

**From:** [Jeff Simonson](#)  
**To:** [Dan Cokley](#)  
**Cc:** [Paul Smith](#); [John Wenzel](#)  
**Subject:** RE: Coal Ridge Substation Traffic Study  
**Date:** Friday, December 19, 2025 3:28:16 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,

Please see below for the traffic per Dan's comments.

For the site planning and grading, please note the following that needs to be provided to the Town prior to construction:

1. Retaining wall details need to be provided for construction. At this point, other than a note saying that this will be a block wall, we are not certain what kind of block we may be expecting. Masonry block, Versalok, Redi-Rock, etc..?
2. We also need details of the construction of concrete depth, strength, control joints, ties to adjacent concrete, etc... for the driveway aprons tying onto CR 225.
3. Note that a saw cut edge to the existing asphalt is not sufficient, we would be expecting a straight formed edge to be constructed with a T-top asphalt patch to mitigate shrinkage cracks.
4. We also need to see more detail as to how the piping is to terminate at the edge of the river. Knowing we do have some fairly flat grades there, we do need to understand whether the backfilling of the pipe will have adequate cover and erosion protection prior to daylight.

Please call with any questions.

Thanks!

**Jeff Simonson, PE**  
Civil Services Sector Leader/Principal, **SGM**

---

phone (970) 384-9005

---

**From:** Dan Cokley <DanC@sgm-inc.com>  
**Sent:** Tuesday, December 16, 2025 2:02 PM  
**To:** Jeff Simonson <JeffS@sgm-inc.com>  
**Cc:** Paul Smith <psmith@newcastlecolorado.org>  
**Subject:** RE: Coal Ridge Substation Traffic Study

Jeff

Traffic Study comments below. The TIA it's methodology and conclusions are acceptable, the Applicant should address the following items with an updated TIA.

1. Note that the existing multi-use trail is located north of the site and not adjacent to CR 335 at the site location.
2. Provide references for and basis of the site-generated full-build and construction scenario trip generation (Tables 4-1 / 4-2).
3. Proposed driveway will have a Stop condition at CR 335. CR 335 will remain free-flow both directions.

**Dan Cokley, PE, PTOE**

Civil Services Team Leader/Principal, **SGM**

---

phone (970) 384-9009  
mobile (970) 379-3378

---

**From:** Paul Smith <[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)>  
**Sent:** Monday, December 15, 2025 3:42 PM  
**To:** Jeff Simonson <[JeffS@sgm-inc.com](mailto:JeffS@sgm-inc.com)>; Dan Cokley <[DanC@sgm-inc.com](mailto:DanC@sgm-inc.com)>  
**Subject:** FW: Coal Ridge Substation Traffic Study

Hello,

I'm thinking I already forwarded this data...but just in case. You should have all submittals at this point.

We hope to have them on the January 14<sup>th</sup> PZ meeting. This would mean referrals are necessary by the 1<sup>st</sup>. Is that possible?

Thank you,

*Paul Smith*

Town Planner/Inspector

[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)

(970) 984-2311 #108