



## Southern Delivery System Easement and Land Acquisition Services

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

Southern Delivery System:  
[www.sdswater.org](http://www.sdswater.org)

Contact: John Dutch

Information: 719/302-6783

E-mail:  
[John.Dutch@wilsonco.com](mailto:John.Dutch@wilsonco.com)

U.S. Mail:  
John J. Dutch  
Wilson & Company,  
5755 Mark Dabbling Blvd.,  
Suite 220  
Colorado Springs, CO 80919

## Acquiring Easements and Property

The Southern Delivery System (SDS) is a regional water delivery system that provides a cost effective, environmentally responsible and dependable way to deliver water to the communities of Colorado Springs, Fountain, Security and Pueblo West. Colorado Springs Utilities (Springs Utilities) is responsible for leading the effort to construct SDS.

The two routes, or alternatives, being carried forward are the Preferred Action Alternative (Alternative 2) through Pueblo County; and the Highway 115 Alternative (Alternative 7) through Fremont County. While no decision has been made regarding which of the alternatives will be constructed, Springs Utilities has proceeded with necessary permitting in both counties. The Web site [www.sdswater.org](http://www.sdswater.org) provides maps and descriptions of those routes.

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

### How much land is required for an easement?

The SDS pipeline needs a permanent easement, usually 100 feet wide, to operate and maintain it. 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.