

## 9 North Wild Horse Referral Comment Table

Updated: 06-19-2024

Topic	Reviewer	Comment	Reference	Response for Summary Memo (Note: These will be copy and pasted into the response memorandum by DHM)
<b>Roadways</b>				
	Town Engineer (SGM)	Road sections for both the loop road section and North Wildhorse need to be confirmed through coordination with the soils engineer and traffic engineer. As proposed, the road sections do not match the specific recommendations in the soils report. Providing the pavement design calculations to substantiate the current proposal would also be adequate to support the proposal.	pg3 Note 12, SGM Letter dated May 31, 2024	Acknowledged. Project team will advance road section coordination after P&Z meeting.
	Town Engineer (SGM)	Anticipated future detail for signage and striping is expected in future submittals.	pg4 Note 14, SGM Letter dated May 31, 2024	Noted. Applicant will develop signage and striping plan in the next round of refinement of civil planset.
	Public Works	The "Proposed N Wildhorse Parking Street Section" should include a 6-foot sidewalk, 5'-6" green belt, 11' travel lanes (2), 19' parking, and a 6' sidewalk.	pg2,memo dated May 31, 2024	Proposed N Wild Horse Parking Street Section has been modified to meet this requirement. See sheet C-1.1, 'Road Sections,' page 17 of Exhibit A
	Public Works	The "Proposed N Wildhorse Street Section" should include 6' sidewalk, 5'-6" green belt, 8' parking lane, 11' travel lanes (2), 8' parking lane, 5'-6" green belt, 6' sidewalk.	pg2,memo dated May 31, 2024	Applicant has proposed an interim street section and a "future" section to allow for connection of N Wild Horse to existing asphalt, while allowing for future design of streetscape, parking, and access along the undeveloped, private parcels.
	Public Works	Parallel parking, both side of the street on N. Wildhorse for the section East of VIX Park.	pg2,memo dated May 31, 2024	Parallel parking has been added to the east side of N Wild Horse along the subject property frontage, yielding 30 additional parking spaces in the ROW. Perpendicular parking has been retained along the west side of N Wild Horse along VIX Park, with 10 spaces added per town staff request.
	Public Works	The "Loop Road" cross section should conform to the Public Works Manual design standards, including a 58' ROW, two 10' travel lanes and two 8' parking lanes. Exceptions to these standards will be considered at locations without directly	pg2,memo dated May 31, 2024	Proposed Street Sections have been illustrated, with town standard section on sheet C-1.1, 'Road Sections,' page 17 of Exhibit A
	Public Works	Streetlight at intersections for pedestrian safety	pg2,memo dated May 31, 2024	Applicant will work with town staff to identify appropriate pedestrian safety measures at N Wild Horse pedestrain crossings. This may include raised/contrast paving, RRFB, and/or striping. The street section is narrowed to (2) travel lanes at crossings to increase visibility and decrease pedestrian crossing distance.
<b>Grading &amp; Drainage</b>				

