



Town of New Castle Administration Department

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Memorandum

To: Mayor & Council
From: David Reynolds
Re: Council Agenda Item – Whitehorse Villas Utilities
Date: 4-12-19

Purpose:

Developers Ron Atkinson and John Elmore are planning an expansion to the Whitehorse Village subdivision which is part of the larger Lakota PUD. This new area, to be called Whitehorse Villas, shall be single family homes, as opposed to the *Six Pack Patio Style* homes which make up the bulk of the existing Whitehorse Village.

In 2011 this *Phase Two* of Whitehorse Village came before Planning and Zoning for the purpose of gaining approval to modify the plans from the Six Pack layout to individual single-family homes. Planning & Zoning approved the change request in 2011 with a condition that the underground utilities, which were already installed based on the Six Pack design, be modified to the satisfaction of our Public Works Department and our Town Engineer to work properly with the new single-family layout.

Staff has been working with the Developer and believes that we have reached a solution which may work for both the Town and the Developer. Because of the proposed modifications, and based on Code Section 13.20.100 (B), Town Council is required to review and approve this request.

Staff will present drawings and a letter of request from the Developer showing the utility modifications requested. Staff will explain how the modifications differ from the *Town's Design Standards*, and will be available to discuss any questions regarding the pros and cons related to consideration of this request.

Memorandum

To: John Elmore, Ron Atkinson, Aaron Atkinson
Whitehorse Village Inc.
From: Chris Manera, P.E.
Date: 4/12/2019
Subject: Whitehorse Village – Future Utility Plan
Job #: 1127

This memo summarizes a permit request from the Town of New Castle to serve multiple buildings with shared water and sewer taps pursuant to Section 13.20.100 (B) of the Town Code. Whitehorse Village Inc, is pursuing construction of the first Block (B1-5) within “*Whitehorse Village at Lakota Canyon Ranch, Phase 2*”. Colorado River Engineering is preparing Site Plan drawings for Block B1-5 in support of Building Permit applications. The site plan design uses shared water and sewer services to supply single family lots. The utility plan for this first Block will also serve as a template for the future Blocks. For purposes of this permit request, the attached simplified schematic summarizes existing and proposed water and sewer utilities. A summary of background of the project and details of the shared utility services are summarized herewith.

Background – Existing Conditions

Phase 2 at Whitehorse Village has been platted and public improvements have been completed that provide roadways, water service stubs, and sewer service stubs. The project consists of numerous high-density home clusters or “Blocks” having six single family homes. Public improvements to these Blocks include a 6-inch sewer stub and three water service stubs consisting of two, 1-inch water service and a single 2-inch water service. These improvements exist and daylight into each Block beyond the existing roadway extents. When each Block was to be constructed, the sewer stub would be extended and six 4-inch service stubs provided service to each home. The two 1-inch water lines would extend to individual homes while the 2-inch line was to be split to four homes. Following the home construction, the final plat would be prepared for each Block. The attached utility plan from a Phase 1 Block shows the typical water and sewer utility layout for the 6-unit Blocks.

A plat amendment in 2011 developed the ability to reduce the density which allows 4-homes in each Block. The development plan in 2011 contemplated constructing the homes following the past Block approach using the utility stubs as-constructed. The stubs have sufficient capacity as they were originally constructed to serve six homes. Past experience at Lakota Canyon Ranch has shown that the avoidance of road cuts is the best management practice for protecting roadway improvements. The proposed utility plan avoids any new road cuts for this purpose. The lot layout of the 4-homes is similar

to a single-family lot layout but the Blocks will still function as a high-density project with items such as maintenance and repair of utilities and drainage to be covered by the project's owners association.

Proposed Utility Plan

Incorporating past design efforts combined with comments received from Town staff, the utility plan concept is shown on the attached schematic and briefly summarized herewith.

Sewer – The 6-inch sewer main will be extended to a new manhole. This manhole will then have four service stubs that will be extended to each home. In the event of any future service issues to any lot, the manhole will allow visual inspection to determine if the 6-inch main or the individual service lines are the cause of the service disruption. The manhole also allows direct access for maintenance cleaning to the 6-inch main line and each home 4-inch service stub. The 4-inch service stubs will include a cleanout at each home. The 4-inch service stubs will cross lots and all future maintenance and repairs are to be the responsibility of the association. The Town has identified the 6-inch sewer would be best maintained as a Town sewer line and will need an easement for access in the event repairs are required. Repair of any surface disturbances would not be the responsibility of the Town but would fall with the association.

Water – The two, 1-inch water stubs will each be used to serve the outer two lots. The current curb stops will be replaced at a location on the lot being served. The 2-inch stub will be split within a water vault and provide a service stub to each of the interior lots. Each lot will have a curb stop within the utility easement as well as be separately metered.

The final engineering Site Plan for each Block will include necessary terms for proper construction of utilities to be in conformance with the Town's Public Works Manual. The drawings will also include requirements such a tracer wire on all water and sewer utilities and surveying of as-built locations.

Blocks

The permit request is to cover the Following Blocks of Whitehorse Village

B1-1, B1-2, B1-3, B1-4, B1-5

A-1, A-2, A-3, A-4, A-7

UTILITY EXHIBIT SCHEMATIC

- LEGEND -

PROPOSED SEWER MANHOLE (S)

SEWER CLEAN-OUT (C)

4" SEWER SERVICE (Green line)

WATER VAULT (2-WAY SPLIT) (W)

CURBSTOP VALVE (Blue dot)

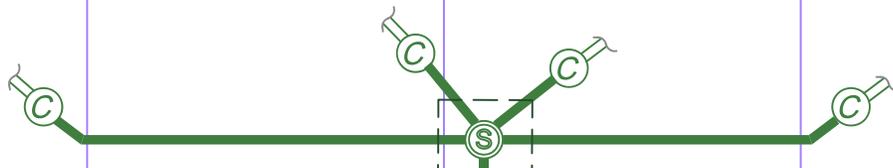
1" WATER SERVICE (Blue line)

Lot 4

Lot 3

Lot 2

Lot 1



Utility Easement

Sidewalk

Whitehorse Drive

1" Wtr

6" Swr

2" Wtr

1" Wtr

Sidewalk

