



February 26, 2018

Roger Hoaglund
RogerHoaglund@gmail.com

Re: Infrastructure Assessment
Lot 5, Airwalk Business Park Filing 1
388 Gilder Way
Gypsum, CO

Dear Roger:

I understand that you intend to develop the above-named property in the Airwalk Business Park. Lot 5 is to be subdivided into two separate lots so that you may develop and/or sell the lots independently of each other. I have reviewed the development drawings for the above property (provided by you via email), including the following:

- Final Plat, sheets 1 and 2 (Town of Gypsum, Job Number 17244, 2-21-2018)
- Topographic Survey (Archibeque Land Consulting, dated 11-18-2017)
- ILC (Archibeque Land Consulting, dated 12-07-2017)
- Site Plan PreDesign 02172018

The focus of my assessment is to determine site engineering issues that need to be considered with this development. The following specific engineering issues are:

- The ability to access utilities (water, sewer, natural gas, electric power, and communications).
- The ability to grade the property for vehicle access.
- The ability to grade the property for routing of storm water.
- The ability to meet the fire department requirements for fire protection.

A summary of my assessment is as follows:

1. One existing water service stub is provided to the property. This existing service can be used for lot 5B. This existing service will be used for a domestic line and a fire hydrant.
2. A street cut in Gilder Way will be required for a new water service to Lot 5A. I understand that this service will be routed below the proposed access drive of lot 5A. Consideration for fire protection and domestic water use is needed for this service. A separate fire hydrant will likely be required for the building of lot 5A.
3. Two existing sewer services are provided to Lot 5. The sewer service stubs are provided to the back (west) lot line. The southern sewer stub will serve lot 5A and the northern sewer stub will serve lot 5B. Based on review of the topography and sewer main invert elevations it appears that sewer lines for both lots can be gravity fed.
4. A 20 feet utility and drainage easement is proposed along the north property line. This easement can be used for routing electric power, natural gas and communications to serve both lots.
5. Topography generally slopes down to the west and north. The proposed drainage easement provided along the north property will allow lot 5B to drain west without harm to lot 5A. It may be necessary to provide storm water detention on these lots to reduce the peak discharge from each

lot. This requirement can be more fully evaluated when a grading permit process is pursued. Determining storm water detention is beyond the scope of my current assessment.

6. A drainage swale and/or curb and gutter system will be required along lot 5A's access drive in order to direct surface storm water away from lot 5B.
7. Placement of new fire hydrants shall be such that the fire department can access around the entire perimeter of the buildings with their fire hose. It appears feasible to place the hydrants in a location that will accomplish this.

Although my assessment is not exhaustive of all aspects related to site development, I believe that with respect to my focus on utilities, grading and drainage, and fire protection, there are no unsurmountable obstacles.

If you have questions or need additional services, please contact me.

Sincerely,

W. Sean Kerrigan, P.E.
Kerrigan Engineering, Inc.

