

**New Castle, Colorado
Planning and Zoning Commission
Wednesday, February 25, 2026, 7:00 PM**

Call to Order

Vice Chair Cotey called the meeting to order at 7:00 p.m.

Roll Call

Present Vice Chair Cotey
Commissioner A. Riddile
Commissioner McDonald
Commissioner Alternate Mahaffey
Commission Alternate Rittner
Commissioner Sass

Absent Commissioner Westerlind
Chair Apostolik
Commissioner Parks

Also present at the meeting were Town Planner Paul Smith, Town Administrator David Reynolds, Town Attorney Haley Carmer and Professional Assistant to the Town Clerk, Michelle Huster and members of the public.

Meeting Notice

Professional Assistant Michelle Huster verified that her office gave notice of the meeting in accordance with Resolution TC 2026-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Public Hearing

Vice Chair Cotey opened the public hearing at 7:02 p.m.

CONSIDER A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION APPROVING A PRELIMINARY PUD DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAT FOR CASTLE VALLEY RANCH PLANNING AREA 12, FILING 14 (ARCHWOOD TOWNHOMES)

Professional Assistant Huster reminded the commissioners and public not to speak over one another.

Vice Chair Cotey welcomed the applicants and explained the process of the public hearing. Town Planner Paul Smith introduced the applicant from TC Midwest, Maarjan Pasha. Planner Smith said TC Midwest had introduced their sketch plan to the commission a year ago and made changes the commission suggested. Planner Smith

said this public hearing was the preliminary application and not a final approval. Planner Smith reviewed his staff report. **(Exhibit A)** Vice Chair Cotey asked if the preliminary plans go to council, or if they come back to the planning commission for the final. Planner Smith said yes, the application would come back to the planning commission for another public hearing and a chance for the public to provide feedback then it would go to town council for the final.

Planner Smith directed the commission to the 11 X 7 portion of the site plan on page 10. **(Exhibit B)** [Exhibit A](#)

Staff Report

**Castle Valley Ranch PA 12 – Filing 14
Preliminary PUD/Subdivision Application
Planning Commission – Resolution 2026-01
February 25th, 2026**

Report Compiled: 2/19/2026

Project Information

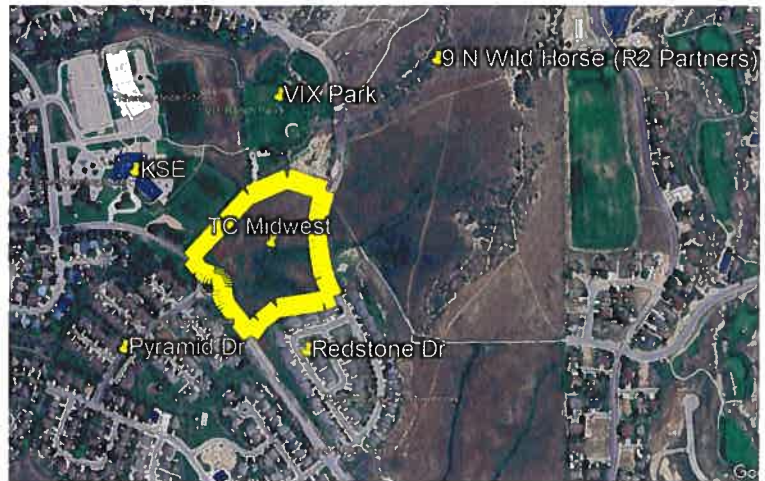
Applicant:	Maarjan Hashami
Applicants' Mailing Address:	17774 Preston Rd. Dallas, TX 75254
Email:	maarjan@tcfuels.com
Property Owner:	TC Midwest LLC
Owner Mailing Address	17774 Preston Rd Dallas, TX 75254
Proposed Use:	66 Multi-family Residential Townhomes
Parcel Acreage:	10.32 acres @ 6.4 units/acre
Open Space:	~2.02 acres or 19.3%
Underlying Zoning:	Mixed Use MU-1
Proposed Zoning:	Castle Valley Ranch MF-2
Surrounding Zoning:	SF & multifamily homes (N Wild Horse Dr., Redstone Dr, CVB); Parkland (VIX Park) Residential zoning (CVRI) School (Kathryn Senor Elementary)

I Introduction

TC Midwest, LLC originally submitted a sketch plan application in February of 2024 proposing commercial development on Planning Area 12 (PA12) east of the Castle Valley

Planning & Zoning Commission
Wednesday, February 25, 2026

Blvd. (CVB) roundabout near Kathryn Senor Elementary and across from Pyramid Dr. That plan included various commercial uses developed in several phases. With the feedback received from the meeting, the Applicant reconsidered alternative uses more consistent with the surrounding neighborhood. These alternatives were reviewed at Sketch Plan by the Planning Commission and Council on April 9th, 2025 and May 6th, 2025, respectively. The Sketch Plan was later presented at a community open house on May 14th, 2025.



The current preliminary application reflects the feedback from those meetings and now proposes a fully residential development, comprised of 66 townhome units in 14, two-story buildings priced at fair market value including workforce housing. Road designs will match Town standards and will align with existing intersections such as the CVB roundabout and the future Silverado Trail to the Lakota PUD. Open space will include areas for snow storage, a children's play area, two public pickleball courts, various connecting trails, and the usual sidewalks.

The Preliminary Plan application was completed on December 18th, 2025. As the second of three application steps required for new planned unit developments ("PUD") & subdivisions, the plan shall demonstrate zoning conformance, compliance with the Town code, provisions for utilities and infrastructure, compatibility with the comprehensive plan, and address any adverse impacts to the Town. Unlike the sketch plan, the preliminary plan is assessed through a public hearing, culminating with an approval decision by the Planning & Zoning Commission (P&Z).

Within thirty (30) days after the close of the public hearing, or within such time as is mutually agreed by P&Z and the Applicant, P&Z shall make one of three decisions regarding the application: 1) approve the application unconditionally; 2) approve the application with conditions; 3) deny the application. A continuance may be granted pursuant to Section 16.08.040(G) of the code.

II Changes from Sketch Plan

Planner Smith shared the site plan (**Exhibit B pg. 8**).

At the Sketch Plan meetings, both the Commissioners and Council lauded the turn from mixed use to multifamily residential zoning. An all-residential product was considered a better fit for the surrounding community. The input has since prompted the Applicant to consider only modest changes to the Sketch proposal. Some of these include:

- Street bump-outs at crosswalks added for better lines of site;
- An 8-foot dedicated bike path along the property line with Kathryn Senor Elementary;
- Patios extended and covered for various buildings;
- Prohibited parking on Silverado Trail to improve traffic flow;

Planning & Zoning Commission
Wednesday, February 25, 2026

- A committed right turn lane from southbound N Wild Horse to westbound Silverado Trail to reduce queuing at CVB and NWH;
- Bike lanes added to both sides of Silverado Trail;
- Potential relocation of the proposed pickleball courts to VIX Park;
- Relocation and dedication of kids play area to the northeast corner of the property;
- Two-car garages were added where possible;
- Affordable "rental" housing is in early discussions;

Vice Chair Cotey asked Planner Smith to clarify the dimensions of the bike lane. Planner Smith said there was a 56 foot right-away and a 61 and a half foot right-away with an eight foot bike lane. Planner Smith said the bike lane would allow for future on street parking if necessary. Vice Chair Cotey said the eight foot bike lane should have a striped buffer.

General similarities and differences with Sketch Plan include:

Sketch Plan	Preliminary Plan	
• Units: 66 townhome units in 14 building;	• No change	•
• Zoning: MF-2	• No change	•
• Density: 6.4 units/acre	• No change	•
• Open Space: 19.4%	• No change	•
• Off-Street Parking: 122 required/229 proposed;	• No change	•
• Max Building Height per Zoning: 40'	• Max Building Height Proposed per Definition (6A1): 40.2'; Per Slab: ~32'	•
• Min Lot Area: 2,200sf/4 lots @ 2,137sf	• No change	•
• Net Zero: discussed	• All electric anticipated;	•
• Snow storage: discussed	• Snow Storage: 17% of road area;	•
• Trails: Not specified	• Trails: VIX Trail paved and connected	•
• Workforce Housing: Considering	• Workforce Housing: Applicant proposes up to six units at market rent rate;	•
• Pickleball Courts: Two located onsite	• Pickleball Courts: Two located @ VIX; Town to consider cash in-lieu.	•
• Garage Storage: Limited in single-car;	• Garage Storage: Improved for trash & lawn equipment.	•

Vice Chair Cotey asked if the applicant met the off-street parking requirement. Planner Smith said the applicants were meeting the off-street parking requirement.

Commissioner Sass asked if the proposed units were for sale, or rentals. Planner Smith said 60 units will be for sale at market rate and 6 of the units would be workforce housing with a rental option. Commissioner McDonald asked what the definition of worker would be to qualify for workforce housing. Planner Smith said town workers were the first tier, second tier would include workers living in the 81647 zip code, then it would open to outside workers. New Castle resident, Dianne Landero asked if school district employees would be in tier one. Planner Smith said, no, school district employees would be tier two.

III Staff Review:

Throughout the application process, the submittal documents will be reviewed pursuant to the criteria in the Municipal Code (MC) for planned unit developments (PUDs) and subdivisions. Any proposal should show general conformity to the following (MC 17.100.050(H)):

1. Consistency with the comprehensive plan;
2. Compliance with zoning and density requirements;
3. Compatibility to neighboring land uses;
4. Availability of town services from public works (including water and sewer services), fire, and police;
5. Adequacy of off-street parking and vehicle, bicycle, and pedestrian circulation;
6. The extent to which any required open space or parks are designed for active or passive use by residents of the subdivision or the public; and
7. Development is consistent with the natural character, contours, and viewsheds of the land.
- 8.

1) Is the proposal consistent with the comprehensive plan?

Applicants are expected to clearly demonstrate substantial conformity with the CP in all applications (**Policy CG-1B**). Substantial conformance to the CP should include:

- ☐ Fostering distinctive, attractive communities with a strong sense of place and quality of life.
- ☐ Demonstrating a fully-balanced community and land use structure.
- ☐ Ensuring a mix of uses that complement existing land-use patterns.
- ☐ Creating walkable communities and encourage multi-modal transportation.
- ☐ Balancing housing types that support a range of affordability.
- ☐ Preserving open space, natural beauty, and critical wildlife habitat.
- ☐ Encouraging economic development.
- ☐ Providing efficient and cost-effective services.

Balanced Community: The proposal pairs well with a number of New Castle goals and values, central being a commitment to quality of life. The Applicant intends to repurpose the underlying mixed-use zoning with a fully residential site. Commercial uses will be considered in a more suitable location. Though “all residential” is potentially a better fit for the location, it is advisable that P&Z and Council recognize the growing deficit of commercial prospects in New Castle with each deferment of commercially zoned land. During Sketch Plan the Applicant discussed this concern and their intent to relocate the commercial zoning on other properties owned within CVR.

Smart Growth: The project favors Smart Growth (**Goal CG-5**) including sensitivity to: Aesthetics – employing architectural features already observed in Town; Recreational opportunities – including trails, courts, a playground, and seamless access to VIX park; Livability – attention given to pedestrian safety, parking, and efficient vehicle circulation (**Goal RT-1**). The Applicant’s future commitment to a TBD commercial property along CVB will help right the imbalance of needed goods and



services in the immediate vicinity. Staff would encourage maximizing outdoor living areas such as covered patios and/or decks to enhance connections with the outdoors. Consider building 1B below:

Affordability: A higher density, multifamily development comprised of two and mostly three bedroom units should advance the cause of affordability. Floor plans will range from 1,283sf to 1,951sf (with one 2-bed @ 1,164sf) of conditioned space expected to track current market rates. Seven of the 66 units will be two-bedroom. Staff have been in initial conversations with the Applicant about affordable and/or workforce housing options. Currently the Applicant is prepared commit to six rental units at market rate but is hospitable to other possibilities.

For context, the Town's Comprehensive Plan mentions "affordability" dozens of times but never fully defines the concept. The Town instead defers to affordability metrics offered by various government agencies. The US Department of Housing and Urban Development (HUD) at one time recommended that total housing expenses should not exceed 30% of gross household income. With a current Area Median Income (AMI) for New Castle hovering around \$95k or better, total housing costs exceeding \$2,375/month are considered burdensome. HUD also compiles fair market rents (FMR) for counties. FMR is defined as the 40th percentile of the typical rentals in the county, with 50th percentile being the median. Currently published FMR's for Garfield County are below:

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$1,215	\$1,223	\$1,605	\$2,232	\$2,391
<u>FY 2025 FMR</u>	\$1,211	\$1,219	\$1,599	\$2,241	\$2,463

<https://www.huduser.gov/portal/datasets/>

Presumably, the market rate for housing in New Castle tracks higher than the Garfield County median because of the higher cost of living which is perhaps why Zillow lists the average rent for New Castle at \$2,625 for all bedrooms as of 2/12/2026. Of course, these metrics do not solely drive price discovery. Innumerable factors can influence price. Nevertheless, the government data, coupled with the Applicant's six unit offer, can help frame this development's concept of affordability.

Vice Chair Cotey asked Planner Smith to explain what the inventory of workforce units was with all the current applications because it was unclear. Planner Smith said there would be five workforce housing units with the Romero Group, two units with R2 Partners and TC Midwest's Townhomes would have roughly 6 units. Administrator Reynolds said town employees, school district and fire department would have right of first refusal for those units. Vice Chair Cotey asked why the town tends to choose workforce housing as opposed to another type of affordable housing and if there was a demand, or if a different strategy would be appropriate. Planner Smith said that was a good point and the units would not come available all at once. Vice Chair Cotey said she would like to know if the town has explored other affordable housing options. Commission Alternate Rittner asked if the option of ownership was considered for workforce housing. Commission Alternate Rittner said many people have contributed to the workforce for a certain number of years and will continue to stay in the community but do not have many ownership opportunities. Vice Chair Cotey asked if the town had any deed restricted units. Town Attorney Haley Carmer said the only exceptions she knew of were through Habitat for Humanity. Vice Chair Cotey asked if they were managed through Garfield County. Attorney Carmer said the Town of Carbondale had deed restricted units that are managed through the town.

Fiscal Impact: A fiscal impact study was performed (Triple Point Strategic Consulting) comparing estimated revenues with costs associated with the new development. The study helps determine whether the Town can meet the new demand on services (**Policy CG-7B, CP pg. 54**). The analysis projects a population increase of 2,012 for the entire town of New Castle with approximately 170 associated specifically with the new development. The analysis then projects revenues and costs based off of the Town's budget averaged between the tax years of 2023 and 2025. The results provided in the packet show an annual net benefit to the town post construction of \$112,271. The cumulative net benefit by 2045 is estimated to be \$3 million with \$1.1 million coming in the initial two years of construction. The Town's finance department has reviewed the assumptions and projected outcomes separately with consistent results. Based on the assumptions of the analysis, Staff is confident that the development is fiscally viable.

Trails/Open Space/Recreation: The site plan establishes a commitment to pedestrian friendly communities and active open space. The development will memorialize the connecting trail from the CVB pedestrian culvert to the Dog Park. Detached sidewalks will wrap the entirety of the filing allowing non-vehicular access to nearby locations.

The Applicant has volunteered a new pickleball hub to the northeast of the development. Presently, the Town is considering locating the area to a yet-to-be-determined location within VIX Park. The Town maintained courts will be a community amenity. Lastly, the children's play area relocated to the northeast corner of the development available to families walking home from school.

Preserves Natural Environment: New Castle is committed to stewardship of the natural environment and recognizes the potential negative impacts of new development. The Town will work with Colorado Parks and Wildlife (CPW) and the Applicant to identify and protect critical environmental resources (**Goal EN-1**). CPW recognizes that the surrounding areas of the property are established year-long habitat for various birds and mammals. It will be important to minimize conflicts by, for instance, prohibiting dogs off-leash, minimizing light trespass, preserving native habitat, and limiting use of fences. In some cases, added landscape buffers in certain locations may offset these impacts with enhanced vegetation and/or landscape features.

New Castle also endorses sustainable building practices that minimize the consumption of fossil fuels and maximizes use of renewables (**Goal EN-7**). All buildings will comply with the recently adopted Colorado Electrical and Solar Ready codes. It will be important for the Applicant to discuss how sustainable building measures are featured in the proposal as the application progresses. Net-zero/all-electric alternatives are achievable solutions manifested in new developments throughout the Valley. The recently approved 9 N Wild Horse PUD has proposed similar efficiency measures. The Applicant therefore has expressed the intent to make these units all electric using heat pumps for mechanical equipment.

The Town's raw water supply will be connected to all 66 units for landscape irrigation. Raw water is non-potable water which bypasses the town's treatment facility thereby eliminating the processing step. The Applicant also receives a 25% reduction in water tap fees as a result of implementation. Opting for raw water is ultimately an economic and sustainability win for all involved.

Manicured landscaping should be minimal and located mainly within active areas adjacent to units. Native grasses, drought tolerant shrubs and trees should fill the balance of remaining open space. A landscape plan will be finalized prior to approval.

2) Does the proposal demonstrate compatibility with the proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions?

Land Use: The Applicant has elected to develop under the CVR **MF-2** zoning criteria. According to MC 17.104.080, MF-2 is a “multifamily district allowing higher density including apartments.” The following land uses are permitted by right:

- Attached dwelling units with rear yards;
- Patio homes;
- Attached dwelling units in structures containing more than two units
- Parking;
- Playgrounds;
- Trails;
- Open space;

The MF-2 also permits the following density and area standards:

- Minimum lot area of 2,200sf;
- Minimum lot area per dwelling unit 1,600sf;
- Maximum building height of 40’
- Minimum front yard setback 18’;
- Minimum side yard setback of 0’;
- Minimum rear yard setback of 10’
- Minimum distance between buildings of 10’;
- Off street parking: 2/unit for duplex, triplex, or four-plex; 1.5/unit for five or more units/building + 1 for recreational vehicles per 5 dwelling units;

The Applicant adopts only permitted uses, with structures complying with density and separation. Compliance with building height limits was confirmed less one unit extending slightly over the technical definition for allowable building heights. All building heights and setbacks are displayed in the packet. The Town should prioritize ways of mitigating the potential visual impacts of building mass adjacent to the surrounding neighborhoods. Massing alternatives, structure orientation, landscape screening, and roof articulation, for example, are ways visual impacts can be attenuated. Since Sketch Plan, the Applicant has added various nuances to the architectural aesthetic to address these matters.

Off-Street Parking: The purpose of off-street parking in the PUD “is to ensure that safe and convenient off-street parking is provided to serve the requirements of all land uses in the Castle Valley Ranch PUD and to avoid congestion in the streets” (MC 17.104.100). The following off-street parking standards apply:

- Duplex, tri-plex or four-plex – Two spaces per dwelling unit;
- Five or more dwelling units in one structure – One and one-half spaces per dwelling unit + 1 recreational vehicle parking space for every 5 units in a 5-plex or greater;

Per the standards, required off-street parking totals 121.5 spaces. The Applicant shows approximately 210 functional off-street spaces, 30 units of which are single car garages with six of those single-car garages having two-car-width driveways.

Regardless of the off-street parking overage, Staff recommends a minimum of two-car width driveways for single car garages to solve for issues related to garages used as storage rather than parking. This tendency inevitably results in “tandem” parking which induces residents to park at least one car on the street which further aggravates street congestion and sometimes compromises safety. The Applicant was directed by P&Z and Council to relegate seasonal/RV parking to additional general use parking.

On-Street parking: On-street parking serves to accommodate overflow vehicle parking for guests, deliveries, trash pick-up, and emergency vehicles. To the extent these accommodations are priorities for the Town, they deserve special attention in project design. Proposed ROW cross-sections are illustrated in the packet. The recently adopted Town standard for residential roads recommends a 58' ROW cross-section with parallel parking on both sides of the street and minor collectors reaching 62.0'. Both standards are implemented on the site plan, however, the 62' ROW for Silverado Trail will prohibit parking in order to expedite traffic flow, with bike lanes added instead. The central alleyway will be a narrower 12', one-way drive with 4' driving buffers on either side. The one-way will direct vehicles from west to east so that cars will contend mainly with right turns.

3) Is there availability of town services from public works, fire, and police?

Police: There is little indication that police service would be compromised with the added population increase. The Police Department is currently fully staffed with 13 officers. Generally, additional officers are considered for every 1,000 resident increase.

Fire: In response to the current multi-year drought and the ongoing expansion of the wildland-urban interface, Colorado River Fire Rescue now emphasizes the resiliency of structures and improving defensible space (**Goal EN-8**). Recently, such measures were codified with the adoption of the 2021 International Fire and Wildland-Urban Interface Codes. Structures are required to use materials with better ignition resistance than more conventional materials. Limiting the combustion properties of a structure reduces fuel loads thereby inhibiting flame spread and buys time for firefighting during a wildland fire incident. Vegetation or landscaping surrounding new structures will also be scarcer than before in response to the requirements of defensible space.

Public Works: The CVR Master PUD is approved for 1,400 residential units and 100,000sf of commercial space. These totals were primarily the result of calculations performed on the basis of water dedicated from Elk Creek. At present, the CVR PUD has no commercial space developed. The current sewer treatment plant is sufficiently sized to process the full build-out of both CVR, Lakota, and any commercial in-fill properties downtown.

Raw Water: Raw water is available at the roundabout on CVB and VIX Park and is expected to irrigate all lots and common areas within the new PUD.

Streets/Snow Storage: Other than the central, interior alleyway, all roads will match the Town standards. Snow storage and management policies are included in the packet with designated storage locations adequate to the task. Snow storage is crucial for public safety, cost savings, and quality of life.

Due to the traffic demands for future residential development east of N Wild Horse Dr., the Applicant has provided a southbound right-turn lane (i.e. splitter lane) at the intersection of N Wild Horse and Silverado. The intent here is to encourage

vehicles immediately to the west towards the CVB roundabout and hence reduce the potential congestion at the two-way stop of CVB and N Wild Horse.

Vice Chair Cotey asked if the space between the sidewalk and street was for snow storage and if the material would be gravel. **(Exhibit B page 41)**

Open Space: The Applicant has made efforts to integrate open space in three locations. The kid's park, the pickleball courts, and the central accessory spaces will be available to all residents and will complement other amenities in VIX Park.

4) Is there adequate vehicle, bicycle, and pedestrian circulation?

Because roads will approximate Town standards, the anticipated detached sidewalks will provide a safer and more pleasant pedestrian experience. Driveways fronting Silverado Trail have been removed to expedite vehicle travel through the property. The southbound splitter lane from N Wild Horse Dr should help maintain a level of service (LOS) "A" at the intersection of NWH and CVB. The future traffic loads from the new 9NWH development have been a concern for both Staff, P&Z, and residents. The LOS "A" is considered the lowest (or lightest) level of traffic density. The traffic analysis provided with the application did not require the additional splitter lane. The Applicant provided one nonetheless.

With higher density and disrupted lines-of-sight, it will be important for streets to have high visibility crosswalks, preferably with bump outs, placed in priority locations. The development will also dedicate the connecting trail from the CVB pedestrian culvert to the Dog Park. This path should be modestly landscaped.

Vice Chair Cotey asked if the term splitter lane was a dedicated right turn lane. Planner Smith said yes. Commissioner Cotey asked if one entrance would be a stop controlled intersection four ways, and the other would be a three way with a dedicated right turn lane. Planner Smith said yes to incentivize less traffic on Castle Valley Boulevard.

5) Is the natural character of the land preserved?

The parcel slopes gradually downhill from east to west dropping 30-40' in 700ft (~4% slope). Such slopes are rarely problematic from a design standpoint and therefore structural steps or terracing of landscaping should be minimal. Nevertheless, the Applicant should demonstrate material balance of expected cut-and-fill before construction commences. The structural designs appear to preserve and match existing grade features and follow uniformly with the current slope.

To conserve water and limit landscape maintenance such as mowing, staff requests the applicant consider drought resistant vegetation and seeding of native grasses to restore disturbed areas to their original state. Sod with landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance.

Staff recommends landscape berms where possible to obscure traffic noise and headlights along CVB (see Eagle Ridge Ranch development).

Vice Chair Cotey asked what the road grade would be. Planner Smith said the grade of the entire property was 6 percent. Commissioner Cotey asked what the grade of Silverado Trail would be and what the contour interval would be. Sapana Shah with Triangle Engineering said the maximum would be four to one and the grade of Silverado Trail was 8 percent. Vice Chair Cotey said 8 percent is the town maximum and was concerned that it would be steep for a main road. Planner Smith said there would be retaining features to minimize the grade. Vice Chair Cotey asked the

applicants if they were concerned with the grading. Ms. Pasha said she would consult with the civil engineer with that feedback. Vice Chair Cotey suggested flattening some areas out with strategically placed retaining walls. Vice Chair Cotey suggested adding landscaping to Silverado Trail that is more aesthetically pleasing because the rendering was not appealing. Ms. Pasha will discuss retaining walls and the possibility of boulders for the final application.

Are the required open space or parks designed for active or passive use by residents of the subdivision or the public?

Since the open space requirements for CVR have already been met, open space dedication is not required. The Applicant does, however, contemplate the dedication of the pickleball courts and the kids play area to the Town for community use. Likewise, the trail connector from the CVB pedestrian culvert north to the dog park will be paved and also dedicated. All other sidewalks will be public ROW.

6) *Is the development consistent with the natural character, contours, and viewsheds of the land?*

*The site plan includes sloping topography downhill from northeast to southwest. Each building/unit generally terraces with the existing slope. Terracing of structures limits cut-and-fill and reduces the need for unsightly landscape retention. The approach also softens the blunt, "blocky" appearance, that may otherwise disrupt the undulating, natural landscape. The Applicant has been working with staff to minimize excessive slopes on various. Driveways maintain an 8% grade or less with some landscape retention expected. A sample color palate for the units is provided. Colors should reflect a natural appearance thereby minimizing visual impacts to viewsheds (**Policy EN-6B**).*

To conserve water and limit landscape maintenance such as mowing, Staff requests the Applicant consider drought resistant vegetation and seeding with native grasses to restore disturbed areas to their original state. Sod and landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance. Modestly mowed buffers and borders can provide a satisfying manicured look needing little maintenance.



IV Preliminary Plan Recommendations

Staff suggests that P&Z consider the following recommendations to the preliminary PUD/subdivision application prior to a decision on Resolution PZ 2026-01:

- A. *Maximum building heights shall not exceed those depicted in the Applicant's submittal packet dated February 15th, 2026.*
- B. *As part of its final application, the Applicant shall provide a memorandum of understanding with an estimate of reimbursable costs for the completion of N Wild Horse Dr subject to the provisions of the cost recovery agreement in Exhibit M of*

Planning & Zoning Commission
Wednesday, February 25, 2026

Ordinance TC 2025-1 (otherwise known as the 9 N Wild Horse project).

