

March 11, 2016

Mr. Tim Cain, Planner  
Town of New Castle  
P.O. Box 90  
New Castle, CO 81647

**RE: Lakota Senior Housing  
Preliminary Plan Review**

Dear Tim,

The purpose of this letter is to provide you comments following our review of the preliminary plan drawings submitted to the Town of New Castle for the Lakota Senior Housing Project. Note that our review comments at this point are being presented to help you with your meeting with the applicant next week and only encompass the items that we have received and reviewed to date. These items are specifically the 13 sheet drawing set that the Town received on March 4, 2016. No other information has been received nor reviewed by this office that could otherwise substantiate the design presented in the drawing set. Such information as the traffic study, geotechnical study, drainage report/calculations, water design calculations, sewer design calculations, etc... are expected to be received to substantiate what has been presented. Therefore, the review comments provided herein are preliminary, at best, and are intended to assist the design team in further refining their design. Given such, please note the following:

1. The grading and drainage plan will need to assure that not only the finish grade contours are provided for the roadway construction, but also for the whole site.
2. For the lower portion of the roadway (below the double inlet) how is drainage from the roadway to be treated from a water quality standpoint? Also, there appears to be a need for either drain inlets or valley pans to mitigate shoulder/ditch erosion into the receiving borrow ditch.
3. The site plan for the bike path crossing at the entrance onto CVBLVD needs to be better defined identifying the cross walk striping as well as the need (or not) for ADA accessible ramps across the driveway.
4. The grading in the roadside swale in the vicinity of the detention facility is excessive (particularly next to CVBLVD). The future of CVBLVD will be the need of an additional travel lane thus

construction of facilities that compromise this will need to be avoided. Note that the 10 foot width of the bike path is unnecessary; rather, an 8' wide path is required.

5. For the storm drain line from the double inlet to the detention pond, at the change in direction of the alignment, a storm drain manhole is necessary.
6. Water and sewer separation (including manholes) needs to be 10'. The current alignments do not provide for such.
7. Water service lines off of the main line are identified. Shut off locations, meter locations and line sizes need to be provided. Calculations supporting the service size and meter size need to be submitted for review. Fire service demands need to be identified for the line sizing as well.
8. It appears that the location of the sewer service line to building 3 will not work. The finish floor for the lowest level is at an elevation of 71.75 while the finish road grade elevation at the service line location tie to the proposed sewer main is near elevation 74.
9. Profiles of the storm drain, sewer and water lines will need to be provided to determine specific vertical installation requirements. All proposed crossings (or potential conflicts) of all utility crossings will need to be identified.
10. Identification of transformer locations, junction boxes and service pedestals need to be identified to assure that no conflicts exist with placement of hydrants, valves, snow storage locations, landscaping, etc...
11. For the water and sewer termination points in CVBLVD, the water and sewer will need to be extended/stubbed to a point that is 5 feet beyond the edge of proposed improvements. In the case of the sewer line, the sewer may need to be extended in such a fashion that it is located 5 feet beyond the west termination of the bike path such that future extension of the sewer line will not require reconstruction of the bike path as well. For the waterline, the water line will need to be stubbed at least 5 feet beyond the eventual edge of asphalt. Through the traffic study, there is likely a need to provide a right hand turn into the property (for eastbound traffic). As such, the waterline will need to be installed to a point that is 5 feet beyond the edge of asphalt necessary to construct the turn lane and transition width to such. In this manner, extension of the waterline, in the future will not require cutting the improvements being constructed with this project.
12. What kind of street lighting is proposed for this project? At a minimum, lighting of the roadway tie to CBBLVD is necessary to promote safety of pedestrians at the trail crossing. Likewise, we

would recommend lighting be in place to highlight pedestrian crossings inside the project as well.