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	Town Engineer (SGM)	This note is repeated from the sketch plan review: Given the magnitude of the area tributary to the draw that bisects the subdivision, care must be taken to assure that any improvements that are constructed in the open space are constructed to be outside the 100-year flood plain and/or designed to resist erosion from excess velocities and are not going to negatively impact the flow carrying capacity of the draw. No buildings, parking lots or roadways shall be located in the 100-year floodplain.	pg3 Note 4, SGM Letter dated May 31, 2024	Project team is in coordination with town engineer, and is addressing this drainage and structure protection comment. Applicant will provide additional information at Final Application.
	Town Engineer (SGM)	At final plat and for the construction drawings, a detailed grading plan will be needed around each building (complete with spot elevations) to assure that uphill units are not flowing into the sides of downhill units. Likewise, there will be the need to assure that the detailed grading continues to support the drainage patterns and calculations proposed.	pg3 Note 5, SGM Letter dated May 31, 2024	Acknowledged.
	Town Engineer (SGM)	Construction drawings will need to identify all of the specific grades for storm drain (plan and profile) as well as all of the detailed design of detention ponds and outfalls.	pg3 Note 6, SGM Letter dated May 31, 2024	Acknowledged.
	Town Engineer (SGM)	Preliminary stormwater management plans will be necessary to be provided prior to construction.	pg3 Note 7, SGM Letter dated May 31, 2024	Acknowledged.
	Town Engineer (SGM)	Specific details are needed for the pathway improvements proposed to co-exist with the main drainage from Lakota Golf Course. How will these pathways be protected from erosion and flooding?	pg3 Note 8, SGM Letter dated May 31, 2024	Project team is in coordination with town engineer, and is addressing this drainage and erosion control comment. Applicant will provide additional information at Final Application.
<b>Water System</b>				
	Town Engineer (SGM)	The general layout of the water system as discussed in our prior sketch plan review appears to address the issues of tying to existing infrastructure in Lakota and to the 10" water main in North Wild Horse. The proposal of the PRV is noted as well.	pg1 Note 2, SGM Letter dated May 31, 2024	Acknowledged.
	Town Engineer (SGM)	All water line alignments will need to have access available for maintenance and repair. Review of the alignments considering maintenance and repair access is necessary (contemplating future development) as the ties (alternatives) to Lakota will traverse some steep grades. Valving needs to be considered on each side of difficult areas of access to assure isolation of problem areas can be provided.	pg1 Note 2.a., SGM Letter dated May 31, 2024	Project team is in coordination with town engineer, and is addressing this infrastructure comment. Applicant will provide additional information at Final Application.
	Town Engineer (SGM)	In the profile views of the water line alignments, there will be the need to provide blow offs, air release/vacuum vaults or hydrants at high points in the lines. Several locations have been noted to be needed.	pg1 Note 2.b., SGM Letter dated May 31, 2024	Acknowledged.
	Town Engineer (SGM)	Similarly with the high points, there will be low points in the water line that will need to be drained for line shut down/repairs, etc... Several low points are noted to be needing drains/hydrants.	pg1 Note 2.c., SGM Letter dated May 31, 2024	Acknowledged.

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	Town Engineer (SGM)	For storm drain and culvert crossings, the need to provide adequate frost protection exists. For the crossing of the 48" diameter pipes in the north end, the water line will need to frost protected as only 24" of cover is provided under the culverts. We would recommend that if it is determined to provide the alignment under the culverts, then the water line will need to be sleeved to avoid the need to remove culverts in case of repair. Likewise, insulation will be necessary. Another option would be to go "over" the culverts with the waterline also being insulated.	pg2 Note 2.e., SGM Letter dated May 31, 2024	Project team is in coordination with town engineer, and is addressing this infrastructure comment. Applicant will provide additional information at Final Application.
	Town Engineer (SGM)	Service lines will need to be shown for each building/unit complete with the locations of the curb stops and meter locations. The size and type of material will be necessary and should be sized based upon the anticipated working pressures. Consideration of adequate cover of line type and clearance at sewer and storm drain crossings needs to be made. A minimum of 18" clearance is required or encasement is needed at both storm and sewer crossings. Insulation at storm drain crossings will need to be added at crossings if the 5 ½' of cover cannot be made.	pg2 Note 2.f., SGM Letter dated May 31, 2024	Project team is in coordination with town engineer, and is addressing this infrastructure comment. Applicant will provide additional information at Final Application.
	Town Engineer (SGM)	Fire flows at each hydrant will be necessary to be provided along with the residual pressure being noted.	pg2 Note 2.g., SGM Letter dated May 31, 2024	Acknowledged. Applicant assumes this will be evaluated prior to acceptance of the built water system.
	Town Engineer (SGM)	Valves in each side of each tee (including hydrants) will be required.	pg2 Note 2.h., SGM Letter dated May 31, 2024	Project team is in coordination with town engineer, and is addressing this infrastructure comment. Applicant will provide additional information at Final Application.
	Town Engineer (SGM)	A cut in tie to the North Wild Horse waterline will be necessary (with tee and valves) in lieu of a hot tap.	pg2 Note 2.i., SGM Letter dated May 31, 2024	Acknowledged.
	Town Engineer (SGM)	For the waterline alignment(s) tying to Lakota, for the other parcels that the alignment will cross, there will be the need to provide service stubs to those parcels including valves and end caps to avoid the need for future water line shut downs to provide service to these parcels.	pg2 Note 2.j., SGM Letter dated May 31, 2024	Project team is in coordination with town engineer, and is addressing this infrastructure comment. Applicant will provide additional information at Final Application.
	Town Engineer (SGM)	For the construction drawings, when prepared, the engineer will need to provide all anticipated details for construction in the plan set to avoid any interpretation issues during construction between the contractor/engineer and Town. All work will need to be performed in accordance with the Town's Public Works Manual.	pg2 Note 2.k., SGM Letter dated May 31, 2024	Acknowledged.
	Town Engineer (SGM)	The water lines will traverse through the large drainage that is tributary to the project from the front nine of the Lakota Golf Course. It will be necessary to assure that the area of disturbance created with construction will be property erosion protected and that the water line, valves and drains will be adequately protected from the 100-year flooding.	pg2 Note 2.l., SGM Letter dated May 31, 2024	Project team is in coordination with town engineer, and is addressing this infrastructure comment. Applicant will provide additional information at Final Application.

