



March 29, 2024

Joe Letke
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

**RE: Response Letter Regarding
COM Comments for the
Stratmoor Hills Water District CSU Interconnection Modifications Project**

Dear Mr. Letke,

This letter is being provided with submittal of the revised Letter of Intent, Site Plan, and Construction Drawings for the Stratmoor Hills Water District CSU Interconnection Modifications project. The comments received by the review agencies are outlined below, along with responses regarding requested information.

PCD Engineering Division, February 21, 2024

"Review 1 comments will be uploaded by the project manager. Review comments on the following documents: -Letter of Intent -Site Plan A Driveway Access Permit is required prior to construction. Please apply for a driveway access permit through EDARP, <https://epcdevplanreview.com/> . Under "Getting Started" click on "Initiate a minor application", select Access Permit, and enter a valid email address. A verification code will be sent to the email provided. The verification code will be needed to access the application online. Reviewed by: Carlos Hernandez carloshernandez@elpasoco.com"

A Driveway Access Permit has been initiated for this project.

EPC Stormwater Review, February 21, 2024

"EPC DPW Stormwater has no comment. Reviewed by: Christina Prete, P.E. Stormwater Engineer III ChristinaPrete@elpasoco.com"

Acknowledged.

PCD Project Manager, February 21, 2024

"Planning has comments in green on the following documents: -Letter of Intent -Site Plan. Joe Letke Planner II 719-520-7964"

The review comments and responses to the review comments on the Letter of Intent and Site Plan are attached to this letter. The responses to the review comments are in red text.

Carlos Hernandez, Dept. of Public Works, February 22, 2024

"Hi Claire, I'm reaching out to discuss an additional comment on COM2323 Stratmoor Hills Water District-CSU Interconnection COM. The county's engineering criteria requires a 5' attached sidewalk alongside Urban-Local roadways. The site is adjacent to an urban local roadway therefore sidewalk along the site's frontage to the road will be required. In the next submittal we will need construction drawings prepared by a professional engineer licensed in the state of Colorado. The construction drawings should include the sidewalk alongside the frontage of the road and El Paso County's standard

construction notes. A Financial Assurance Estimate form will be required as well. Our criteria for sidewalks can be found in ECM Chapter 2 and Chapter 6. The driveway shown on the site plan should have a callout for El Paso County Standard Detail Drawing SD_2-24. Joe can open a slot for the financial assurance estimate form and construction drawings on EDARP.”

The County approved an exemption for the sidewalk requirement and therefore is not shown on the revised site plan.

Please review the revised submittal and let me know if you have any questions.

Thank you,



Claire Van Kampen, PE
Senior Engineer

Attachments

- Letter of Intent with Review Comments and Responses
- Site Plan with Review Comments and Responses

Letter of Intent

Review Document Attachment

April 28, 2023

Please add "PCD File No. COM2323"

This has been added to the revised Letter of Intent.

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.

The property address (309 Loomis Ave) has been added.

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.

Additional information has been added.

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.

Clarification that a GEC Plan is not required has been added.

The site improvements have been added.

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.

A statement that the Owner will require all approvals prior to construction has been added.

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.

These items have been added.

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.

An access permit has been initiated for this project and the Owner will pay all applicable fees.

Site Plan

Review Document Attachment

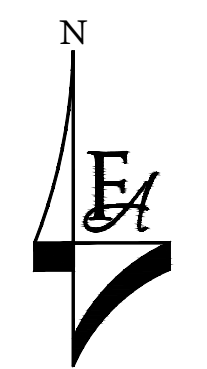
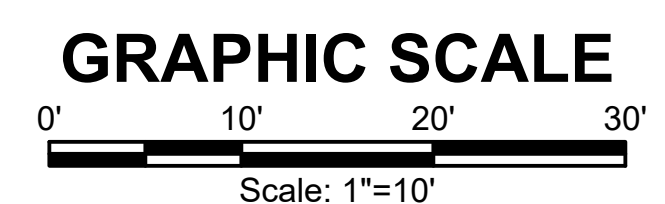
CONSTRUCTION NOTES:

- UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- YARD PRESSURE PIPING TO BE DR14 C900 PVC PIPE, UNLESS OTHERWISE NOTED, BURIED WITH 5' MIN. COVER OVER TOP OF PIPE. ALL FITTINGS TO BE DUCTILE IRON WITH RESTRAINED MECHANICAL JOINTS. INSTALL CONCRETE THRUST BLOCKS AT ALL BENDS.
- YARD DRAIN PIPING TO BE SDR 35 PVC WITH PUSH ON JOINTS.
- ABANDON VAULT PER CSU WATER LINE EXTENSION AND SERVICE STANDARDS SECTION 2.6.G.6.
- WATERLINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH COLORADO SPRINGS UTILITIES WATER LINE EXTENSION AND SERVICE STANDARDS AND AS SHOWN ON THE DETAILS.
- CONTRACTOR SHALL INSTALL SLEEVES AND COUPLINGS AS REQUIRED TO MAKE CONNECTIONS TO EXISTING WATERLINES.
- TEMPORARY 2" BLOW-OFF ASSEMBLY WITH CONCRETE REVERSE ANCHOR TO BE INSTALLED FOR WATERLINE FLUSHING PRIOR TO COMPLETION OF BUILDING. SEE DETAILS A4-8 AND A2-6. REMOVE TEMPORARY BLOW-OFF VALVE ASSEMBLY AND LINE CAP AND CONNECT TO BUILDING WATERLINE AFTER INTERIOR PIPING IS INSTALLED.
- FREEZE PROOF YARD HYDRANT SHALL COMPLY WITH COLORADO SPRINGS UTILITIES STANDARDS. SEE DETAIL 8. LOCATE HYDRANT MINIMUM 5' FROM BUILDING. CONSTRUCT CONCRETE THRUST BLOCK AT 4" ELBOW AFTER HYDRANT AS SET. PROVIDE MINIMUM 4 CUBIC FEET OF TYPE B CRUSHED STONE AND COVER WITH FILTER FABRIC AROUND BASE OF HYDRANT FOR FREE DRAINAGE.

