



March 20, 2020

Rob Danielson
25945 MCR T
Brush., CO 80723

Dear Mr. Pickering:

Northeast Colorado Health Department (NCHD) received your proposed plans to add 12 camper trailers/RV and use the existing Onsite Wastewater Treatment System (OWTS). Said property is located at 25449 MCR T in Section 29 – Township 4N – Range 56W in Morgan County, Colorado. Said property consists of 7 acres.

Potable water will be supplied by the Morgan County Quality District.

Matt Harris (PE) of Harris Engineering Consultants, Inc., states on his report that the system inflow shall not exceed the design of the system. It is the responsibility of the owner to calculate the inflows and determine if an exceedance is occurring or likely occur. And any exceedance shall be reported to NCHD.

On 8/2/15 an OWTS (Permit #M14-39) was installed to handle 714 GPD. If the flow from these trailers do not exceed the 714 GPD this department will have no objection to using the system for the trailers.

Please Note: If the system has more than 20 employees and or has floor drains to a system, the sewage systems for commercial businesses or facilities may have further requirements such as but not limited to the following:

1. A professional engineer may be required to design the OWTS.
2. Approval from the Colorado Department of Public Health and Environment, Water Quality Division may be needed.
3. Approval from the EPA, Class V Underground Injection Control Program may be needed.

If there are any questions please call me at 970/867-4918 ext. 2262

Sincerely,

A handwritten signature in blue ink that reads "Melvin Bustos".

Melvin Bustos
Environmental Health Manager
Northeast Colorado Health Department

TO: Morgan County Planning & Zoning Committee

FROM: RWD Properties LLC/Rob & Wendy Danielson

DATE: May 8, 2020

RE: RV Site Proposal Deficiency Response

Section 4-100 Applicability and Permit

Tenant Rules & Regulations. Template to follow when we have contact—our consultant, Jeff Sims, ARVC's Senior Director of State Relations and Program Advocacy, had a death in his family.

Section 4-105 Site Selection Criteria

After consulting with the engineer, Eric Wernsman, Wernsman Engineering and Land Development, the drainage is appropriate as it stands. The whole property was designed when the shop was built to address the drainage and is landscaped to the retention pond on the NE corner (by the site plan submitted). He said that since RVs are temporary and not permanent structures, the gravel roads and landscaping around the RV would absorb whatever the RV would shed.

The landscape plan has already been submitted on the site plan and the artist rendering.

Section 4-110 Minimum Site Area

Acreage is 5.387 acres. Can't be sub-divided because of the 10 year rule. There will only be a maximum of 12 RV spaces provided.

Where the RV pads are proposed to be, is 2 acres with an open space of over 47%.

Section 4-115 Density

6 units per acre

Section 4-125 Campground Space requirements

New Site Plan attached with corrected space dimensions.

The entire 25' x 50' area designated on the site plan will be surfaced with crushed asphalt or crushed concrete as the other Morgan County RV parks have. The recent new expansion to the Emerald RV park used crushed concrete for their new RV pads, which would have had to go through Morgan County as well.

Section 4-130 Access and Interior Roadways

No cul-de-sacs. There are two driveways in and out. One entry, one exit.

A dead end, also known as a cul-de-sac, no through road or no exit road, is a street with only one inlet or outlet. Just wanted to make sure the definition of what you're stating.

Section 4-135 Walks and Lighting

Walkways N/A

Lighting is on site plan. Each space pedestal full hookup will also have an LED light.

Section 4-145 Service Buildings

We are not required to have a Service Building as only **Independent** RVs will be rented to. Also, per the State of Colorado regulations, 14 or fewer RV spaces do not require a Service Building. We do, however, have the shop that has the handicap bathrooms with shower and a laundry facility. Laundry facilities are available in Brush, with two location that would appreciate the business.

Code of Colorado Regulations, Division of Environmental Health and Sustainability,

2.0 DEFINITIONS

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.

2.9 **Independent Camping Vehicle: A camping vehicle that has toilet, lavatory, and bathing facilities requiring connecting to a sanitary sewer.**