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	Public Works	<ul style="list-style-type: none"> <li>All potable water connections to be protected by a Reduced Pressure Principle Assembly check valve.</li> <li>Individual water and sewer service lines for each town home residents, and for each condominium building.</li> <li>Provide a single water service for a test station. The town will provide the station. The approximate station size is 12"x12". Location requires 5 residents above and five below.</li> <li>Three main line isolation valves should be installed at each tee location, not shown.</li> <li>No 10" hot tap valve. We can isolate with no interruption to service.</li> <li>Potable water main line pipe to be C900 DR14, not Ductile Iron</li> <li>Pressure reduction valve to be manufactured by Clay-Val</li> <li>Fire hydrants to be manufactured by Kennedy. Fire hydrants also need their own isolation valve.</li> <li>The manhole spacing, connecting the existing sewer on N. Wildhorse and West Vista Loop (SMH-A2 and SMH-A3) is too great. Maximum spacing 175 ft.</li> </ul>	pg2, memo dated May 31, 2024	Project team is in coordination with public works and town engineer, and is addressing this infrastructure comment. Applicant will provide additional information at Final Application.
<b>Sewer System</b>				
	Town Engineer (SGM)	At each manhole proposed, there is a need to provide at least 0.1 foot of drop from the invert into the manhole to the invert out. Currently, the alignment reflects no drop. This will cause some modification to each profile.	pg2 Note 3.a., SGM Letter dated May 31, 2024	Acknowledged.
	Town Engineer (SGM)	It will be necessary to provide the elevations of water and sewer at each crossing to determine how separation is being made.	pg2 Note 3.b., SGM Letter dated May 31, 2024	Acknowledged.
	Town Engineer (SGM)	For those locations where the sewer crosses the large drainage from Lakota Golf Course, there will be the need to assure that the sewer line and manholes are protected from the 100 year flood and that the disturbance area is erosion protected from erosion.	pg2 Note 3.c., SGM Letter dated May 31, 2024	Acknowledged.
	Town Engineer (SGM)	Sewer service line plans and profiles will be necessary to be provided in the subsequent construction drawings. Note that tracer wire is now required with all sewer mains and service lines.	pg3 Note 3.d., SGM Letter dated May 31, 2024	Project team is in coordination with town engineer, and is addressing this infrastructure comment. Applicant will provide additional information at Final Application. Applicant's civil engineer will confirm the total scope of san. sewer profiles required for Final Application.
<b>Dry Utilities</b>				

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	Town Engineer (SGM)	For dry utilities, when preparing the final plan for construction and prior to construction, the drawings will need to be updated to assure that the proposed dry utility designs (prepared by the utility provider) continue to integrate with all of the improvements and planning proposed by the developer's team.,	pg3 Note 9, SGM Letter dated May 31, 2024	Acknowledged.
<b>Raw Water</b>				
	Town Engineer (SGM)	Our prior letter identified the need for staff to provide a review and accounting of the EQR's for CVR as related to the water rights transfers and availability.	pg1 Note 1, SGM Letter dated May 31, 2024	See "Legal" referral comments, below.
	Town Engineer (SGM)	As subsequent designs are performed, the water system and raw water system designs will continue to need to be coordinated with the Town. It should still be anticipated that there will likely be the need to install pumping capacity for raw water infrastructure in the upper portions of the proposed subdivision. John Wenzel's memo describes in more detail the information for design that will be necessary for the raw water irrigation system. Like the water and sewer, separation of raw water irrigation from potable water will be necessary. Also, the need to identify where service lines are proposed to assure landscaping, snow storage, signage and other utility locations are not going to conflict with the irrigation infrastructure.	pg3 Note 10, SGM Letter dated May 31, 2024	Acknowledged.
	Public Works	<ul style="list-style-type: none"> <li>Minimize bury depth, approximately 2 feet.</li> <li>Gravity drains for winterization, located at elevation low points.</li> <li>Isolation valves required but not shown.</li> <li>The system should be looped.</li> <li>Raw water main line pipes to be sized appropriately. Material type to be gasketed bell C900 DR 18, purple in color, with a 14-gage tracer wire.</li> <li>Raw water main lines are to be constructed with mechanical joints and a thrust block, or mechanical joints with mega lug connections.</li> <li>Municipal Code 13.20.130 "Maintenance of service pipes and fixtures" should apply to the raw water taps and service lines.</li> <li>Each raw water tap should include a weeping curb stop and drainage.</li> </ul>	pg1, memo dated May 31, 2024	Project team is in coordination with town engineer, and is addressing this infrastructure comment. Applicant will provide additional information at Final Application.
	Public Works	Whenever possible, raw water main lines should be located in the ROW green belts, between the back of curb and the edge of sidewalk. We would like to minimize having to remove asphalt paving and concrete curb/gutter/sidewalk if future repairs are needed.	pg1, memo dated May 31, 2024	Acknowledged.
<b>Open Space &amp; Landscape</b>				
	Town Engineer (SGM)	Coordination with Town Staff will be necessary to define HOA maintained open space and trails as well as Town maintained open space and trails when developing the final design for open space and trails.	pg3 Note 11, SGM Letter dated May 31, 2024	Acknowledged.