- C. As part of the final application, the Applicant shall include provisions for an workforce housing plan consistent with the recommendations of the Planning Commission.*
- D. As part of the proposed covenants, the Applicant shall include provisions for exterior fencing limited to a split-rail and wire mesh type.*
- E. As part of its final application, the Applicant shall maximize covered patio areas for each unit where feasible per the recommendations of P&Z.*
- F. As part of its final application, the Applicant shall demonstrate compliance with all recommendations of the Town Engineer, Town Public Works Director, Colorado River Fire Rescue, and Town Attorney provided in response to review of the Application.*
- G. As part of its final application, the Applicant shall provide a declaration of covenants for the common interest community that are to the satisfaction of the Town Attorney. The declaration of covenants shall include a prohibition on short-term rentals understood as the renting of a unit for less than 30-days.*
- H. The Applicant shall comply with all currently adopted building code and municipal code requirements, including all sign code regulations in effect at the time of building permit application. All site specific development applications subject to the provisions of the International Fire Code or matters requiring fire alarms and/or fire suppression shall be submitted to the Fire Marshal for review and comment.*
- I. All exterior lighting to be dark-sky compliant per the comprehensive plan. Demonstrate that all exterior lighting will limit trespass. Parking lot lighting should be on timers to reduce the light duration at night while maintaining security lighting as needed.*
- J. The approved construction drawings shall demonstrate compliance with the Town Engineer, Police Chief, and Public Works Director for traffic and pedestrian signage.*
- K. As part of its final application, the Applicant shall provide a memorandum of understanding that proposes a cash payment in-lieu of constructing two proposed pickleball courts and children's play area. As a result of the exchange, both facilities shall be constructed by the Town in a location to be determined within VIX Park and within two years of the issuance of the first building permit.*
- L. The Applicant shall finalize the water rights dedication requirements for the project, including the calculation of irrigated areas and finalization of EQR dedication requirements. A warranty deed conveying the required water rights in the Coryell Ditch shall be executed and recorded together with the Final Plat.*
- M. A subdivision improvements agreement shall be provided containing an engineer's stamped cost estimate of public improvements, to the satisfaction of the Town Engineer and Town Attorney.*
- N. Landscaping shall incorporate native grasses and plants that minimize maintenance, moving, and irrigating. The landscaping plan shall be approved by the Parks*

Department. Plans submitted to obtain a building permit for any building shall demonstrate no more than 2,500 square feet of sod per dwelling unit as specified in 13.20.060 of the Municipal Code.

- O. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application before the Commission or Town Council shall be considered part of the Application and binding on the Applicant.*
- P. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.*
- Q. The sale of individual lots may not occur until a plat creating the lot is recorded with Garfield County and security for the public improvements has been received by the Town.*

R.

V Duration of Preliminary Plan Approval

Preliminary plan approval granted pursuant to this Section 17.100.050 will remain in effect for one (1) year from the date of the P&Z's resolution. If the Applicant does not submit a final PUD plan application within said year or if the preliminary PUD plan application includes substantial changes (e.g., proposes new uses, higher density development, changed layout, new or additional variances, etc.) from the as-approved preliminary PUD plan, then, at the discretion of the Town Administrator, the applicant may be required to obtain approval of a new preliminary PUD plan application before filing a final PUD plan application.

VI Preliminary Plan Exhibits:

- A. Applicant Preliminary Submittal*
- B. Staff Report*
- C. Public Notice*
- D. Outside Agency Referrals*
- E. Written Public Comments*
- F. Staff Comments*

Commissioner Riddile asked if the developments R2 Partners and TC Midwest were to coincide with each other how the construction materials, labor and traffic would be affected. Planner Smith said it is unclear when R2 Partners would begin but said TC Midwest's site would come off the roundabout on the site plan on the west. Planner Smith said there would not be any conflicts with R2 Partners unless they needed to tie into utilities. Commissioner Riddile asked how the traffic would be controlled. Planner Smith said anything within the town right-of-way or service traffic would be managed through right-of-way permits during high traffic times. Planner Smith said there would layers of control and mitigation if necessary. Vice Chair Cotey asked if traffic control would be included in the conditions, or a suggestion during construction. Attorney Carmer said traffic control would be addressed during the final application. Attorney Carmer said the final takes about a year to submit and revise for final approval. Commissioner Cotey suggested adding a note about overall construction management for the final approval with a note about minimum disruptions to the school. Vice Chair Cotey suggested completing loud projects on Fridays when school is out of session.

Commissioner McDonald asked if condition B was for the right-of-way that was proposed by R2 Partners. Planner Smith said no and that it was for the construction of North Wild Horse. Commissioner McDonald asked if an agreement was reached with R2 Partners. Planner Smith said that would not work out. Planner Smith said that is why there would need to be mitigation.

Commissioner Alternate Rittner asked about the fire safety of condition three and if Firewise was considered in the condition. Commissioner Alternate Rittner said Firewise dictates where trees can be placed on the site. Commissioner Alternate Rittner was concerned about landscaping and conifer trees being too close to the structures. Planner Smith said tree placement is address at the building permit stage requiring each structure to submit a landscape plan. Planner Smith said the distance of trees would be measured for compliance. Vice Chair Cotey said the State of Colorado just adopted a resiliency code and wasn't sure if the town adopted it. Vice Chair Cotey suggested comparing the two.

Ms. Pasha thanked the commission for their previous suggestions and asked for feedback concerning the traffic mitigation and right turn lanes. Ms. Pasha said she would like to hear ideas from the commission as well if the rental option didn't work out.

Attorney Carmer asked if the applicants would be part of Castle Valley Master Association. Ms. Pasha said yes.

Vice Chair Cotey opened for public comment at 8:05 p.m.

Robin Bauer, New Castle resident asked if there would be a plan in place in the event R2 Partners and TC Midwest construction occurred at the same time. Mr. Bauer asked if the lap board siding from the site plan rendering fire retardant and what fire mitigation would be used for the exterior of the buildings. Mr. Bauer was concerned about the dry conditions. Ms. Pasha said fire resistant siding would be used. Administrator Reynolds said fire resistant siding is state mandated. Mr. Bauer was concerned that increased density would increase fire risk.

Brittany Guimond, New Castle resident asked the applicant about price points. Ms. Pasha said the costs were still under review. Ms. Pasha said TC Midwest does sourcing in house to keep the price reasonable and competitive.

Diane Landero, New Castle resident, said she has grandchildren who attend Kathryn Senior Elementary School. Ms. Landero asked if Castle Valley Boulevard would be widened going towards the proposed development. Ms. Landero asked where the path of safety would be for the students that walk and was concerned about cross walks in the roundabout not being safe. Commissioner Riddile said Castle Valley Boulevard would likely not be widened because people tend to increase speed on two lane roads. Commissioner Riddile said there were portions of Castle Valley Boulevard with road base to accommodate possible roundabouts in the future. Commissioner Cotey said roads are widened based on a certain threshold of daily traffic and that number would need to be higher for Castle Valley Boulevard to become wider. Planner Smith said safety measures would be in place during construction. Vice Chair Cotey said the commission worked hard during the sketch plan to ensure a path of safety.

Ms. Landero asked if the RE-2 School district was looking at the development plans and prepared to accommodate more students in the schools. Administrator Reynolds said the schools were first designed to include development at full capacity, but the previous recession affected construction, and the schools were not built out.

Jim Lord, New Castle resident, said when the school traffic lets out, most of the traffic exits towards Castle Valley Boulevard and goes up to turn around. Mr. Lord was concerned about the added construction traffic to the already crowded school traffic. Mr. Lord also asked if both the R2 Partners project and TC Midwest would occur at the same time. Planner Smith said R2 Partners are still working on the plan and TC Midwest was a year out from final. Planner Smith said completing North Wild Horse Drive and utilities would be the first part of R2 development. Planner Smith said the roads should be connected by VIX Park down to Redstone Drive to alleviate the traffic that turns around. Planner Smith said he was not aware of the school traffic turning around there and said he will continue to evaluate the situation.

Lynn Cassidy, New Castle resident said the parking looked tight from the site plan. Ms. Cassidy asked where extra cars and visitors would park because many residents have two cars and some have an additional work vehicle. Planner Smith said there would be no parking on Silverado Trail however visitors can park on the route road. Planner Smith pointed out the bump outs on the site map and the on street parking. **(Exhibit B pg. 9)**. Planner Smith said some units would have deeper driveways to accommodate more parking. Planner Smith said the units with two car garages will have four parking spaces, two garage spaces and two on the driveway. Planner Smith said visitors may park on the street and said there would be more street parking on North Wild Horse Drive. Vice Chair Cotey said the applicants were more than adequately meeting their parking requirements. Ms. Cassidy asked if the street would be wide enough for people to park on both sides of the street. Vice Chair Cotey said the commission would discuss specifics for Silverado Trail to accommodate parking in the future if needed. Planner Smith said the town standard was 58 feet wide with separate sidewalks broken up with landscaping. Planner Smith said it is more than sufficient with 11 foot drive lanes.

Ms. Cassidy asked for clarification on snow removal. Planner Smith said snow storage would be on the landscaping between the street and sidewalk. Planner Smith said the snow storage would separate the parked cars from pedestrians. Ms. Cassidy asked if the snow would be stored on the sidewalk. Planner Smith said snow would be stored on the gravel areas between the road and sidewalk. Vice Chair Cotey said public works has reviewed the snow storage and finds it adequate.

Ms. Landero asked how long the project would take from start to completion. Ms. Pasha said the applicant's goal was to do it all in one phase because they do not want to break up or delay any construction. Ms. Pasha said the project would move along with three buildings at a time.

Mr. Long said R2 Partners were starting to build in March and asked when the applicants would start. Vice Chair Cotey said the applicants would still need final approvals with preliminary approval and final approvals with council. Mr. Long asked if it would be a couple of years. Ms. Pasha said they need to make it through approvals and the instructional pace of the town.

Ms. Cassidy asked if the applicant could give more open space to fit the community better. Ms. Cassidy was concerned 66 units would feel too urban. Ms. Cassidy said she had not seen the comprehensive plan but wants to know if there will be density from applications in the future. Ms. Cassidy said the packet showed the property zoned for 16 and now changed to 66. Attorney Carmer said it was not a change, but part of the Castle Valley PUD amended in 2002. Attorney Carmer said when the applicant came to planning with their PUD, the applicant picks which residential zoning designations they wished to follow. Vice Chair Cotey said the units were individual townhomes and not condominiums with stacked units, therefore less dense than condominiums.

Vice Chair Cotey closed the public hearing at 8:26 p.m.

Commissioner McDonald asked how much raw water was available and if the town could keep up as it grows. Commissioner McDonald stated 2500 feet of sod per unit and asked if natural grasses were possible. Commissioner McDonald said less water is required for natural grass but was concerned about fire safety. Administrator Reynolds said the number of homes were predetermined based on how much water rights were available. Administrator Reynolds said that the calculations were based on 2500 square feet of exterior irrigation and the townhome units use far less water than single family homes. Administrator Reynolds said the town's raw water project was designed so people would not use potable water on their grass and take the demand off of the water treatment plant. Administrator Reynolds said there would not be grass around each dwelling in this development as with single dwellings. Administrator Reynolds said the town planned a long time ago so they would have known how much water would be available. Administrator Reynolds said the town purchased extra water for drought years from Rudi Reservoir so the town could pull from the Colorado River if needed. The town would release that water from Rudi to replace what it used from the Colorado River. Administrator Reynolds said TC Midwest had done a good job being conscious of water in their site plan. Administrator Reynolds said there is a debate about natural grasses increasing fire danger and the fire department was comfortable with the current application. Administrator Reynolds said the site plan ties in with the requirements of the (WUI Code) Wildland Urban Interface Cod adopted by the town.

Commissioner Alternate Mahaffey asked if the town has looked at using reclaimed water and suggested investigating it for the future.

Commissioner Sass asked for clarification about the Pickleball courts discussed in the sketch plan application. Ms. Pasha said that the public comment saying the Pickleball courts were too close to the homes and understanding it is a popular sport, they recommended moving it closer to VIX Park and they worked with the town for a better fit. Ms. Pasha felt the Pickleball courts should be adjacent to TC Midwest property and be accessible to everyone in the town. Vice Chair Cotey added a discussion about the kid's park being squeezed in the corner of the site plan. Ms. Pasha said they made improvements to the park with different equipment and added a fence and some trees to separate it from Castle Valley Boulevard. Ms. Pasha said they broke the equipment down into two or three separate pieces of equipment and said the park would be for everyone in the town to use. Vice Chair Cotey was concerned about the grade of the park. Ms. Pasha said there would be retaining walls based on civil engineering suggestions. Vice Chair Cotey said the plan felt squeezed and asked if there was flexibility to spill out onto town property to improve that plan. Commissioner Riddle said he would like to remind the commission of the playground at Kathrynne Senior Elementary School next door has a brand new playground and available for town use. Vice Chair Cotey suggested building the park with different equipment or a different age group that could supplement and work with current amenities.

Commissioner Alternate Mahaffey was concerned about not enough room at VIX Park due to the amenities the park currently had. Administrator Reynolds said Pickleball was very popular and concerned about noise from courts being too close to houses. Administrator Reynolds said Pickleball there is a need for more Pickleball courts and said TC Midwest applicants are generous doing this for the town. Administrator Reynolds said there is a lot of land at VIX and with some good master planning they would make use of the land available. Commissioner Alternate Mahaffey was concerned that the Pickleball court may interfere with events that happen there already. Administrator Reynolds said there was plenty of room and would work with the applicants for the best fit. Commissioner McDonald said since the applicants are paying for the pickle ball courts it makes sense to put it closer to the development. Administrator Reynolds clarified the applicants were asked to shift it slightly to be away from the residents. Ms. Pasha said she understands the potential noise and is willing to work with the town.

Vice Chair Cotey asked if the applicants would provide a fee in lieu for the town to construct the Pickleball courts. Administrator Reynolds said the applicants were still in discussion. Administrator Reynolds said that the town and TC Midwest were going to work together in planning the Pickleball courts. Administrator Reynolds gave a few what-if scenarios where the applicant agreed to two pickleball courts and the town partnering and building four instead of two with the town buying into the project.

Vice Chair Cotey asked to change condition L to reflect the flexibility of the Pickleball court location and payment. Attorney Carmer said they will address the location and payment for the Pickleball courts and children's play area in the final application. Vice Chair Cotey asked the commission if they were comfortable with the flexibility in the condition when it comes back. The commissioners agreed.

Vice Chair Cotey said she was looking for more directions on the 8 foot or four foot bike lane. Vice Chair Cotey asked the commission if they were asking about 56 foot or 62 foot wide. Vice Chair Cotey said she would like to see 8 foot bike lanes with striped buffers as a protective bike lane. Vice Chair Cotey reminded the commission about the steepness of the road. Commissioner Sass asked if a stop would be required at the roundabout. Vice Chair Cotey said there would be a stoplight at Silverado Trail and North Wild Horse Drive. Vice Chair Cotey asked if there would be any additional speed control on Silverado Trail between North Wild Horse Drive and Castle Valley Boulevard. Administrator Reynolds said people will go as fast as they feel safe. Administrator Reynolds said keeping the lane width tight is critical. Administrator Reynolds said to keep the bike lanes wide and the hashmarks to keep the road and bike lane separated. Commissioner Sass asked what the perfect width would be for the bike lanes. Planner Smith said five feet. Vice Chair Cotey clarified the 11 foot drive lane with an 8 foot bike lane with a smaller section with the drive lane reduced to 10 feet. Commission Alternate Mahaffey asked for clarification on the lane sizes. Planner Smith said the current plan with 8 foot bike lanes would allow off-street parking in the future if needed and a five foot bike lane would not fit. Vice chair Cotey said they could do signage allowing parking in the evening and not during the day if it became a problem. Administrator Reynolds suggested wider bike lanes to build options in the future.

Vice Chair Cotey would like to see deed restricted units and said there was a surplus of workforce housing. Vice Chair Cotey would like to see more diversity in affordable Commissioner McDonald asked if deed restriction programs work with a tier structure. Attorney Carmer said it would be totally different. Attorney Carmer said the wording of the resolution allows some flexibility to work with the applicant before final and a decision was not required at this time. Vice Chair Cotey said condition C should say to explore options and consider a deed restricted strategy for housing.

Vice Chair Cotey said she read letters from the community concerning traffic on North Wild Horse Drive. **(Exhibit E)**. Vice Chair Cotey asked Planner Smith if speed bumps would encourage traffic to turn right on Silverado Trail instead of going down North Wild Horse Drive. Commissioner Riddile said he has heard negative feedback about speed bumps from the public works department. Commissioner Riddile said speed bumps make snow removal difficult. Planner Smith said there have been conversations considering both options. Vice Chair Cotey said it was important for residents who live on North Wild Horse Drive to deter extra traffic. Planner Smith said those issues would be addressed with the first couple of speed control measures and added measures if traffic became a problem. Planner Smith asked Vice Chair Cotey to clarify when she would like to see those measures addressed. Vice Chair Cotey said there should be a threshold of what it looks like before additional measures were made.

Commissioner Alternate Rittner asked if landscaping could be used to make it look like more of a residential area. Commissioner Alternate Rittner suggested making it look like a neighborhood and less like a through way. Vice Chair Cotey suggested adding bump outs with planters. Vice Chair

Cotey said they could have further discussions with public works and the police department about managing and deter traffic before the final application would be submitted. Vice Chair Cotey did not feel a condition would be appropriate until after those conversations.

Commissioner Alternate Mahaffey said people start to speed on Castle Valley Boulevard past Alder Ridge Drive where it splits into two lanes. Commissioner Alternate Mahaffey said it feels out of place because the rest of Castle Valley Boulevard is a single lane. Commissioner Mahaffey was concerned about the double lane reducing to a single lane and creating more traffic. Commissioner Riddile said there was talk about making one of those lanes for pedestrians. Administrator Reynolds said there have been traffic studies with traffic cams that record speeds. Administrator Reynolds said they looked at a week's worth of records of what was happening and what residents perceive was happening. Administrator Reynolds said the town council has investigated that and would continue to investigate the traffic on Castle Valley Boulevard.

Commissioner Alternate Mahaffey was concerned that the patios would be too small and would not fit a table and grill. Vice Chair Cotey asked Ms. Pasha to discuss the livable space addition from the sketch application. Ms. Pasha said some of the patios were extended but the grades and step ups made it difficult to extend all of the patios.

Vice Chair Cotey asked if there would be a fence around the detention pond as shown on Exhibit B pg. 84. Ms. Pasha explained she thought it was a requirement but after learning it was not, there would not be a fence around the detention pond.

Vice Chair Cotey commented on the split rail and mesh fences being aesthetically pleasing and open. Ms. Pasha said homeowners may add the mesh fence to the split rail fences TC Midwest provides.

Vice Chair Cotey said she would like to see more thought go into the landscape plan for the site. She suggested clustering trees to get a more natural look because the development would be on the natural edge of town. Vice Chair Cotey asked for the landscape to match the comprehensive plan of the town.

Vice Chair Cotey was concerned about the alleys on the type 9a and 6a were awkward and had a steep grade. Vice Chair Cotey said the resident of 9a would have a difficult turn to get into the driveway and asked applicants to clean up livability concerns.

MOTION: Commissioner Riddile made a motion to approve PZ 2026-1, A Resolution of the New Castle Planning and Zoning Commission Recommending Approving a Minor Amendment to the Final PUD Development Plan and Plat for the 9 North Wild Horse Multi-Family Housing Development Center with the following conditions of Silverado Trail being 62 feet with an eight foot bike lane, moving back the provisions for an affordable housing plan as far as options for deed restricted units and amending Condition L to address the location and payment for the construction and payment for the pickleball courts either on the town's property. Vice Chair Cotey seconded the motion, and it passed on a roll call vote. Vice Chair Cotey: yes; Commissioner Riddile: yes; Commissioner McDonald: yes; Commissioner Sass: yes; Commissioner Alternate Mahaffey: yes.

Staff Reports

Planner Smith said there would not be a P & Z meeting on March 11, 2026, but planned to meet on March 25, 2026. Planner Smith said the Coal Seam application was going before council on March 3, 2026.

Commission Comments and Reports

Vice Chair Cotey said Administrator Reynolds chose her to represent New Castle on the Colorado River Valley Economic Development Partner and will provide updates. Vice Chair Cotey said the last meeting discussed a report on the economic health of the valley. Vice Chair Cotey said the partnership was between New Castle, Silt, Parachute, Battlement Mesa and Garfield County to advance goals. Vice Chair Cotey said there is a transportation group that meets and would provide those updates to the commission.

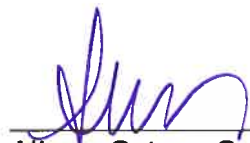
Commissioner Alternate Rittner asked about non-vehicle communities with a parking lot off to the side and the community is walk in only. Commissioner Alternate Rittner asked for a time to discuss this with the commission. Vice Chair Cotey said from her planning background that you would need a density of 16 units or higher to support the transit needed to be viable. Vice Chair Cotey said New Castle does not have enough transit strength for a walk-in community to be successful.

Approval of December 10, 2025, minutes.

Commissioner Sass made a motion to approve December 10, 2025, minutes. Vice Chair Cotey seconded the motion, and it passed unanimously.

Vice Chair Cotey adjourned the meeting at 9:18 p.m.

Respectfully Submitted,



Alison Cotey, Commission Vice Chair



Michelle Huster, Professional Assistant to the Town Clerk



Exhibits

Exhibit A – New Castle Center Sketch Plan

PRELIMINARY PLAN APPLICATION

ARCHWOOD TOWNHOMES



Presented by





Index



NARRATIVE + CONFORMITY WITH COMPREHENSIVE PLAN	3	WATER DETAILS	28
ZONING SUMMARY	4	SANITARY SEWER PLAN	29
COVER SHEET	5	SANITARY SEWER PROFILE	30
IMPROVEMENT AND TOPOGRAPHIC SURVEY	6	SANITARY SEWER DETAILS	31
FINAL PLAT	7	OVERALL PAVING PLAN	32
FINAL PLAT	8	PAVING PLAN AND PROFILE	33
GENERAL NOTES	9	PAVING PLAN AND PROFILE	34
SITE PLAN	10	PAVING PLAN AND PROFILE	35
DEMOLITION PLAN	11	PAVING PLAN AND PROFILE	36
PHASING PLAN	12	PAVING DETAILS	37
OVERALL GRADING PLAN	13	SIGNAGE AND STRIPING PLAN	38
GRADING PLAN	14	FRANCHISE UTILITY AND LIGHTING PLAN	39
GRADING PLAN	15	SNOW STORAGE PLAN	40
EROSION CONTROL PLAN	16	LANDSCAPE PLAN	41
PRE-DRAINAGE AREA MAP	17	CONSTRUCTION MANAGEMENT PLAN	42
POST-DRAINAGE AREA MAP	18	STREET SECTION PLAN	43
DRAINAGE CALCULATION	19	R.O.W OPTIONS (SILVERADO TRAIL)	44-45
OVERALL STORM PLAN	20	R.O.W PLAN (NORTH/SOUTH LOOP)	46
STORM LINE-A PLAN AND PROFILE	21	UNIT MIX SUMMARY	47
STORM LINE-B PLAN AND PROFILE	22	EQR CALCULATIONS	48
STORM LATERAL PROFILE	23	CONCEPTUAL FLOOR PLANS	49-87
DETENTION POND PLAN	24	COLORIZED ELEVATIONS	88-90
STORM DETAILS	25	MATERIAL BOARD	91
WATER PLAN	26	SITE DETAILS	92-93
WATER PROFILE	27	VIEW SHED ANALYSIS	94-103



Development Narrative

THE SUBJECT PARCEL IS A ±10-ACRE MULTIFAMILY-2 SITE LOCATED WITHIN THE CASTLE VALLEY RANCH PUD IN THE TOWN OF NEW CASTLE. IT IS STRATEGICALLY POSITIONED ADJACENT TO KEY COMMUNITY ASSETS—INCLUDING KATHERYN SENIOR ELEMENTARY, RIVERSIDE MIDDLE SCHOOL, VIX PARK, AND HOT SHOT PARK—WITH PLANNED ACCESS VIA THE EXTENSION OF NORTH WILDHORSE DRIVE AND CONNECTION TO EXISTING UTILITY SERVICES.

THE SITE FEATURES GENTLY SLOPING TERRAIN CHARACTERIZED BY NATIVE SAGEBRUSH, PINON, AND JUNIPER INTERMINGLED WITH OPEN MEADOW AND PASTURE AREAS. A NATURAL DRAINAGE CHANNEL AND A NETWORK OF RECREATIONAL TRAILS TRAVERSE THE PROPERTY, UNDERSCORING ITS LARGELY UNDEVELOPED CHARACTER AND PROVIDING SEAMLESS CONNECTIVITY TO ADJACENT PARKLANDS.

THE PROPOSED RESIDENTIAL DEVELOPMENT ENVISIONS A VIBRANT MIX OF 66 TOWNHOMES THAT ENHANCE HOUSING DIVERSITY WHILE PRESERVING APPROXIMATELY 20% OF THE SITE AS OPEN SPACE. KEY DESIGN PRIORITIES INCLUDE CLUSTERING UNITS TO RESPOND TO EXISTING TOPOGRAPHY, INTEGRATING ON-SITE TRAIL ACCESS FOR ENHANCED CONNECTIVITY, INSTALLING OUTDOOR RECREATIONAL COURTS FOR PUBLIC USE, AND CREATING HIGH-QUALITY, LIVABLE SPACES THAT ALIGN WITH NEW CASTLE’S COMPREHENSIVE PLAN GOALS.

Conformance with Comprehensive Plan

GOAL CG-5: EMBRACING SMART GROWTH PRINCIPLES

We conform to Smart Growth by integrating mixed land uses, compact building design, and a diverse range of housing opportunities that foster walkable, vibrant communities. In addition, our project preserves open space and prioritizes development toward existing communities while ensuring predictable, cost-effective decision-making.

SUPPORTING RESIDENTIAL AND COMMERCIAL GROWTH

Our project reinforces New Castle’s infrastructure by upgrading on-site utilities, transportation networks, and public amenities to support new residential growth. Additionally, we are aligned with the Town’s strategic commercial infrastructure initiatives to foster economic development and ensure robust connectivity both on- and off-site.

POLICY HO-2B: FAVORING DEVELOPMENTS WITH HIGHER BUILDING DENSITIES.

Our project meets Policy HO-2B by delivering smaller, efficiently designed units in a higher-density format that serve middle and lower-income homebuyers. This approach maximizes housing opportunities and aligns with New Castle’s land use policies, ensuring affordability and quality for the community.

