

Southern Delivery System

Easement and Land Acquisition Services

Where do I find more information about the Southern Delivery System?

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Easements: Construction and Maintenance

Why does SDS need to purchase easements for the project?

Colorado Springs Utilities (Springs Utilities) will need to purchase easements, and in some cases property, to build the Southern Delivery System (SDS) pipeline, pump stations and reservoirs. We want to be a good neighbor and work cooperatively with property owners.

Springs Utilities follows established guidelines outlined in the City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, which is derived from the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The process and guidelines ensure that all property owners receive fair market value and just compensation for the use or purchase of their property

What is an easement?

An easement is a right of an individual, company or agency to use the property of another person for a specific purpose. You still own the land and can use it as you wish as long as you don't interfere with the easement rights you have granted. If the landowner sells the property at a later date, the rights and responsibilities under the easement pass unchanged to the new owner.

What is an encroachment permit?

An encroachment is anything placed into an easement that may affect the ability of the easement holder from using the easement. An encroachment permit gives the landowner permission to encroach on an easement and specifies the parameters of the encroachment. Typically, Springs Utilities allows property owners to use easements for any agricultural, recreational or other activities that pose no problem or threat to the long-term integrity of the pipeline. Generally, the only restricted uses by the property owner are constructing a permanent structure, planting trees, or erecting fencing in the easement area. To ensure that what you are proposing to build on your property and within the easement area is allowable, you should contact Springs Utilities and discuss an encroachment permit.

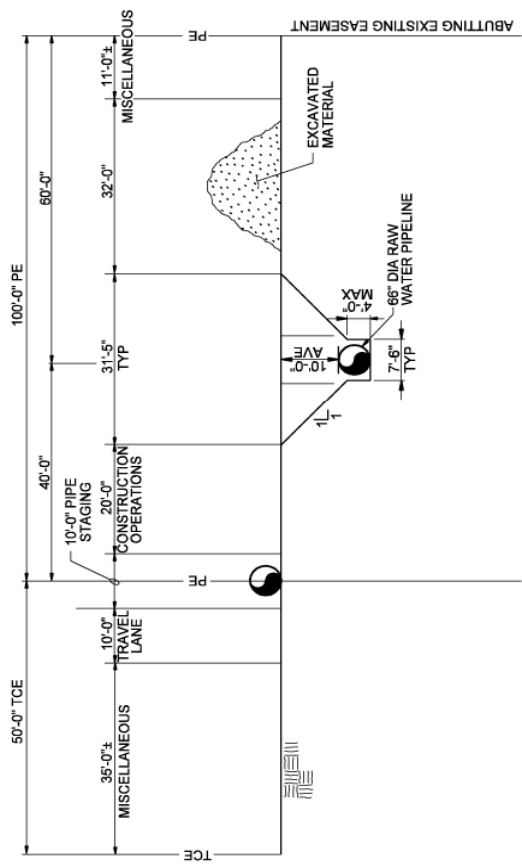
What is a clear easement and why does Springs Utilities maintain clear easements?

A clear easement is an easement free of trees, large shrubs or other visual or physical obstructions. Springs Utilities maintains clear easements to ensure that its operations remain as safe as possible. Springs Utilities must have unrestricted entry and access to all of its facilities at all times for regular maintenance or during emergency situations. Trees and large shrubs obstruct the view for foot patrols and aerial inspections which are routine procedures for maintaining the easement.

What does a typical water pipeline look like?

The raw water pipeline proposed for the SDS project will be 66-inch diameter pipe. Other finished water pipelines vary in diameter from 42 to 54 inches. The SDS pipelines are buried underground and the land is restored after construction. The diagram represents pipeline construction.

TCE = TEMPORARY EASEMENT
 PE = PERMANENT EASEMENT
 DIA = DIAMETER
 AVE = AVERAGE
 MAX = MAXIMUM



100' PE WITH 50' TCE
 SCALE 1"=30'

NOTE:
 PIPELINE EASEMENT WILL VARY BASED ON AMOUNT OF SPACE
 AVAILABLE, AND WILL BE NO GREATER THAN 100'

FIGURE 1
 PERMANENT AND TEMPORARY
 CONSTRUCTION EASEMENT SECTION

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