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	Town Engineer (SGM)	Sheet L-1.0 depicts the areas of the existing drainage that will be disturbed because of trail and infrastructure construction. Further detail will be necessary to support the design of these areas to assure that the 100-year flood does not create erosion and that the proposed infrastructure and units area protected from the flood. As noted during sketch plan, we need to know that all improvements are located outside of the floodplain and what modifications to the draw are proposed, have the capacity to handle the flood and are protected from erosion resulting therefrom.	pg4 Note 13, SGM Letter dated May 31, 2024	Project team is in coordination with town engineer, and is addressing this drainage and structure protection comment. Applicant will provide additional information at Final Application.
<b>Emergency Access</b>				
	Town Engineer (SGM)	In our prior pre-review meeting with the applicant, the Fire Marshal noted the need to provide an additional hydrant somewhere mid-block of the North Wild Horse area between Live/Work buildings 1 and 2.	pg2 Note 2.d., SGM Letter dated May 31, 2024	Applicant's civil engineer recalls request for additional hydrant south of live-work building 2.
	Public Works	• Fire hydrants to be manufactured by Kennedy. Fire hydrants also need their own isolation valve.		Acknowledged.
	Town Engineer (SGM)	We anticipate that the project is going to be constructed in a single phase, however, if it becomes necessary to phase the project, it will be necessary to provide phasing plans for the improvements to assure utility service, access and emergency services can be provided with future infrastructure improvements also being secured.	pg4 Note 15, SGM Letter dated May 31, 2024	Acknowledged.
	Fire Department (from Sketch Plan)	Fire Department Access is good for all the proposed units. I have concerns with the proposed trees that will be planted along the roadway and future overhead clearance on the access roads. I would like to see planning for the future growth of trees and a plan to minimize the overhead obstructions on the roadways. Planning for trees shall be considered when fire hydrant locations are designed to keep trees from obstructing fire hydrants.		Planting has been adjusted to reflect these requests. Tree locations will be coordinated with civil prior to final to eliminate conflicts with hydrants. Total number of trees in plan have been reduced.
	Fire Department (from Sketch Plan)	Trees are concerns around the proposed structures, with the new possible building code being adopted, I am hoping that a landscape plan will show fewer trees around the structures.		Planting has been adjusted to reflect these requests. Tree locations will be coordinated with civil prior to final to eliminate conflicts with hydrants. Total number of trees in plan have been reduced.
	Fire Department (from Sketch Plan)	The plan shows emergency access to the east behind structures. We will need signage in the access areas to keep the areas clear of parking.		Acknowledged.
	Fire Department (from Sketch Plan)	Developers should consider more ignition-resistant construction on the exterior of the homes, especially the homes on the east side of the development. This may help the owners to obtain better insurance rates.		Acknowledged. Applicant's architect is aware of the fire-resistance requirements of the town's current code.
<b>Legal Misc.</b>				

