
2022-30 Raptor Crossing Preliminary PUD Plan Consolidated Review Comments

CDOT

Per the TIS, this development will not trigger the need for a CDOT access permit. Due to that, CDOT has no comment.

GVDD

GVDD has no comment or objections.

GVIC

GVIC has no comment for this project. Thanks!

GVP

Thanks for the opportunity to review this project. It is not in the GVP Service Area.
Perry

Mesa County Traffic/Transportation

Hi Kelli. No comments from Mesa County Traffic. Thanks for giving us the opportunity to review.

Mesa County Building Department

MCBD has no objections.
Sanitary Yard Hydrants will be required for water connection to potable water. Thanks

Ute Water

- Fees for the proposed 39 units will be calculated at \$166,600.00 for a single master meter to serve all units billed to an HOA or management co.
- Show offsite 10-inch water main extension to the western edge of the subject property. Water main ex shall commence just west of Commerce Ct and replace all of the ex 6-inch WM.
- Existing WM shall be salvaged with the line extension and returned to the District in good condition, this service shall be replaced by the proposed new tap and meter.
- A BFPD should be called out for the domestic service, placement should be just downstream of the proposed water meter.
- Show a BFPD in a heated utility cabinet on the fire lateral just behind the sidewalk.
- Both fire lateral device and domestic device can be placed in the same cabinet.
- Domestic water shall not be used for irrigation. Developer must secure irrigation rights/water for irrigation purposes, water taps/meters will not be sold for irrigation of landscaping.
- Water is tied to the parcel it is intended to serve it shall not be conveyed from one parcel to another.
- A cross connection survey must be submitted and reviewed prior to acceptance, survey may be found at the following link (<http://www.utewater.org/backflow>) once completed submit it and mechanical drawings (plumbing both domestic and fire suppression only) to the District (Joseph Lambert) for further review and approvals.
- Installation of all backflow equipment shall be per Ute Water approval. Developer will be required to engineer, purchase, install and maintain all necessary equipment.
- An initial test on only the domestic BFPD will be made by the District at no cost for the developer; arrangements for this first test should be made with District personnel for final approval.
- Submit mechanical drawing and a completed survey to: Joseph Lambert

Lower Valley Fire

After reviewing the plans for Raptor Crossing PUD. Lower Valley Fire Dist. would like to address the spacing between fire hydrants not to exceed the 500' foot spacing. The addition of a hydrant may need to be added if they cannot arrange hydrants for the 500' maximum distance can be achieved.