

The Last Resort RV Park & Campground

Project Narrative

The Last Resort RV Park and Campground is seeking approval to add an additional eight RV sites at their location at 256 CR 339.

The Last Resort has been operating as a campground and RV park for 16 years. The campground currently has 14 full hook-up sites that provide electric, water and sewer for recreational vehicles and 6 partial riverside sites with water and electric only. The new sites will be placed in an open field adjacent to the existing sites that will allow larger units pull-through capabilities.

Each site will be 35 feet wide and allow a minimum of 10 feet between each unit as per the current standards. The width of each access roadway will comply with current regulations and provide ample room for the vehicles to enter and exit without backing. Drainage and Grading has been addressed in the site plan.

These additional sites will not negatively impact the area in regard to air, lighting or landscaping and in fact will offer additional recreational choices for the many tourists that visit our county.

Last year we worked closely with the Planning Commission and the Board of County Commissioners in developing the new regulations and will ensure that the project complies with requirements of 3.2.3.4, 3.2.3.5 and 5.5.5 of the Archuleta County Land Use Regulations.

Each new site will meet the current regulations by San Juan Basin Health and the State of Colorado regarding electric, sewer and water. We have utilized the expertise of Davis Engineering and Riverbend Engineering with construction being completed by Hart Construction. The engineered site plan is attached.

We look forward to receiving your approval to complete this project!

TJ and Stacey Fitzwater
Owners/Operators
970-264-6464



April 4, 2019

TJ & Stacey Fitzwater
Last Resort RV Park & Campground
P.O. Box 3666
Pagosa Springs, CO 81147

Re: Last Resort RV Expansion Project

Dear TJ & Stacey,

The purpose of this correspondence is to certify the proposed expansion project elevations are in fact outside the 100 year floodplain boundary detailed on map #08007C0468, effective date September 25, 2009. During the site survey an opus solution and a FEMA benchmark near the project area was used to tie the project elevations to the NAVD88 datum. On the upstream end of the project area, the Base Flood Elevation was found to be 7049.40. The lowest proposed elevation on that side of the project is 7051.12. On the downstream end of the project area, the Base Flood Elevation was found to be 7044.49. The lowest proposed elevation on the downstream side of the project is 7046.88.

Please contact us with any questions, comments or concerns.

Thank you,

Travis W. Phillips
Engineering Technician



Jeremiah N. Stretton
Registered Surveyor

c.c.: John Shepard, AICP Planning Manager

RIVERBEND ENGINEERING, LLC

June 7, 2019

Ronnie Maez, Chairman of the Board
Archuleta Board of County Commissioners
398 Lewis Street
P.O. Box 1507
Pagosa Springs, CO 81147

RE: Septic System Expansion—Last Resort RV Park & Campground (2019-0101)

Dear County Commissioners,

The referenced project application was approved by San Juan Basin Health Department on May 9th 2019.

The original system was designed and permitted (#047A-2009) for 14 full hook up RV sites. To my knowledge that system has been adequately treating the generated waste from the existing 14 RV sites. The current expansion has more than doubled the size of the soil absorption field and added another 1500 gallons of septic tank storage.

The current permit was approved for an additional 6 full hook up RV sites and based on the performance of the existing system the expansion has the treatment capacity to handle at least twice as many sites. The system must remain under 2000 gallons per day to continue to be permitted by San Juan Basin Health. The owner is monitoring waste generated flows to ensure the flows remain under 2000 gallons per day.

Thank you for your consideration.

Sincerely,



Chris Pitcher P.E.
Riverbend Engineering

cc: TJ & Stacy Fitzwater