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	Town Attorney	The traffic study indicates that North Wildhorse Drive will be constructed as part of public improvements for the development. Applicant has submitted an Easement Agreement between CTS Investments and Village Homes to demonstrate the legal ability to construct the road. The Easement Agreement provides that "Each of the Parties agrees to dedicate to the Town any portion on that Party's Parcel of right of way for Wildhorse Drive . . . within 30 days after written request from the Town or the other party." Applicant needs to provide a written agreement with CTS Investments committing to dedicate the right of way, in fee, to the Town at the time of final plat recordation. Further, Applicant needs to submit evidence that the engineered location of North Wildhorse Drive (including any construction easements) is located on lands owned by CTS Investments as some portions of CTS's historic land holdings have been conveyed to third parties. Applicant needs to identify portions of the easement that may have been conveyed to the Town as part of the VIX Park conveyance. CTS conveyed a portion of the right of way to the Town by special warranty deed recorded at Reception No. 733780. At the time of final plat, a title commitment for the right of way area will need to be provided. Conveyance will need to be by special warranty deed with all prior conveyances of the right of way by similar deed.	pg1, letter dated June 3, 2024	Coordination on the N Wild Horse ROW is ongoing between applicant's counsel and town attorney.
	Town Attorney	The letter dated May 3, 2024 from attorney Chad Lee discusses the legal water supply. The calculation of the number of EQRs and acres of dry up to be dedicated to the Town (Exhibit B) is incorrect. It does not include dedication for raw water irrigation. Under the Second amendment to the ADA:		Applicant is in ongoing discussions with town staff to address raw water dedication.
		iii. For raw water irrigation areas served by a public raw water irrigation system, LDI shall dedicate water rights to the Town: (1) on an acre-per-acre basis for those areas irrigated by flood irrigation, and (2) at the rate of 0.4 EQR for each 6,000 square feet irrigated by automatic sprinkling system. Dedication of water rights under this provision shall not obligate the Town to accept any raw water irrigation system as a public raw water irrigation system.		
		Exhibit B needs to be updated to include water rights dedication for raw water irrigated areas.		
	Town Attorney	Also, Applicant needs to provide a written agreement with CTS Investments committing to dedicate the water rights and dry up by special warranty deed to the Town at the time of final plat recordation.		Applicant is in ongoing discussions with town staff to address raw water dedication.
	Town Attorney	A detailed description of the Workforce Housing needs to be provided to discuss with the P&Z and Council. If the proposed Workforce Housing provisions are accepted by the Town, a covenant will need to be created which will be recorded against title to the property at the time of recordation of the Final Plat.	pg2, letter dated June 3, 2024	Applicant has provided a letter outlining the workforce housing plan. See Exhibit H, "Workforce Housing Proposal" in the P&Z packet.
	Town Attorney	A draft of the Declaration of Covenants will need to be submitted with the Final Plat application.	pg2, letter dated June 3, 2024	Acknowledged.

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	Town Attorney	The draft subdivision plat does not have survey calls allowing the lots to be identified and created. For final plat these calls must be included in the plat.	pg2, letter dated June 3, 2024	Acknowledged.
	Town Attorney	Mike Sawyer added one more item..."I had a chance to speak with Jeff (Simonson) this morning about comments on the preliminary plat materials. One other thing we noted is that the materials do not show existing easements across the property to be subdivided. Without this information, we cannot assess conflicts between existing legal rights and proposed development."	Email from Paul Smith dated June 4, 2024	There are not any existing easements found on this parcel. The preliminary plat is based on recorded documents listed in Preliminary Plat Survey Note 5, and is also based on the title commitment for this property listed in Preliminary Plat Survey Note 6.
<b>CO Parks and Wildlife (CPW)</b>				
	CPW	1. Bear-proof containers required during construction.	Letter from CPW	Acknowledged.
	CPW	2. Fencing should comply with CPW's wildlife-friendly fencing standards; 4-6' plank privacy fences are acceptable with limitations noted in the letter.	Letter from CPW	Acknowledged.
	CPW	3. Avoid fruit-bearing landscape plants.	Letter from CPW	Acknowledged.
	CPW	4. Garbage enclosures should incorporate bear-proof dumpsters.	Letter from CPW	Acknowledged.
	CPW	5. Pets should be leashed at all times.	Letter from CPW	Acknowledged.
	CPW	6. Prohibit feeding of wildlife by residents.	Letter from CPW	Acknowledged.
<b>CDOT</b>				
		(No comments received during referral period)		
<b>RE-2 Schools</b>				
		(No comments received during referral period)		