

EL PASO COUNTY

COLORADO

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 25, 2019

Falcon Meadows RV Campground Outfall Lift Station
Attn: David Ozburn
11150 Highway 24
Peyton, CO 80831

Subject: (ADM-19-015) Determination of Applicability of the El Paso County Guidelines and Regulations for Areas and Activities of State Interest (a.k.a. "1041 Regulations") as to the Proposed Falcon Meadows RV Campground Outfall Lift Station Project

Dear Mr. Ozburn,

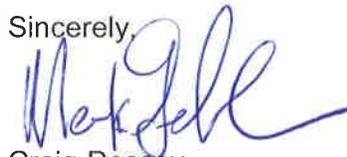
This letter is in response to your "Falcon Meadow RV Campground Outfall Lift Station Project" letter dated April 3, 2019, which includes information pertaining to the proposed Lift Station.

After reviewing your letter against the applicable sections of the El Paso County Guidelines and Regulations for Areas and Activities of State Interest ("1041 Regulations"), it is my opinion that the proposed project is subject to the County's 1041 Regulations, and therefore, will require a "1041" permit.

Please provide a pre-application submittal in order to initiate the 1041 application process.

If you have any questions or concerns regarding this determination, please contact myself or Nina Ruiz, Planner II, at (719) 520-6313 or ninaruiz@elpasoco.com.

Sincerely,



Craig Dossey
Executive Director
El Paso County Planning and Community Development Department

Cc: Nina Ruiz, Planner II
ADM-19-015



April 3, 2019

Ms. Nina Ruiz
Project Manager
El Paso County Development Office
2880 International Circle
Colorado Springs, CO 80903

SUBJECT: LETTER OF INTENT – FALCON MEADOW RV CAMPGROUND OUTFALL LIFT STATION PROJECT

Dear Ms. Ruiz,

This letter of intent is being submitted in support of the Falcon Meadow RV Campground (FMRVC) Outfall Lift Station Project (Project) in accordance with the El Paso County *Guidelines and Regulations for Areas and Activities of State Interest* (1041 Guidelines). Element Engineering, on behalf of the park owner David Ozburn (Owner), is preparing submittal requirements for a 1041 application for the Project, and is seeking administrative approval for the Project.

The forthcoming 1041 permit application will address the requirements outlined in Chapters 1 through 4 of the 1041 Guidelines. Chapters 5 through 9 do not apply because the Project does not involve a public utility, will not be constructed within a floodplain or other natural hazard area, is not an expansion of an airport, and does not involve construction of highways, interchanges, or mass transit facilities.

The below information is submitted in accordance with the requirements outlined in Chapter 2, Article 2 of the 1041 Guidelines, entitled *Pre-Application*. The relevant requirements are summarized herein, followed by the required information in italics.

Section 2.201 - Pre-Application Procedure

(3)(a) Name and address of all persons or interests proposing the activity or development.

Response:

Owner:

*David Ozburn
11150 Hwy 24
Peyton, CO 80831*

Applicant:

*Falcon Meadow RV Campground
11150 Hwy 24
Peyton, CO 80831*

(3)(b) Name and qualifications of the person(s) responding to the requirements detailed in these Regulations.



Response:
Engineer:
Courtney Husted, P.E.
Element Engineering, LLC
12687 West Cedar Drive, Suite 300
Lakewood, CO 80228

(3)(c) A written summary of the Project including: a map showing the project boundary, topographic and geographic features, and proposed improvements.

Response: FMRVC is located in Central Eastern Colorado in the uppermost-center portion of El Paso County, approximately 12.5 miles northeast of Colorado Springs adjacent to US Highway 24, in Section 13, Township 13 South, Range 65 West of the 6th Principal Meridian. The Project includes the construction of a lift station wet well, one grinder pump with a shelf spare, and approximately 1,600 feet of force main in order to connect to the Woodmen Hills Metropolitan District (WHMD) collection system. The lift station will be constructed on land owned by the FMRVC. The force main will be constructed on land owned by FMRVC and in utility easements that have been purchased. The construction of the lift station will result in the decommissioning of the existing leach fields that are currently used for wastewater treatment. As of 2019, there are 43 active campsites and it is anticipated that at full build out there will be 100 active campsites. The lift station is being designed to handle the anticipated future flows with 100 active campsites. Operation of the lift station and maintenance of all piping and equipment owned by the campground will be the responsibility of the Owner. Project maps are attached.

(3)(d) Information that is sufficient for determining the nature of the Project and the type, extent, and location of impacts associated with the Project.

