

River Dance Planned Unit Development

PUD Preliminary Plan & PUD Final Plat Overview

River Dance RV Resort, located at 6700 Hwy 6, west of Gypsum and operated for a few years under permitting from Eagle County but was annexed into The Town of Gypsum in January of this year. The 71.1 acre property has also received PUD Sketch Plan approval from the Town to expand the number of recreational vehicle pads and service facilities at the site. Not all existing RV pads are currently being occupied due to sewer treatment capacity limitations and will remain so until the new wastewater treatment facility is constructed and approved by the State.

Project Description

The River Dance PUD proposes to construct a new wastewater treatment plant, expanded domestic water treatment facilities to allow for the expansion of the number of RV pad sites on the property. The expanded water and new wastewater facilities will be designed and constructed under review and permitting by the State of Colorado. RV pad occupancy at the site will not increase until the State as approved these newly constructed facilities for full operation.

The project does not require water or wastewater services from the Town.

The Preliminary Plan is much the same layout as the River Dance Sketch Plan with the following modifications:

1. Phase 2 has 58 Back-in type pads rather than 62 pads as shown on the Sketch Plan. The plan was adjusted to minimized disturbance along the River bank edge.
2. The wastewater treatment plant site was moved eastward about 100 feet making it easier to deal with Flood Fringe flood elevations. This resulted in the relocation of RV pads from east side of the plant to the west side of the treatment plant site overlooking the river. This resulted in the loss of one RV pad compared to the Sketch Plan in this area.
3. Due to the recent receipt of survey locations for of the existing Cottonwood trees, there will be a minor revision to the Preliminary Plan layout as submitted. The change realigns a small section of driveway and the driveway intersection northeast of the Central Office. The River Dance Landscape Plan shows the revised drive alignment, the slight re-positioning of four RV pads and the movement of one pad to the east side of the driveway. These changes make it possible to preserve more of the existing Cottonwood trees. The survey locations for the exiting trees was not received in time to incorporate the drive realignment into the engineer's Preliminary Plan. The water and sewer main lines are not affected by this layout adjustment, only the utility riser locations.

The PUD zones 36.56 acres of the site for the recreational vehicles and associated recreational activities and services. This Zone includes several acres of undeveloped

open space and river edge. The wastewater treatment facility is located on a subdivided lot within the development that is zoned for that purpose. The 29.9 acre Open Space Zone District includes a 2.4 acre site for a rafting takeout facility which will be dedicated to the Town. Previous conceptual RV pad layouts for the property have included concepts that ranged upwards to 270 units. The River Dance PUD Preliminary Plan is based on a mixture of back-in type RV pads and pull-through pads resulting in 221 pads including seven Park Model pads at a location overlooking the river. This is five pads fewer than the River Dance PUD Sketch Plan.

Future market experience could result in minor site plan revisions with a higher ratio of back-in pads to pull-through pads which would result in a slightly higher total pad count than the current plan. Such revisions would utilize the same area of pad development as the attached PUD Preliminary Plan. Camper pads will have electricity, water and sewer connections although future market experience may suggest that not all pads need to have sewer connections such as for tent campers, pop-up campers and some overnight RV rigs. A sewer dump station will continue to be available on site.

The current access to River Dance from Highway 6 will remain. An emergency access drive will be provided at the up-river end of the developed property where it will share access to Hwy 6 with the proposed raft take-out facility. See the project engineer's report for details on traffic and CDOT access permits.

Some RV pads are located within the 100 Year Floodplain but outside of the Floodway in the area often referred to as the Flood Fringe where flood water depths are relatively minimal. Since the camper activities are mobile, this type of use is allowed in the Flood Fringe. Bath Houses will be elevated above any potential shallow flooding in the Flood Fringe. Wetlands on the property have been mapped by Environmental Solutions, Inc and those areas have been avoided. Environmental Solutions has also prepared a complete environmental evaluation of the site. Both the wetlands report and environmental report were presented to the Town during the PUD Sketch Plan review process and are also included with this application.

Each RV pad site will include a gravel RV parking lane with an adjacent gravel surfaced lane for additional vehicular parking and to accommodate a social area with picnic table. In the future the picnic table area may be improved to a concrete surface and possibly a permanent sun shade structure.

Four Bath Houses are proposed throughout the Resort. Floor plans, elevations, material selections and proposed colors are included with this application. Each Bath House utilizes "family style" facilities plus laundry.

Recreational activities and socializing are important aspects of a RV resort experience. A final collection of the recreational activities will continually be evaluated based on input from future River Dance guests. The initial phases of development will retain the existing Office Building and existing Bath House. The PUD Preliminary/Final Plan

shows proposed future service facilities including:

- Central Building with offices, convenience/retail shop, food & beverage services with limited seating, community socializing space and restrooms. An employee unit is no longer proposed on the second level of the Central Commons Building.
- Swimming pool and splash plaza
- Pet Wash facility and Bike Kitchen in a building along with pool equipment.
- Deck and patio space with furnishings and a Fire Pit. This would be the only solid fuel fire pit in the resort.
- A Pavilion Building to accommodate additional services if user demand warrants.
- Pickleball Court
- Children's play equipment facility
- Volleyball Court (sand)
- Other less facility-oriented activities such as kid-sized checker board (or Chess), bag toss games, etc. are anticipated.
- Dog walk areas will be designated.