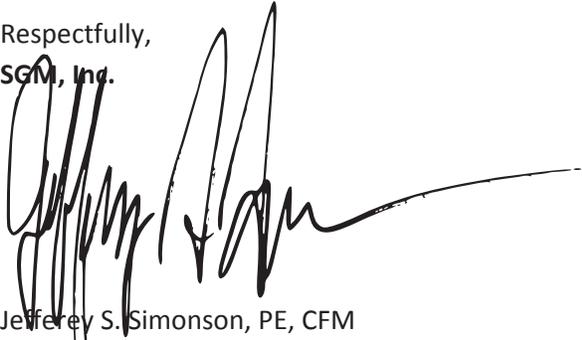
13. Proposed easements will need to be provided with all utilities.
14. We will need to see that the Grand River Fire Protection District is in concurrence with the access planning (for fire apparatus) as well as the fire hydrant placements and disbursement throughout the site. Is there a need for an additional hydrant for building 2 protection?
15. Water/storm drain crossings will need to be insulated. Our preference is to insulate the storm drain lines to protect the water lines from freezing as the likelihood for the need to access the water line is higher than that of the storm drain.
16. Given the close proximity of the building corners for Building 2 and Building 4 (Buildings 3 and 5 on the Architects plan) to the west property line, either show how construction will not trespass onto the neighboring property or provide the Town the proof of a temporary construction easement from the school district? On the Architects plan, it appears some improvements cross onto the adjacent property (Sheet A1, Building 5). Provide proof for the permanent easement for these improvements. Assure that the drainage plan (swale proposed) identified can function properly.
17. Building number labels between the engineers plans and the architects plans need to be consistent.
18. For final plan, a storm water management plan (SWMP) identifying phasing and BMP's will be necessary to assure contractor compliance with such during construction.
19. For final plan, details for construction will be needed including the applicable details from the Town's Public Works Manual to avoid any confusion as to what is being constructed.
20. A signage and striping plan will be necessary (particularly as it relates to CVBLVD) to accommodate turn lanes into this project.

Hopefully I have captured the information I believe is necessary to point out for this review at this point. Given the preliminary nature of the review information at present, it is necessary to note that this review is not all inclusive as some of the data yet to be received and reviewed may compromise the character and scope of the project as currently proposed. However, we encourage the design team to contact us with any questions that they may have as they proceed to avoid any complications for design

and to assure that the project can remain compliant with the Town's Municipal Code and Public Works Manual.

Upon your receipt and review, if you have any questions or concerns, please don't hesitate to contact me.

Respectfully,  
SGM, Inc.



Jeffrey S. Simonson, PE, CFM  
Principal/Town Engineer

## **MEMORANDUM**

**TO:** Tim Cain, Tom baker, Jeff Simonson, Daniel Becker, Dave Gray  
**FROM:** John Wenzel  
**DATE:** March 23, 2016  
**SUBJECT:** Lakota Ridge Senior Housing

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The Public Works Department has reviewed the Lakota Ridge Senior Housing preliminary plans and has the following comments:

### **Sidewalks**

Sidewalks located in the Public Right-of-Way shall be concrete and a minimum of five feet wide. A green belt (4 to 5 feet wide) shall be placed between the edge of sidewalk and back of curb to provide for improved walkability and additional snow storage. Asphalt is an acceptable material for the 10 foot trail that runs parallel to Castle Valley Boulevard.

### **Snow Storage**

We suggest combining/enlarging the parking islands to provide for additional snow storage.

### **Utility Services:**

Fire Hydrant type to be Kennedy. Fire hydrants must be set at proper elevation, with a 3 inch minimum clearance between breakaway flange and finished grade. Mega lug fittings shall be used for fire hydrants and fire hydrant isolation valves.

Tracer wire shall be placed with water main lines. It's recommended that tracer wire also be placed with water service lines.

At a minimum, each building should have its own water meter. Water meter touch pads should be placed in a convenient location for ease of use. (Ground level, close proximity to each other)

A man hole shall be placed at the termination point of the sewer main line.

Detailed utility As-Built plans shall be submitted. As-Built plans shall include the location of water/sewer mail lines and the point of connection for all water/sewer service lines.

Developer shall be responsible for disinfection, testing, sampling, and reporting for all newly placed potable water and sewer lines. A Public Works representative shall be contacted to observe the disinfection, testing, sampling, and reporting process.

### **Street Lights**

Street lights shall be place at intersections for pedestrian safety.

