



August 23, 2023

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

www.jvajva.com

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

A building permit has been issued with the address of 22315 Hwy 94. Please verify correct address.

Please clearly define the new lot lines in the site development plan.

Dear Mr. Howser:

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 21388 Highway 94, Ellicott, 80808. This project also includes modifications to their existing water storage tank, as well as improvements to the existing water storage tank and construction of a new, 500,000 gallon water storage tank. The building will be located adjacent to the existing tank to the east and the new tank will be located to the south of the existing tank. The new tank will be on property acquired through a land swap agreement with the adjacent Mayberry development, for which negotiations are in progress. A driveway access easement from Cattlemen Run via Springs Road will be included in the agreement.

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 approximately 0.9 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 is negotiating a land swap with the adjacent developer. The intent is for the District to acquire land to the south for the new and while trading approximately 30 feet of land on their property's eastern boundary. The District's will have a combined 1.1 acres after the land swap.

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 new approximately 1,200 square foot building will contain the following:

- 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 a new driveway located on the southeast corner of the property via an easement currently being negotiated. 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.

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 during normal hours of operations.

Explain the number (ADT) of vehicles daily.  
Explain that all criteria under ECM B.1.2.D  
has been met not to require a TIS

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 at the site will be diverted into the existing culvert to the north side and sheet flow to the east. A level spreader is installed to reduce any point discharge created from drainage from the site drive isle. No permanent 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 minimizes drainage to the adjacent properties.

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.

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

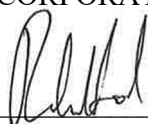
We respectfully request the County approve this site development plan for said improvements. For questions specific to this project, please contact:

Please identify the total  
amount of disturbance  
proposed.

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  
JVA, Incorporated  
1675 Larimer Street, Suite 550  
Denver, CO 80202  
303-444-1951

Sincerely,  
JVA, INCORPORATED

By:   
Richard Hood, P.E.  
Project Manager

State that the development will  
not have adverse or negative  
drainage impacts to surrounding  
properties or public Rights of  
Way.