Response: The proposed lift station will be located at the existing central leach field location. The existing central leach field currently consists of a 10,000 gallon tank. The campground has already started constructing the proposed lift station and force main for the project but the lift station is not operational. The lift station will have one grinder pump installed and a second pump will be on hand to use as a shelf spare. The existing 10,000 gallon tank will be used for overflow storage in case of an emergency. The existing force main will be extended beyond what has already be built for the project and will discharge into a new manhole to connect to WHMD's collection system. It is anticipated that the current average day flows into the lift station will be 2,574 gpd with the 43 currently active campsites and the average day flow with all 100 campsites active will be 5,424 gpd. With a peaking factor of 4, the design flow for the lift station is 21,696 gpm (15.1 gpm). Based on available pumps, the lift station will pump at approximately 34 gpm to convey all the wastewater from the campground to consolidate with the WHMD's collection system.

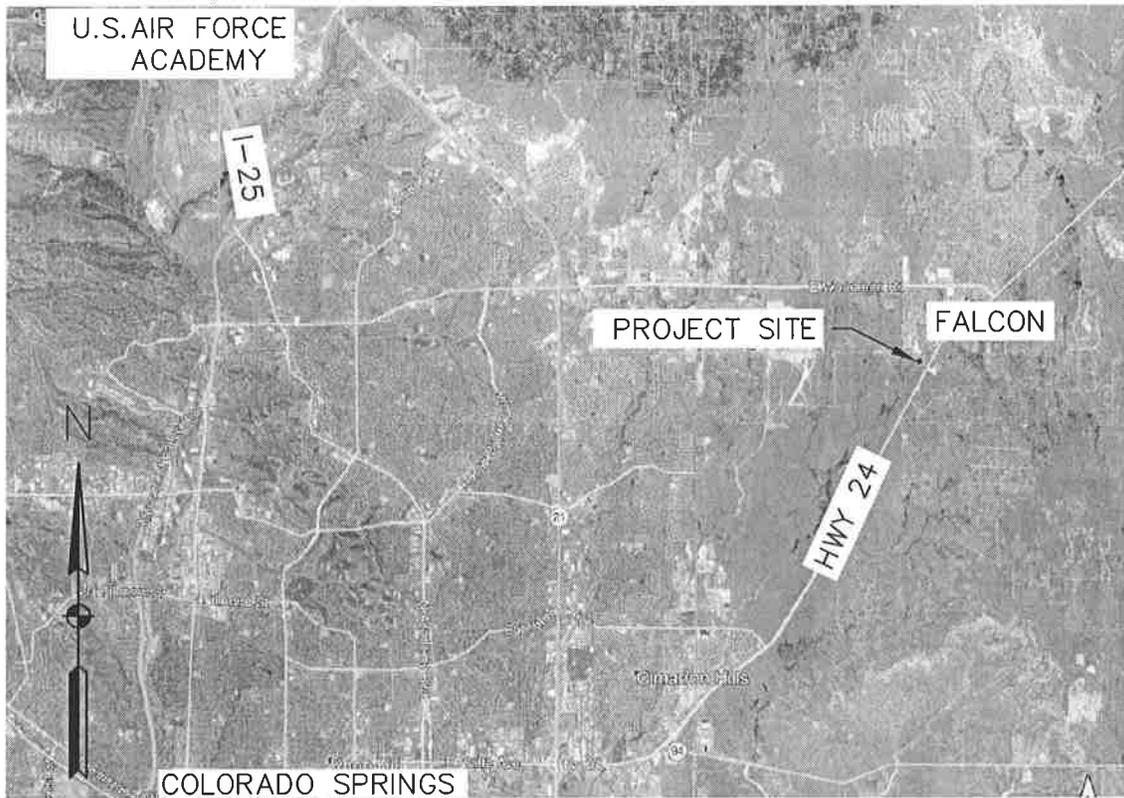


If you have questions, concerns, or require additional information, please feel free to contact me by phone at (303) 242-9992 or by email at courtneyh@elementengineering.net.

