MARTIN/MARTIN
CONSULTING ENGINEERS

Northwest Lakewood Sanitation District
Engineering Report
February 22, 2023

2022 - Approximate Linear Footage

- 112,097 LF Total in Zone A Jetting Only
- 37,265 LF Hot Spots which include Accelerated Maintenance, Mineral Cleaning, and Root Cut in all zones.

M/M sent the requested photos, map, graph and Long-Range Plan to Roger Sherman along with a list of 2022 projects. 10/24/2022 – M/M requested CCTV files from REC in the PACP compatible format.
UPDATE: 02/22/2023 – None.

2023 Capital Improvements Design

Survey of system manholes along major trunklines for the Flow Study is underway. 11/23/2022 – MH survey is anticipated to be completed in late November. Input of data into the sanitary program will take place in December / Early January with anticipated report writing in February/March. 12/28/2022 – Flatirons completed initial review of the first round of field work, and sent a draft to M/M. 01/25/2023 – M/M was notified that the final file from Survey regarding the search for manholes will be complete in Early January. M/M received an updated proposal from SAM and Lamb-Star to include pipes QL-B and QL-A (10 test holes) with two separate areas of investigation within this scope/fee. Design continues.
UPDATE: 02/22/2023 - M/M sent pdfs from our topo survey of the two areas to SAM for getting SUE locates.

2300 Urban St – Stober Elementary – Joseph C. Prinster - Topographic (9/8/2022)

UPDATE: 02/22/2023 - M/M received plans for the new addition at Stober Elementary from Joseph Prinster. They are not increasing water meter size, adding a meter, modifying the sanitary sewer service, or changing the Kitchen to an extent the grease interceptor needs to be evaluated, so no inspection is required unless any work will be within 10' of the mainline.

2100 Youngfield – Land Use

The District's Attorney has created the lien document to phase connection fees. This has been reviewed by M/M and the Manager. 08/25/2022 – M/M received the Notice of Lien and coordinated the correct amount needed to cover tap and connection costs. As of 08/01/2022 Randy Craven will be the new GC. 12/27/2022 – Tap fees are increasing, Steve notified Guy that if he waits to pay until 2023the price increases by about $10,000. Guy made payment for Buildings 1 and 2, Steve will authorize time to have liens released on these two buildings. They are being marketed so the payment and release will allow them to be sold. Guy noted that they will complete the other three buildings in the July/August timeframe, and will pay for taps at that time. 01/25/2023 – Initial two building connection fees were paid and lien released for just the buildings paid for.
UPDATE: 02/22/2023 – M/M sent sanitary drawings to Tim Flynn. A partial release of lien for lots 1-5 Block !, and Lots 1-7 Block 2, was sent by Tim. Randal Craven sent the requested as-builts to M/M. The as-builts are acceptable with exception that one MH needs to be lined with epoxy due to less drop through the MH.

3123 and 3143 O'Hayre Court, Lakewood CO – Combined Lot Project Garage/Barn/Loft ADU - Tim and Donna O'Hayre (05/25/2022)

06/22/2022 – Combing 2 Lots into one. Requested a Will Serve Letter. M/M sent out referral letter. A Submittal of the residence fixtures and Barn/Loft details were requested. 08/28/2022 – M/M received notice that Formal Development Application and related docs were submitted to City of Lakewood. M/M sent a referral letter. 10/24/2022 – M/M received a response to submitted comments from RevolveDesign-Build. M/M requested plans submitted directly to us when available to expedite the process and proof letter. 01/25/2023 – Gary updated M/M of the progress of their construction documents being submitted, and noted that they are working with Consolidated mutual to get the water and sewer availability form. Plans still need to be submitted.
UPDATE: 02/22/2023 – M/M received the sewer service availability form, the schematic design for the home/site, service availability, as well as a copy of the replat. M/M sent the completed sewer service availability form.

