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October 19, 2023

El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Attention: Joe Letke

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RE: Letter of Intent PPR-2334
Cherokee Metropolitan District - Ellicott Chlorinator Upgrades Project
JVA Job No. 1164.1e

Dear Mr. Letke:

The Cherokee Metropolitan District (District) proposes to build a new process building to house new disinfection equipment and chemical storage tanks. The proposed building is located on their property at 22315 Highway 94, Ellicott, 80808. This project includes construction of a new 500,000 gallon water storage tank. The building will be located adjacent to the existing tank, and the new tank will be located to the south of the existing tank. The new tank will be on an easement (223082476) acquired from the adjacent Mayberry development. The site will be access via a driveway access easement (223082477) from Cattlemen Run via Springs Road.

The District owns and operates a non-transient community water system (PWSID CO0121125) that serves communities in El Paso County. The District serves Schriever Space Force Base and a few communities in eastern and central El Paso County, with approximately 23,000 residents within its service area. The potable water supply is the Upper Black Squirrel Alluvial Aquifer, from 20 groundwater wells. Only chlorination is required to meet Colorado Department of Public Health and Environment (CDPHE) Primary Drinking Water Regulations. The Ellicott Booster Station site includes raw water storage, chlorine disinfection, and potable water distribution.

The District owns the one acre Ellicott Chlorinator property (parcel 3414201027). The parcel is approximately 1.5 miles west of the intersection of Ellicott Highway and State Highway 94. The parcel is located on the north central quarter of Section 14, Township south, Range 63 west of the 6th P.M., County of El Paso, State of Colorado. The chlorinator property is zoned as A-35, Political Subdivision.

The District will construct an approximately 1,200 square-foot chlorinator building located adjacent and to the east of the existing water storage tank. The building will be equipped with a restroom, emergency shower, and emergency eyewash station. Potable water will be available at the site following construction. Floor drains will be routed to a nearby sanitary sewer main. The building will house the following equipment:

- Two approximately 5,000-gallon sodium hypochlorite storage tanks
- Two chemical feed pumps
- Process piping and valves
- Electrical, process control, and communications equipment

The new building will be accessed from Cattlemen Run via Springs Road. Vehicle access will be limited to district employees and occasional deliveries. The site layout has been designed to accommodate a large WB-67 tractor trailer to enter the site with the ability to fully turnaround before exiting from the same direction of entry. This requires a reasonable amount of space dedicated to turning movements. Access to the site will only be available during normal hours of operations. The large tractor trailer is expected to enter and exit the site once per month from Cattlemen Run, which is classified as a minor collector roadway based on El Paso County standards. No new intersections are proposed along a major collector, arterial, or State Highway. The average number of vehicles on the site each day, which is two, is not expected to change as a result of this project. Therefore, the Level of Service (LOS) is not anticipated to change. In addition, this project will not change, impact, or generate additional pedestrian or bicycle traffic, nor will the land use change. Therefore, all criteria under ECM B.1.2.D have been met and a traffic impact study (TIS) is not required.

The existing site access along State Highway 94 will be closed as part of this project. In a letter dated October 10, 2023, Colorado Department of Transportation (CDOT) requested the District acquire a CDOT Access Permit to close the access along SH94 and a Secondary Access Permit to document the relocation of access. The District will coordinate with CDOT Access Manager Arthur Gonzales to complete the access permitting process.

A perimeter fence and access gate will surround the property. The gate will only be open or unlocked when district employees are on-site or when delivery vehicles arrive. The site will be staffed intermittently. Signage will be posted on the fencing as required.

No impact to current drainage patterns is anticipated with this project. The site generally slopes from west to east and drainage will primarily sheet flow to the east. An existing ditch along State Highway 94 will capture some small runoff volumes from the northern site areas. A level spreader with riprap is installed to reduce any point discharge created from drainage from the site drive aisle. No permanent water quality BMPs will be installed and due to the limited area available and existing infrastructure, the site is limited to above ground practices. All work and earth disturbance shall be done in a manner that maintains existing drainage patterns to the adjacent properties. The proposed development will not have an adverse or negative impact on surrounding properties or public right-of-ways.

The total land disturbance is anticipated to be 0.92 acres. 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 District standards as well as County standards. The County determined that a 1041 was not required for this project per County Administrative Determination No. 23-003.

Part 6.2.2 (G) (e) of the Land Development Code of El Paso County states the following with regards to landscape requirements for water storage tank and utility facilities:

Rural and Remote Areas: In rural and remote areas landscaping, screening and erosion control measures shall be tailored to the nature and character of the area and the type of facility or structure contemplated. Site-specific landscaping shall, at a minimum, include revegetation of disturbed areas with materials indigenous to the site or otherwise adaptable.

Disturbed areas of the site will be reseeded with El Paso County Conservation District's (EPCCD) Shotgun Native Grass Seed Mix, as requested by EPCCD. Maintaining a site clear of trees, shrubs, and boulders is critical to effectively maintaining the above and below grade infrastructure.

Construction is anticipated to start in February 2024 and be completed by Spring 2025.

We respectfully request the County approve this site development plan for said improvements. For questions specific to this project, please contact:


Owner

Kevin Brown, Water Resource Engineer
Cherokee Metro District
6250 Palmer Park Blvd
Colorado Springs, CO 80915
719-597-5145

Engineer

Richard Hood, Project Manager
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1675 Larimer Street, Suite 550
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Sincerely,
JVA, INCORPORATED

By: 
Richard Hood, P.E.
Project Manager