Sincerely,

ELEMENT ENGINEERING

Courtney Husted, P.E.
Project Engineer

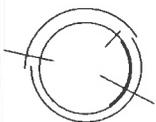


SURVEY EXHIBIT #1 – PROJECT SITE

DATE
DECEMBER 2018

JOB NUMBER
0055.0001

SCALE
NTS



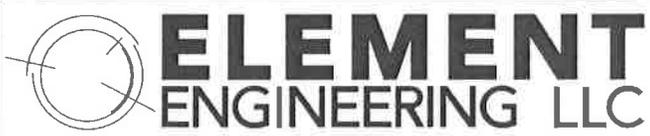
ELEMENT
ENGINEERING LLC

12697 W. CEDAR DRIVE, SUITE 300
LARKWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET



FMRVC EXISTING PIPING

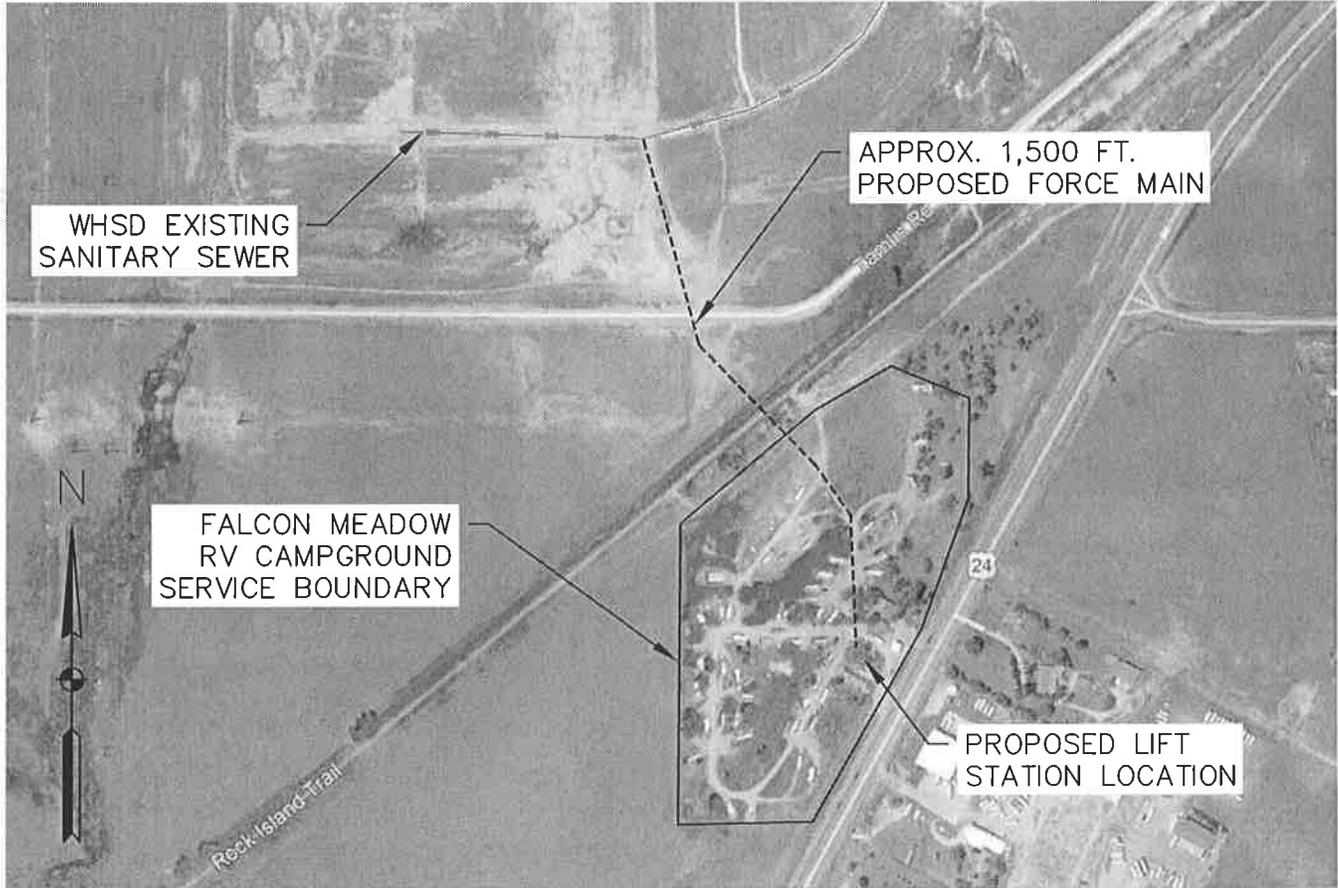
DATE
DECEMBER 2018



12887 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4165
WWW.ELEMENTENGINEERING.NET

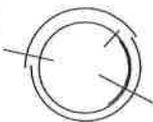
JOB NUMBER
0055.0001

SCALE
1" = 250'



PROPOSED LAYOUT EXHIBIT

DATE
DECEMBER 2018



ELEMENT
ENGINEERING LLC

12667 W. CEDAR DRIVE, SUITE 300
LAKEWOOD, CO 80228
720.749.4105
WWW.ELEMENTENGINEERING.NET

JOB NUMBER
0055.0001

SCALE
1" = 500'