



PROJECT NARRATIVE

for

JELLYSTONE AT LARKSPUR

**650 SKYVIEW LN
LARKSPUR, CO 80118**

Prepared for

SUN COMMUNITIES

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General Project Concept

The Jellystone at Larkspur project (Site) consists of approximately 99 acres located in Larkspur, Colorado which includes an existing RV park along with a proposed expansion of the park to the south. The site is located in the Southwest Quarter of Section 16 and the North Half of Section 21, Township 9 South, Range 67 West of the Sixth Principal Meridian within the Town of Larkspur. It is currently zoned Planned Development (PD). The site is located to the west of the BNSF Railroad which is adjacent to Interstate-25. Plum Creek is located on the eastern side of Interstate-25. There is approximately 160 feet of elevation change across the site ranging from 6,570' on the eastern edge to 6,730' on the western edge. The site contains heavily timbered areas in the western and southern portions. Woodlands, watercourses, and an overhead transmission line are also located on the site.

A portion of the project is located within the Perry Park Water and Sanitation District but due to a lack of renewable water sources, the Sanitation District will not serve the entire site. The Jellystone at Larkspur project is located within the Town of Larkspur but currently there are no water services near the site and the closest sanitary manhole is approximately 1.5 miles away.

The existing RV Park has a total of 158 RV sites and cabins. The proposed expansion of the RV Park includes the addition of 360 more RV sites and cabins totaling 518 RV sites and cabins. In addition to this, the proposed expansion will also include a new welcome center, putt-putt golf area, public water park, and various other amenities.

The purpose of this Site Plan request is to gain approval for the proposed expansion of Jellystone Campground.

There have not been any previous Site Plan or development requests on the property. The property underwent an annexation into the Town of Larkspur in 2010 which included a PD agreement. In early 2016, Atwell, LLC completed an amended and restated annexation agreement for the Site.

The proposed development consists of approximately 104 acres located in Larkspur, Colorado which will include the existing development on the site. The site is located in the Southwest Quarter of Section 16 and the North Half of Section 21, Township 9 South, Range 67 West of the Sixth Principal Meridian within the Town of Larkspur. The site is located to the west of the adjacent to the BNSF Railroad and Interstate-25. Plum creek is located on the eastern side of Interstate-25 from the site. There is approximately 160 feet of elevation change across the site ranging from approximately 6,570' on the eastern edge to 6,730' on the western edge. The site contains heavily timbered areas in the western and southern portions of the site with woodlands, wetlands, watercourses, and an overhead transmission line easement located on the site.

The existing campground has a total of 158 RV sites and cabins. The Proposed expansion of the campground includes the addition of 360 more RV sites and cabins totaling 518 total RV sites and Cabins. In addition to this the proposed expansion will also include a new welcome center, miniature golf area, a public water park, and various other amenities.



The site is currently zoned PUD. According to Douglas County 2035 Master Plan, the site is located within Incorporated Municipal Planning Area. Surrounding zoning includes A1- Agricultural, SR – Suburban Residential, and LRR – Large Rural Residential.

A portion of the site is located within the Perry Park Water and Sanitation District but due to a lack of renewable water sources, the Sanitation District will not serve the entire site. The site is located within the Town of Larkspur but currently there are no water services near the site and the closest sanitary manhole is approximately 1.5 miles away.

Project Requirements

Currently there is an existing water system that utilizes two of three existing wells located on site. The wells were tested to determine if upgrading the existing pumps would generate sufficient production for the proposed expansion. Testing determined that there is sufficient production but will require the use of a water storage facility for fire flow demands. Well permitting will be required along with well upgrades.

Currently there is an existing wastewater system on site that utilizes an existing wastewater leach field for treatment. The proposed expansion of the site will not allow for continuing leach field treatment due to size restraints. The Town of Larkspur has an existing manhole located approximately a mile and a half south of the project. For the proposed expansion, a lift station and force main will run south to connect to the existing manhole which will then utilize the Town of Larkspur treatment facility.

Currently there is three-phase power located off Skyview Lane. The site currently connects to this location but is not utilizing the three-phase power. The proposed expansion will include upgrading on-site power to three-phase.

There are no floodplains located on the site. There are woodlands, wetlands, watercourses, and an overhead transmission line easement that affect the site.

The existing access point for the site is located on Skyview Lane off of the Interstate 25 exit. There is a BNSF Railway crossing located at this access point. Earlier this year, Atwell, LLC negotiated the existing private crossing agreement to allow for the necessary increased crossings required for the proposed expansion. As part of this amended agreement with BNSF, the railroad agreed to complete the necessary improvements to the crossing in exchange for an agreed upon fee. Additional site fire access locations are proposed to be provided on the southern end of the site connecting to Tenderfoot Drive and on the west end of Skyview Lane connecting to Bear Dance Drive. These gates are not proposed for regular access but will utilize a Knox-box for emergency fire access. As part of the proposed layout, new welcome center and check-in facilities will be located farther south away from the access point to allow for onsite stacking of RV's during peak times for check in.



As part of the proposed expansion, a Wildfire Mitigation Plan will be required. Atwell, LLC has begun preliminary discussions with the Town of Larkspur Fire District in order to begin this process and establish preliminary requirements. Atwell, LLC will continue to work with the Town of Larkspur Fire District in order to create a Wildfire Mitigation Plan that will address the concerns of the District.

Per discussion at the Site Plan pre-application meeting, Atwell is submitting the Site Plan for the expansion of the campground. However, subsequent submittals will need to be made to address design of architectural and landscape architectural improvements. Construction plans for all improvements will be submitted after review of the Site Plan to assure that the construction documents can efficiently incorporate input received from the Town during Site Plan review and approval period.

Impact/Project Summary

The proposed Phase 1 expansion of Jellystone construction is currently estimated to begin in September, 2017 with an estimated end date of October, 2018. Phase 2 construction is currently estimated to begin in March, 2019 with an estimated end date of February, 2020. Project timeline is highly variable to jurisdictional approval timelines.

In summary, this project will take the existing facility and expand it to meet the higher market demand as well as providing additional amenities for its users. The project meets all requirements set forth in the approved Planned Development for the property. The park will be maintained and operated by Sun Communities, a national resort management company that operates across the United States. It is the goal of Sun Communities to provide a first class facility for its customers while being an important part of the Town of Larkspur community.