



Stratmoor Hills Water & Sanitation Districts

1811 B Street, Colorado Springs, CO 80906 / (719)576-0311 / stratmoorhillswater.org

There have been a number of changes within SHW&SD over the past 5-6 years. None of the personnel currently employed were here when the plans for this development were first proposed. That being said, please bear with me if the following issues have already been addressed.

Before the District can move forward with reviewing and approving the plans as submitted, we must first clarify which entity, or combination of entities, will be expected to provide sanitary sewer service, both collection and treatment. The Stratmoor Hills Sanitation District currently has a contract in place with Colorado Springs Utilities whereby they treat wastewater that is collected from within the District. However, the District will need an addendum to that contract assuming that it is proposed that the District will operate and maintain the collection system and CSU will provide for the treatment of wastewater from the development. If that is the arrangement that is proposed, will there be a new metering station installed on Bob Johnson Blvd to capture flows from Stratmoor District and has there been a Wastewaters Master Facilities Report sent to CSU?

Stratmoor Hills follows the CSU's Water and Wastewater Line Extension & Service Standards (LESS), so the basis of our comments derives from our understanding of those standards. The District would like to inquire as to whether there was a commercial metering form completed out to determine the correct service line sizes. It appears that the original plans called for 2-inch domestic service lines, while the newest set only calls for 1 1/2 inch lines. We question the ability of the 1 1/2 inch lines to be enough to serve 4-story buildings with 24 units at maximum demand, especially if the original water use summary is from 2011 is this still relevant. Additionally, while the reduction in tap size saves the developer money, such as tap fees, etc., 1 1/2 inch materials are not readily available, so the District will only agree to the provision of water service if and when 2-inch facilities are installed to each building as called for in the original plans.

All easements will need to follow standard 2.6.F requirements. There are several locations where easements of only 20-foot are shown. Where there is a 10% or higher grade, the easement needs to be increased to at least 40-foot, again in compliance with the 2.6.F standard. And, as a couple of manholes are shown to be deeper than 15 feet, these too need a wider easement. All of these corrections will be marked on the plans for clarification.

The District would also like to ask for more detail on the service line size material as well as meter installations, noting that RPZ backflow assemblies are required on all domestic service lines and DC's are required on all fire lines.

I am excited to see this project moving forward. My Phone number is 719-649-8953 should you have any questions.

Thank you,

Nancy Lee Watkins
Field Supervisor