
RE: Archwood Townhomes - Public Works Comments

From

Date Tue 2/10/2026 2:39 PM

To Sapana Shah <sapana@triangle-engr.com>

Cc maarjan@tcfuels.com <maarjan@tcfuels.com>; David Hoff <David@klutchconsultant.com>; Rishi Kaithala <Rishi@triangle-engr.com>; Shiza <shiza@klutchconsultant.com>; Paul Smith <psmith@newcastlecolorado.org>; Daniel Becker <dbecker@newcastlecolorado.org>

Hi Sapana,

Water Meter Specifications :

- * $\frac{3}{4}$ " to 1 " pipe. The Meters must be Sensus I PERL , touch read compatible
- *1 "+ pipe. The Meter must be Sensus Omni, touch read compatible.
- *The meter touch read pads, for the townhomes, should be located on the right or left side of the garage door. 48 to 60 inches above finish grade.
- *The meter touch pads, for all other structures, should be located on the exterior front or side wall, unobstructed by fencing or landscape. 48 to 60 Inches above finish grade.
- *Water meters should be located within 5 feet of the crawl space entrance (where applicable).

Water, Sewer and Storm Drain Clearance :

- *All water, sewer, and storm pipe must be in separate trenches.
- *All potable water lines must have 10 feet of separation from sewer and storm pipes. When 10 feet of separation is impossible, then conflicting sewer/storm pipe must be encased in concrete. See the Town of New Castle Water and Sewer Crossing Details DRW: SW-60.
- *Potable water lines must be insulated from storm pipe to prevent freezing. Provide insulation to the equivalent of 5.5 feet of bury depth. See Town of New Castle Waterline Insulation Details, DRW: WA-80.

Let me know if I can help with anything else.

Thank you.

John

From: Sapana Shah <sapana@triangle-engr.com >
Sent: Wednesday, February 4, 2026 1:33 PM
To: John Wenzel <jwenzel@newcastlecolorado.org >
Cc: maarjan@tcfuels.com; David Hoff <David@klutchconsultant.com >; Rishi Kaithala <Rishi@triangle-engr.com >; Shiza <shiza@klutchconsultant.com >
Subject: Re: Archwood Townhomes - Public Works Comments

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Thanks Shiza.

John,

We had a meeting with the Town yesterday to review the comments received on this project, and we had a quick question regarding the water meter to be located inside the unit.

1. Could you please provide the current water meter specifications, including touch-read or wireless reader requirements, as well as installation details? This will help the architects plan the meter location.
2. Also, Could you please provide some clarification on Water, Sewer, and Storm clearances? These are not identified in the Public Works Manual, and any guidance/ordinance you can share would be appreciated.

Thank you in advance for your help.

Thanks,

Sapana Shah

Assistant Project Manager I



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From: Shiza <shiza@klutchconsultant.com>

Sent: Wednesday, February 4, 2026 11:49 AM

To: jwenzel@newcastlecolorado.org<jwenzel@newcastlecolorado.org>

Cc: maarjan@tcfuels.com<maarjan@tcfuels.com>; David Hoff <David@klutchconsultant.com>; Rishi Kaithala <Rishi@triangle-engr.com>; Sapana Shah <sapana@triangle-engr.com>

Subject: Archwood Townhomes - Public Works Comments

Hi John,

We received your Public Works comments on the Archwood Townhome project. I'd like to connect you with our civil engineers, Rishi and Sapana. After meeting with Paul and Jeff, they have a few follow-up questions to review with you so we can finalize items.

Rishi and Sapana, please provide John with your responses to his comments.

Thanks,
Shiza