POLICY POST-1A: ENHANCING COMMUNITY CONNECTIVITY

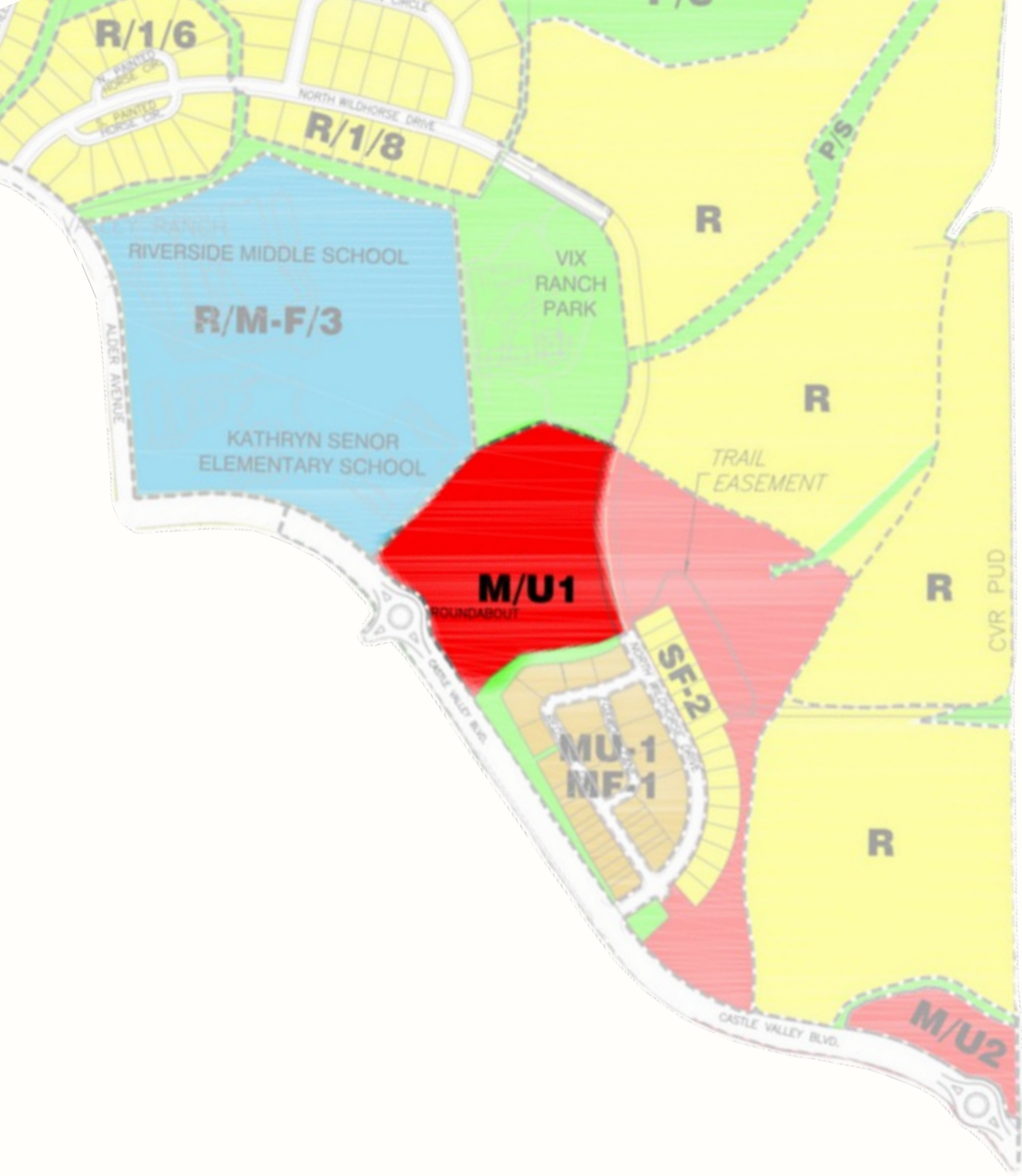
Our project conforms with Policy POST-1A by dedicating land and establishing trail easements that integrate seamlessly with existing park networks. Furthermore, our development is structured to generate resources that directly support the creation and enhancement of public park facilities and trail systems throughout New Castle,

GOAL E-2: STRENGTHENING LOCAL ECONOMY

Our project supports Goal E-2 by fostering mixed-use development that encourages local business growth and employment opportunities within New Castle. By integrating residential spaces with future commercial potential, we contribute to a more sustainable local economy and help increase employment opportunities for town residents .

POLICY CD-1G: DESIGN DIVERSITY

Our project embraces Policy CD-1G by implementing innovative multifamily layouts that break away from monotonous repetition. This design strategy creates distinctive, quality indoor and outdoor spaces that elevate the overall residential experience.



Approved Land Usage

OUR OPPORTUNITY



MF-2 Zoning PUD

Allowed Per Code	Proposed
Multifamily Residential Dwellings	Yes
Recreation & Entertainment	Yes Playground
Required Per Code	
10% Gross Area as Open Space	19.3% Gross Area as Open Space
Max Residential Density= 10 Units/Acre	6.4 Units/Acre
Residential Parking= 122	Parking Provided= 205

SITE DEVELOPMENT PLANS

FOR

ARCHWOOD TOWN HOMES

CASTLE VALLEY BOULEVARD

TOWN OF NEW CASTLE

GARFIELD COUNTY, COLORADO 81647

10.315ACRES

66 RESIDENTIAL LOTS & 7 OPEN AREAS



VICINITY MAP
N.T.S.

SHEET LIST TABLE	
Sheet Number	Sheet Title
C-1.0	COVER SHEET
S-1	IMPROVEMENT & TOPOGRAPHIC SURVEY
C-1.1	GENERAL NOTES
SP	SITE PLAN
C-2.0	DEMOLITION PLAN
C-3.0	PHASING PLAN
C-4.0	OVERALL GRADING PLAN
C-4.1	GRADING PLAN
C-4.2	GRADING PLAN
C-5.0	EROSION CONTROL PLAN
C-6.0	PRE-DRAINAGE AREA MAP
C-6.1	POST-DRAINAGE AREA MAP
C-6.2	DRAINAGE CALCULATIONS
C-6.3	OVERALL STORM PLAN
C-6.4	STORM LINE-A PLAN & PROFILE
C-6.5	STORM LINE-B PLAN & PROFILE
C-6.6	STORM LATERAL PROFILE
C-6.7	DETENTION POND PLAN
C-6.8	STORM DETAILS
C-7.0	WATER PLAN
C-7.1	WATER PROFILE
C-7.2	WATER DETAILS
C-8.0	SANITARY SEWER PLAN
C-8.1	SANITARY SEWER PROFILE
C-8.2	SANITARY SEWER DETAILS
C-9.0	OVERALL PAVING PLAN
C-9.1	PAVING PLAN & PROFILE
C-9.2	PAVING PLAN & PROFILE
C-9.3	PAVING PLAN & PROFILE
C-9.4	PAVING PLAN & PROFILE
C-9.5	PAVING DETAILS
C-10.0	SIGNAGE & STRIPING PLAN
C-11.0	FRANCHISE UTILITY & LIGHTING PLAN
C-12.0	SNOW STORAGE PLAN



Know what's below.
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	08/25/25	1ST PRELIMINARY PUD SUBMITTAL	KP
2	02/12/26	2ND PRELIMINARY PUD SUBMITTAL	KP
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.
7	.	.	.
8	.	.	.

FOR PRELIMINARY
REVIEW ONLY

COVER SHEET

ARCHWOOD TOWNHOMES

CASTLE VALLEY BLVD

67 RESIDENTIAL LOTS & 7 OPEN AREAS

TOWN OF NEW CASTLE

GARFIELD COUNTY, COLORADO 81647

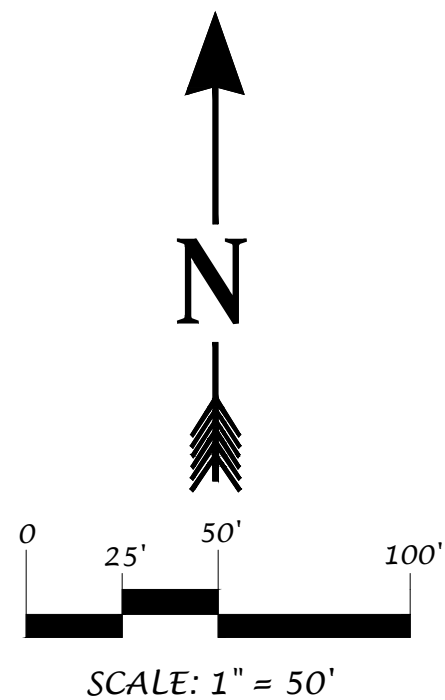
TRIANGLE
ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	08/25/25	SEE SCALE BAR	38-25	C-1.0

IMPROVEMENT SURVEY PLAT W/TOPOGRAPHY

SE1/4 SECTION 30, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH PM
TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO
PARCEL NO. 2123-304-00-002



LEGEND

- ELECTRICAL TRANSFORMER
- IRRIGATION BOX
- WATER SPIGOT
- WATER VALVE BOX
- SANITARY MANHOLE
- COMMUNICATIONS PEDESTAL
- SET MAG NAIL & 1-1/2" ALUMINUM TAG TMC PLS 38215 IN PAVED PATH
- FOUND REBAR & 1-1/4" ORANGE PLASTIC CAP SGM PLS38182 (UNLESS OTHERWISE NOTED)

GARFIELD SCHOOL DISTRICT RE-2
RECEPTION NO. 493428
PARCEL NO. 2123-304-00-001

NORTH PARK
CRV SUBDIVISION EXEMPTION
RECEPTION NO. 720385
PARCEL NO. 2123-304-00-003

TEMPORARY EASEMENT
RECEPTION NO. 721301
BOOK 1915 PAGE 997

NORTH WILD
HORSE ROAD
67.5' WIDE RIGHT-OF-WAY
RECEPTION NO. 733780
& EASEMENT AGREEMENT
RECEPTION NO. 721301

OWNER
TC MIDWEST LLC
RECEPTION NO. 733785
PARCEL NO. 2123-293-00-197

PROPERTY AREA
10.317± ACRES

INITIAL PROPERTY
CRV SUBDIVISION EXEMPTION
RECEPTION NO. 1002839
PARCEL NO. 2123-322-00-195

LOT 17
CASTLE VALLEY RANCH
FILING 10 BLOCK PA13
RECEPTION NO. 812500
PARCEL NO. 2123-293-25-017

OPEN SPACE 2
CASTLE VALLEY RANCH
FILING 9 BLOCK PA12
RECEPTION NO. 733785
PARCEL NO. 2123-304-54-101

POINT OF BEGINNING
SITE BENCH MARK
FOUND NO. 5 REBAR & 1-1/4"
ORANGE PLASTIC CAP
SGM LS38182
ELEVATION: 5798.13

PROPERTY DESCRIPTION:

SPECIAL WARRANTY DEED RECORDED AS RECEPTION NO. 963575

A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CASTLE VALLEY BOULEVARD, SAME BEING THE WESTERNMOST CORNER OF CASTLE VALLEY RANCH PA12 FLG 9 FINAL, AS FILED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE, AS RECEPTION NO. 733785;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) N84°40'33"W 220.40 FEET;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 93.27 FEET, CHORD BEARS N16°51'46"W 91.77 FEET;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 95.83 FEET, AN ARC LENGTH OF 129.60 FEET, CHORD BEARS N37°47'30"W 119.95 FEET;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 63.58 FEET, CHORD BEARS N58°19'04"W 62.52 FEET;
- 5) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 784.64 FEET, AN ARC LENGTH OF 94.58 FEET, CHORD BEARS N43°33'19"W 94.52 FEET TO A POINT ON THE EASTERLY LINE OF THE GARFIELD SCHOOL DISTRICT RE2, AS FILED WITH SAID CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 493428;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY ALONG SAID EASTERLY LINE N42°59'30"E 500.54 FEET TO A POINT IN THE SOUTHERLY LINE OF NORTH PARK PARCEL, AS FILED WITH SAID CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 720385 AND RECEPTION NO. 721291;

THENCE WITH SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) N66°57'08"E 245.52 FEET;
- 2) S71°52'33"E 231.69 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF NORTH WILD HORSE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 736.00 FEET, AN ARC LENGTH OF 368.23 FEET, CHORD BEARS S05°37'46"W 364.40 FEET; 2) THENCE S08°42'12"E 68.52 FEET;

2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 886.25 FEET, AN ARC LENGTH OF 217.43 FEET, CHORD BEARS S15°43'53"E 216.88 FEET TO A POINT IN THE NORTH LINE OF SAID CASTLE VALLEY RANCH PA12 FLG 9 FINAL; THENCE WITH SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES:

- 1) S65°53'03"W 66.89 FEET;
- 2) S81°23'34"W 266.32 FEET;
- 3) S51°51'16"W 126.84 FEET;
- 4) S36°47'12"W 88.30 FEET TO THE POINT OF BEGINNING, COUNTY OF GARFIELD, STATE OF COLORADO.

NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S81°23'34"W AS RECORDED IN RECEPTION NO. 963575 ALONG THE EASTERLY BOUNDARY LINE BETWEEN FOUND REBARS & 1-1/4" ORANGE PLASTIC CAPS SGM PLS38182 AS SHOWN HEREON.
2. DATE OF FIELD SURVEY: APRIL 24, 2025.
3. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
4. THIS SURVEY IS BASED ON SPECIAL WARRANTY DEED RECORDED AS RECEPTION NO. 963575, AN IMPROVEMENT SURVEY PREPARED BY SGM DATED MAY 21, 2021 AND RECORDED AS SURVEY MAP #1232 IN THE GARFIELD COUNTY SURVEYOR'S OFFICE AND MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
5. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ANY EXCEPTIONS TO TITLE THAT MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN REVIEWED BY TRUE NORTH COLORADO, LLC.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) STATION ANDERS HAVING AN ELEVATION OF 5594.09.
8. CONTOUR INTERVAL EQUALS 1-FOOT.
9. PROPERTY ZONED: M/U1 - MIXED USE. SETBACKS SHOWN WERE TAKEN FROM TOWN OF NEW CASTLE MUNICIPAL CODE. PLEASE CONSULT THE TOWN OF NEW CASTLE PLANNING DEPARTMENT FOR PROPERTY USE REGULATIONS AND SETBACK VERIFICATION.

SURVEYOR'S CERTIFICATION

I, RODNEY P. KISER, HEREBY CERTIFY TO TC MIDWEST, LLC THAT THIS IS AN "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S.38-51-102(9) AND THAT IT IS A MONUMENTED LAND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, SHOWING THE LOCATION OF ALL STRUCTURES, VISIBLE UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, AND ALL AVAILABLE EASEMENTS. THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, HOWEVER IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RODNEY P. KISER
LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 38215
TRUE NORTH COLORADO, LLC.

REVISED: JULY 1, 2025; ADJUSTED TOPOGRAPHY FROM NAVD88 DATUM TO NGVD29 DATUM.



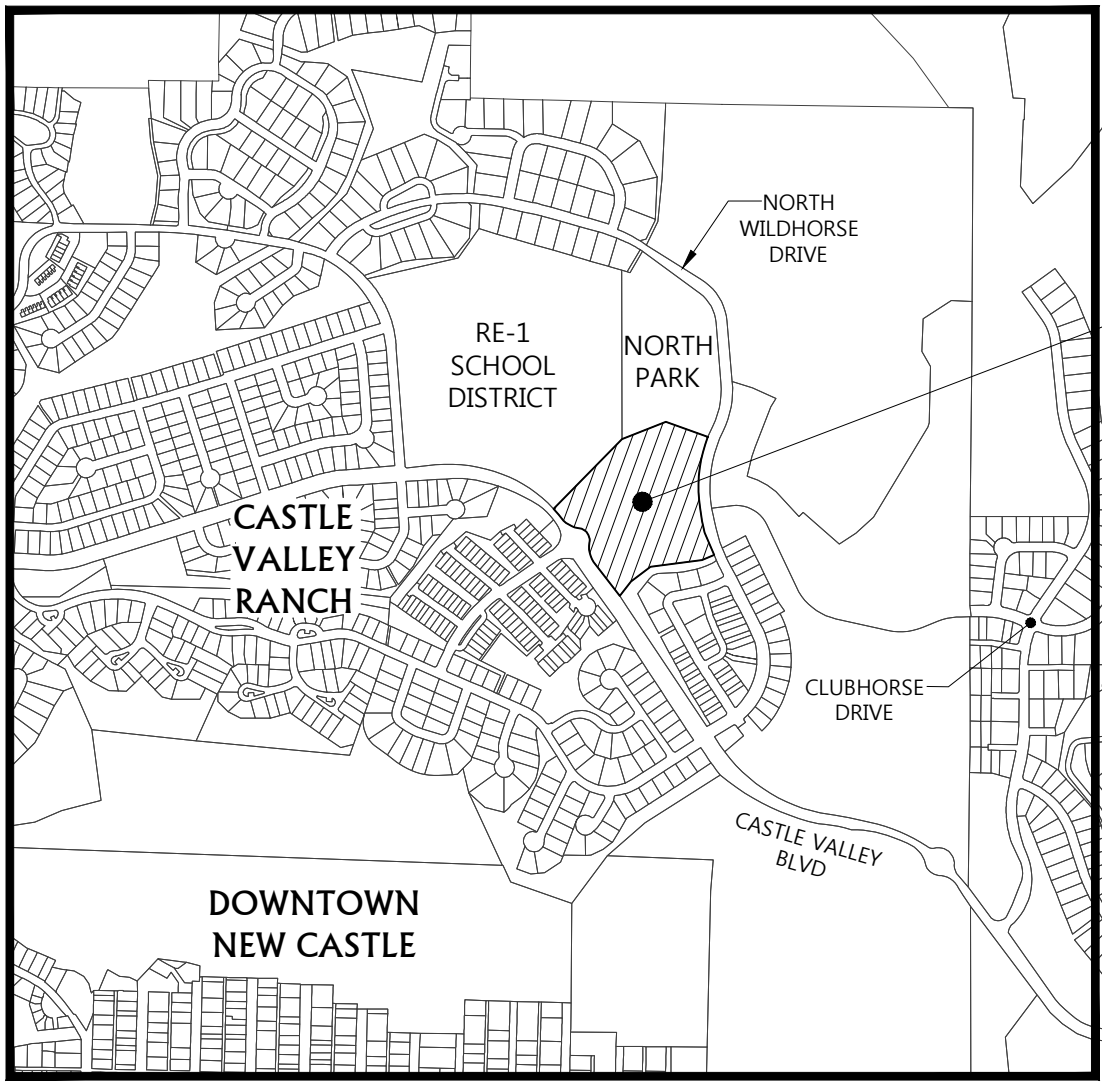
TC MIDWEST, LLC IMPROVEMENT & TOPOGRAPHIC SURVEY PARCEL NO. 2123-304-00-002 TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO		
		
TRUE NORTH COLORADO LLC. A LAND SURVEYING AND MAPPING COMPANY P.O. BOX 614 - 386 MAIN STREET UNIT 3 NEW CASTLE, COLORADO 81647 (970) 984-0474 www.truenorthcolorado.com		
PROJECT NO: 2025-195	DRAWN RPK	SHEET 1 OF 1
DATE: MAY 13, 2025	SURVEYED RPK	

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

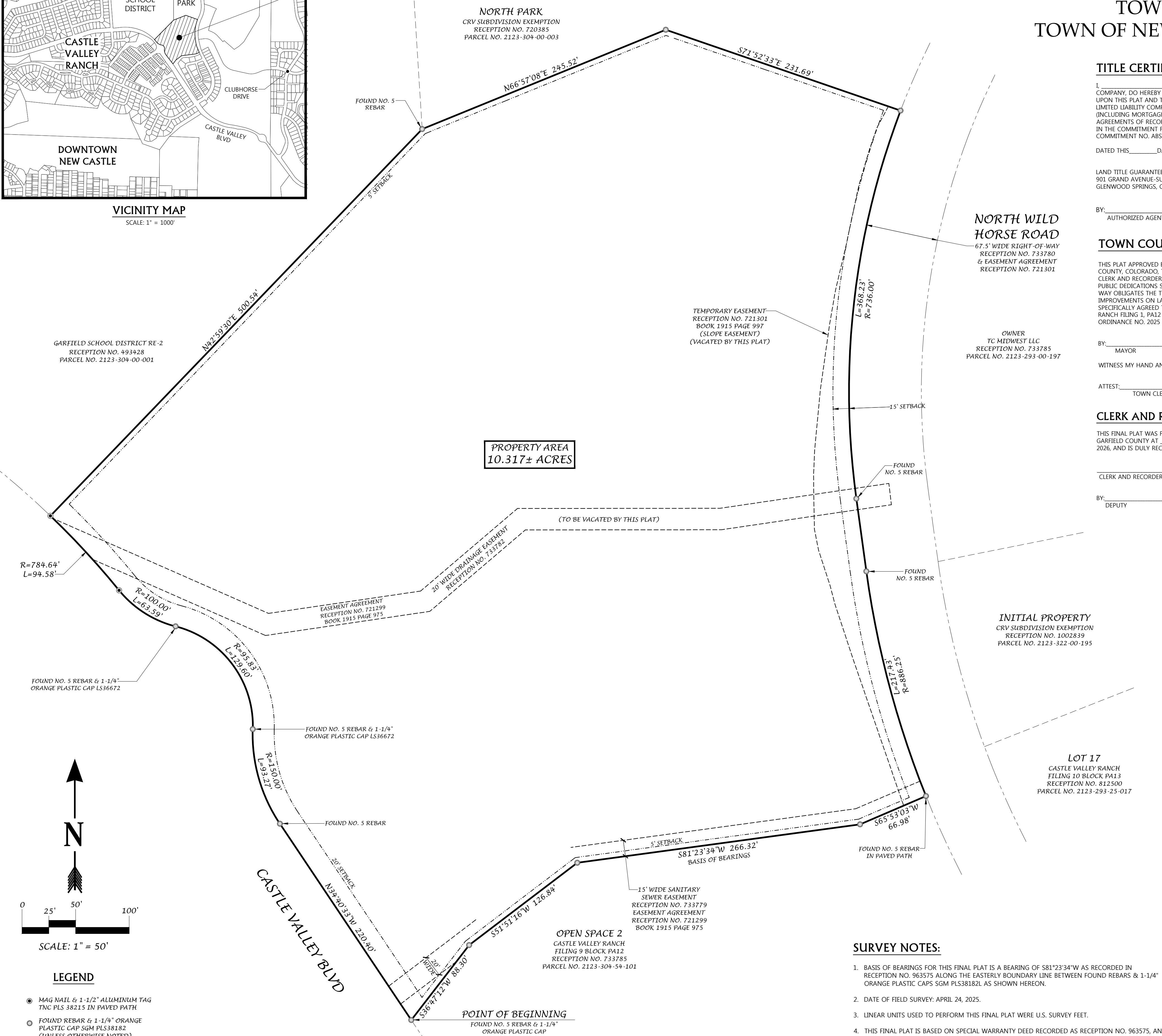
FINAL PLAT

ARCHWOOD TOWNHOMES

CASTLE VALLEY RANCH FILING 14, PA12 A SUBDIVISION IN THE SE1/4 SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH PM
TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 1000'



TITLE CERTIFICATE

I, _____, AN AGENT AUTHORIZED OF LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN TC MIDWEST LLC, A TEXAS LIMITED LIABILITY COMPANY IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES (INCLUDING MORTGAGES, DEEDS OF TRUST, JUDGMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS OF RECORD AFFECTING THE REAL PROPERTY IN THIS PLAT), EXCEPT AS SET FORTH IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. AB563021376-7 DATED: DECEMBER 19, 2024.

DATED THIS _____ DAY OF _____, A.D. 2026.

LAND TITLE GUARANTEE COMPANY
901 GRAND AVENUE-SUITE 202
GLENWOOD SPRINGS, CO 81601.

BY: _____
AUTHORIZED AGENT

TOWN COUNCIL CERTIFICATE

THIS PLAT APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NEW CASTLE, GARFIELD COUNTY, COLORADO, THIS _____ DAY OF _____, A.D. 2026, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AND FOR CONVEYANCE TO THE TOWN OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF NEW CASTLE FOR FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE TOWN COUNCIL. ARCHWOOD TOWNHOMES, CASTLE VALLEY RANCH FILING 1, PA12 IS SUBJECT TO THE TERMS AND CONDITIONS OF TOWN OF NEW CASTLE ORDINANCE NO. 2025 - _____.

BY: _____
MAYOR

WITNESS MY HAND AND THE SEAL OF THE TOWN OF NEW CASTLE.

ATTEST: _____
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, A.D. 2026, AND IS DULY RECORDED AS RECEPTION NO. _____.

CLERK AND RECORDER

BY: _____
DEPUTY

OWNER:
TC MIDWEST LLC
RECEPTION NO. 733785
PARCEL NO. 2123-293-00-197

INITIAL PROPERTY
CRV SUBDIVISION EXEMPTION
RECEPTION NO. 1002839
PARCEL NO. 2123-322-00-195

LOT 17
CASTLE VALLEY RANCH
FILING 10 BLOCK PA13
RECEPTION NO. 812500
PARCEL NO. 2123-293-25-017

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT TC MIDWEST LLC, A TEXAS LIMITED LIABILITY COMPANY BEING SOLE OWNER(S) IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CASTLE VALLEY BOULEVARD, SAME BEING THE WESTERMOST CORNER OF CASTLE VALLEY RANCH PA12 FLG 9 FINAL, AS FILED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE, AS RECEPTION NO. 733785;

- THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:
- 1) N34°40'33"W 220.40 FEET;
 - 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 93.27 FEET, CHORD BEARS N16°51'46"W 91.77 FEET;
 - 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 95.83 FEET, AN ARC LENGTH OF 129.60 FEET, CHORD BEARS N37°47'30"W 119.95 FEET;
 - 4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 63.58 FEET, CHORD BEARS N58°19'04"W 62.52 FEET;
 - 5) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 784.64 FEET, AN ARC LENGTH OF 94.58 FEET, CHORD BEARS N43°33'19"W 94.52 FEET TO A POINT ON THE EASTERLY LINE OF THE GARFIELD SCHOOL DISTRICT RE2, AS FILED WITH SAID CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 493428; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY ALONG SAID EASTERLY LINE N42°59'30"E 500.54 FEET TO A POINT IN THE SOUTHERLY LINE OF NORTH PARK PARCEL, AS FILED WITH SAID CLERK AND RECORDER'S OFFICE AS RECEPTION NO. 720385 AND RECEPTION NO. 721291;

- THENCE WITH SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:
- 1) N66°57'08"E 245.52 FEET;
 - 2) S71°52'33"E 231.69 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF NORTH WILD HORSE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
- 1) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 736.00 FEET, AN ARC LENGTH OF 368.23 FEET, CHORD BEARS S05°57'46"W 364.40 FEET; 2) THENCE S08°42'12"E 68.52 FEET;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 886.25 FEET, AN ARC LENGTH OF 217.43 FEET, CHORD BEARS S15°43'53"E 216.88 FEET TO A POINT IN THE NORTH LINE OF SAID CASTLE VALLEY RANCH PA12 FLG 9 FINAL; THENCE WITH SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES:
- 1) S65°53'03"W 66.89 FEET;
 - 2) S81°23'34"W 266.32 FEET;
 - 3) S51°51'16"W 126.84 FEET;
 - 4) S36°47'12"W 88.30 FEET TO THE POINT OF BEGINNING.

