



6163 E. County Road 16, Loveland, CO 80537

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February 26, 2020

Ryne Solberg
Colorado Springs Utilities
(719) 668-8267

RE: Response Letter to the CSU Review Comments dated February 20, 2020 – O'Reilly Auto Parts, Colorado Springs, CO.

Dear Mr. Solberg,

Please find below the responses to the CSU Review Comments for the proposed O'Reilly Auto Parts in Colorado Springs, CO.

Thank you for reviewing the plans and documents. If you have any questions or need any more information please let us know.

Sincerely,
TAIT & Associates, Inc.

Nathan Benson, EIT
Design Engineer III

COLORADO SPRINGS UTILITIES

Action Items

1. Please label reception numbers for existing easement.
Response: The reception numbers for the existing easement has been labeled on Sheet C3.1 Site Utility Plan.
2. Please show and label size, material, and public for the existing water mains on the site development sheet.
Response: The size, material, and public label have been added to the existing water mains on the Site Development Plan and the Site Utility Plan.

Information Items

1. Please click [here](#) for 2018 Development Charges or contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement charges or other utility related costs that may apply to this development. In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
Response: Noted. Water service to the property is provided by Cherokee Metropolitan District.
2. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 - In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
Response: Noted. Water service to the property is provided by Cherokee Metropolitan District.
3. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
Response: Noted. Water service to the property is provided by Cherokee Metropolitan District. There will be no new water meters proposed on the CSU waterlines.
9. Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.
Response: Water and wastewater construction drawings have been sent to CSU.
10. The water distribution system facilities must meet the Colorado Springs Utilities' criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead-end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will assess the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.
Response: Noted. Water service to the property is provided by Cherokee Metropolitan District.