

LETTER OF INTENT

TO: El Paso County
FROM: Element Engineering
DATE: November 14, 2023
SUBJECT: Town of Ramah Wastewater System Improvements Site Development Plan Approval

OWNER

Town of Ramah,
113 S. Commercial Street
Ramah, CO 80832

APPLICANT/CONSULTANT

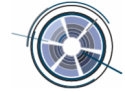
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12687 W. Cedar Drive, Suite 300
Lakewood, CO 80228

1.1 PROPERTY ADDRESS

The service area is located in Section 1, Township 11S, Range 61W, 6th Principal Meridian. The existing wastewater lagoon is located on 2 town-owned parcels to the northeast of the Ramah service area. The site is accessed from a dirt access road off Pikes Peak Ave. The proposed lift station location is within the town right-of-way (ROW) on Pikes Peak Ave in Ramah, CO. The adjacent street address to the row location is 13 Pikes Peak Ave, Ramah, CO 80832. There is no parcel or lot number for this location because it is part of the town right of way. The proposed location of the evaporative ponds are located on East Ramah Road, at the address of 0 E Ramah Rd, Ramah, CO 80832.

1.2 PROPERTY TAX SCHEDULE

The property tax schedule number for the proposed evaporation ponds site lot is 100000088. The property tax schedule for the existing wastewater lagoon is 1101107001 and 1101112001. There is no property tax schedule for the proposed lift station site because it is located within the town right-of-way (ROW).



1.3 LEGAL DESCRIPTION

The legal description for the proposed evaporation ponds is "SW4SW4 W/MR SEC 06-11-60". The legal description is for the existing lagoon pond is "THAT PART OF BLK 22 RAMAH ADD 1 LY IN NW4NE4 SEC 1-11-61" for Parcel 1 and "ALL BLK 21 EX LOT 9 RAMAH ADD 1" for Parcel 2. There is not legal description for the proposed lift station location because it is located within the town right-of-way.

1.4 LOT/PARCEL SIZE

The lot/parcel size for the existing wastewater pond is 1.84 acres for the first lot and 2.37 acres for the second lot. The lot/parcel size for the proposed evaporation ponds is 38.22 acres. There is no legal lot or parcel for the proposed lift station location because it is to be located within the town right-of-way. The total approximate area for the proposed lift station is 1,800 square feet,

1.5 LOT AREA COVERAGE

The existing wastewater pond does not contain any buildings or structures aside from the influent manhole and the pond itself. The pond coverage for parcel 1 is 0.785 acres out of 1.84 for a total coverage of 0.43 or 43 percent. The pond coverage for parcel 2 is 0.1 acres out of 2.37 for a total coverage 0.04 or 4 percent.

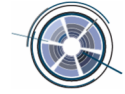
There are no proposed structures or buildings for the evaporation ponds site with the exception of the influent bar screen and influent manhole. Those are to total less than 150 square feet in total. The proposed evaporation ponds total surface area will be approximately 8.5 acres with a total 10.3 acres including the berms slopes. The total pond coverage for the proposed evaporation ponds is 10.3 acres out of 38.22 for a total area coverage of 0.27 or 27 percent.

The only proposed structure for the lift station site are the lift station vault, meter and valve vault and the overflow tank access riser hatch. The total square footage of all three of those structures will be approximately 390 square feet. The area coverage for the proposed lift station vault will be less than one percent.

1.6 EXISTING & PROPOSED LAND USE

The current land use for the existing wastewater ponds in Ramah is zoned as agricultural and is used as municipal land for the wastewater ponds. After the ponds are decommissioned, there will be no new land uses for the property. The town will either retain the property or put it into conversation because of its location within the jurisdictional floodplain.

The current land for the proposed evaporative ponds site is zoned as agricultural and has previously been used for agriculture, mainly hay production. The proposed use will be municipal for the evaporation ponds. The current land for the proposed lift station is zoned as rural residential. The land use in the area will mainly stay the same with the proposed lift station aside for the small, 1,800 square foot area for the lift station that will be in municipal use for the lift station.



1.7 TOTAL GROSS BUILDING FOOTAGE

No buildings are proposed for the lift station or evaporation ponds. The only structures for the proposed project include the new sewer manhole on Pikes Peak Ave, the lift station vault, the meter vault, the influent bar screen, and the influent manhole for the evaporation ponds. The total square footage of these structures equals approximately 390 square feet.

1.8 SURFACE TYPE PERCENTAGE

The current surface type for the existing wastewater pond in Ramah is all undeveloped, grass surface with the exception of the wastewater pond itself. There is no impervious surface in this area.

The current surface type for the proposed lift station is majority undeveloped, grass surface. A small portion is gravel road shoulder surface, but the percentage given the total square footage of the lift station area is negligible. The only impervious area at the lift station is a concrete slab that is approximately 306 square feet.

The current surface type for the proposed evaporation ponds area is all undeveloped, grass surface. The surface type for the area is not anticipated to change after the project with the exception of the evaporation pond areas themselves. There is no existing or proposed impervious surface at the evaporation ponds.

1.9 DENSITY AND DWELLING UNITS

The total number of dwelling units in the Ramah service area is 65 and with a total population of approximately 130 people. With a total service area of approximately 0.25 square miles, the dwelling unit density is 260 per square mile and the population density is 520 per square mile. The unincorporated areas surrounding Ramah are not part of the service area and are much less densely inhabited than the town limits.

1.10 PARKING COMPUTATIONS

Parking at the proposed lift station location will be limited to a single town maintenance staff vehicle. Maintenance and operations visits required for the lift station will be infrequent and average 1-2 visits per week.

Parking at the proposed evaporation ponds site will be limited to a single town maintenance staff vehicle. Maintenance and operations visits required for the evaporation's ponds will be infrequent and average 1-2 visits per week.

1.11 GENERAL INFORMATION

The proposed lift station in the project will be located along the town right-of-way on Pikes Peak Ave in Ramah, CO in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 1, Township 11 South, Range 61 West of the 6th Principle Meridian, El Paso County, Colorado.



The proposed lift station will only take up a small portion of the town right-of-way outside of the roadway on Pikes Peak Ave, approximately 1,800 square feet in total area of the site. The area in the incorporated parts of Ramah including the right-of-way is zoned as incorporated rural residential (RR-5). The lift station will be located across from the entrance to the access road to the existing wastewater pond. The existing site for the lift station is undeveloped right-of-way.

The existing wastewater facility includes an influent septic tank and wastewater lagoon located just outside of the incorporated town limits. The proposed project also includes the new evaporative ponds facility that will replace the existing wastewater lagoon. The proposed evaporative ponds are to be located at a separate location at 0 East Ramah Road south of the town limits in lot 7 Section 6, Township 11 South, Range 60 West of the 6th Principal Meridian. Approximately 4,700 feet of 3-inch HDPE force main will be installed to convey the collection system flows diverted to the lift station to the proposed evaporative ponds.

The proposed evaporation ponds facility will include an influent bar screen constructed in a concrete channel with a bypass channel. It will also include an 8-foot diameter concrete flow diversion structure that will split flow equally to the three evaporative ponds. The ponds will be graded to have total depth of 5 feet. The only above grade structures at the ponds will be top of the buried influent bar screen and splitter structure.

The proposed lift station will include the buried wet well structure, influent manhole, meter and valve vault and buried overflow tank. The only above grade infrastructure will be access hatches and electrical/control equipment. Additionally, approximately 4,700 feet of buried pressure pipe will be installed to convey the wastewater from the lift station to the new evaporative ponds.

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.