AND CONTAINING 10.317 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN HEREON AND DESIGNATE THE SAME AS ARCHWOOD TOWNHOMES CASTLE VALLEY RANCH FILING 14, PA 12 IN THE TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO; AND DO HEREBY GRANT TO THE TOWN OF NEW CASTLE, COUNTY OF GARFIELD, COLORADO, FOR PUBLIC USE THE STREETS SHOWN HEREON, INCLUDING SILVERADO, TRAIL, NORTH LOOP, SOUTH LOOP, AND OPEN SPACE LOT 2X AND LOT 17X OF BLOCK A AND OPEN SPACE LOT 1X OF BLOCK B, SHOWN HEREON FOR THEIR INDICATED PUBLIC USE AND THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY; AND SO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AS DOCUMENT NO. _____.

EXECUTED THIS _____ DAY OF _____, A.D. 2026.

OWNER:
TC MIDWEST LLC, A TEXAS LIMITED LIABILITY COMPANY
17774 PRESTON ROAD
DALLAS, TX 75252

BY: _____
SIGNATURE

PRINT NAME & TITLE

STATE OF COLORADO)
COUNTY OF GARFIELD)
TOWN OF NEW CASTLE)

THE FOREGOING CERTIFICATION OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY _____ AS _____ OF TC MIDWEST LLC.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, RODNEY P. KISER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE ARCHWOOD TOWNHOMES CASTLE VALLEY RANCH FILING 14, PA 12 AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH STATE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

RODNEY P. KISER
LICENSED PROFESSIONAL SURVEYOR
COLORADO REGISTRATION NO. 38215

SURVEY NOTES:

1. BASIS OF BEARINGS FOR THIS FINAL PLAT IS A BEARING OF S81°23'34"W AS RECORDED IN RECEPTION NO. 963575 ALONG THE EASTERLY BOUNDARY LINE BETWEEN FOUND REBARS & 1-1/4" ORANGE PLASTIC CAPS SGM PLS38182, AS SHOWN HEREON.
2. DATE OF FIELD SURVEY: APRIL 24, 2025.
3. LINEAR UNITS USED TO PERFORM THIS FINAL PLAT WERE U.S. SURVEY FEET.
4. THIS FINAL PLAT IS BASED ON SPECIAL WARRANTY DEED RECORDED AS RECEPTION NO. 963575, AN IMPROVEMENT SURVEY PREPARED BY SGM DATED MAY 21, 2021 AND RECORDED AS SURVEY MAP #1232 IN THE GARFIELD COUNTY SURVEYOR'S OFFICE AND MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
5. THIS FINAL PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TRUE NORTH COLORADO, LLC FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, TRUE NORTH COLORADO, LLC, RELIED UPON TITLE COMMITMENT NO. AB563021376-7 ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: NOVEMBER 27, 2024.

TRUE NORTH
COLORADO
A LAND SURVEYING AND MAPPING COMPANY

FINAL PLAT
ARCHWOOD TOWNHOMES
CASTLE VALLEY RANCH FILING 14, PA12
TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO

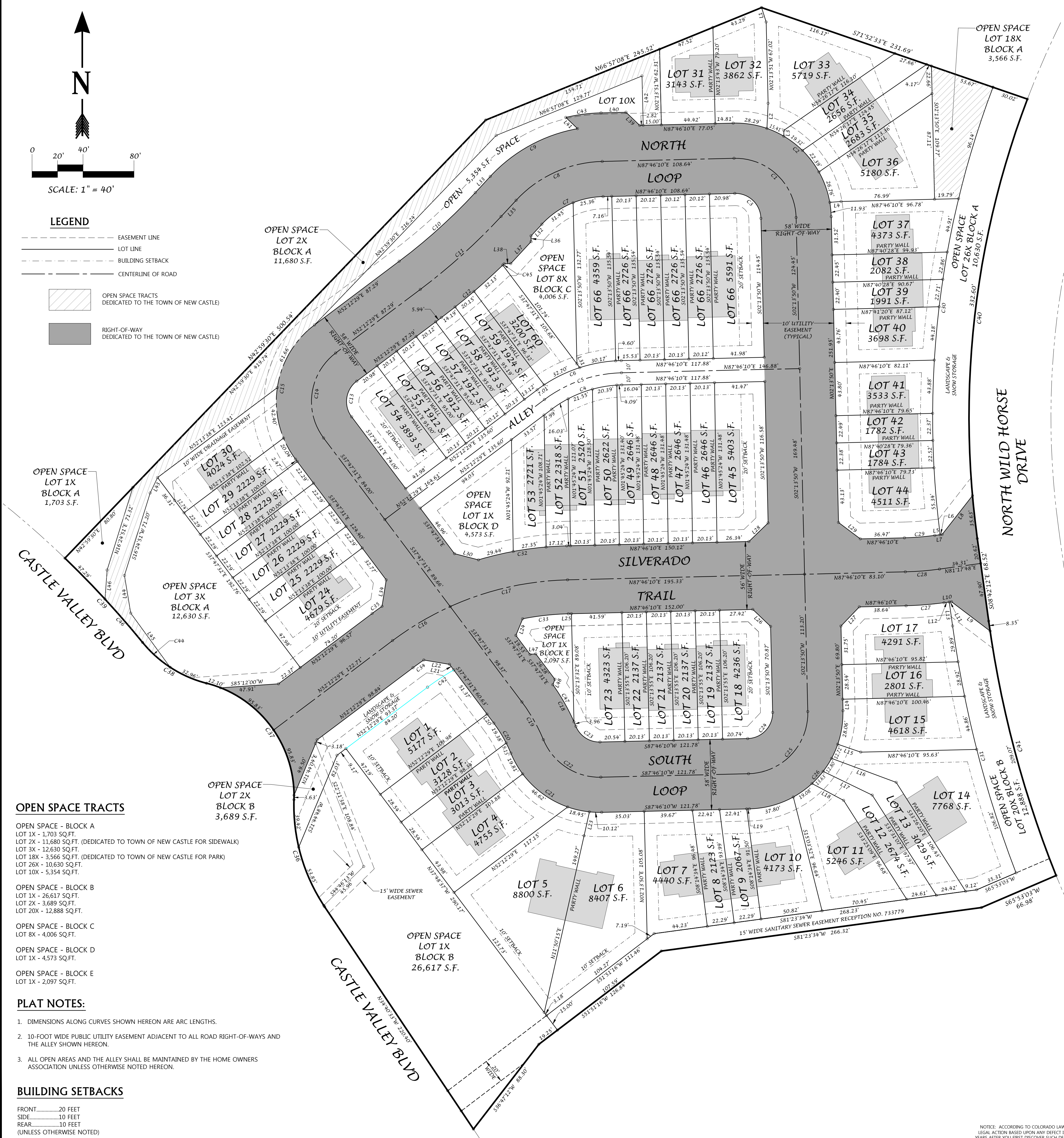
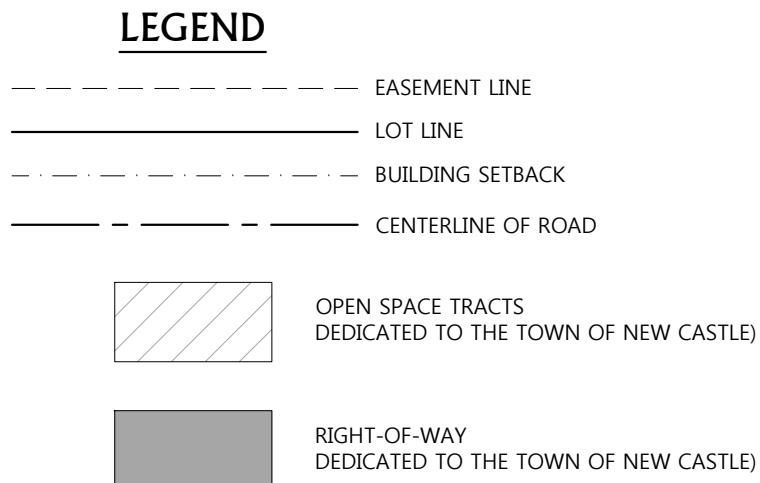
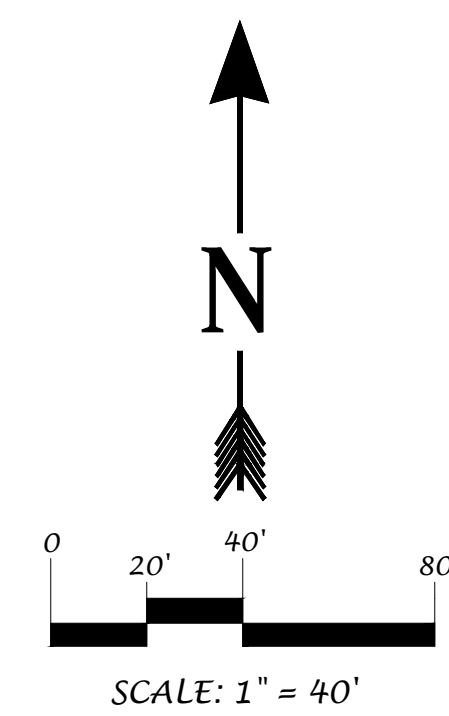
TRUE NORTH COLORADO LLC.
A LAND SURVEYING AND MAPPING COMPANY
P.O. BOX 614 - 386 MAIN STREET UNIT 3
NEW CASTLE, COLORADO 81647
(970) 984-0474
www.truenorthcolorado.com

PROJECT NO: 2025-195
DATE: February 2026

DRAWN
RPK
SURVEYED
RPK

SHEET
1 OF 2

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



OPEN SPACE TRACTS

- OPEN SPACE - BLOCK A
LOT 1X - 1,703 SQ.FT.
LOT 2X - 11,680 SQ.FT. (DEDICATED TO TOWN OF NEW CASTLE FOR SIDEWALK)
LOT 3X - 12,630 SQ.FT.
LOT 18X - 3,566 SQ.FT. (DEDICATED TO TOWN OF NEW CASTLE FOR PARK)
LOT 20X - 10,630 SQ.FT.
LOT 10X - 5,354 SQ.FT.
- OPEN SPACE - BLOCK B
LOT 1X - 26,617 SQ.FT.
LOT 2X - 3,689 SQ.FT.
LOT 20X - 12,888 SQ.FT.
- OPEN SPACE - BLOCK C
LOT 8X - 4,006 SQ.FT.
- OPEN SPACE - BLOCK D
LOT 1X - 4,573 SQ.FT.
- OPEN SPACE - BLOCK E
LOT 1X - 2,097 SQ.FT.

PLAT NOTES:

- DIMENSIONS ALONG CURVES SHOWN HEREON ARE ARC LENGTHS.
- 10-FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL ROAD RIGHT-OF-WAYS AND THE ALLEY SHOWN HEREON.
- ALL OPEN AREAS AND THE ALLEY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION UNLESS OTHERWISE NOTED HEREON.

BUILDING SETBACKS

FRONT.....20 FEET
SIDE.....10 FEET
REAR.....10 FEET
(UNLESS OTHERWISE NOTED)

FINAL PLAT ARCHWOOD TOWNHOMES

CASTLE VALLEY RANCH FILING 14, PA12
A SUBDIVISION IN THE SE1/4 SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH PM
TOWN OF NEW CASTLE,
COUNTY OF GARFIELD, STATE OF COLORADO

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 18°26'43" E	12.45'
L2	S 01°48'19" W	20.68'
L3	N 01°13'25" W	4.80'
L4	N 84°58'58" E	9.34'
L5	S 81°17'48" W	4.35'
L6	S 81°17'48" W	1.69'
L7	S 81°17'48" W	6.03'
L8	N 37°11'49" W	40.58'
L9	N 53°39'38" W	39.92'
L10	S 81°17'48" W	6.14'
L11	S 81°17'48" W	1.83'
L12	S 81°17'48" W	4.31'
L13	S 08°42'12" E	19.90'
L14	S 02°13'51" E	9.51'
L15	S 71°52'40" E	20.00'
L16	S 70°27'45" E	56.78'
L17	S 65°02'23" E	44.87'
L18	S 62°54'57" E	29.46'
L19	S 87°46'10" W	2.25'
L20	N 37°47'32" W	9.26'
L21	N 37°47'32" W	5.83'
L22	N 81°27'41" W	21.51'
L23	N 11°50'15" E	20.11'
L24	S 21°33'17" W	14.72'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L25	S 87°46'10" W	2.50'
L26	S 47°13'46" W	20.26'
L27	N 42°52'48" W	21.82'
L28	S 45°11'44" W	22.02'
L29	N 53°48'45" W	22.50'
L30	N 76°30'20" W	20.43'
L31	N 37°47'32" W	3.94'
L32	N 41°55'33" E	13.13'
L33	N 41°55'33" E	18.20'
L34	S 07°57'00" W	22.02'
L35	N 41°55'33" E	18.20'
L36	S 01°00'53" E	4.75'
L37	S 41°55'33" W	24.60'
L38	S 87°15'12" W	5.51'
L39	N 47°13'51" W	15.56'
L40	S 87°46'10" W	20.59'
L41	S 47°13'51" E	13.32'
L42	N 02°13'51" W	40.57'
L43	S 24°46'52" W	14.07'
L44	S 10°16'25" E	31.44'
L45	S 36°57'41" E	55.16'
L46	N 03°12'54" E	24.00'
L47	S 84°12'48" W	4.72'
L48	N 20°18'33" E	4.77'

CURVE DATA TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	78.54'	111.72'	N 47°13'51" W
C2	79.00'	124.09'	111.72'	N 47°13'51" W
C3	21.00'	32.99'	29.70'	N 47°13'51" W
C4	100.00'	62.07'	61.08'	S 69°59'19" W
C5	110.00'	68.27'	67.18'	S 69°59'19" W
C6	120.00'	74.48'	73.29'	S 69°59'19" W
C7	71.00'	56.81'	55.31'	S 64°50'51" W
C8	100.00'	80.01'	77.90'	S 64°50'51" W
C9	129.00'	83.43'	81.99'	S 60°27'16" W
C10	471.00'	84.53'	84.41'	N 47°04'00" E
C11	500.00'	89.73'	89.61'	N 47°04'00" E
C12	529.00'	68.05'	68.00'	N 48°31'23" E
C13	21.00'	32.99'	29.70'	S 07°12'29" W
C14	50.00'	78.54'	70.71'	S 07°12'29" W
C15	79.00'	124.09'	111.72'	S 07°12'29" W
C16	250.00'	55.25'	55.14'	N 58°32'21" E
C17	250.00'	99.52'	99.25'	N 76°19'11" E
C18	171.00'	39.23'	39.15'	N 29°54'03" W
C19	142.00'	35.85'	35.75'	N 30°33'37" W
C20	113.00'	28.53'	28.45'	N 30°33'37" W
C21	79.00'	89.38'	89.38'	S 57°46'46" E
C22	50.00'	60.13'	56.57'	S 57°46'46" E
C23	21.00'	25.25'	23.76'	S 57°46'46" E
C24	21.00'	32.99'	29.70'	N 42°46'10" E
C25	50.00'	78.54'	70.71'	N 42°46'10" E
C26	79.00'	124.09'	111.72'	N 42°46'10" E
C27	278.00'	31.41'	31.39'	N 84°31'59" E
C28	250.00'	28.24'	28.23'	N 84°31'59" E
C29	222.00'	25.08'	25.07'	N 84°31'59" E
C30	766.00'	371.90'	368.26'	S 05°58'54" W
C31	916.25'	210.49'	210.03'	S 15°17'04" E
C32	278.00'	73.91'	73.70'	S 80°09'10" W
C33	222.00'	38.00'	37.95'	S 82°51'58" W
C34	222.00'	10.96'	10.95W	S 53°37'19" W
C35	278.00'	10.04'	10.03'	S 53°14'32" W
C36	150.00'	93.27'	91.77'	S 16°53'46" E
C37	95.83'	129.60'	119.96'	N 37°47'30" W
C38	100.00'	63.59'	62.52'	S 58°19'04" E
C39	784.64'	94.58'	94.52'	N 43°33'19" W
C40	736.00'	368.23'	368.23'	S 05°37'46" W
C41	886.25'	217.43'	216.88'	S 15°43'53" E
C42	202.00'	25.87'	25.85'	S 55°52'38" W
C43	138.67'	29.24'	29.24'	S 81°42'26" W
C44	100.00'	30.62'	30.50'	S 48°52'28" E
C45	529.00'	1.58'	1.58'	N 44°55'25" E
C46	784.64'	47.29'	47.28'	N 41°49'44" W
C47	171.00'	35.27'	35.21'	N 30°33'51" W

TRUE NORTH
COLORADO
A LAND SURVEYING AND MAPPING COMPANY

**FINAL PLAT
ARCHWOOD TOWNHOMES**
CASTLE VALLEY RANCH FILING 14, PA12
TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO

TRUE NORTH COLORADO LLC.
A LAND SURVEYING AND MAPPING COMPANY
P.O. BOX 614 - 386 MAIN STREET UNIT 3
NEW CASTLE, COLORADO 81647
(970) 984-0474
www.truenorthcolorado.com

FOR PRELIMINARY REVIEW
February 12, 2026

PROJECT NO: 2025-195	DRAWN RPK	SHEET 2 OF 2
DATE: February 2026	SURVEYED RPK	

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

GENERAL CONSTRUCTION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST DESIGN STANDARDS OF TOWN OF NEW CASTLE AND THE RESPECTIVE UTILITY COMPANY UNLESS OTHERWISE NOTED.
- THE EXISTING CONTOUR INTERVAL IS TWO (2) FEET (DASHED). EXISTING CONDITIONS ARE BASED ON AN IMPROVEMENT SURVEY PERFORMED BY SOPRIS ENGINEERING, LLC.
- ALL EXISTING UTILITIES EITHER UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGE TO, OR INTERRUPTION OF SERVICES CAUSED BY THE CONSTRUCTION.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING CONDITIONS OUTSIDE THE DESIGNATED IMPROVEMENT AREA FROM DAMAGE. ANY DAMAGE TO EXISTING AREAS OUTSIDE THE DESIGNATED IMPROVEMENT AREA DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE CONSTRUCTION STATE.
- THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IDENTIFYING THE NEED FOR A PERMIT, PREPARING THE APPLICATION, AND PAYING THE SUBMITTAL AND REVIEW FEES NECESSARY TO SECURE PERMITS WILL BE THE TOTAL RESPONSIBILITY OF THE GENERAL CONTRACTOR. A COPY OF ALL PERMITS MUST BE POSTED AND WEATHER PROOFED ON SITE AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL LOCAL GOVERNMENT, COUNTY, STATE, AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THEIR OWN DISPOSAL SITE FOR ALL DISPOSED MATERIALS.
- COORDINATION WITH OTHER AGENCIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSPECTIONS PERFORMED BY OTHER GOVERNMENTAL AGENCIES, AND THE ENGINEER OF RECORD, AS PRESCRIBED IN THEIR PERMITS AND APPROVALS.
- MAINTAIN TRAFFIC CONTROL DEVICES: THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING TO THE PUBLIC AND TRAVELING MOTORISTS AT ALL TIMES.
- NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL FROM THE TOWN OF NEW CASTLE.
- NOTIFY UTILITY OWNERS: CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS FORTY- EIGHT HOURS (OR AS REQUIRED BY UTILITY COMPANIES) PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SCHEDULE INSTALLATION INSPECTIONS AND SCHEDULE OBTAIN AS-BUILT SURVEY DATA DURING CONSTRUCTION OF ALL IMPROVEMENTS TO INCLUDE, BUT NOT LIMITED TO, STORM PIPE INVERTS AT ALL BENDS, INLETS, OUTFALLS, AND UTILITY INFRASTRUCTURE.
- COORDINATION WITH OTHER CONTRACTORS: WHERE TWO OR MORE CONTRACTORS ARE WORKING IN THE SAME AREA, EACH SHALL CONDUCT THEIR OPERATIONS IN SUCH A MANNER AS NOT TO CAUSE ANY UNNECESSARY DELAY OR HINDRANCE TO THE OTHER. WHERE CONFLICTS CANNOT BE AVOIDED, THE LOCAL GOVERNMENT WILL DETERMINE WHICH CONTRACTOR(S) HAVE CONSTRUCTION PRIORITY OVER THE OTHER CONTRACTORS AND THE TERMS OF SUCH CONSTRUCTION PRIORITY.
- THE CONTRACTOR AND SUB-CONTRACTOR MUST MAKE EVERY ATTEMPT TO PREVENT DAMAGE TO EXISTING TREES AND ASSOCIATED ROOTS IN AND AROUND THE WORK AREA.

CONCRETE FLATWORK SPECIFICATIONS

- CONCRETE MATERIAL AND PLACEMENT SHALL BE PER TOWN'S PUBLIC WORKS MANUAL.
- WEATHER PROTECTION SHALL BE PROVIDED IN COMPLIANCE WITH CDOT STANDARD SPECIFICATIONS (LATEST STANDARDS) SECTION 412 & 601.
- PERMITTEE SHALL SCHEDULE A FORM INSPECTION AND OBTAIN APPROVAL PRIOR TO POURING WITHIN TOWN OF NEW CASTLE RIGHT-OF-WAY.
- DAMAGED CONCRETE PAVEMENT SHALL BE REMOVED AND REPLACED AS A FULL PANEL SECTION WITH DOWELS SET INTO ADJACENT PANELS IN COMPLIANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION AND M&S STANDARDS (LATEST EDITION).
- DAMAGED FLATWORK AND CURB AND GUTTER SHALL BE REPLACED IN FULL SECTIONS FROM EXISTING CONTRACTION JOINTS. PARTIAL SECTION REPLACEMENT SHALL NOT BE PERMITTED.
- CONCRETE REMOVED ADJACENT TO ASPHALT PAVEMENTS SHALL BE SAWCUT A MINIMUM OF 2" STRIP ALONG THE ABUTTING EDGE PRIOR TO REMOVAL IN ORDER TO REMOVE WITHOUT DAMAGE TO THE ASPHALT PAVEMENT. THE SAWCUT EDGE SHALL NOT BE USED AS A FORM FOR THE NEW CONCRETE. TEMPORARY FORMWORK SHALL BE PLACED ALONG THE SAWCUT EDGE IN THE DESIRED ALIGNMENT. THE TOP EDGE OF THE REPLACED CONCRETE SECTION (CONC. LIP) SHALL BE STRAIGHT AND TRUE WITHOUT WARPING OR IRREGULARITY. AFTER THE FORMWORK IS REMOVED, THE GAP SHALL BE RE-PAVED WITH ASPHALT. DAMAGE CAUSED TO THE EDGE OF THE ASPHALT PAVEMENT SHALL RESULT IN THE ASSESSMENT OF A RESTORATION FOR ASPHALT RESURFACING.
- SUBGRADE ELEVATION SHALL BE BROUGHT UP TO +/-0.05 FOOT OF FINAL GRADE PER PLANS, WITH APPROVED MATERIALS PRIOR TO PLACING FORMS.
- NO WATER SHALL BE PLACED ON CONCRETE SURFACE TO ASSIST FINISHING.
- VARIATIONS OF CONCRETE SURFACE SHALL NOT EXCEED 18 INCH IN TEN FEET (10') IN ALL DIRECTIONS.
- LIQUID MEMBRANE CURING COMPOUND SHALL BE PLACED IN COMPLIANCE WITH CDOT STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 601.13.36 AT A RATE TO COMPLETELY COAT ALL EXPOSED SURFACES.
- PERMITTEE SHALL BE RESPONSIBLE FOR REPAIRING SIDEWALK, CURB, OR GUTTER DAMAGED FROM WORK ACTIVITIES OF PERMITTEE.
- PERMITTEE SHALL BE RESPONSIBLE FOR INSTALLATION OF NEW SIDEWALK, CURB AND GUTTER PER TOWN OF NEW CASTLE CODE, AND FOR REPAIR OF SIDEWALK, CURB AND GUTTER PER TOWN OF NEW CASTLE CODE.
- ALL CONTRACTION JOINTS SHALL BE SAWN JOINTS AND MUST BE CUT WITHIN 12 HOURS OF PLACEMENT. SAWN JOINTS SHALL BE STRAIGHT AND TRUE AND 1/8 IN WIDTH AND 1/3 OF CONCRETE THICKNESS AND CUT AT INTERVALS EQUAL TO THE WIDTH OF SIDEWALK.
- BASE FOR FLATWORK SHALL BE AT LEAST 6" OF CDOT CLASS 6 ABC COMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITHIN 2% OF OPTIMUM MOISTURE.
- COARSE BROOM FINISH SHALL BE PROVIDED PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL ON SIDEWALK AND RAMPS AND PERPENDICULAR TO THE DIRECTION OF WATER FLOW ON CURB AND GUTTER

IRRIGATION RAW WATER INSTALLATION SPECIFICATIONS:

- BURY DEPTH SHALL BE MINIMIZED WHERE POSSIBLE. MINIMUM BURY DEPTH IS 2 FEET.
- IRRIGATION MAIN LINES SHALL HAVE GRAVITY DRAINS FOR WINTERIZATION, LOCATED AT ELEVATION LOW POINTS.
- IRRIGATION MAIN LINES SHALL BE 4" GASKETED BELL C900 DR 18, PURPLE IN COLOR. 14 GAUGE TRACER WIRE REQUIRED ON ALL IRRIGATION MAINS.
- RAW WATER MAIN LINES SHALL BE CONSTRUCTED WITH MECHANICAL JOINTS AND A THRUST BLOCK, OR MECHANICAL JOINTS WITH MEGA LUG CONNECTIONS.
- RAW WATER SERVICE TAPS SHALL INCLUDE A WEEPING CURB STOP AND GRAVEL DRAINAGE PIT.

