower exceedance value should be used if/when permanent housing (ie., future hotel) will be proposed. Any approval should link this recommendation to the conditions of approval or the design and construction of the rockfall protection berm should be constructed originally with the lower exceedance value used.

6. Again, as this is a preliminary plan and construction details for the improvements have not been provided, we anticipate that the applicant will provide complete construction details for the paved accessways, driveways, utility construction and irrigation system construction proposed. As well, we anticipate that the applicant will provide lighting and landscape plans accordingly.

17i Exhibit A

SGM

www.sgm-inc.com

With this review, and given the applicants ability to provide the information identified above at Final PUD Plan submittal, we do not see specific concerns with this application and the proposed use applied for.

Upon your receipt and review, if you have any questions, please don't hesitate to call.

Respectfully,
SGM-Inc.

Jeffrey S. Simonson, PE, CFM
Town Engineer

17j.

Bish's RV
Where Memories Begin

Differences between Class A, B & C Motorhomes

Posted on March 5, 2012

Do you love the great outdoors but not sure what type of RV to purchase? Well, if you don't have a vehicle that is able to pull a trailer or a fifth wheel, then a motorhome would be a great option for you.

There are 3 types of Motorhomes. Class A, B, & C. Some of the features are similar between all three classes, but the differences between the three are what makes each class stand out. Having these similarities and differences divided out, will educate you into knowing the three different types and will help you make a more informed decision on which one would be the best fit for you and your family.

Entegra Anthem Class A Motorhome

Class A Motorhome: Class A Motorhomes are built on heavy duty frames. The frames are constructed on either a commercial truck chassis, a specially designed motor vehicle chassis or a commercial bus chassis. These frames use similar construction to the big 18 wheelers you see on the highways. They have 22.5 inch wheels which are designed for carrying a heavier load. These vehicles can either run by gas or diesel and usually get 8-10 miles per gallon. Class A Motorhomes usually have a minimum of two slide-outs. Class A Motorhomes are known for high luxury and quality. They are very roomy with large living spaces and tons of storage. Class A Motorhomes sleep 2-4 people with a bedroom in the back of the coach and the couches in the living area folding down into beds. If you're looking for a motorhome with high luxury, residential features from home, and tons of space, a Class A Motorhome is for you.

Winnebago-ERA Class B Motorhome

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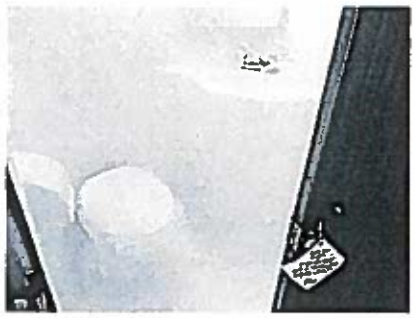
Class B Motorhome: Class B Motorhomes look very much like a van. In fact they can be called van conversions or camper vans. Even though they have similarities to a van these vehicles are tall enough for the passengers to stand upright. Located inside of a Class B Motorhome you'll find a kitchen, living area, and bathroom. Although these amenities are provided, they are very small. To save on space, the entire bathroom is basically the shower, called a wet bath. To put it simply, it is like having the toilet and sink inside of a large shower.



Wet Bath

They can have slides to provide more space but these are usually only located on the more extravagant Class B Motorhomes. Because these vehicles are the smallest of the 3 types, they are the least expensive. Class B gets the best gas mileage out of the three and are easiest to drive. With their compact body there is no need to tow a car behind you. You'll find that a Class B Motorhome will have no problem parking within an average size spot or driveway. Even though they have no problem maneuvering around during errands, the inside is very cramped so their isn't much room for storage. If having to unhook the hookups from your motorhome each time you leave your campsite is an annoyance to you then that is a factor you will have to consider. If you like the thought of convenience and you don't mind how much space you have to move around, then a Class B Motorhome just might be the right RV for you.

Jayco Greyhawk Class C Motorhome

Class C Motorhome: Class C Motorhomes are the medium-sized motorhome. They are supported by a cabin chassis. They are usually recognized quickly by their over-cab sleeping area. With this overhead sleeping area it creates more room for the living area, storage, kitchen, and a bigger bathroom than a Class B. Sometimes, depending on the length, Class C Motorhomes even have a back bedroom. With all of this space, Class C Motorhomes can sleep 4 to 8 people. Class C Motorhomes are typically able to tow a separate car for running errands and sight-seeing. If you don't bring along a separate vehicle for sight-seeing, maneuvering around town in a Class C Motorhome can be challenging and difficult. It's usually harder to find a bigger parking area, and if you go into a downtown area, parking is virtually impossible. Class C's tend to get poorer gas mileage compared to a Class B Motorhome. If you have a bigger family and would like to tow a vehicle behind your rig, a Class C Motorhome might be the right RV for you.

