
Lazy Y Rockin J RV Camping – EA 238

MAINTENANCE PLAN

September 5, 2024

Owner/Applicant:

Longhorn Acres Land & Cattle, LLC
12960 Peyton Highway PO Box 516
Peyton, CO 80831

Lazy Y Rocking J is a proposed subdivision consisting of 2 new lots on approximately 36.24 acres. The first lot is zoned RVP, is approximately 29.72 acres in size and will accommodate a new RV Park/Campground. This maintenance plan addresses the private facilities and improvements on the Campground lot under EPC LDC section 6.2.8.

The RV Campground is a single private for-profit business and as such, all maintenance will be the financial and legal responsibility of the single landowner, Longhorn Acres Land and Cattle, LLC. The RV Park management, operation and maintenance is anticipated to be performed by Lazy Y Rocking J, LLC (LYRJ) under a separate management agreement.

Maintenance will be performed under the following plan.

1. Sanitary sewer system (OWTS). The OWTS will consist of septic tanks, leach fields and potentially pump stations be completed per plans provided by a licensed professional engineer and approved by CDPHE and the El Paso County Health Department. The ongoing operations will require the services of a licensed operator. LYRJ will engage a properly licensed operator to perform the required tasks as directed by CDPHE, and the El Paso County Health Department under all pertinent regulations. LYRJ will be responsible for all other related maintenance responsibilities including the regular mowing and landscape maintenance requirements related to the leach field area.
2. Any additional and separate sanitary sewer dump station will be constructed per designs approved by CDPOHE and the El Paso County Health department and will be maintained by LYRJ under a more detailed plan to be submitted to and approved by EPCHD.
3. The water system including the well, pumps, cisterns, distribution systems will be constructed to plans provided by a licensed water design engineer and approved by the State Water Engineer and El Paso County. The final system design will inform the final maintenance plan which will require initial and periodic water quality testing for a state designated “transient community water system.” The water system will be maintained in proper working order and will be operated and maintained by LYRJ or otherwise qualified individuals per the applicable standards by CDPHE and the Colorado State Water Engineer.

4. All interior water and sanitary sewer service lines to campsites and the bathroom and laundry facilities, all mainlines, connections and pedestals will be regularly inspected and any necessary repairs, replacements and adjustments will be performed by licensed contractors as necessary.
5. All electrical service lines, transformers and connections will be regularly inspected and any repairs and replacements will be completed by a licensed electrician.
6. The Storm Water Detention Ponds and other onsite storm water improvements will require periodic maintenance including inspection for designed function, silt management and removal, mowing, trash collection and disposal. The storm water management requirements will be maintained by the property manager LYRJ under the more detailed requirements of the approved PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT.
7. All landscape maintenance for trees, grasses and plants will be maintained by LYRJ to include repairs, replacement, and periodic mowing, pruning, fertilization etc. as further informed by the landscape plans and construction provider.
8. All Interior Roads, Parking areas and campsites will be periodically inspected and any necessary repairs will be completed as needed and then regularly maintained by LYRJ to keep the facilities in excellent condition.
9. Open Space including the native trees and grasses will be maintained to include appropriate wildland fire mitigation, periodic mowing and control of any known noxious weeds and any other pests. An initial inspection of the property did not indicate any El Paso County identified noxious weeds at this time.
10. All other Common Areas including the existing Quonset facility will be maintained by LYRJ and will include commercial level standards for any repairs and regular maintenance of all bathrooms, showers, lavatories, laundry facilities, pavilion, patio, fire pits, entry and interior directional signage, internal and perimeter fences, the playground and playground equipment, the designated walking paths.

The current owner and subsequent owners will notify the County of any changes in ownership or responsibility for the maintenance of the property.

The landscaping will be designed to be low water use with drought tolerant plants and native grasses. Irrigation water will only be used for the initial establishment of the trees and grasses and in the process of repairs and replacements.