EROSION CONTROL NOTES:

- CONTRACTOR MUST UTILIZE "BEST MANAGEMENT PRACTICES" (BMP), TO CONTROL EROSION AND SEDIMENTATION DURING CONSTRUCTION, TO INCLUDE THE INSTALLATION OF INLET PROTECTION AROUND THE NEAREST DOWNSTREAM RECEIVING INLET LOCATED WITHIN THE TOWN OF NEW CASTLE'S ROW.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES.
- DUST CAUSED BY EXCAVATION, TOPSOIL REMOVAL OPERATIONS, OR ROAD BASE PLACEMENT SHALL BE CONTROLLED BY THE CONTRACTOR AT HIS EXPENSE. THE ENGINEER OR TOWN OF NEW CASTLE MAY REQUIRE THE CONTRACTOR AT ANY TIME TO DISCONTINUE CONSTRUCTION ACTIVITIES UNTIL DUST CONDITIONS ARE REDUCED TO THE TOWN OF NEW CASTLE'S SATISFACTION.
- THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND APPLY A DUST PALLIATIVE ON THE SITE AS DIRECTED BY THE TOWN OF NEW CASTLE. DUST PALLIATIVE MAY CONSIST OF WATER OR A NON-POLLUTING SOLUTION. SPREADING OF WATER OR WATER MIXTURE SHALL BE DONE WITH ACCEPTABLE SPRINKLING EQUIPMENT. ALL DUST CONTROL SHALL EXTEND BEYOND THE CONSTRUCTION AREA PROPER TO THE SIDE STREETS ENTERING AND EXISTING THE PROJECT, WHERE MUD AND DIRT FROM CONSTRUCTION EQUIPMENT, AS WELL AS LOCAL TRAFFIC, MAY GET ONTO THE SIDE STREETS. CLEANUP OF THESE AREAS WILL BE REQUIRED AS NECESSARY OR AS DIRECTED BY THE TOWN OF NEW CASTLE/OWNER/ENGINEER.
- MAINTENANCE OF PROPER DRAINAGE AND CLEANING TEMPORARY SEDIMENT CONTAINMENT DURING THE PROGRESS OF THE CONTRACT IS ESSENTIAL. ANY DAMAGE DUE TO IMPROPER MAINTENANCE OF SAID DRAINAGE PRIOR TO FINAL ACCEPTANCE OF THE PROJECT WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- BMP'S SHALL BE INSTALLED BEFORE ANY EARTH DISTURBING ACTIVITIES COMMENCE.
- STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES SHALL NOT CAUSE, HAVE THE REASONABLE POTENTIAL TO CAUSE, OR MEASURABLY CONTRIBUTE TO AN EXCEEDANCE OF ANY WATER QUALITY STANDARD.
- CONSTRUCTION SHALL BE PHASED IN A MANNER TO LIMIT EARTH DISTURBING ACTIVITIES (I.E. THE ENTIRE PROJECT SITE SHOULD NOT BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION).
- SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE CONSTRUCTION SITE.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND ANY OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT PROTECTION TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
- THE EROSION CONTROL PLAN SHALL BE CONTINUOUSLY UPDATED TO REFLECT NEW OR REVISED BEST MANAGEMENT PRACTICES (BMP'S) DUE TO CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE CONSTRUCTION SITE. UPDATES MUST BE MADE WITHIN 72 HOURS FOLLOWING THE CHANGE IN BMP'S.
- THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE (INCLUDING ALL BMP'S, STORAGE CONTAINERS, AND CONSTRUCTION EQUIPMENT) A MINIMUM OF EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OR SNOW MELT THAT MAY CAUSE SURFACE EROSION.
- THE CONTRACTOR SHALL KEEP A RECORD OF ALL INSPECTIONS ON SITE AND AVAILABLE FOR REVIEW BY TOWN OF NEW CASTLE STAFF. INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT.
- STRAW BALES SHALL NOT BE USED FOR PRIMARY EROSION OR SEDIMENT CONTROL. (I.E. STRAW BALES MAY BE USED FOR REINFORCEMENT BEHIND ANOTHER BMP SUCH AS SILT FENCE).
- BMP'S INTENDED FOR SHEET FLOW SEDIMENT RUNOFF SHALL BE PLACED PARALLEL TO THE SLOPE.
- ALL BMP'S SHALL BE CLEANED WHEN SEDIMENT LEVELS ACCUMULATE TO HALF THE DESIGN OF THE BMP UNLESS OTHERWISE SPECIFIED.
- A VEHICLE TRACKING PAD (VTP) SHALL BE PLACED AT ALL EXITS FROM THE SITE TO PREVENT TRACK-OUT ONTO TOWN OF NEW CASTLE STREETS. IF TRACK-OUT DOES OCCUR, THE CONTRACTOR SHALL IMMEDIATELY SWEEP THE STREET OF DEBRIS.
- ALL PORTA-POTTY STRUCTURES MUST BE FIRMLY SECURED WITH #4 REBAR ANCHORS OR EQUAL. MUST BE PLACED AWAY FROM FLOW LINES OF STREET, SWALES, RAIN GARDENS & AWAY FROM INLETS.
- A CONCRETE WASHOUT AREA (CWA) MUST BE PROVIDED AND ROUTINELY MAINTAINED. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS OR STREAMS IS ALLOWED.
- EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT AREAS (CWA).
- ON-SITE TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS AND MUST BE CLEANED OUT OR REPLACED BEFORE THE WASHOUT IS 75% FULL.
- STOCKPILES OF SOIL OR OTHER ERODABLE MATERIALS MUST BE MANAGED SO THAT STORMWATER DOES NOT COME IN CONTACT WITH THE PILE AND POTENTIALLY WASH POLLUTANTS OFFSITE. AT A MINIMUM STOCKPILES SHALL BE ROUTINELY WETTED AND/OR BLANKETED AS WELL AS INCLUDE AN EROSION SOCK PERIMETER BARRIER TO PREVENT WIND EROSION AND SEDIMENT TRANSPORT OFFSITE. STOCKPILES THAT ARE INACTIVE FOR MORE THAN 7 DAYS WILL REQUIRE SOIL BINDER OR HAVE MUCHMULCH TACKIFIER APPLIED.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES EXCEEDING 3:1.

POTABLE WATER INSTALLATION SPECIFICATIONS

- ALL WATER MAIN CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE TOWN OF NEW CASTLE PUBLIC WORKS MANUAL DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTAL FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- POTABLE WATER MAIN AND WATER SERVICES LARGER THAN 4" SHALL BE GASKETED C900 PVC DR14 OR APPROVED EQUAL.
- WATER SERVICES SMALLER THAN 4" SHALL BE AWWA PURE CORE OR APPROVED EQUAL. THE WATER SERVICE TAPS ON THE WATER MAIN MUST BE A MINIMUM OF 4 FEET FROM EACH OTHER, AND MUST BE MORE THAN 4" FROM A FITTING OR A JOINT.
- THE PIPE BEDDING MATERIAL SHALL BE 34" INCH CRUSHED SCREENED ROCK HAULED IN FOR BEDDING AND NOT NATIVE EXCAVATED MATERIAL.
- THE BACKFILL MATERIAL FROM 12 INCHES ABOVE THE TOP OF THE PIPE TO THE TOP OF THE TRENCH SHALL BE CLASS 6 AGGREGATE BASE COURSE MATERIAL.
- MINIMUM COVER OF WATER MAINS AND SERVICE LINES SHALL BE 5.5 FEET DEEP FROM TOP OF PIPE TO FINISHED GRADE.
- MINIMUM COVER OF 5.5 FEET SHALL BE MAINTAINED AT STORM SEWER CROSSINGS. BLUE BOARD INSULATION SHALL BE INSTALLED 1" THICK FOR EVERY FOOT LESS THAN THE MINIMUM COVER. CONTRACTOR SHALL PROVIDE INSULATION SUBMITTAL FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. REFER TO INSULATION TRENCH DETAIL FOR MORE INFORMATION.
- ALL FITTINGS MUST HAVE MEGA LUG FITTINGS IN ADDITION TO CONCRETE THRUST BLOCKS.
- FIRE HYDRANTS SHALL BE KENNEDY, INSTALLED PER LATEST DETAIL AND SPECIFICATIONS IN THE TOWN PUBLIC WORKS MANUAL.
- VALVES: GATE VALVES SHALL BE INSTALLED FOR ALL VALVES 12" AND SMALLER AND SHALL BE A MUELLER OR PRE APPROVED EQUIVALENT RESILIENT SEAT, EPOXY COATED MECHANICAL JOINT, NON-RISING VALVE STEM AND SHALL OPEN BY TURNING TO THE LEFT, COUNTER-CLOCKWISE. VALVES SHALL CONFORM TO AWWA SPECIFICATIONS C-509, OR THE LATEST REVISION THEREOF, IN ZONES WHICH HAVE STATIC PRESSURES GREATER THAN 80 PSI. THE VALVE APPLICATION WILL BE A CLASS 250 BUTTERFLY VALVE OF THE ABOVE MENTIONED MANUFACTURERS WITH EPOXY INTERIOR AND EXTERIOR COATINGS, AT INTERSECTIONS. GATE VALVES SHALL BE INSTALLED WITHIN 3' OF A TEE, CROSS, OR BEND. ALL CONNECTIONS SHALL HAVE MEGA-LUGS ON THE FITTINGS EXCEPT WHERE THE TEE BRANCH AND BRANCH VALVE ARE FLANGED. ALL MECHANICAL JOINT FITTINGS WILL HAVE MEGA-LUG FITTINGS, AND CONCRETE THRUST BLOCKS. TIE RODS MAY BE USED ONLY WHERE APPROVED.
- PRESSURE REDUCING VALVE SHALL BE CLA-VAL OR APPROVED EQUAL.
- ALL WATER MAIN CONSTRUCTION SHALL BE OBSERVED AND COORDINATED WITH THE TOWN OF NEW CASTLE, OR AUTHORIZED REPRESENTATIVE.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCING ANY WORK.

PAVING SPECIFICATIONS:

PAVEMENT REMOVAL:

- ALL ASPHALT PAVEMENT CUTS SHALL BE IN STRAIGHT NEAT LINES. IRREGULAR SHAPED CUTS WITH MORE THAN FOUR (4) SIDES OR CUTS WITHIN EXISTING PATCHES SHALL NOT BE ALLOWED. ALL CUTS SHALL BE RECTANGULAR IN SHAPE, AND EDGES SHALL BE PARALLEL OR PERPENDICULAR TO THE FLOW OF TRAFFIC.
- IN ORDER TO PROVIDE STRAIGHT EDGES, ALL ASPHALT PAVEMENT CUTS SHALL BE CUT BY A MECHANICAL SAW CUTTING EQUIPMENT, ROTOMILLING, OR OTHER APPROVED METHOD WHICH ASSURES A NEAT STRAIGHT EDGE FOR THE REQUIRED DEPTH OF THE CUT.
- ASPHALT PAVEMENT CUTS SHALL BE SUCH THAT NO LONGITUDINAL JOINT LIES WITHIN THE WHEEL TRACK; ANY PATCH WHICH PENETRATES A WHEEL PATH MUST BE EXTENDED TO FULL LANE WIDTH.
- CONCRETE PAVEMENT SHALL BE REMOVED AND REPLACED FROM EXISTING PANEL JOINTS ONLY.
- STRESS CRACKING OF EXISTING PAVEMENT MAY OCCUR DURING EXCAVATION FOR A VARIETY OF REASONS. IF THIS OCCURS, THE CONTRACTOR MUST SAWCUT AT LEAST 12" BEYOND THE LIMIT OF VISIBLE CRACKS AND REMOVE ALL STRESSED PAVEMENT.

ASPHALT PAVEMENTS:

- THE MINIMUM PATCH DIMENSIONS SHALL BE TWELVE INCHES (12" MIN.) BEYOND EACH SIDE OF THE TRENCH OR EXCAVATION; REFER TO DETAILS AND TOWN OF NEW CASTLE'S LATEST DESIGN STANDARDS.
- THE LONGITUDINAL EDGES OF THE PATCH SHALL NOT FALL WITHIN THE EXISTING WHEEL TRACKS WHENEVER POSSIBLE.
- PRIOR TO PLACING THE PERMANENT PATCH, THE EXISTING PAVEMENT SHALL BE SAWCUT TO A NEAT STRAIGHT-LINE, SQUARE TO THE TRAVEL LANE.
- ASPHALT MIX SHALL BE CDOT, S-MIX (58"). PATCH BACK AREAS GREATER THAN ONE HUNDRED TWENTY SQUARE FEET (120 S.F.) SHALL REQUIRE THE SUBMITTAL AND APPROVAL OF A MIX DESIGN TO THE ENGINEER PRIOR TO PLACEMENT.
- COMPACTION SHALL BE AT LEAST 95% OF MAX. DENSITY WITHIN 2% OPTIMUM MOISTURE AS DEFINED BY ASTM 1557 METHOD "C".
- COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING CORNERS AND EDGES OF PATCH.
- HOT BITUMINOUS PATCHES SHALL BE PLACED A MIN. OF 5-INCHES OR MATCH EXISTING DEPTH, WHICHEVER IS GREATER. PLACEMENT SHALL BE PERFORMED IN A MIN. OF 2 LIFTS. THE BOTTOM COURSE SHALL BE 3-INCHES AND THE TOP SHALL BE 2-INCHES.
- PATCHES SHALL ALSO HAVE A CROSS SLOPE SECTION CONSISTENT WITH THE DESIGN OF THE EXISTING ROADWAY.
- TEMPORARY OR PERMANENT ASPHALT PATCHES SHALL BE PLACED WITHIN TWENTY FOUR (24) HOURS OF TRENCH BACKFILLING. WHENEVER PERMANENT PATCHES ARE NOT CONSTRUCTED WITHIN TWENTY FOUR (24) HOURS FOLLOWING TRENCH BACKFILLING OPERATIONS, TEMPORARY PAVEMENT PATCHES CONSISTING OF A MINIMUM OF THREE INCHES (3") OF HOT OR COLD PLANT MIX OR STEEL PLATES MUST BE PLACED TO PROVIDE THE REQUIRED NUMBER OF PAVED TRAVEL LANES. TEMPORARY PAVEMENT PATCHES MAY BE LEFT IN PLACE FOR A MAX. OF FIVE (5) WORKING DAYS FOLLOWING COMPLETION OF BACKFILLING OPERATIONS UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD OR THE TOWN OF NEW CASTLE PAVING INSPECTOR.
- THE PERMITTEE SHALL MONITOR TEMPORARY PATCHES ON A DAILY BASIS AND TEMPORARY PATCHES EXHIBITING RUTS, HUMPS, OR DEPRESSIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
- A PERMANENT HOT PATCH SHALL BE MADE WITHIN FIVE (5) DAYS AFTER THE AREA IS OPEN TO TRAFFIC, WHEN PERMITTED.
- IF FINAL PATCHING IS NOT COMPLETED WITHIN THE SPECIFIED TIME, NO NON-EMERGENCY PERMITS SHALL BE GRANTED TO THE PERMITTEE UNTIL ALL OUTSTANDING WORK IS COMPLETED.
- UPON COMPLETION OF THE PERMANENT PATCH, THE SURFACE SHALL BE THOROUGHLY COMPACTED, SMOOTH AND FREE FROM RUTS, HUMPS, DEPRESSIONS, OR IRREGULARITIES. WHEN A STRAIGHTEDGE TEN FEET (10') LONG IS LAID ACROSS THE PERMANENT PATCH PARALLEL TO THE CENTERLINE, THE SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE LOWER EDGE OF THE STRAIGHT EDGE. PATCHES EXHIBITING DEVIATIONS GREATER THAN 1/4" SHALL BE REPLACED PRIOR TO ACCEPTANCE OF PATCH. IF THE EXISTING STREET EXCEEDS THE ABOVE TOLERANCES, THEN THE PATCH SHALL BE EQUAL OR BETTER THAN THE CONDITION OF THE SURROUNDING PAVEMENT. IN MOST CASES, AND PARTICULARLY IN THE CASES OF EXTENSIVE EXCAVATION AND REPAIRS, IT IS DESIRABLE TO SURVEY THE EXISTING PAVEMENT CONDITIONS WITH A REPRESENTATIVE OF THE TOWN OF NEW CASTLE PRIOR TO THE WORK. AFTER COMPLETION OF THE WORK, SURVEY THE PAVEMENT CONDITION AGAIN TO VERIFY THAT THE PAVEMENT CONDITION HAS BEEN MAINTAINED OR IMPROVED. IN THE CASE OF MINOR REPAIRS, THESE PAVEMENT SURVEYS CAN BE MADE BY VISUAL OBSERVATION.

PUBLIC IMPROVEMENTS NOTE:

- PUBLIC IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE TOWN OF NEW CASTLE ENGINEERING STANDARDS AND TOWN OF NEW CASTLE ROW STANDARDS. PUBLIC IMPROVEMENTS IN THE ROW MUST MEET THE TOWN OF NEW CASTLE'S CONSTRUCTION AND EXCAVATION STANDARDS.

UTILITY LOCATE NOTE:

- PER STATE SB 18-167, ALL SUBSURFACE UTILITIES WILL NEED TO BE ELECTRONICALLY LOCATABLE USING TRACER WIRE, MAGNETIC TAPE, ETC. THIS INCLUDES MAIN AND SERVICE LINES. CONTRACTOR SHALL PROVIDE LOCATE MATERIAL SUBMITTAL FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD AND THE UTILITY COMPANY PRIOR TO CONSTRUCTION.

GRAVITY SANITARY SEWER SERVICE LINE INSTALLATION SPECIFICATIONS:

- ALL SANITARY SEWER MAIN CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE TOWN OF NEW CASTLE PUBLIC WORKS MANUAL DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTAL FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- ALL SEWER SERVICES SHALL BE PVC CLASS-SDR 35 UNLESS OTHERWISE NOTED.
- FITTINGS: PVC PUSH JOINT-ASTM D1784.
- CLEAN ALL PIPE, FITTINGS AND RELATED MATERIALS THOROUGHLY OF ALL FOREIGN MATERIAL AND INSPECT FOR CRACKS, EXCESSIVE DEFLECTION FLAWS OR OTHER DEFECTS PRIOR TO AND AFTER INSTALLATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY CONSTRUCTION DEBRIS FROM ENTERING THE SEWER LINES DURING CONSTRUCTION. IF THIS DEBRIS SHOULD ENTER THE PIPE LINE SYSTEM, THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO CLEAN THE SYSTEM. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR FLUSH THE DEBRIS INTO AN EXISTING SANITARY SEWER SYSTEM.
- ALL PIPES MUST BE INSTALLED WITH A LASER. IF BENDING OF THE BEAM DUE TO AIR TEMPERATURE VARIATIONS BECOMES APPARENT WITH "IN PIPE" UNITS, A FAN SHALL BE PROVIDED TO CIRCULATE AIR IN THE PIPE. AIR VELOCITY SHALL NOT BE SO EXCESSIVE AS TO CAUSE PULSATING OR VIBRATING OF THE BEAM. IF, IN THE OPINION OF THE ENGINEER, THE BEAM CANNOT BE ACCURATELY CONTROLLED, THIS METHOD OF SETTING LINE AND GRADE SHALL BE ABANDONED.
- PIPE SHALL BE LAID TRUE TO LINE AND GRADE, IN AN UPHILL DIRECTION, WITH BELL ENDS FACING IN THE DIRECTION OF LAYING. WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN END OF PIPE SHALL BE CLOSED BY A WATERTIGHT PLUG.
- MANHOLES & CLEANOUTS SHALL BE FURNISHED AND INSTALLED TO DEPTHS AND DIMENSIONS SHOWN ON THE CONSTRUCTION DRAWINGS AND/OR STAKED IN THE FIELD. MANHOLES SHALL BE CONSTRUCTED OF CAST-IN-PLACE OR PRECAST CONCRETE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION DRAWINGS.
- CONNECTIONS TO EXISTING SEWER FACILITIES WHERE LIVE FLOWS EXIST SHALL BE MADE ONLY AFTER PRIOR CONSULTATION WITH AND RECEIPT OF WRITTEN PERMISSION FROM THE ENGINEER. NO BYPASS OF SEWAGE TO THE SURFACE WILL BE ALLOWED IN THE COMPLETION OF THIS CONNECTION. CONNECTIONS SHALL BE MADE AS SHOWN ON THE DRAWINGS. ALL CONNECTIONS BETWEEN PIPES OF DIFFERENT MATERIALS SHALL BE MADE WITH APPROVED MANUFACTURED CONNECTORS.
- THE CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILTS AND CCTV THE INSTALLED SEWER SERVICE MAIN LINES AFTER CONSTRUCTION.



NO.	DATE	DESCRIPTION	BY
1	08/25/25	1ST PRELIMINARY PUD SUBMITTAL	KP
2	02/12/26	2ND PRELIMINARY PUD SUBMITTAL	KP
.	.		.
.	.		.
.	.		.
.	.		.
.	.		.
.	.		.

FOR PRELIMINARY REVIEW ONLY

GENERAL NOTES

ARCHWOOD TOWNHOMES

CASTLE VALLEY BLVD

67 RESIDENTIAL LOTS & 7 OPEN AREAS

TOWN OF NEW CASTLE

GARFIELD COUNTY, COLORADO 81647

TRIANGLE

ENGINEERING LLC

T: 469.331.8568 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	08/25/25	SCALE BAR	38-25	C-1.1



0 50 100
Scale: 1" = 50' Feet

SITE LEGEND

CONCRETE CURB	—
PARKING SPACES	□
FIRE HYDRANT	●
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊙
SANITARY SEWER DOUBLE CLEANOUT	⊙
SANITARY SEWER SAMPLE PORT	⊙
DOMESTIC WATER METER	⊙
IRRIGATION METER	⊙
TRANSFORMER	⊙
LIGHT POLE	⊙
POWER POLE	⊙
WATER METER / MECH CLOSET	⊙

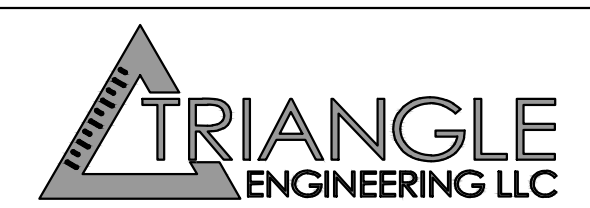
SITE NOTES:

1. THE IMPROVEMENT AND TOPOGRAPHIC SURVEY WAS PERFORMED BY TRUE NORTH COLORADO, LLC.
2. THE EASEMENTS SHOWN HERE ON FOR SITE PLAN REFERENCE. REFER TO THE FINAL PLAT FOR FINAL RIGHT-OF-WAY AND EASEMENT DEDICATIONS.
3. REFER TO THE ARCHITECT'S PLANS FOR BUILDING INFORMATION.
4. REFER TO THE LANDSCAPE ARCHITECT'S PLANS REGARDING THE SITE LANDSCAPE IMPROVEMENTS.
5. ALL GEOTECHNICAL ENGINEERING RECOMMENDATIONS SHALL BE ADHERED TO REPORT DONE BY K+A ASSOCIATES, INC. DATED JUNE 2025.
6. ALL THE CALCULATION AND DESIGN IS DONE BASED ON DRAINAGE REPORT DONE BY "TRIANGLE ENGINEERING" FOR ARCHWOOD TOWNHOMES DATED AUGUST 2025.
7. REFER TO TRAFFIC IMPACT ANALYSIS DONE BY TURNKEY CONSULTING, LLC DATED JULY 2025.
8. ALL PROPOSED UTILITY LINE CAPACITY AND IMPACT RELATED CALCULATION, REFER TO WATER AND WASTEWATER REPORT DONE BY WRIGHT WATER ENGINEERS, INC DATED AUGUST 2025.

SEE SHEET C-1.1 FOR TOWN OF
NEW CASTLE GENERAL NOTES.

