



March 29, 2024

**LETTER OF INTENT
STRATMOOR HILLS WATER DISTRICT – CSU INTERCONNECTION MODIFICATIONS
PCD FILE NO. COM2323**

Owner/Applicant:

Stratmoor Hills Water District
1811 B Street
Colorado Springs, CO 80906
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Attn: Kirk Medina, District Manager

Plan Preparer:

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Attn: Claire Van Kampen, PE

Property Information:

The emergency interconnection facility is located at 309 Loomis Avenue, Colorado Springs, CO 80906. The El Paso County Tax Schedule Number is 6505113001. The property is zoned as RS-6000. The site currently serves as the site of the Stratmoor Hills Water District and Colorado Springs Utilities (CSU) emergency interconnection.

Request and Justification:

Stratmoor Hills Water District is requesting El Paso County Planning and Community Development Department approval of the CSU Interconnection Modifications project. The project consists of upgrading the existing Stratmoor Hills CSU emergency water interconnection to meet the current CSU interconnection standards.

CSU owns a 20-inch water main which runs north-south through the Stratmoor Hills service area. The District has an 8-inch diameter interconnection to the CSU water main just south of the Loomis Avenue-Chamberlin Avenue intersection. The interconnection pipe reduces to 6-inch diameter prior to entering a circular concrete vault. The existing vault contains a water meter, check valve and butterfly valve.

The existing interconnection has only a single 6-inch check valve for backflow prevention, which does not meet current CSU backflow prevention requirements. CSU's current standards require a reduced pressure backflow preventer installed aboveground inside a heated enclosure.

The proposed interconnection facility will be designed to meet the CSU interconnection standards and provide a safe and reliable facility that can be operated to provide water to the District when the District's supplies are unavailable. The upgrades included in this project are an important part in providing clean, reliable water to the residents of Stratmoor Hills.

The proposed improvements include a 13-foot by 27-foot pre-manufactured enclosure that houses the interconnection piping and valves, an 18-foot wide gravel driveway and parking area with a concrete apron, concrete walkway, and underground piping and valves.

Stratmoor Hills Water District will obtain all required permissions from utility companies and easement holders prior to construction.

Water, Sanitary Sewer, Electric, and Gas Utilities:

Water service and electric service to the interconnection facility will be provided by CSU. Wastewater service will be provided by Stratmoor Hills Sanitation District. Gas service will not be provided because it is necessary for the interconnection facility.

Grading/Erosion Control/Storm Drainage:

Minimal site grading will be required for the construction of the interconnection facility. Construction of the facility is anticipated to disturb less than 5,000 square feet and less than 200 cubic yards of soil. A Grading and Erosion Control Plan is not required for this project because construction will disturb less than one acre and 500 cubic yards of soil. Applicable grading and erosion control best management practices will be followed to prevent offsite sediment discharges during construction.

Stormwater drainage on the site will be minimally impacted by the proposed site improvements. Construction of the facility will convert approximately 4% of the site to impervious surface. The construction of the facility is not expected to adversely impact stormwater runoff patterns or adjacent properties.

Site Access and Traffic Impact:

Access to this project site is from the existing public Loomis Avenue, an asphalt-paved residential road. A concrete apron will be constructed within the Loomis Avenue right-of-way for access to the site. The driveway and parking area on site will be compacted gravel.

The interconnection facility is a public utility building that will not require daily water operator visits. It is anticipated that the interconnection facility will generate less traffic than a residential dwelling would, so a traffic impact study is not necessary for this project.

Should you require any additional information, please contact me at 720-390-5492.

Respectfully,

FORSGREN ASSOCIATES INC.



Claire Van Kampen, P.E.
Forsgren Associates
Senior Engineer