



Southern Delivery System

Easement and Land Acquisition Services

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

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Acquiring Easements and Property

After a decade of study, discussion and regulatory review, construction begins this year on the Southern Delivery System (SDS), a regional water system that will provide a cost-effective, environmentally responsible and dependable way to deliver water to Colorado Springs, Pueblo West, Fountain and Security. SDS will make use of rights to water in the Arkansas River currently owned by the four communities to be served by the project.

SDS includes a 62-mile underground, buried pipeline that will originate at Pueblo Dam and end in northern El Paso County. The project will include three pump stations, one water treatment plant and eventually two reservoirs.

The construction of the Southern Delivery System (SDS) project will require Springs Utilities to purchase easements and private properties. Construction will begin in 2010.

How much land is required for an easement?

The SDS pipeline needs a permanent easement, usually 100 feet wide, for pipeline operation and maintenance. During construction, temporary workspace adjacent to the permanent easement may also be needed. All areas will be restored after construction is complete.

Why and how will Springs Utilities acquire easements or property?

Springs Utilities will acquire easements and property to accommodate the pipeline, water pump stations, associated facilities and reservoirs following an established process 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 following general steps are followed:

1. Springs Utilities determines which properties are needed for the pipeline and other SDS facilities.
2. For each affected property, the project team determines if an easement, full property acquisition, or partial property acquisition is necessary.
3. A Permission to Enter the Property form is mailed to each property owner.
4. A project team member makes initial contact, in person or by letter, to discuss the schedule, the type of acquisition and the acquisition process.
5. The value of the right of way is determined by appraisal, obtained from an independent, licensed real estate appraiser. In certain circumstances, a property owner may also obtain an additional appraisal at Springs Utilities' expense.
6. A Notice of Intent to Acquire letter is sent to the property owner.
7. Written offers of just compensation are extended to property owners and the negotiation process begins.
8. Springs Utilities makes every reasonable effort to acquire real property interests expeditiously through negotiated agreements.