SITE PLAN

ARCHWOOD TOWNHOMES
CASTLE VALLEY BLVD
67 RESIDENTIAL LOTS & 7 OPEN AREAS
TOWN OF NEW CASTLE
GARFIELD COUNTY, COLORADO 81647



P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	08/25/25	SCALE BAR	38-25	SP

NO.	DATE	DESCRIPTION	BY
1	08/25/25	1ST PRELIMINARY PUD SUBMITTAL	KP
2	02/12/26	2ND PRELIMINARY PUD SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

FOR PRELIMINARY
REVIEW ONLY



NORTH PARK
CRV SUBDIVISION
EXEMPTION
RECEPTION NO.
720385
PARCEL NO.
2123-304-08-003

GARFIELD SCHOOL
DISTRICT RE-2
RECEPTION NO.
493428
PARCEL NO.
2123-304-00-001

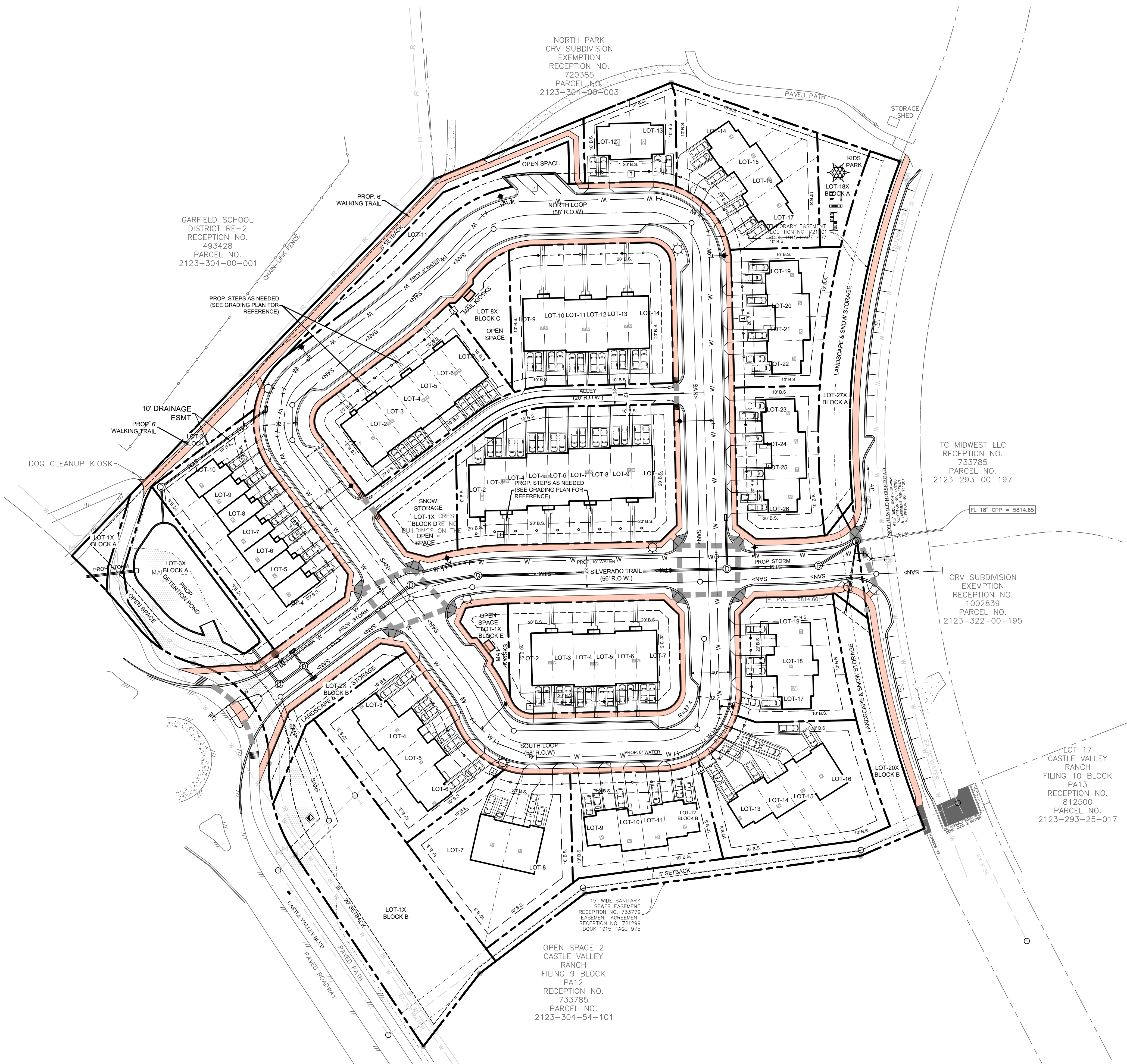
TC MIDWEST LLC
RECEPTION NO.
733785
PARCEL NO.
2123-293-00-197

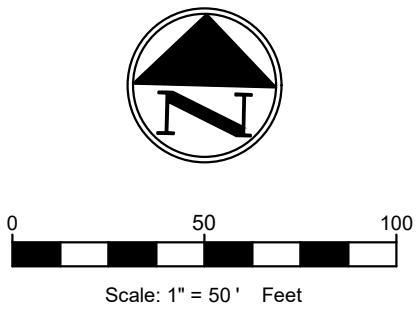
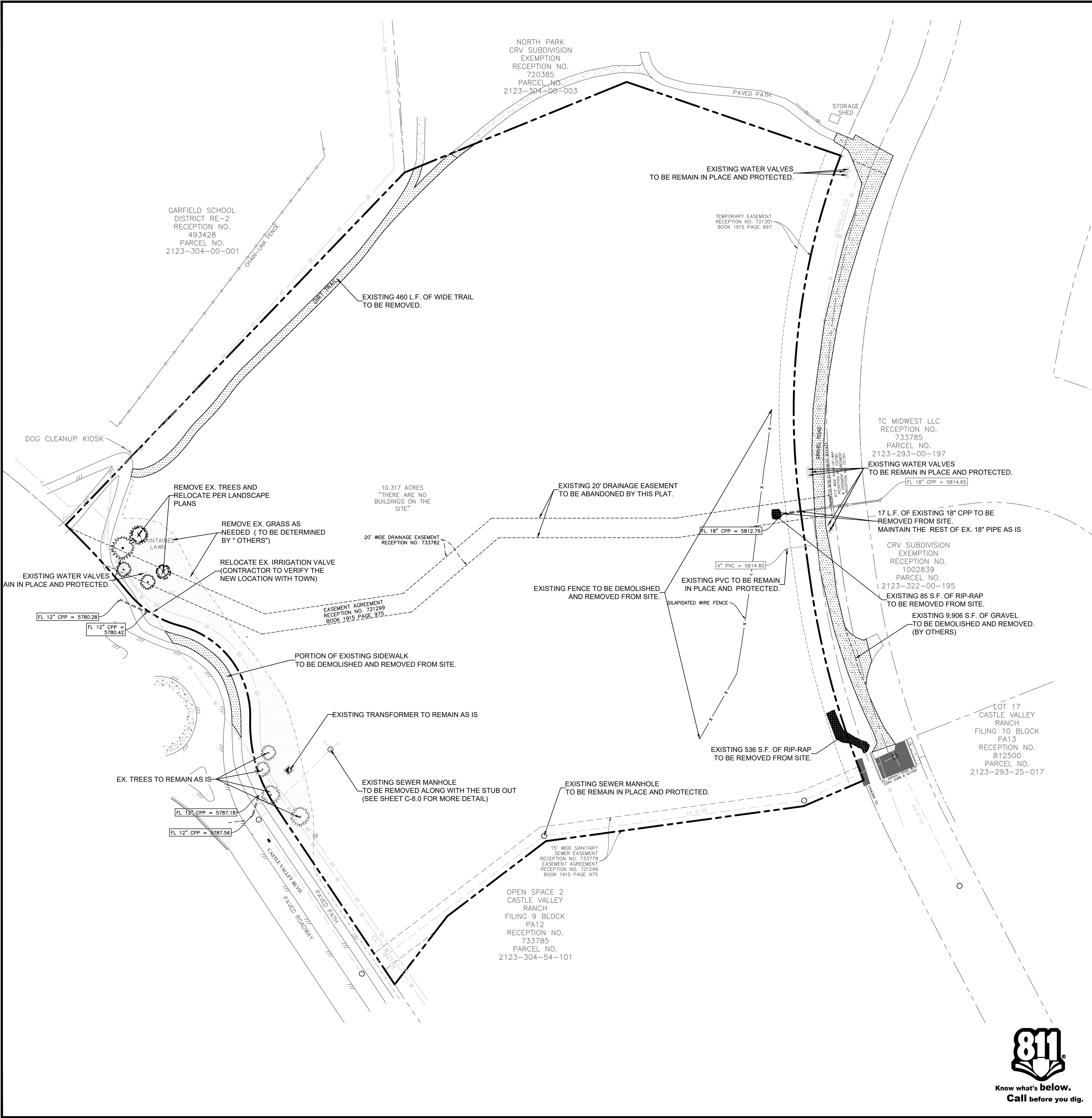
CRV SUBDIVISION
EXEMPTION
RECEPTION NO.
1002839
PARCEL NO.
2123-322-00-195

LOT 17
CASTLE VALLEY
RANCH
FILING 10' BLOCK
PA13
RECEPTION NO.
812500
PARCEL NO.
2123-293-25-017

OPEN SPACE 2
CASTLE VALLEY
RANCH
FILING 9' BLOCK
PA12
RECEPTION NO.
733785
PARCEL NO.
2123-304-54-101

15' WIDE SANITARY
SEWER EASEMENT
RECEPTION NO. 733779
EASEMENT AGREEMENT
RECEPTION NO. 721299
BOOK 1915 PAGE 975





DEMOLITION LEGEND	
PAVEMENT TO BE REMOVED	
TREES TO BE REMOVED	

- DEMOLITION GENERAL NOTES**
1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
 2. EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
 3. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY GET FAMILIARIZED WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
 4. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY, ENGINEER AND/OR OWNER PRIOR TO REMOVING ITEMS NOT SHOWN ON THE PLANS.
 5. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
 6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
 7. UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
 8. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS BEEN FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
 9. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
 10. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT. CONTRACTOR TO PREVENT WATER FROM DRAINING ONTO ADJACENT PROPERTIES.
 11. EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.

NOTE TO GENERAL CONTRACTOR:
EXISTING PRIVATE AND PUBLIC STORM SEWER AND UTILITY INFRASTRUCTURE ARE SHOWN PER RECORD DRAWING PLANS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

DEMOLITION PLAN

ARCHWOOD TOWNHOMES

CASTLE VALLEY BLVD

67 RESIDENTIAL LOTS & 7 OPEN AREAS

TOWN OF NEW CASTLE

GARFIELD COUNTY, COLORADO 81647

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	08/25/25	SCALE BAR	38-25	C-2.0

NO.	DATE	DESCRIPTION	BY
1	08/25/25	1ST PRELIMINARY PUD SUBMITTAL	KP
2	02/12/26	2ND PRELIMINARY PUD SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

FOR PRELIMINARY
REVIEW ONLY





PHASE-1



NO.	DATE	DESCRIPTION	BY
1	08/25/25	1ST PRELIMINARY PUD SUBMITTAL	KP
2	02/12/26	2ND PRELIMINARY PUD SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

FOR PRELIMINARY REVIEW ONLY

PHASING PLAN

ARCHWOOD TOWNHOMES

CASTLE VALLEY BLVD

67 RESIDENTIAL LOTS & 7 OPEN AREAS

TOWN OF NEW CASTLE

GARFIELD COUNTY, COLORADO 81647

TRIANGLE
ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	08/25/25	SEE SCALE BAR	38-25	C-3.0

NOTE:
PROPOSED STEPS AND BOULDER WALLS
ARE PROVIDED FOR REFERENCE
PURPOSES ONLY. THE CONTRACTOR
SHALL FINALIZE ALL DETAILED GRADING,
ENSURING SLOPES DO NOT EXCEED 4:1.

GARFIELD SCHOOL
DISTRICT RE-2
RECEPTION NO.
493428
PARCEL NO.
2123-304-00-001

NORTH PARK
CRV SUBDIVISION
EXEMPTION NO.
720385
PARCEL NO.
2123-304-00-001

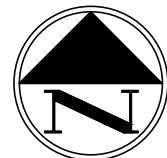
MINIMUM EARTH GRADES= 1%
MAXIMUM DITCH GRADES ON LOT = 25%
MAXIMUM DITCH GRADE = 25%
ALL SITE DISTURBED AREAS SHALL BE
STABILIZED PER EROSION CONTROL PLAN,
THE TOWN STANDARD.

HOME BUILDER SHALL PROVIDE
EXPOSED GRADE BEAM WHERE NEEDED
TO ENSURE SIDE SLOPED DO NOT
EXCEED 25%.

PROPOSED CONTOURS ARE SHOWN FOR
REFERENCE ONLY. THE SITE SHALL BE
GRADED PER SPOT SHOTS PROVIDED.

PROVIDE DROP GARAGES WHERE
DRIVEWAY SLOPES EXCEEDS 8%.

WALL NOTE:
RETAINING WALLS ≤ 2'-0" IN HEIGHT MAY
BE CONSTRUCTED USING BOULDERS OR
MODULAR LANDSCAPE WALL SYSTEMS.



0 100
Scale: 1" = 50' Feet

GRADING LEGEND

EXISTING MINOR CONTOURS	----	464
EXISTING MAJOR CONTOURS	----	465
MINOR CONTOURS	----	464
MAJOR CONTOURS	----	465
SWALE	----	
HIGH POINT	HP----	HP
STORM PIPE	STM-->	
RETAINING WALL	----	
RIP RAP	----	
FINISH FLOOR ELEVATION		467.00 FF
TOP OF CURB ELEVATION		466.00 TC
GUTTER ELEVATION		465.50 G
SIDEWALK ELEVATION		465.00 SW
TOP OF PAVEMENT		464.00 TP
GROUND ELEVATION		463.00 GR
DRAINAGE FLOW DIRECTION		
CURB INLET		
STORM MANHOLE		
STORM CLEANOUT		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
SANITARY SEWER DOUBLE CLEANOUT		
SANITARY SEWER SAMPLE PORT		
GREASE TRAP		
DOMESTIC WATER METER		
IRRIGATION METER		
GAS METER		
TRANSFORMER		
LIGHT POLE		
POWER POLE		

GRADING NOTES

1. FINISH FLOOR IS 04" ABOVE THE FINISH PAD.
2. GRADE SLOPES AWAY FROM THE BUILDING PADS WITH A MINIMUM FALL OF 6 INCHES OVER 10 FEET. REFER TO GEOTECHNICAL PLANS AND APPLY THE MORE STRINGENT RECOMMENDATION.
3. RETAINING WALLS/ DROP BRICK LEDGE/ EXPOSED BEAMS ARE REQUIRED WHERE SLOPE EXCEEDS 4:1. BUILDER HAS DISCRETION TO USE ONE, SOME OR ALL TO ACHIEVE GRADES.
4. DRAINAGE ON SIDE LOT LINES GRADE AT MINIMUM 1.00% ADJACENT TO PADS.
5. THE RETAINING WALLS SHOWN ARE FOR HORIZONTAL AND VERTICAL LOCATIONS ONLY. A GEOTECHNICAL OR STRUCTURAL ENGINEER'S DESIGN PLANS ARE NECESSARY FOR PROPER DESIGN OF WALL AND BACK FILL REQUIREMENTS.
6. NO SLOPES TO EXCEED 4H:1V WITHOUT SLOPE STABILIZATION.

ALL GEOTECHNICAL ENGINEERING
RECOMMENDATIONS SHALL BE
ADHERED TO REPORT DONE BY K+A
ASSOCIATES, INC. DATED JUNE
2025.

!! WARNING !!

EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD
VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE
PROVIDER PRIOR TO START OF CONSTRUCTION AND SHALL
IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS
DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR
COORDINATING UTILITY RELOCATION WHERE NECESSARY AND
PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF
ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR
SHALL REPLACE THEM AT THEIR OWN EXPENSE.



NO.	DATE	DESCRIPTION	BY
1	08/25/25	1ST PRELIMINARY PUD SUBMITTAL	KP
2	02/12/26	2ND PRELIMINARY PUD SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

FOR PRELIMINARY
REVIEW ONLY

OVERALL GRADING PLAN

ARCHWOOD TOWNHOMES

CASTLE VALLEY BLVD

67 RESIDENTIAL LOTS & 7 OPEN AREAS

TOWN OF NEW CASTLE

GARFIELD COUNTY, COLORADO 81647

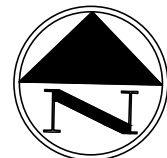


T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	08/25/25	SCALE BAR	38-25	C-4.0

NOTE:
PROPOSED STEPS AND BOULDER WALLS
ARE PROVIDED FOR REFERENCE
PURPOSES ONLY. THE CONTRACTOR
SHALL FINALIZE ALL DETAILED GRADING,
ENSURING SLOPES DO NOT EXCEED 4:1.



0 30 60
Scale: 1" = 30' Feet

MINIMUM EARTH GRADES= 1%
MAXIMUM DITCH GRADE = 25%
ALL SITE DISTURBED AREAS SHALL BE
STABILIZED PER EROSION CONTROL PLAN,
THE TOWN STANDARD.

HOME BUILDER SHALL PROVIDE
EXPOSED GRADE BEAM WHERE NEEDED
TO ENSURE SIDE SLOPED DO NOT
EXCEED 25%.

PROPOSED CONTOURS ARE SHOWN FOR
REFERENCE ONLY. THE SITE SHALL BE
GRADED PER SPOT SHOTS PROVIDED.

PROVIDE DROP GARAGES WHERE
DRIVEWAY SLOPES EXCEEDS 8%.

WALL NOTE:
RETAINING WALLS ≤ 2'-0" IN HEIGHT MAY
BE CONSTRUCTED USING BOULDERS OR
MODULAR LANDSCAPE WALL SYSTEMS.

PAVEMENT IN THIS
AREA (BY OTHERS)

GRADING LEGEND

EXISTING MINOR CONTOURS	---	464
EXISTING MAJOR CONTOURS	---	465
MINOR CONTOURS	---	464
MAJOR CONTOURS	---	465
SWALE	---	465
HIGH POINT	HP	HP
STORM PIPE	---	STM->
RETAINING WALL	---	
RIP RAP	---	
FINISH FLOOR ELEVATION		467.00 FF
TOP OF CURB ELEVATION		466.00 TC
GUTTER ELEVATION		465.50 G
SIDEWALK ELEVATION		465.00 SW
TOP OF PAVEMENT		464.00 TP
GROUND ELEVATION		463.00 GR
DRAINAGE FLOW DIRECTION	---	
CURB INLET	---	
STORM MANHOLE	---	
STORM CLEANOUT	---	
SANITARY SEWER MANHOLE	---	
SANITARY SEWER CLEANOUT	---	
SANITARY SEWER DOUBLE CLEANOUT	---	
SANITARY SEWER SAMPLE PORT	---	
GREASE TRAP	---	
DOMESTIC WATER METER	---	
IRRIGATION METER	---	
GAS METER	---	
TRANSFORMER	---	
LIGHT POLE	---	
POWER POLE	---	

!! WARNING !!

EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD
VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE
PROVIDER PRIOR TO START OF CONSTRUCTION AND SHALL
IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS
DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR
COORDINATING UTILITY RELOCATION WHERE NECESSARY AND
PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF
ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR
SHALL REPLACE THEM AT THEIR OWN EXPENSE.

ALL GEOTECHNICAL ENGINEERING
RECOMMENDATIONS SHALL BE
ADHERED TO REPORT DONE BY K+A
ASSOCIATES, INC. DATED JUNE
2025.



NO.	DATE	DESCRIPTION	BY
1	08/25/25	1ST PRELIMINARY PUD SUBMITTAL	KP
2	02/12/26	2ND PRELIMINARY PUD SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

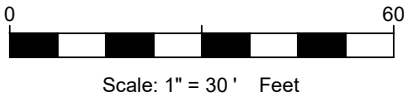
FOR PRELIMINARY
REVIEW ONLY

GRADING PLAN
ARCHWOOD TOWNHOMES
CASTLE VALLEY BLVD
67 RESIDENTIAL LOTS & 7 OPEN AREAS
TOWN OF NEW CASTLE
GARFIELD COUNTY, COLORADO 81647



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	08/25/25	SCALE BAR	38-25	C-4.1



NOTE:
PROPOSED STEPS AND BOULDER WALLS
ARE PROVIDED FOR REFERENCE
PURPOSES ONLY. THE CONTRACTOR
SHALL FINALIZE ALL DETAILED GRADING,
ENSURING SLOPES DO NOT EXCEED 4:1.

MINIMUM EARTH GRADES= 1%
MAXIMUM DITCH GRADE = 25%
ALL SITE DISTURBED AREAS SHALL BE
STABILIZED PER EROSION CONTROL PLAN,
THE TOWN STANDARD.

HOME BUILDER SHALL PROVIDE
EXPOSED GRADE BEAM WHERE NEEDED
TO ENSURE SIDE SLOPED DO NOT
EXCEED 25%.

PROPOSED CONTOURS ARE SHOWN FOR
REFERENCE ONLY. THE SITE SHALL BE
GRADED PER SPOT SHOTS PROVIDED.

PROVIDE DROP GARAGES WHERE
DRIVEWAY SLOPES EXCEEDS 8%.

WALL NOTE:
RETAINING WALLS ≤ 2'-0" IN HEIGHT MAY
BE CONSTRUCTED USING BOULDERS OR
MODULAR LANDSCAPE WALL SYSTEMS.

PAVEMENT IN THIS
AREA (BY OTHERS)

GRADING LEGEND

EXISTING MINOR CONTOURS	---	464
EXISTING MAJOR CONTOURS	---	465
MINOR CONTOURS	---	464
MAJOR CONTOURS	---	465
SWALE	---	
HIGH POINT	HP	HP
STORM PIPE	STM->	
RETAINING WALL	---	
RIP RAP	---	
FINISH FLOOR ELEVATION		467.00 FF
TOP OF CURB ELEVATION		466.00 TC
GUTTER ELEVATION		465.50 G
SIDEWALK ELEVATION		465.00 SW
TOP OF PAVEMENT		464.00 TP
GROUND ELEVATION		463.00 GR
DRAINAGE FLOW DIRECTION	---	
CURB INLET	---	
STORM MANHOLE	---	
STORM CLEANOUT	---	
SANITARY SEWER MANHOLE	---	
SANITARY SEWER CLEANOUT	---	
SANITARY SEWER DOUBLE CLEANOUT	---	
SANITARY SEWER SAMPLE PORT	---	
GREASE TRAP	---	
DOMESTIC WATER METER	---	
IRRIGATION METER	---	
GAS METER	---	
TRANSFORMER	---	
LIGHT POLE	---	
POWER POLE	---	

!! WARNING !!

EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD
VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE
PROVIDER PRIOR TO START OF CONSTRUCTION AND SHALL
IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS
DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR
COORDINATING UTILITY RELOCATION WHERE NECESSARY AND
PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF
ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR
SHALL REPLACE THEM AT THEIR OWN EXPENSE.

ALL GEOTECHNICAL ENGINEERING
RECOMMENDATIONS SHALL BE
ADHERED TO REPORT DONE BY K+A
ASSOCIATES, INC. DATED JUNE
2025.



NO.	DATE	DESCRIPTION	BY
1	08/25/25	1ST PRELIMINARY PUD SUBMITTAL	KP
2	02/12/26	2ND PRELIMINARY PUD SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

FOR PRELIMINARY
REVIEW ONLY

GRADING PLAN

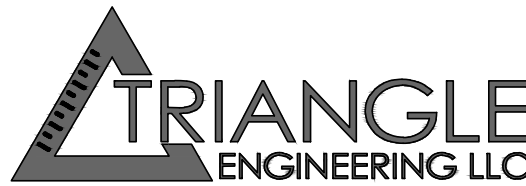
ARCHWOOD TOWNHOMES

CASTLE VALLEY BLVD

67 RESIDENTIAL LOTS & 7 OPEN AREAS

TOWN OF NEW CASTLE

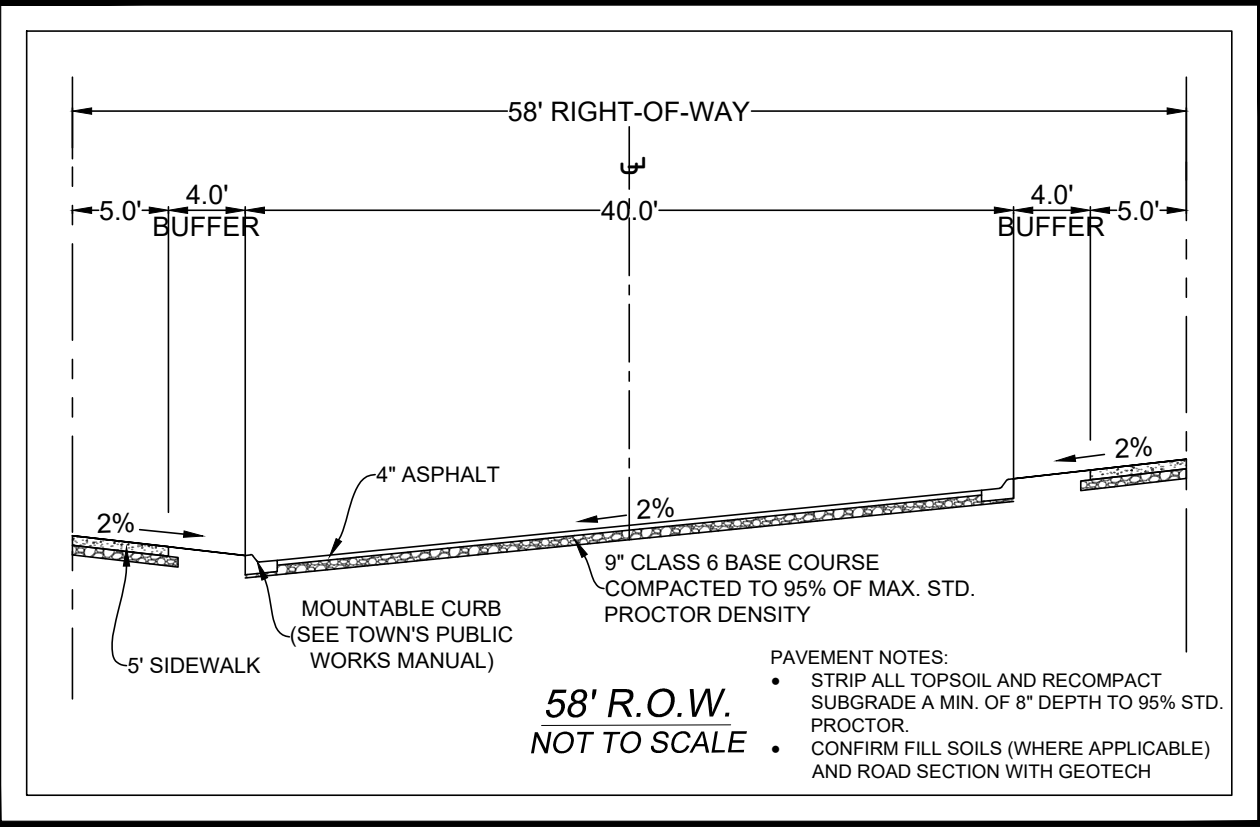
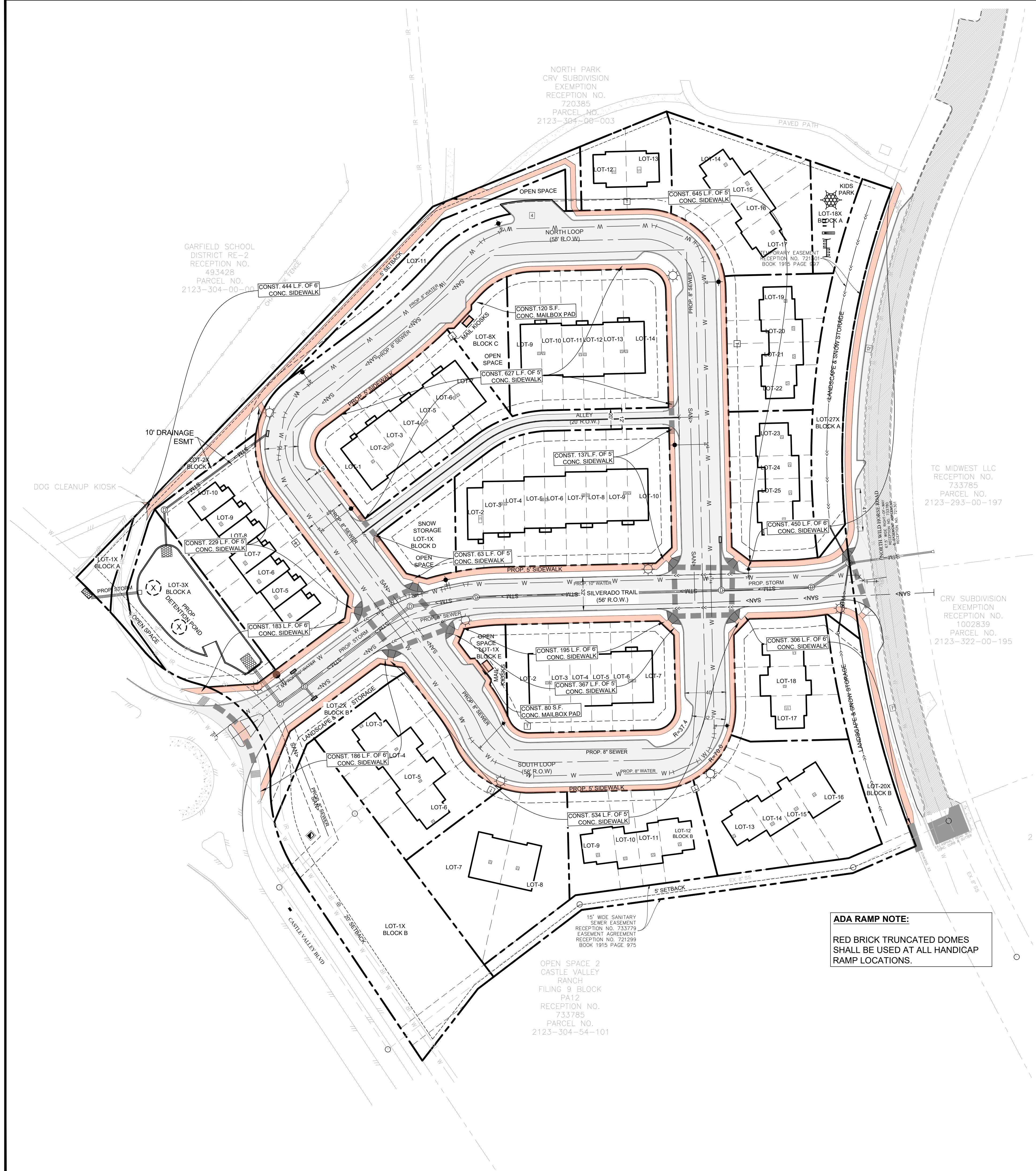
GARFIELD COUNTY, COLORADO 81647