In addition to the Commons Area four additional recreation areas are proposed on the Landscape Plan. Two in the up-river area of the site (Phase 1) and two in the down-river area (Phase 2). These areas will include open lawn, and patio spaces with BBQ grills and picnic tables. One or more sites may have a permanent open-air pavilion or seasonal tent type canopies. One site in Phase 1 and one site in Phase 2 offer convenient, gentle access to the river edge. In the later phases of development, these recreation areas will be linked by a gravel walking path along the river frontage with gated access to the public pedestrian path at the upper and lower ends of the development.

As called for by the PUD Sketch Plan, a rafting take-out facility will be constructed on the up-river 2.4 acre lot that will be dedicated to the Town. The take-out ramp and parking area will be gravel surfaced with direct access to Hwy 6. The applicant has been assured that with the Town acting as the applicant, necessary permitting can be acquired for construction of this facility. Timing to achieve the necessary permitting is an unknown but the applicant requests that the construction of the facility be timed to coincide with one of the construction stages within River Dance.

Open Space Compliance

Code requires that 25% of a PUD be committed to Open Space which would be 17.53 acres. The Open Space Zone District more than satisfies that criteria. Code also requires that 50% of the required open space be for direct public benefit which would equate to 7.6 acres. The dedication of Lot 3 (2.4 acres) along with construction of the raft take-out facility enhances public access to the Eagle River is offered in compliance with the general intent of the public open space requirement and as approved by the PUD Sketch Plan. The Open Space Zone District further benefits the public use of the Eagle River by preserving the properties south of the river and enhancing the public's recreation experience as they tube, raft and fish the river. The proposed Camper Park

Zone District also benefits the public by preserving the riparian areas along the north side of the river.

PUD Zone Districts

The River Dance PUD Zone Regulations define the allowed uses at River Dance consistent with the above description and include guidelines for minimum design standards. The River Dance PUD Zone Districts Map as approved by the PUD Sketch Plan is included herein.

Summary of River Dance Zone Districts:

	Acres	% of Total Site
Camper Park & Commercial Recreation Zone District	39.56	56.4 %
Open Space Zone District	29.90	42.6 %
Utility Zone District	0.66	1.0 %
Total Site	70.12	100 %

Landscaping:

Included with this application is a Landscape Plan for the entire site. It is intended as a general master planting plan showing proposed tree locations and examples of typical shrub plantings for the area between RV pads. The shrub plantings and ground cover treatments may vary in different areas of the site thus the examples with a variety of shrub types and ground cover treatments. Turf grass ground cover has been limited to the most impactful areas although a few RV pads may have a panel of turf grass in the space between pads.

The plan identifies all existing trees (including trees in poor condition) with a point location and point number. Trees to be preserved with the proposed site development are identified with graphic symbols. Also shown with point locations and point numbers.

The Plan includes a Plant List that is primarily intended to show the variety of plant species that are proposed for site although additional plant species may be include in the future. The Plant List represents the minimal number of overstory trees to be planted at the site but only reflects shrub counts for the example plantings not the potential total shrub count.

Areas designated for “Dryland Grasses” will be seeded as soon as seasonal weather condition are appropriate following phased completion of site grading. Temporary irrigation may be used in some areas of Dryland Grass seeding to expedite establishment of grasses.

Site Lighting:

Site lighting is proposed at each RV pad to illuminate the Pad Number. The fixture will be placed on top of the electrical power connection box at a height of about four feet. The proposed fixture directs low wattage lighting downward. Attached herewith is an example of the proposed fixture and a photo of an existing fixture at the River Dance site. That photos shows an electric meter but only a limited number of new RV pads will have electric meters.

Utility Services, Site Grading and Access

See the engineers report and design plans included herewith.

Phase 1

The project is defined by two major phases, based entirely on location. Phase 1 being the up-river area surrounding the existing improvements. Phase 1 RV pad construction is anticipated to be developed in two to four stages which will be coordinated with the phased expansion of the wastewater treatment plant. The first stage of the treatment plant will accommodate approximately 100 RV pads. That number may vary some based on actual measurements of the volume of effluent being discharged per RV pads and Bath Houses. The applicant's goal is to initiate phase one construction of the wastewater treatment plant in the Fall of 2018 as soon as State approvals are achieved.

The second module of the treatment plant is projected to accommodate the remainder of RV pads in the Phase I development. Within the two-phase treatment plant expansion there will be incremental construction stages of RV pads and associated Bath Houses. Timing of these RV construction stages will be dependent upon occupancy growth. The current plan includes a mixture of Pull-through and Back-in type RV pads. Market demands will influence the balance between these two types of RV pads.

The first stages of Phase 1 construction will utilize the existing Common Area buildings and patios with some new recreation features. Replacement of existing structures will occur in later stages of construction. Included with this application are floor plans, 3D architectural renderings and graphic examples of the color/materials to be used on the future Bath Houses and Central Commons Building.

Future Development Phase

Based on support from occupancy growth and market demand, the final River Dance phase would incorporate RV pads and a bath house at the western or down-river end of the property. The Preliminary Plan shows Back-in RV pads in this area. This Future Development Phase would also require the third and final expansion of the wastewater treatment plant.

If the demand for Back-in style pads is initially greater than for Pull-through style pads, it is possible that the Future Development Phase (down-river area) might switch priority with the later construction stages of Phase 1. The Future Development Phase would then utilize the added capacity of the second expansion of the wastewater treatment plant. In that event, the final treatment plant expansion would be constructed to accommodate the remaining development in Phase 1. Construction of the Back-in pads in the Future Development Phase would allow for the delay of Pull-through style pad construction in Phase 1 but preserve those pads for later development.