

April 28, 2023

Please add "PCD File No. COM2323"

LETTER OF INTENT

STRATMOOR HILLS WATER DISTRICT – CSU INTERCONNECTION MODIFICATIONS

Owner/Applicant:

Stratmoor Hills Water District
1811 B Street
Colorado Springs, CO 80906
(719) 576-0311
kevin@stratmoorhillswater.org
Attn: Kevin Niles, District Manager

Plan Preparer:

Forsgren Associates, Inc.
56 Inverness Drive East, Suite 112
Englewood, CO 80112
(720) 214-5884
cvankampen@forsgren.com
Attn: Claire Van Kampen, PE

Please add the project address: 421 Loomis Ave.

Property Information:

The emergency interconnection facility is located at the intersection of Loomis Avenue and Chamberlin Avenue South. 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.

Please add additional information about what is being proposed. See note below.

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.

Please expand on what will be developed at the site.

A GEC Plan is required for land disturbances greater than 1 acre. Please revise section to clarify a GEC Plan is not required with this project, or provide a GEC Plan and GEC checklist for review with this application.

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.

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:

Grading and drainage plans have yet to be developed for the site, but it is anticipated that minimal site grading will be required for the construction of the interconnection facility. A Grading and Erosion Control Plan will be developed to prevent offsite sediment discharges during construction.

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

Please confirm applicant will obtain any required permission from utility companies or easement holders prior to construction.

Please include the following in the letter of intent:
- A project description: The type of work proposed, proposed facilities and site improvements, and dimensions of the enclosure/structure.
- State the amount of land disturbance expected with the project. Land disturbance equal to or greater than 1 acre OR 500 cubic yards of soil requires additional engineering review.
- Please provide a statement confirming the proposed structure will not adversely impact existing stormwater runoff patterns or adjacent properties. Include a brief summary regarding drainage for the property.

Please note:
- The Road Impact Fee will be applicable to this project, per Resolution 19-471. The land use category is Public/Institutional and fees are assessed per square footage.
- Applicant is required to apply for a driveway access permit prior to the start of construction. Instructions will be included on EDARP.