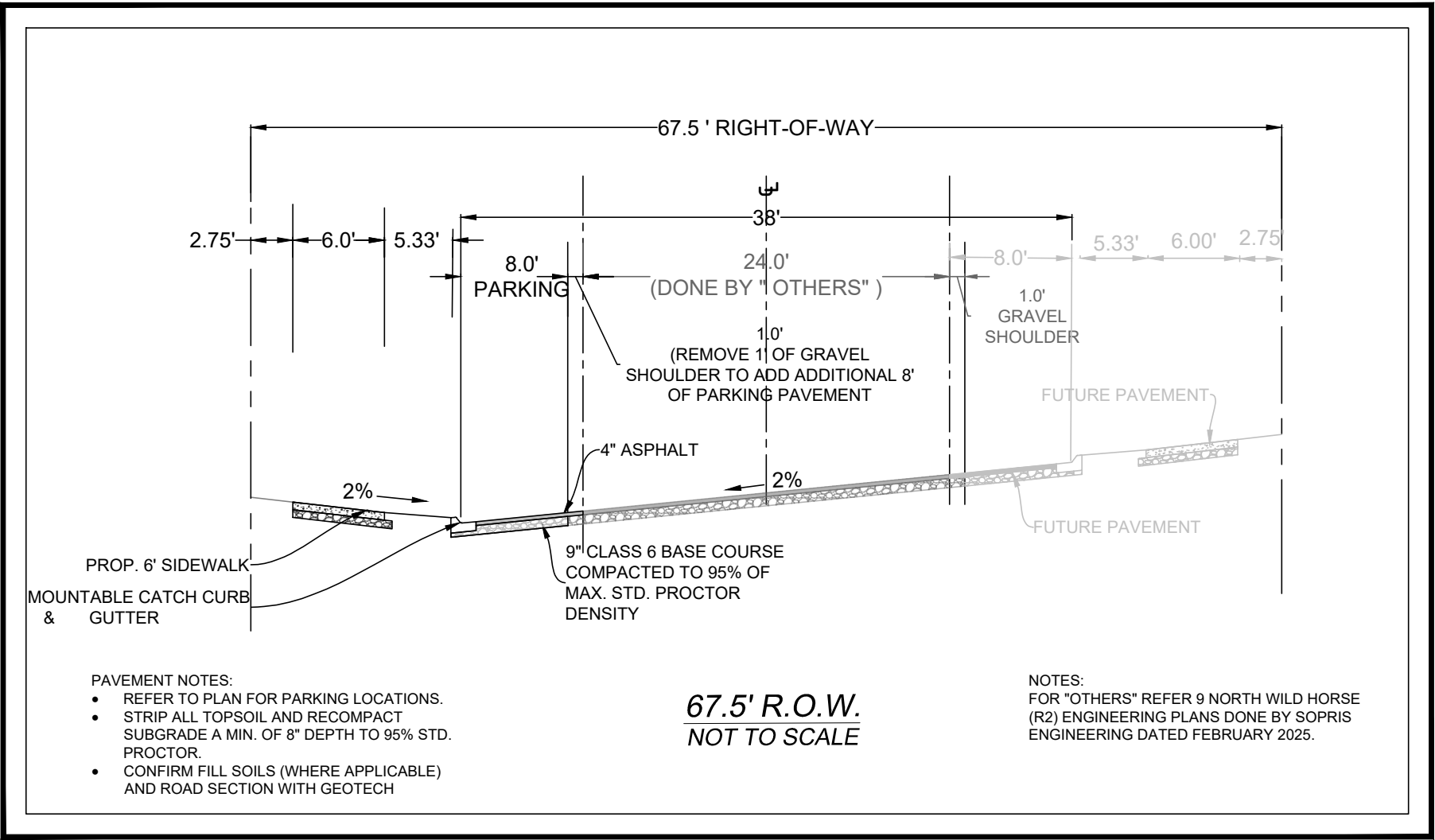
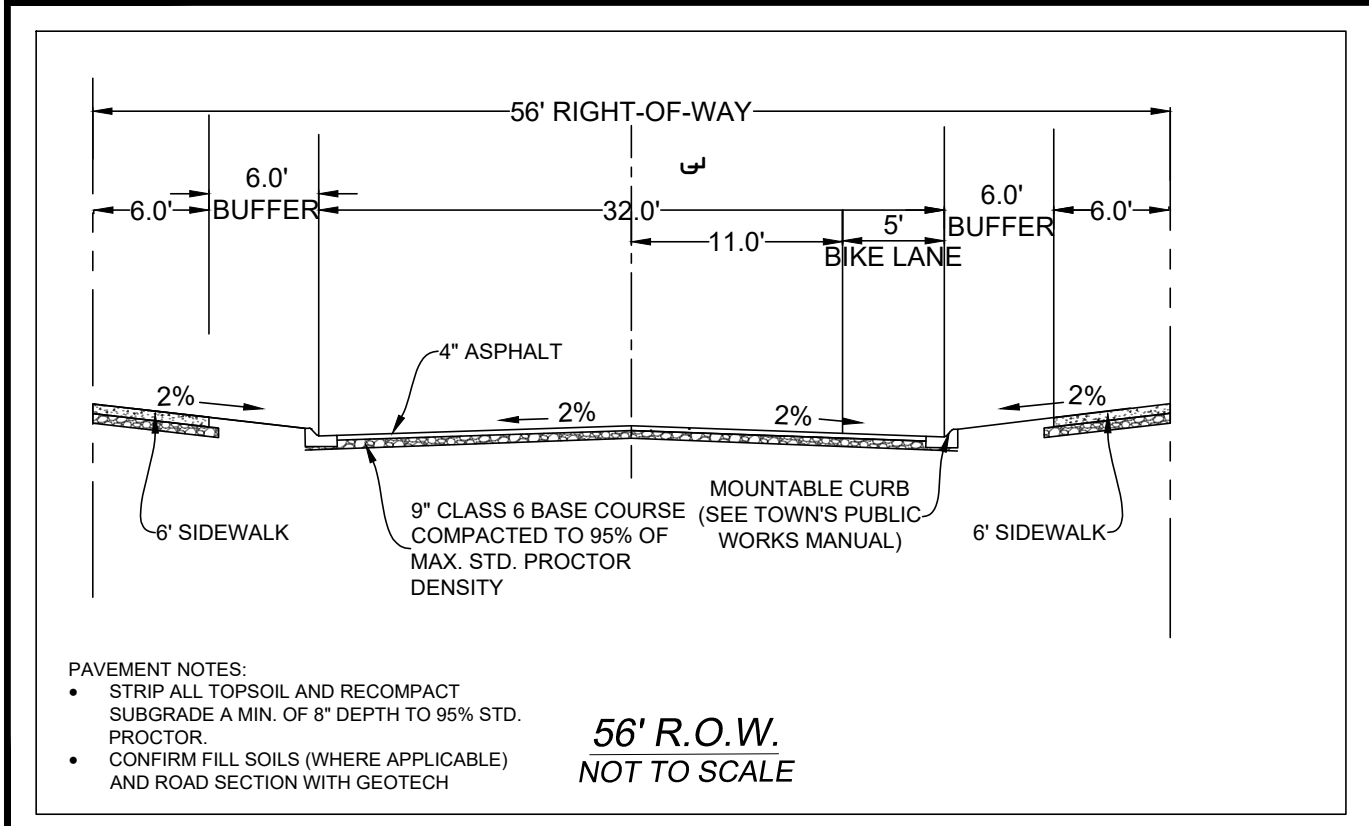
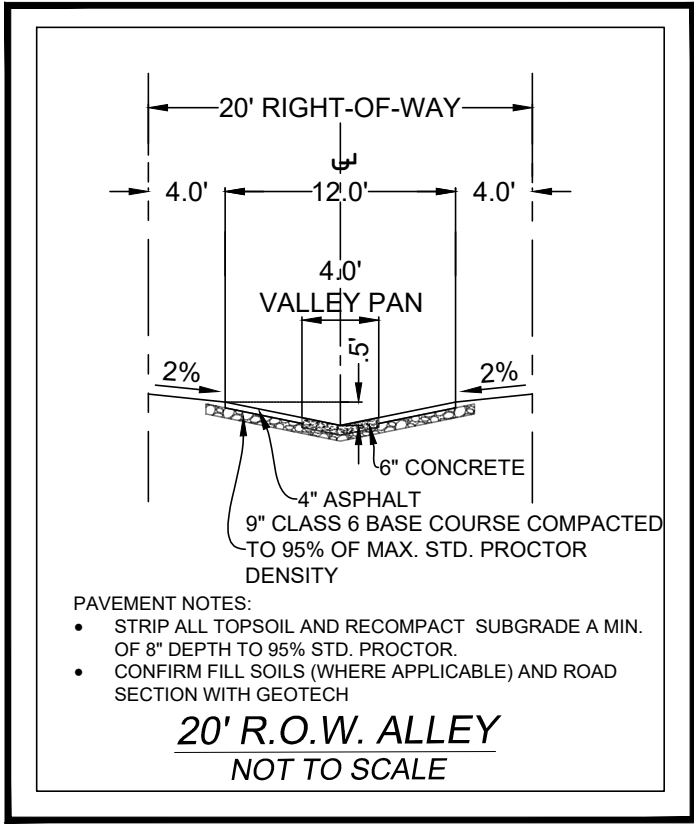
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	08/25/25	SCALE BAR	38-25	C-4.2



LEGEND		
R.O.W.	RIGHT-OF-WAY	FG FINISHED GROUND
TP	TOP OF PAVEMENT	EG EXISTING GROUND
EXP	EXISTING TOP OF PAVEMENT	
LP	LOW POINT	DIRECTION OF DRAINAGE FLOW
HP	HIGH POINT	CENTERLINE
20'R	RADIUS	PROP. ROAD (BY OTHERS)
PC	POINT OF CURVATURE	PROPOSED ROAD
PT	POINT OF TANGENCY	
PI	POINT OF INTERSECTION	
PVI	POINT OF VERTICAL INTERSECTION	
CONST.	CONSTRUCT	
RT	RIGHT	
LT	LEFT	
GND	GROUND	

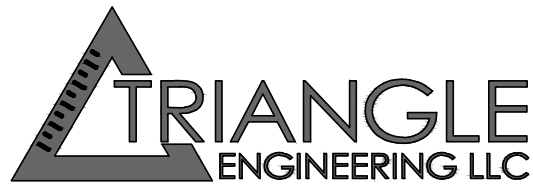


ADA RAMP NOTE:
RED BRICK TRUNCATED DOMES SHALL BE USED AT ALL HANDICAP RAMP LOCATIONS.

REFER TO TRAFFIC IMPACT ANALYSIS DONE BY TURNKEY CONSULTING, LLC DATED JULY 2025.

ALL GEOTECHNICAL ENGINEERING RECOMMENDATIONS SHALL BE ADHERED TO REPORT DONE BY K+A ASSOCIATES, INC. DATED JUNE 2025.

OVERALL PAVING PLAN				
ARCHWOOD TOWNHOMES				
CASTLE VALLEY BLVD				
67 RESIDENTIAL LOTS & 7 OPEN AREAS				
TOWN OF NEW CASTLE				
GARFIELD COUNTY, COLORADO 81647				



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	08/25/25	SCALE BAR	38-25	C-9.0



Know what's below.
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	08/25/25	1ST PRELIMINARY PUD SUBMITTAL	KP
2	02/12/26	2ND PRELIMINARY PUD SUBMITTAL	KP
3			
4			
5			
6			
7			
8			
9			
10			

FOR PRELIMINARY REVIEW ONLY



LEGEND

SNOW STORAGE AREA

SNOW STORAGE CALCULATIONS				
ROAD	PAVED AREA (S.F.)	15% OF AREA (S.F.)	PLANNED SNOW STORAGE (S.F.)	NOTES
SILVERADO TRAIL	23000	3450	4183.84	5.5' WIDE, BOTH SIDES WITH IN GREEN SPACE
NORTH LOOP	40478	6072	4286	4' WIDE PER PLAN + 20' WIDTH N PARKING
SOUTH LOOP	19537	2931	825	4' WIDE PER PLAN
OPEN AREA/ LANDSCAPE AREA	103673	15551	23616	SNOW STORAGE/OPEN SPACE LOT
TOTAL	186688	28003	32911	17.6 % SNOW STORAGE CALCULATED

SNOW STORAGE PLAN

ARCHWOOD TOWNHOMES

CASTLE VALLEY BLVD

67 RESIDENTIAL LOTS & 7 OPEN AREAS

TOWN OF NEW CASTLE

GARFIELD COUNTY, COLORADO 81647

TRIANGLE

ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com

W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	08/25/25	SEE SCALE BAR	38-25	C-12.0



NO.	DATE	DESCRIPTION	BY
1	08/25/25	1ST PRELIMINARY PUD SUBMITTAL	KP
2	02/12/26	2ND PRELIMINARY PUD SUBMITTAL	KP
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

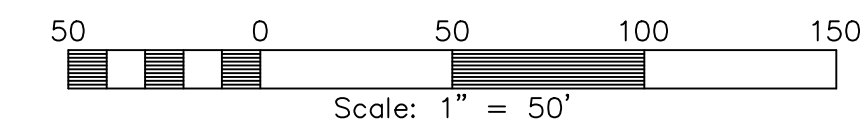
FOR PRELIMINARY REVIEW ONLY



PLANT SCHEDULE				
Qty.	Symbol	Scientific Name	Common Name	Code Name Planting Size
Deciduous Trees				
29	⊗	Malus spp. 'Spring Snow'	Spring Snow Crabapple	SSC 25'-Gal.
34	⊗	Øleditsia triacanthos inermis 'Shademaker'	Shademaker Honeylocust	SH 25'-Gal.
43	⊗	Acer rubrum	Red Sunset Maple	RM 25'-Gal.
9	⊗	Acer glinnola 'Flame'	Ginnola Flame Maple	AM 25'-Gal.
10	⊗	Acer tataricum 'Hot Wings'	Hot Wings Maple	HWM 25'-Gal.
10	⊗	Acer x Freemani	Autumn Blaze Maple	ABM 25'-Gal.
Evergreen Trees				
12	⊗	Picea pungens 'Hoopsi'	Hoopsi Blue Spruce	DSH 8'
Shrubs				
33	⊗	Rosa spp. 'Nearly Wild'	Nearly Wild Rose	NWR 5'-Gal.
75	⊗	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	GDP 5'-Gal.
45	⊗	Potentilla fruticosa 'McKay's'	McKay's White Potentilla	MWP 5'-Gal.
92	⊗	Cotoneaster apiculata	Cranberry Cotoneaster	CC 5'-Gal.
27	⊗	Euonymus alatus 'Compacta'	Dwarf Winged Euonymus	DWE 5'-Gal.
22	⊗	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	MKL 5'-Gal.
Ornamental Grasses				
3	⊗	Calamagrostis acutiflora Karl Foerster'	Karl Foerster Reed Grass	KF 5'-Gal.

NATIVE GRASS SEED MIX SHALL BE LOW GROW MIX CONSISTING OF THE FOLLOWING GRASSES:
30% EPHRAM CRESTED WHEATERGRASS
25% SHEEPS FESCUE
20% VIBRANT PERENNIAL RYEGRASS
15% CHEWINGS FESCUE
10% CANADA BLUEGRASS
APPLY SEED AT A RATE OF 1/2 LB./1000 SF.

- LEGEND
- 3/8" TAN GRAVEL W/WEED BARRIER
 - NEW DROUGHT RESISTANT LAWN (SOD) AREA
 - NATIVE GRASS AREA
 - ASPHALT
 - 10" EXISTING PINE TREE



PRELIMINARY - FOR REVIEW ONLY

LANDSCAPE PLAN

ARCHWOOD TOWNHOMES, CASTLE VALLEY RANCH, CO

LANDSCAPE PLAN

SCALE: 1"=50'-0" ■ JOB#: 24042 ■ ISSUE DATE: 02/12/2026
APPROVED BY: _____ DATE: _____

www.SOHO-CONSTRUCTION.com
COPYRIGHT © 2025 SOHO CONSTRUCTION
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM BY ANY METHOD,
FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM SOHO CONSTRUCTION.

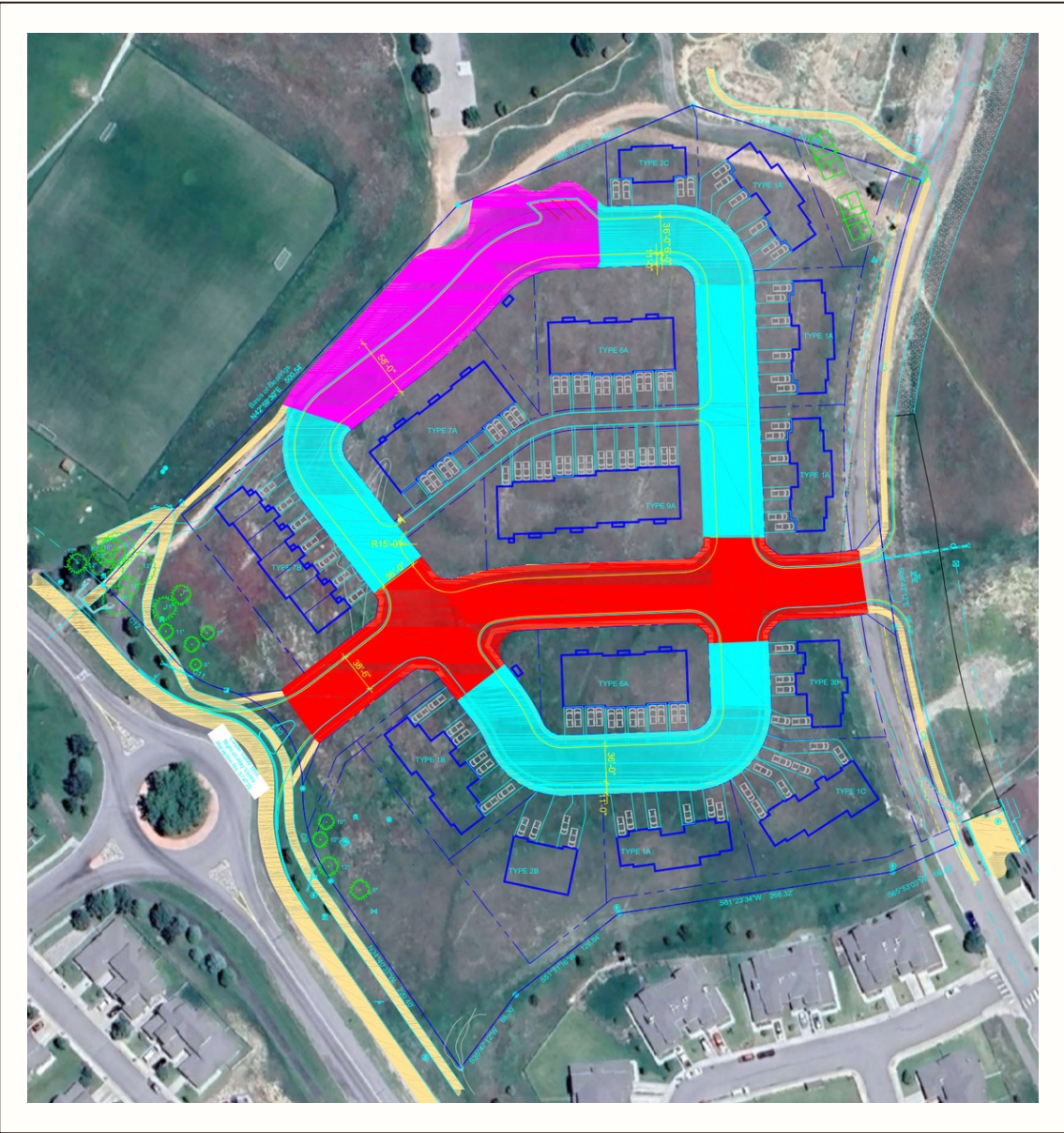


APPROVED BY: _____ DATE: _____

www.SCHO-C-CONSTRUCTION.com
COPYRIGHT © 2024 SCHO CONSTRUCTION

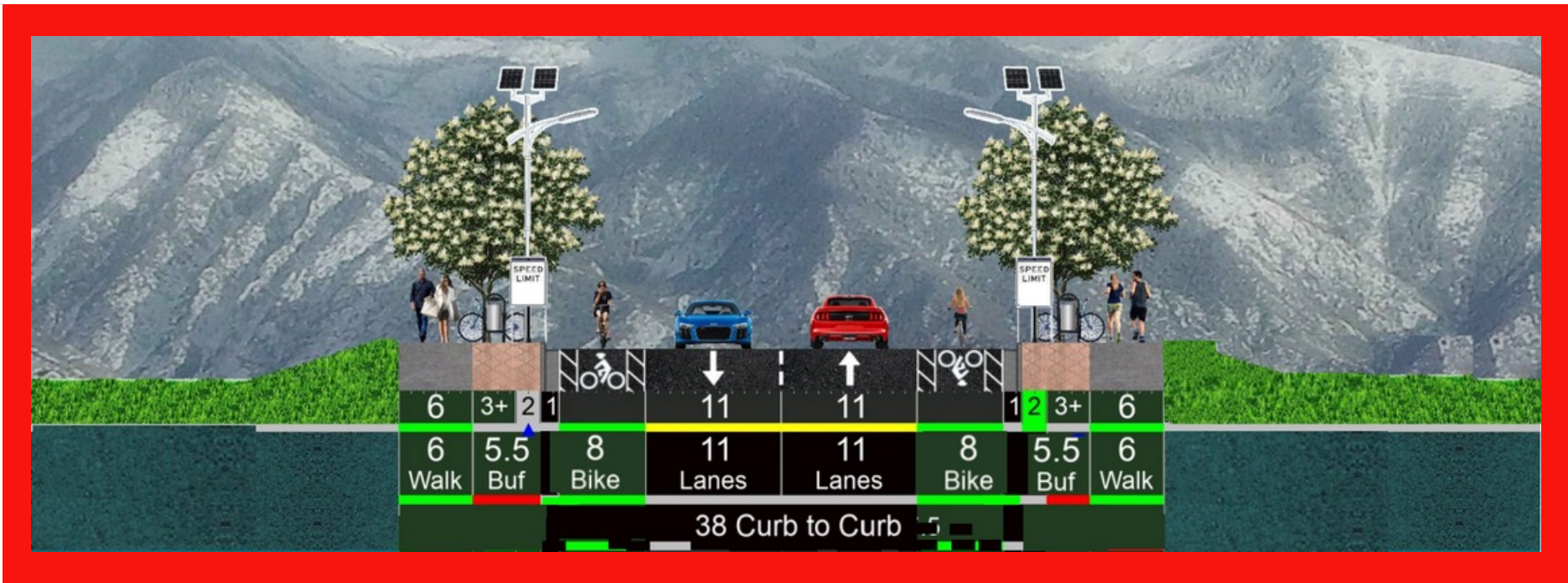
THESE DRAWINGS OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD,
FOR ANY PURPOSE, WITHOUT PRIOR AND EXCLUSIVE PERMISSION FROM SCHO CONSTRUCTION.