Whatever motorhome you decide to purchase, make sure you have the right information to make the best choice for you and your family. If you have any questions about any type of motorhome, don't hesitate to contact Bish's RV Supercenter.

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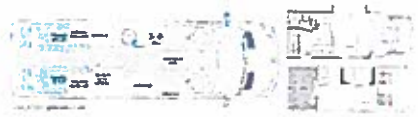
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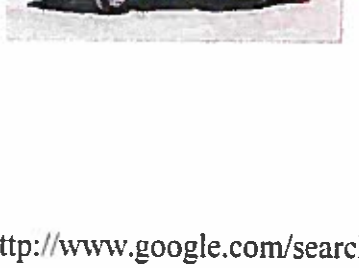

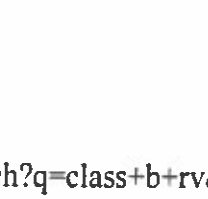

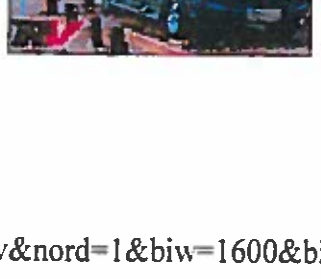

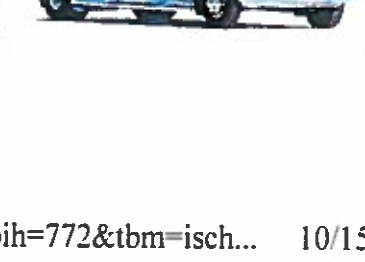

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Riverside RV Park *Draft 11/3/15*

Rules and Regulations

All Tenants agree to take full responsibility, FOR THEMSELVES AND THEIR GUESTS, to abide by the following:

These Rules and Regulations are intended to make the use of Riverside RV Park a safe and pleasant experience FOR ALL TENANTS AND GUESTS and our neighbors. To insure certain aspects of these safety and comfort regulations, a termination of site rental will be enforced. Upon a second warning, or without compliance within 24 hours of the first warning, removal of the RV from the campground, without any refund, will be mandated in accordance with the terms listed in the Rental Agreement.

1. Quiet hours are from 10:00 pm to 8:00 am. Loud noises, loud music, generator operation, and violent behavior, at any time, will result in police intervention. Any tenant or guest that warrants New Castle Police intervention will be evicted immediately with no refund.
2. You, as the legal Tenant, are responsible for the actions of your guests, and will be held liable for their misconduct.
3. In order to keep the access roads safe for users, no parking of vehicles or storage of personal items will be allowed on the roads or outside of your designated site. No tent camping is allowed. No ATV operation is allowed.
4. To maintain the health and safety of all, sites must be kept FREE OF TRASH and debris. You will be notified to remove these items as a first warning. If a second warning is required, a trash removal fee of $25/hour (minimum 1 hour) will be charged for removing trash.
5. Parking of additional vehicles, UNLESS TOWED OR REGISTERED, at your site is not allowed. Any vehicles that are NOT REGISTERED will pay a rental fee of $25/day and/or towed at the owner's expense. .
6. No open flames, other than charcoal or gas fired BBQ grills, are allowed. Riverside RV Park is within the city limits of New Castle, and the city ordinance says (paraphrased): '*due to potential fire hazard, open wood fires are not allowed from April thru October*'

7. All pets must be kept on a leash, cleaned up after, and not left unattended at the campground. Visitors are NOT allowed to bring pets to the campground. Barking is an irritant to other guests and will not be tolerated.
8. Firearms, outside of the vehicle, are prohibited. No fireworks are allowed...EVER!
9. No extended generator operation, temporary structures, containers, outside appliances, window air conditions, outside clothes lines, and skirting are allowed without management's pre-approval. No inside furniture is allowed to be used outside your vehicle.
10. A positive sewer seal is required at both ends of any sewer connection (state requirement).
11. All vehicles in the campground are required to have full liability insurance. This protects other tenants (and you) from damage (and lawsuits) caused by someone else and potential LARGE fines from the US Environmental Protection Agency (EPA).
12. No credits or refunds will be made due to: discomfort of weather, for early departure, for eviction... or, for any reason what-so-ever.
13. Only RV Class A, B, C and towables are allowed in this park.
14. An unoccupied RV is allowed only a maximum of 14 days stay. The maximum length of contract is 30 days and can only be renewed for 3 - 30 day periods.
15. Management reserves the right to evict or refuse entry to any person who has evidenced a disregard for these rules without a refund or judicial process. No subleasing of RVs is permitted.
16. Tenant agrees to not hold Riverside RV Campground liable for any loss due to any disruption of any utilities, either accidental or intentional.

By paying for your campsite, you acknowledge that you have read, received a copy of, and will abide by the above safety regulations, and agree to these Terms and Conditions of these Rules and Regulations while a Tenant and/or receiving guests at Riverside RV Park.