CMWC Fence Relocation and Ditch Stabilization – Consolidated Mutual Water Company Office Parcel (12/22/2022)

1/25/2023 – M/M received prelim plans from Andy Rogers, noting that COL has provided some prelim comments, but COL doesn't intend to send the plans for referral. M/M responded with initial comments on the layout plan for the fencing and wall. M/M noted that our main goal is to maintain quick access to MH's along the Ditch.
UPDATE: 02/22/2023 -None.

3325 Robb Street - Administrative Subdivision (1/11/2023) – Replat two lots for Two Single Family homes

1/25/2023 – M/M sent a referral letter for this work. A resubmittal with plans for the single family homes will be required.
UPDATE: 02/22/2023 -None.

3400 Pierson St. – Prospect Valley Elementary

12/28/2022 – M/M confirmed that wire continuity testing was successfully completed on 11/07, M/M issued conditional acceptance of the sanitary relocation on 11/21, and noted that we are still waiting on the warranty bond.
UPDATE: 02/22/2023 -None.

1991 Youngfield St. (Applewood Beer Garden) Juan Sanchez 4-14-22

Proposed bar and restaurant. MM in review for initial referral and plans. 06/22/2022 – Sent referral along with a signed 1001 Form. Sent location of manholes for easier locating. They will need to open manholes to get the elevation and inverts of the manholes. 08/25/2022 – Juan Sanchez requested Construction Details for the District, M/M sent him the information he was looking for. Juan is wanting an update on the sanitary proposal, M/M responded with a letter, and feedback, along with proof of submission. Juan asked for specific details for tracer wires and associated test stations and the Sampling Manhole, M/M responded with the information Juan was looking for. 11/23/2022 – M/M sent out a referral letter.
UPDATE: 02/22/2023 -None.

3190 Youngfield St. (FirstBank Conversion) Logan Raukar (6/23/2022)

07/27/2022 - Logan Raukar inquired on connection fees for the conversion of the FirstBank to a Fast-Food Restaurant. M/M gave information on the estimated fees, and requested a concept plan, PE stamped calculation for the grease interceptor, contact info for the property owner, developer, and engineers. M/M also stated a flow study might be required. 08/25/2022 – M/M received the requested Concept Site Plan. We are verifying if other tenants will have need for grease interceptor but this appears to be a simple project with no effect on sanitary. 01/25/2023 – We have now been informed that the renovation of the building will be a restaurant. Concept plans are needed for review and an estimate of fee deposit was noted for Grease Interceptor review.
UPDATE: 02/22/2023 -None.

10490 W. 23rd Ave

07/27/2022 - M/M sent out referral letter for ADU for second kitchen in the basement of the residence. A connection fee would be required. M/M received updated plans and sent an edited referral letter. M/M sent out fees for the connection of the additional ADU.
UPDATE: 02/22/2023 -None.

2070 Willow Lane (Residential Accessory Dwelling Unit (Kiplund Kolkmeier) 7/18/2022

07/27/2022 - Kiplund asked what is needed to get approval from NWLWSD to add an accessory dwelling unit to his residence. Information required includes full set of plans with plumbing. The ADU wishes to connect through the current home sewer line. A connection fee and unification agreement would be required if allowed to connect to the existing service line.
UPDATE: 02/22/2023 -None.

9755 W. 25th Ave

07/27/2022 - Received signed forms for the sewer availability at 9755 W. 25th Ave. The owner stated Lakewood changed the address, and the plans have not changed since October. A proof of submission was provided.
UPDATE: 02/22/2023 -None.

11324 West 38th Ave – Osborne (Westridge) Connection to NWLSD

11324 W. 38th will need to work with Westridge to obtain service instead of Northwest Lakewood. 05/25/2022 - A deposit and tap fee has been made to the District office. 06/22/2022 – Waiting on documentation, and information from the original surveyor in 2018. Additionally, the design for connection is still needed.
UPDATE: 02/22/2023 -None.

1325 Normandy – Jim Skeen (303-809-0027) ADU addition to Single Family

Coordination took place as to needed plan review and ADU requiring an additional tap connection fee. The proof of submission was received on October 22 and returned to the Owner with an availability letter on October 25th**.**
UPDATE: 02/22/2023 -None.

Miscellaneous