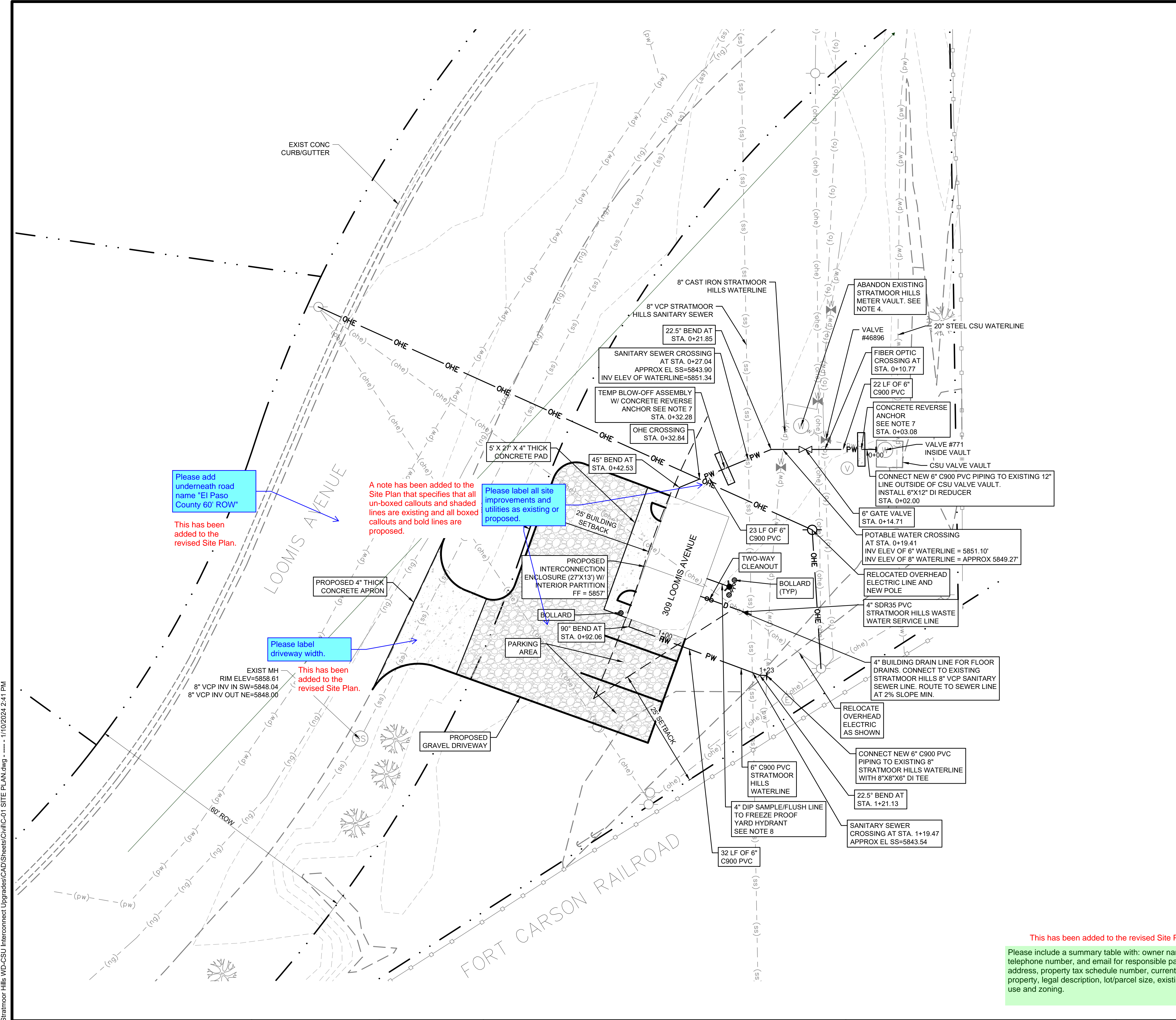
COLORADO SPRINGS UTILITIES GENERAL WATER PLAN NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS).
- THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
- NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES.
- ALL FIELD STAKING SHALL COMPLY WITH THE WATER LESS.
- THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER LESS.
- NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN-LINE VALVE.
- NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE COLORADO SPRINGS UTILITIES' INSPECTOR.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
- FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAP NEED TO BE APPROVED BY THE DESIGN ENGINEER, COLORADO SPRINGS FIRE DEPARTMENT AND COLORADO SPRINGS UTILITIES. AS REQUIRED BY THE INSPECTOR.
- REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE COLORADO SPRINGS UTILITIES' INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL.
- ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 5 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.

COLORADO SPRINGS UTILITIES WATER MAIN DESIGN APPROVAL	
PROJECT NUMBER:	2023-W099
WORK ORDER NUMBER:	4014173
CSU SHEET	___ OF ___
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.	



FOR REVIEW - NOT FOR CONSTRUCTION



Please add underneath road name "El Paso County 60' ROW"

This has been added to the revised Site Plan.

A note has been added to the Site Plan that specifies that all un-boxed callouts and shaded lines are existing and all boxed callouts and bold lines are proposed.

Please label all site improvements and utilities as existing or proposed.

Please label driveway width.

This has been added to the revised Site Plan.

This has been added to the revised Site Plan.
Please include a summary table with: owner name, contact telephone number, and email for responsible party, property address, property tax schedule number, current zoning of the property, legal description, lot/parcel size, existing/proposed land use and zoning.

This has been added to the revised Site Plan.

Please add "PCD File No. COM2323"

This has been removed from the revised Site Plan.

Please remove

NO.	REVISIONS	BY	DATE

DRAWN	T. SMITH
DESIGNED	C. VAN KAMPEN
APPROVED	M. WARESAK
QA	QA BY

ATTENTION
LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)

STRATMOOR HILLS WATER DISTRICT

FORSGREN Associates Inc.
56 INVERNESS DRIVE EAST #112, ENGLEWOOD, CO 80112
PH: 720.232.6644

CSU INTERCONNECTION MODIFICATIONS

SITE PLAN

PROJECT NO: **04-22-0209**
SHEET NO: **C-01**
DATE: NOV. 2023
PAGE NO: 3 OF 13

F:\Denver\Projects\22-0209 Stratmoor Hills WDCSU Interconnect Upgrades\CAD\Sheets\Civil\C-01 SITE PLAN.dwg - 1/10/2024 2:41 PM