



LETTER OF INTENT

TO: El Paso County
FROM: Element Engineering
DATE: October 31, 2019
SUBJECT: Falcon Meadow RV Campground Lift Station Site Development Plan Approval

OWNER

James C. and Delia L. Ozburn
Falcon Meadow RV Campground
11150 Hwy 24
Peyton, CO 80831

APPLICANT/CONSULTANT

Courtney Husted, P.E.
Element Engineering, LLC
12687 W. Cedar Drive, Suite 300
Lakewood, CO 80228

GENERAL INFORMATION

The proposed lift station will be located on the Falcon Meadow RV Campground property at 11150 Hwy 24, Peyton, Colorado in the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 13 South, Range 65 West of the 6th Principle Meridian, El Paso County, Colorado (El Paso County Parcel #'s 5313000094 and 5313000006).

The proposed lift station will only take up a small portion of the existing property, which is approximately 16.9 acres and zoned RR-5. The property contains an RV campground that includes a general store and a laundry room.

The existing treatment facility includes a holding tank and leach fields for the treatment of the wastewater from the RV campground.

The proposed facility will include a buried concrete structure that will be the wet well for the lift station and will have submersible pumps installed to convey the wastewater to the Woodmen Hills Metropolitan District collection system. The only above grade infrastructure will be access hatches and electrical/control equipment. Additionally, approximately 1,600 feet of buried pressure pipe will be



installed to convey the wastewater from the lift station to the Woodmen Hills Metropolitan District collection system.

The Owner and Applicant understand that approval of this Site Development Plan does not allow for expansion of the RV Campground.

ELEVATION PLANS

Elevation plans are not included because a building is not proposed as part of the project.

GRADING AND DRAINAGE

Grading and drainage of the site will not change as part of the proposed project.

FLOOR PLANS

Floor plans are not included as part of the project because a building is not proposed.

LANDSCAPING

No changes to the landscaping are proposed as part of the project. After the installation of the lift station and the force main, the land will be reseeded and returned to its original landscape.

LIGHTING PLAN

A lighting plan is not included because no changes in the lighting of the site are proposed.

SIGN PLAN

A sign plan is not included because no signs are proposed.