12.0 SANITARY FACILITIES

12.3.d

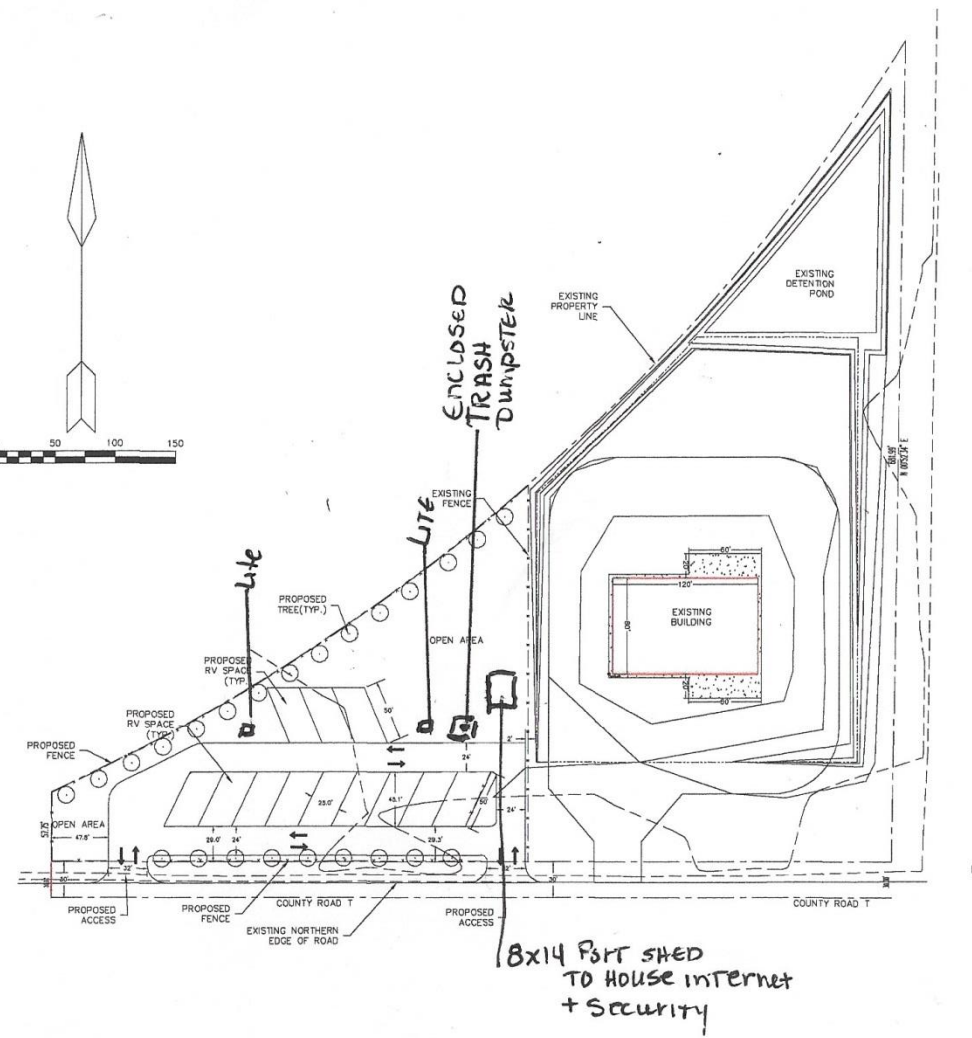
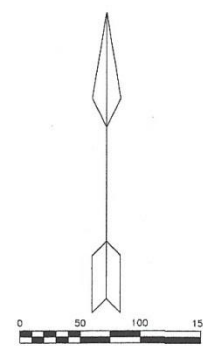
Where a campground accepts or accommodates dependent camping vehicles and camping equipment campers, at least one toilet and one lavatory shall be provided for each sex at the rate of one each for every 14 campsites.

We will only rent to Independent RVs. Also, no tent camping will be allowed.

Section 4-170 Solid Waste Disposal

On site plan. A 6' surround fence made out of wood and corrugated, galvanized metal, to be appropriate for surrounding area aesthetics, shall contain the dumpster.

SITE PLAN - SPECIAL USE PERMIT,
MORGAN COUNTY, COLORADO
 A PORTION OF THE SOUTHERN HALF OF SECTION 29,
 TOWNSHIP 4 NORTH , RANGE 56 WEST, OF THE 6TH PRINCIPAL MERIDIAN



PLANNING COMMISSION CERTIFICATE

THE MORGAN COUNTY PLANNING COMMISSION HAS HEREBY REVIEWED THE REZONING APPLICATION NO. _____ THIS _____ DAY OF _____, 20____.

ATTEST: _____ CHAIRMAN
 _____ SECRETARY
 (C)

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

REZONE CASE NO. _____

APPROVED THIS _____ DAY OF _____, 20____, BOARD OF COUNTY COMMISSIONERS, MORGAN COUNTY, COLORADO.

ATTEST: _____ CHAIRMAN
 _____ CLERK TO THE BOARD

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
 COUNTY OF MORGAN)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, AND IS DULY RECORDED IN _____

RECORDING FEES OF _____ ARE PAID.

USE	AREA (S.F.)
RV PARKING (PROPOSED) - 12 SPACES	15,000
COMMERCIAL BUILDING	8,600
GRAVEL DRIVES AND PARKING	76,040

TOTAL RV PARKING AREA (WEST OF FENCE) = 67,955 S.F.
 OPEN SPACE WITHIN RV PARKING AREA = 32,384 S.F. = 47% OF SITE

CLERK AND RECORDER
 DEPUTY

DRAWN FOR SHORT THROW LLC 415 CHERRY AVE PLATTEVILLE CO 80851
RWD PROPERTIES LLC SITE PLAN 2549 COUNTY ROAD T MORGAN COUNTY, COLORADO
WERNSMAN ENGINEERING AND LAND DEVELOPMENT LLC 1686 ESSEX ROAD SOUTH PLATTEVILLE CO 80851 PHONE 970-539-2656
DRAWN TWC/EJW DATE 05/06/2020 SCALE 1" = 50' PROJECT # SHEET # C2