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El Paso County
Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
Attn: Kari Parsons

RE: Cherokee Metropolitan District
Lift Station No. 1 Additions
Site Development Plan – Letter of Intent: PPR-2254

Dear Kari:

As a representative of the Applicant, Cherokee Metropolitan District (CMD, the District), we are preparing the submittal requirements for an administrative Site Development Plan to construct a lift station and wet well to replace the existing system located at CMD's Sand Creek Facility. The project is located on **Parcel No. 5418000080**.

The Consultant/Applicant and Owner information is as follows:

Consultant/Applicant:

JVA, Inc.
1319 Spruce Street
Boulder, CO 80302
Contact: Nathan Skalak, P.E.
Telephone: (303) 565-4930
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Owner:

Cherokee Metropolitan District
6250 Palmer Bark Blvd
Colorado Springs, CO 80915
Contact: Amy Lathen
Telephone: (719) 597-7411
Email: ALathen@cherokeemetro.org

General Information

Cherokee Metropolitan District (CMD) provides water, sewer, parks, and street lighting services to an approximately 6,300-acre area of unincorporated El Paso County. CMD operates a wastewater collection system that terminates at the existing lift station (LS1A) headworks and pump station. This location was formerly the District's wastewater treatment lagoon and has several unlined and lined lagoons, as well as a headworks facility. From the headworks, the flow enters a 1.7-million-gallon equalization pond and wet well. Wastewater is pumped from this wet well by two lift stations in series: LS1A and LS1B approximately six miles east. LS1A and LS1B typically deliver 900 to 1,200 gpm through a force main to a manhole at the Schriever Space Force Base, where it then flows by gravity to a Water Reclamation Facility approximately 15-miles to the east.

The current equalization pond functions as the wet well for LS1A. It is open to the air and oversized, which results in a long retention time and odor issues. The existing LS1A is an underground vault-type lift station and is a confined space that is difficult to access and maintain. The District has decided to replace the existing LS1A with a new equalization wet well and lift station Lift Station 1B (LS1B).



Purpose

The proposed improvements are located at the District's Sand Creek Facility at 6657, 6677 East Platte Avenue in unincorporated El Paso County and at approximately 38°N 50' 10.5" latitude, 104°W 42' 24.7" longitude. The 53.38-acre property (parcel 5418000080) is immediately south of Platte Avenue on the east bank of East Sand Creek and is bordered by the Peterson Space Force Base on its south and west sides. The Sand Creek Facility property is a Political Subdivision with zoning designations of RR-5 (residential rural district) and CAD-0 (commercial airport overlay district).

The improvements consist of clearing and grubbing, construction of a new lift station building and covered wet well, utility connections, site grading, and demo of an accessory structure. No public right-of-way exists within the project limits.

This project falls under the classification of a minor site development and complies with the standards detailed in Chapter 6 – General Development Standards of the El Paso County Land Development Code (LDC). Utility design is in accordance with CMD standards as well as County standards. The County determined that a 1041 was not required for this project per County Administrative Determination No. 22-021.

Transportation & Access

Due to the nature of the project, the existing site access and circulation do not change. The proposed lift station does not change the function of the site. The existing internal access road will be restored post construction to account for site grading and site disturbance for construction efforts. The proposed facility is an unmanned facility requiring no additional personnel or changes to current site configuration. There are no other access points to the site which would require additional construction fencing, signage, or barricades. All site traffic enters from the north and will remain that way for the duration of construction.

Parking, Signage, and Trash Enclosures

The lift station (LS1B) will not be a maned facility, therefore, there are no planned parking spaces, signage, or a trash enclosure to support the facility. There is an existing facility on the property located just north of the lagoon where primary operations take place. This location will serve to support operations throughout the site.

Grading & Drainage

No impact to current drainage patterns is anticipated with this project. All drainage at the new lift station will be diverted into the pond, where runoff currently flows, to maintain the historic patterns. No permanent BMPs will be installed. Construction of the new lift station involves grading within the limits of the Sand Creek Facility.



Landscaping

Landscaping is intended to be minimal at the site except for preventing erosion. An Alternative Landscape Plan has been provided to show the intent. Due to the nature of the facility, trees and shrubs are known to interfere with operation. Roots and maintenance needs create issues for operations efforts, piping, and infrastructure, therefore, the District prefers keep all vegetation to a minimum. All disturbed areas will be reseeded and stabilized with an approved El Paso County seed mixtures to prevent erosion on the site.

Lighting Plan

A lighting plan is included as part of the site design. Lighting is limited to providing required lights at access points into the proposed lift station facility and several areas around the lift station to illuminate the area. It was noted during the initial submittal that the photometric values registered too high. This was a result of the electrical designer to use the maximum lumens (7000) to prepare drawings, which is not the case. Lighting will be set at a lower level (around 3000 lumens).

Structural Design and Geotechnical Considerations

Based on the geotechnical report prepared for the project, the facility will require over excavation and placement of structural fill to support the reinforced base slab and footings for the facility. Special inspections will be required during installation of concrete and rebar. All disturbed and final grading require temporary and permanent seeding and mulching throughout construction to minimize erosion around proposed facility.

Schedule

Construction of the new lift station and wet well is planned to start in Summer of 2023 and is expected to be completed in Spring of 2024.

Utility Information

The new wet well and pump station will be connected to the existing infrastructure already installed on site. Site piping is limited to the proposed improvements.

For additional information, please refer to the drawings and forms enclosed with this submitted as requested to satisfy the Site Development Plan requirements.

We respectfully request that the County approve this site development plan for said improvements. For questions specific to this project, please do not hesitate to contact one of the project team members.



Sincerely,
JVA, INCORPORATED

By: 
Nathan Skalak, P.E.
Project Manager

CC: Amy Lathen, Cherokee Metropolitan District
Jeff Munger, Cherokee Metropolitan District