



Southern Delivery System

Cost Effective. Dependable.
Environmentally Responsible.

Southern Delivery System

Property Owner Information

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

Southern Delivery System

www.sdswater.org

Contact:

Darlene Garcia

Information:

Local: 719/668-7582

Toll free: 866/719-4737

E-mail:

sdsinfo@csu.org

U.S. Mail

Darlene Garcia

Colorado Springs Utilities

P.O. Box 1103, MC 930

Colorado Springs, CO 80947

Your Rights as a Property Owner

- You'll be treated fairly. Colorado 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.
- We'll provide you with a written offer of compensation, based on an independent appraisal, for the purchase or use of your land. If you disagree with our appraisal, we'll pay for you to have your own appraisal done.
- We'll reimburse you for any relocation costs and closing costs. No landowner should have out-of-pocket expenses for these activities.
- We'll use the power of eminent domain only as a last resort.

What to Expect Before, During and After Construction

- We'll coordinate with affected landowners to obtain approval to enter your land and negotiate the appropriate agreements to obtain easements, right-of-way or purchase of the land.
- We'll examine your property before construction begins to determine existing land surface, drainage, vegetation and structures adjacent to the construction site that could be damaged or altered by construction operations. You'll be notified in advance and invited to attend.
- We'll perform periodic reexaminations, if required, to document any changes. We'll document these examinations in writing and by photographs and audio-video recordings. You'll receive a copy of this documentation.
- We'll restore the original contours of your property so preconstruction drainage paths are reestablished.
- We'll take measures to minimize the loss of soil before, during and after construction. Topsoil will be removed and stored as an initial phase of earthwork operations.
- We'll replace any vegetation with vegetation of the same seasonal variety native to land that was disturbed – or a reasonable substitute acceptable to you. If appropriate seeds aren't available commercially, we'll collect seeds on-site for use in revegetation.
- We'll restore damaged or injured property to a condition similar to or better than what existed before the damage or injury occurred.
- We'll work with livestock owners to determine grazing areas, watering points and livestock pathways to food and water.
- We'll provide access for livestock through farm areas, avoid cutting off ready access points in which livestock are pastured, provide alternate accessible water sources, maintain existing fences required to restrain livestock and keep gates closed and secure. We'll temporarily relocate livestock away from construction activities, if requested by a livestock owner.