**Final Plot**

The Final Plot plan shall clearly define boundaries between public and private roads, parking, and sidewalks

**Right – of – Way Permit**

Work in or directly adjacent to the roadway will require a right-of-way permit. The Developer's contractors can pick up a right-of-way permit from the Town Clerk.

4/21/16

Tim,

I have reviewed the plans for the Lakota Ridge Senior Apartments and I have further comments to the notes that Carly Johannsson made from our meeting:

1. Fire truck turnaround at the end of the street and along the east side of the main entrance road shall have "NO PARKING" signs installed.
2. Buildings shall have separate street addressing.
3. Unknown if the Access Street will have a street name. I would suggest the road be named so the buildings can be addressed off of the street.
4. Use 2012 Fire Code when laying out and planning the solar panels
5. Try to locate the fire riser rooms and locations in the same location at each building as much as possible
6. The disconnects and switches are all to be located in the fire riser room
7. We will plan on having copper phone lines to each building
8. Exterior back balconies are not going to be permitted to have grills, this will be made available at the community building.
9. The elevator will be large enough to accommodate gurneys, for door locations the side is better.
10. CRHDC will contact the surveyor to identify the existing tree locations to make sure they are not too close to the building.
11. Relocate two units on the third story of building 3 so that they are easier to access with the fire departments equipment.
12. The fire sprinkler system shall be installed to NFPA 13 R.
13. Fire Alarm system shall be installed to NFPA 72.

Please feel free to contact me with any questions or concerns.

Thank You,

Orrin D. Moon

Acting division chief/Fire Marshal

Colorado River Fire Rescue

970-625-1243

orrin.moon@crfr.us



# COLORADO

## Parks and Wildlife

Department of Natural Resources

711 Independent Avenue  
Grand Junction, CO 81505  
P 970-255-6100

Tim Cain  
Town Of New Castle Planning Department  
450 W. Main Street  
New Castle, CO 81647

April 12, 2016

RE: Lakota Ridge Senior Apartments

Dear Tim:

I have had the opportunity to review the documents pertaining to this proposed development. I am familiar with this site and with the wildlife and habitat that currently exists on the property.

The wildlife species that utilize the area are a few small mammal types such as ground squirrels and coyote, a handful of bird species, and an occasional visit from deer and elk that forage and rest at the site. There are no threatened or endangered species that rely on the parcel for habitat requirements. Prior to development in the surrounding area, the site was considered winter range for deer and elk, and the area still does support a few of the larger mammals from time to time.

The proposed development site is relatively close to existing development, and the wildlife habitat that currently exists at the site is in fairly poor condition. Due to the small size of the property and its current condition, there will be minimal impacts to wildlife as a result of this proposed development.

In order to mitigate for impacts to wildlife that currently use the area, a few simple options could be implemented on the property. A buffer of vegetation could be planted at the southern border of the property in order to screen the apartments from the land to the south. The ridge directly to the south of the property does provide habitat for many wildlife species. The vegetative buffer could possibly lessen visual, noise and lighting impacts to the south. Additionally, prohibiting pets from wandering to the south of the property would help lessen impacts to wildlife.

Thank you for the opportunity to provide comments on this land use proposal. If you have any questions, please contact me.

Sincerely,

Brian Gray, District Wildlife Manager

cc: JT Romatzke, Area Wildlife Manager  
Lyn Huber





March 29, 2016

Community Resources & Housing Development Corp  
Colorado Housing Enterprises, LLC  
73505 Lowell Blvd Ste 200  
Westminster CO 80030

Re: Will serve letter for Lakota Ridge Senior Apartments

Dear Carly Johansson,

In accordance with our tariffs filed with and approved by the Colorado Public Utilities Commission, Gas and Electric facilities can be made available to serve your project at the Lakota Ridge Senior Apartments on Castle Valley Blvd.

Service will be provided after engineering is completed, payment is received, any easements are signed and construction can be completed. We will have better information available after design has been completed as to a scheduled in-service date.

If I can be of further assistance, please contact me at 970-244-2622 .

Sincerely,

A handwritten signature in black ink that reads 'Sam Wakefield'.

Sam Wakefield  
Planner, Rifle