Option One

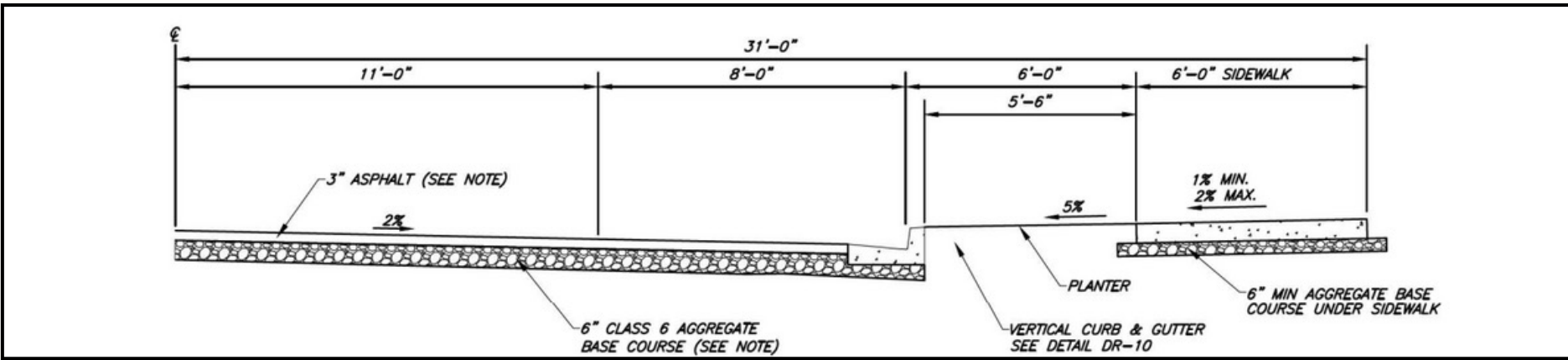


Right of Way
62 Feet
Silverado Trail

R.O.W 62 FEET



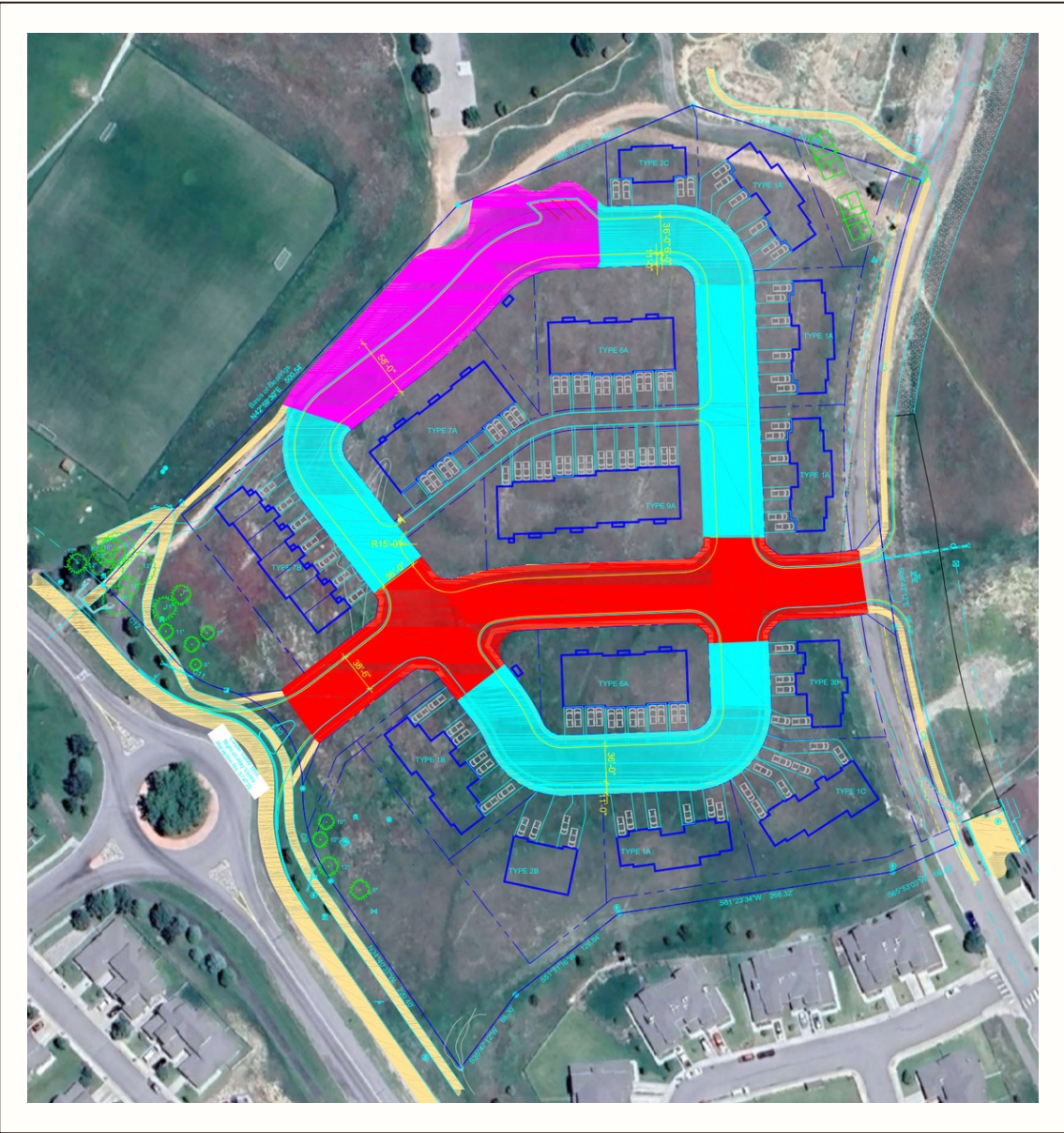
DEVELOPMENT PROPOSED



CITY STANDARD

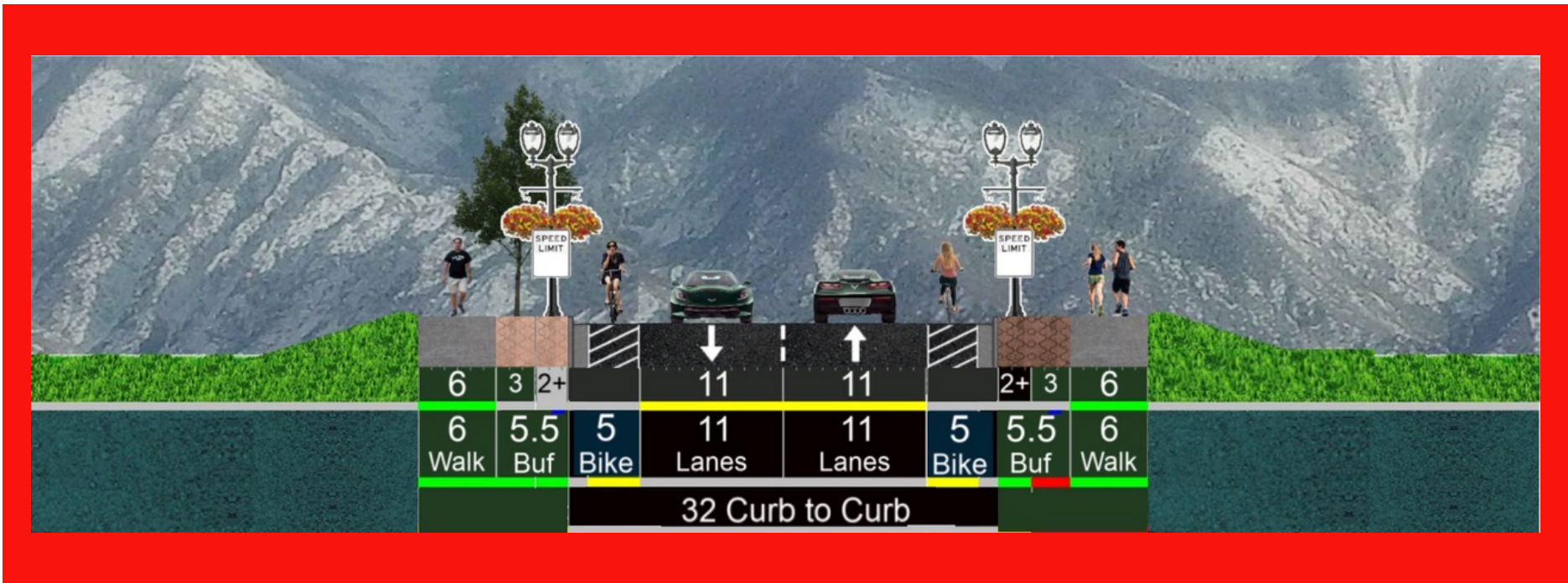
Designed as a vital collector and main thoroughfare within our development, the road features an 11-foot travel lane with no on-street parking to ensure smooth traffic flow and safety. A dedicated, marked bike lane promotes cycling as a safe transportation option. For pedestrian comfort and safety, 6-foot sidewalks are provided on both sides, separated from the road by a 5.5-foot landscaped buffer. This thoughtful layout enhances both aesthetics and safety for pedestrians and cyclists.

Option Two

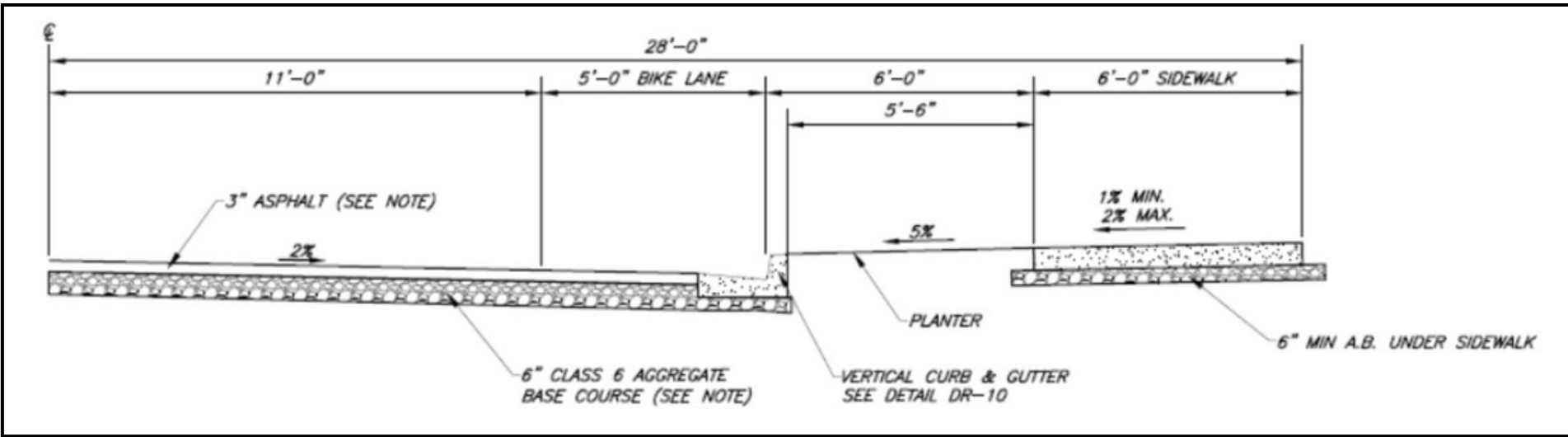


Right of Way
56 Feet
Silverado Trail

R.O.W 56 FEET

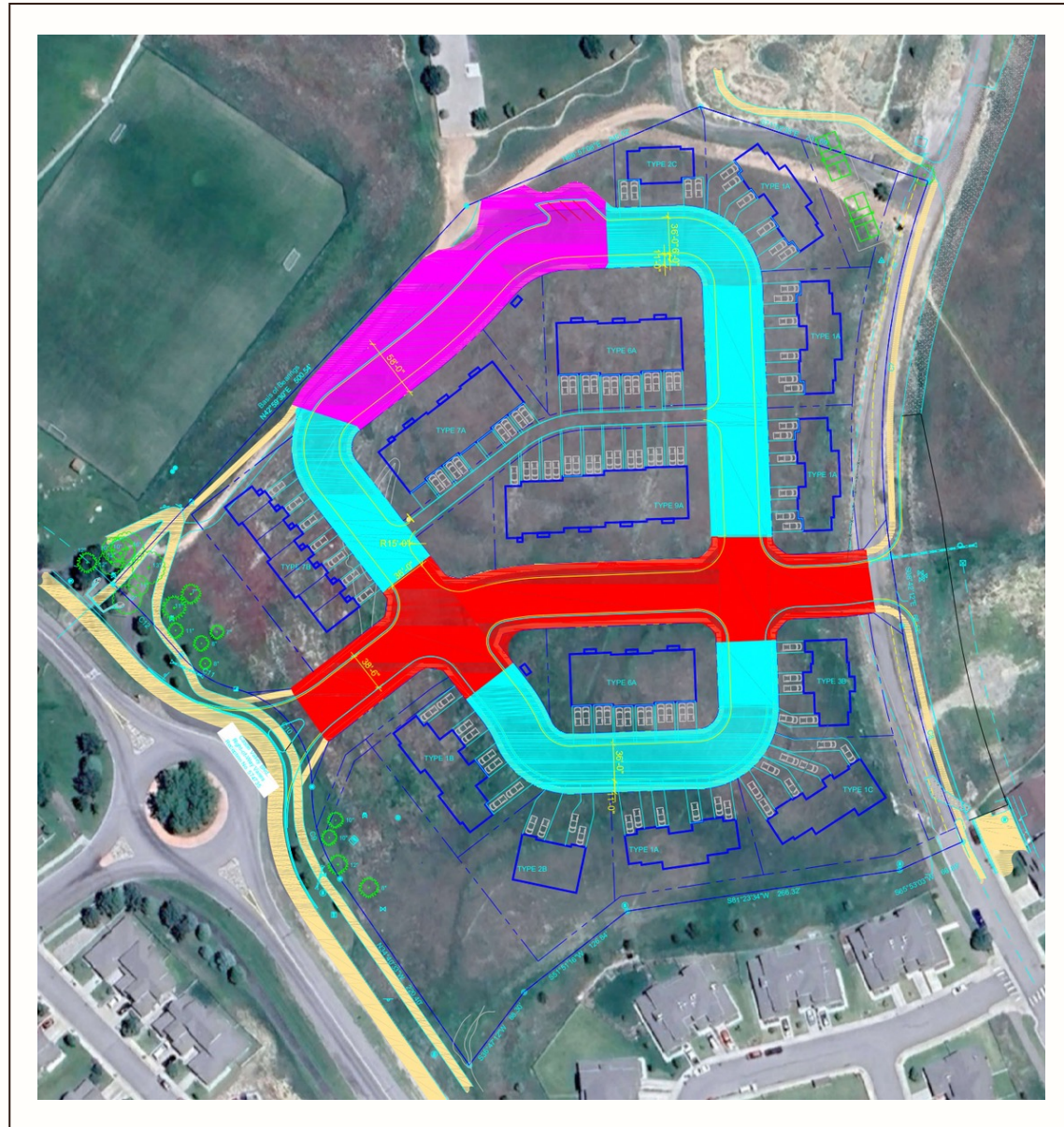


DEVELOPMENT PROPOSED



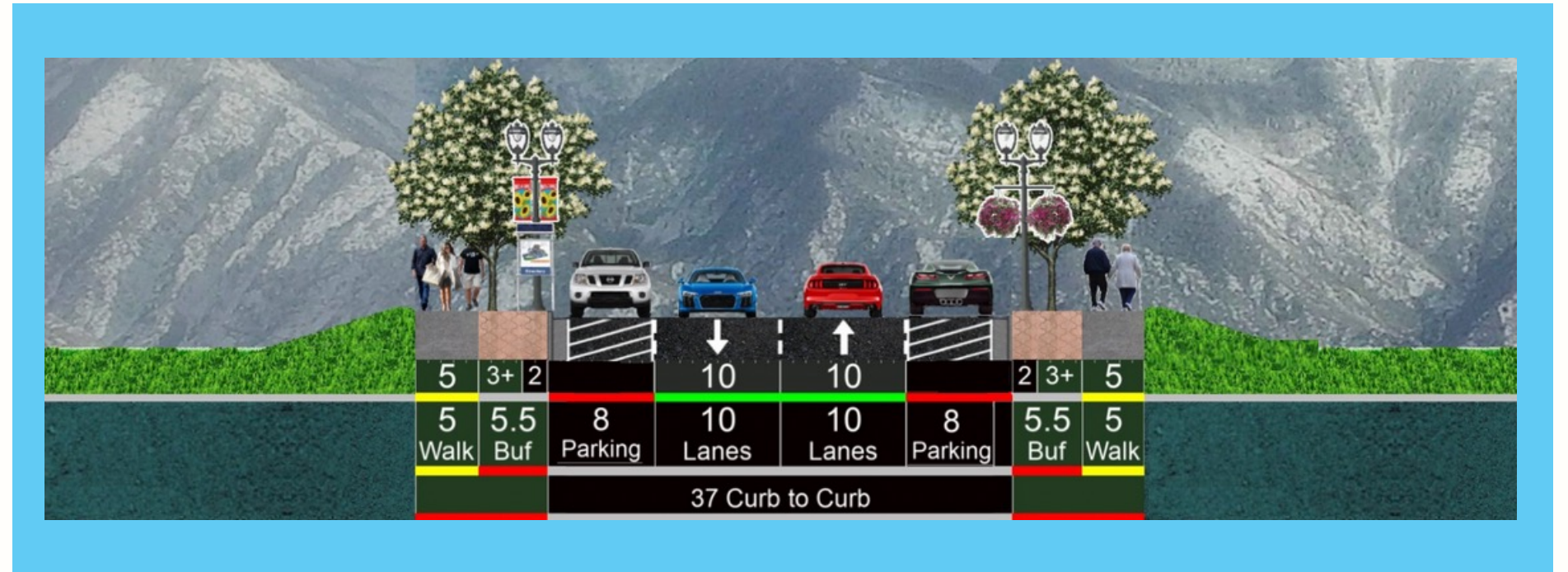
CITY STANDARD

Designed to enhance safety and traffic control, the road includes an 11-foot travel lane with no parking on either side to ensure smooth vehicle flow. A dedicated, marked bike lane supports safe cycling, while 6-foot sidewalks on both sides are separated by a 5.5-foot landscaped buffer. This layout improves pedestrian safety and adds to the area's overall aesthetic, creating a more pleasant environment for residents.

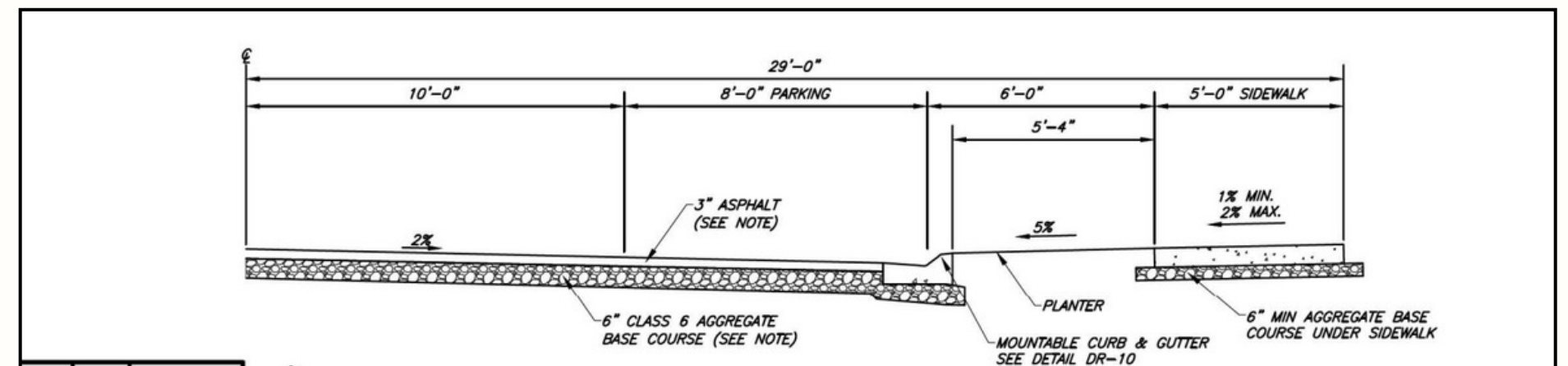


Right of Way 58 Feet North/South Loop

R.O.W 58 FEET



DEVELOPMENT PROPOSED



CITY STANDARD

Designed to enhance safety and traffic control, the road includes an 11-foot travel lane with no parking on either side to ensure smooth vehicle flow. A dedicated, marked bike lane supports safe cycling, while 6-foot sidewalks on both sides are separated by a 5.5-foot landscaped buffer. This layout improves pedestrian safety and adds to the area's overall aesthetic, creating a more pleasant environment for residents.

BUILDING TYPE	NUM. OF UNITS	NUM. OF BLDG. TYPES	BEDROOMS PER BUILD.	FULL BATHS PER BUILD.	HALF BATHS PER BUILD.	CAR GARAGE PER BUILD.	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE
TYPE 1A	4	4	12 (48)	8 (32)	4 (16)	4 (16)	5,286 SF	21,144 SF
TYPE 1B	4	1	10	8	4	6	6,622 SF	6,622 SF
TYPE 1C	4	1	12	8	4	4	5,513 SF	5,513 SF
TYPE 2B	2	1	6	4	2	2	3,174 SF	3,174 SF
TYPE 2C	2	1	4	4	2	2	2,720 SF	2,720 SF
TYPE 3B	3	1	7	6	3	4	4,594 SF	4,594 SF
TYPE 6A	6	2	18 (36)	12 (24)	6 (12)	12 (24)	9,492 SF	18,984 SF
TYPE 7A	7	1	21	14	7	14	11,074 SF	11,074 SF
TYPE 7B	7	1	21	14	7	7	8,981 SF	8,981 SF
TYPE 9A	9	1	26	18	9	17	13,820 SF	13,820 SF
TOTALS	66	14	191	132	66	96	---	96,626 SF



Aerial Site View

OUR VISION



EQR Calculations



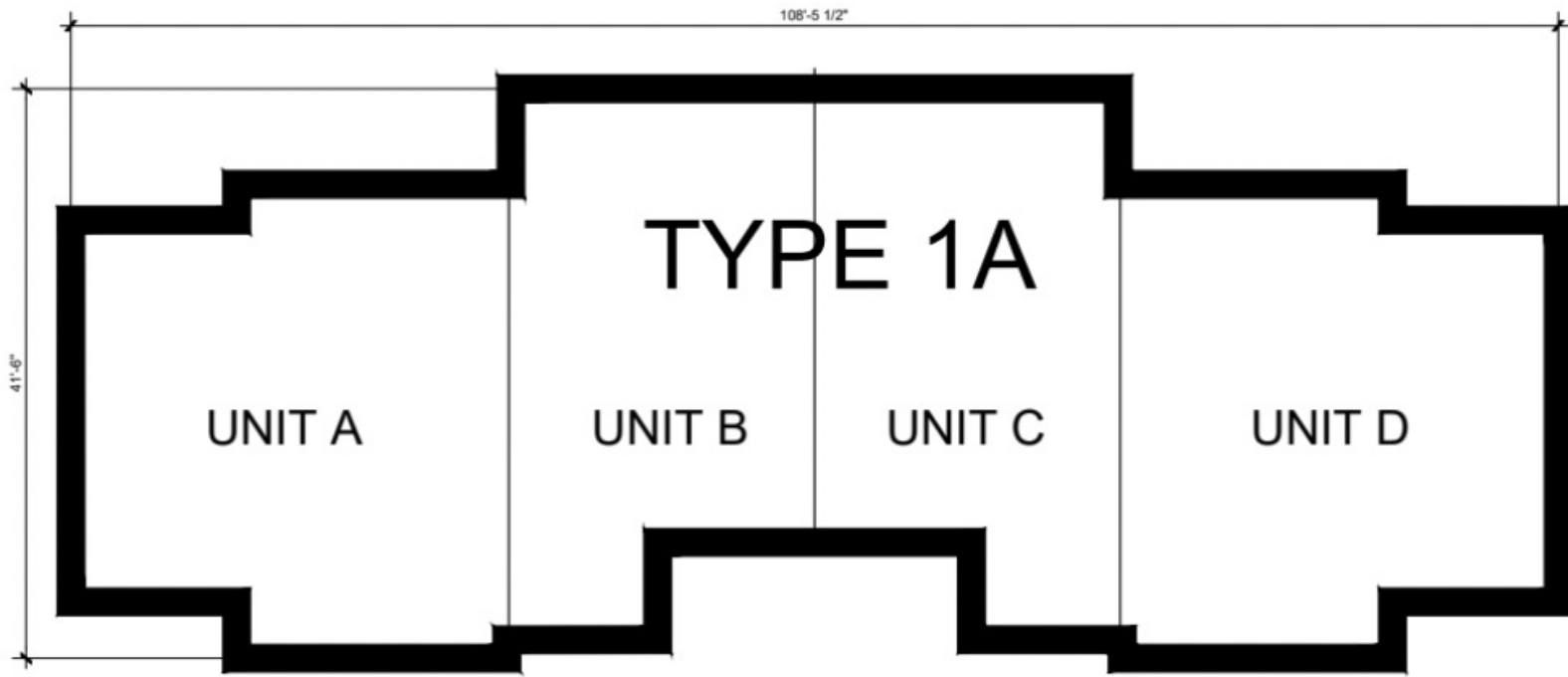
EQR ACCOUNTING FROM	
TOTAL UNITS	66
TOTAL OPEN SPACE	86,865

NO.	DEVELOPMENT		UNIT
1	NUMBER OF EQR DEVELOPED		EQRs
2	NUMBER OF EQR PROPOSED IN FILLING (#)	16.5	EQRs
3	NUMBER OF EQRs FOR RAW WATER IRRIGATION DEVELOPED (*)	5.79	EQRs
4	NUMBER OF EQRs PROPOSED FOR RAW WATER IRRIGATION IN FILLING		EQRs
5	TOTAL NUMBER OF EQRs	22.29	EQRs

(#) Dedication of 0.4 EQR/6,000 SQFT for 86,865 SQFT

(*) Dedication of 0.25 EQR for each unit served by raw water irrigation

NO.		EQRs	ACRES/EQR		UNIT
1	EQRs x 0.10 ACRES/EQR	22.29	0.1	2.23	ACRES
2	TOTAL DEDICATED ACRES			2.23	



UNIT A	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT B	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT C	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT D	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	680 SF
FLOOR PLAN - 2ND	680 SF
GARAGE	336 SF
COVERED PATIO	0 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,360 SF
TOTAL	1,696 SF

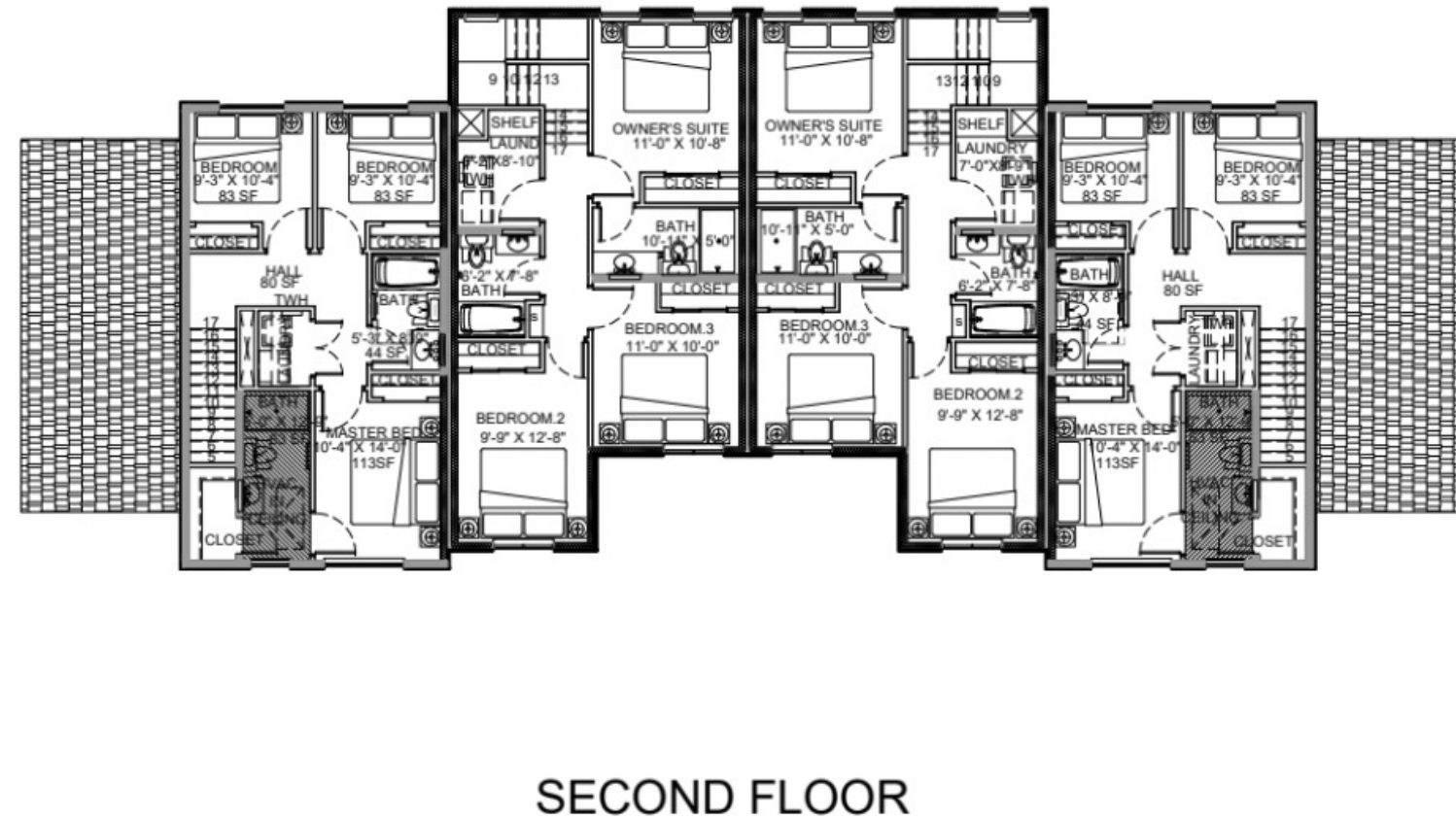
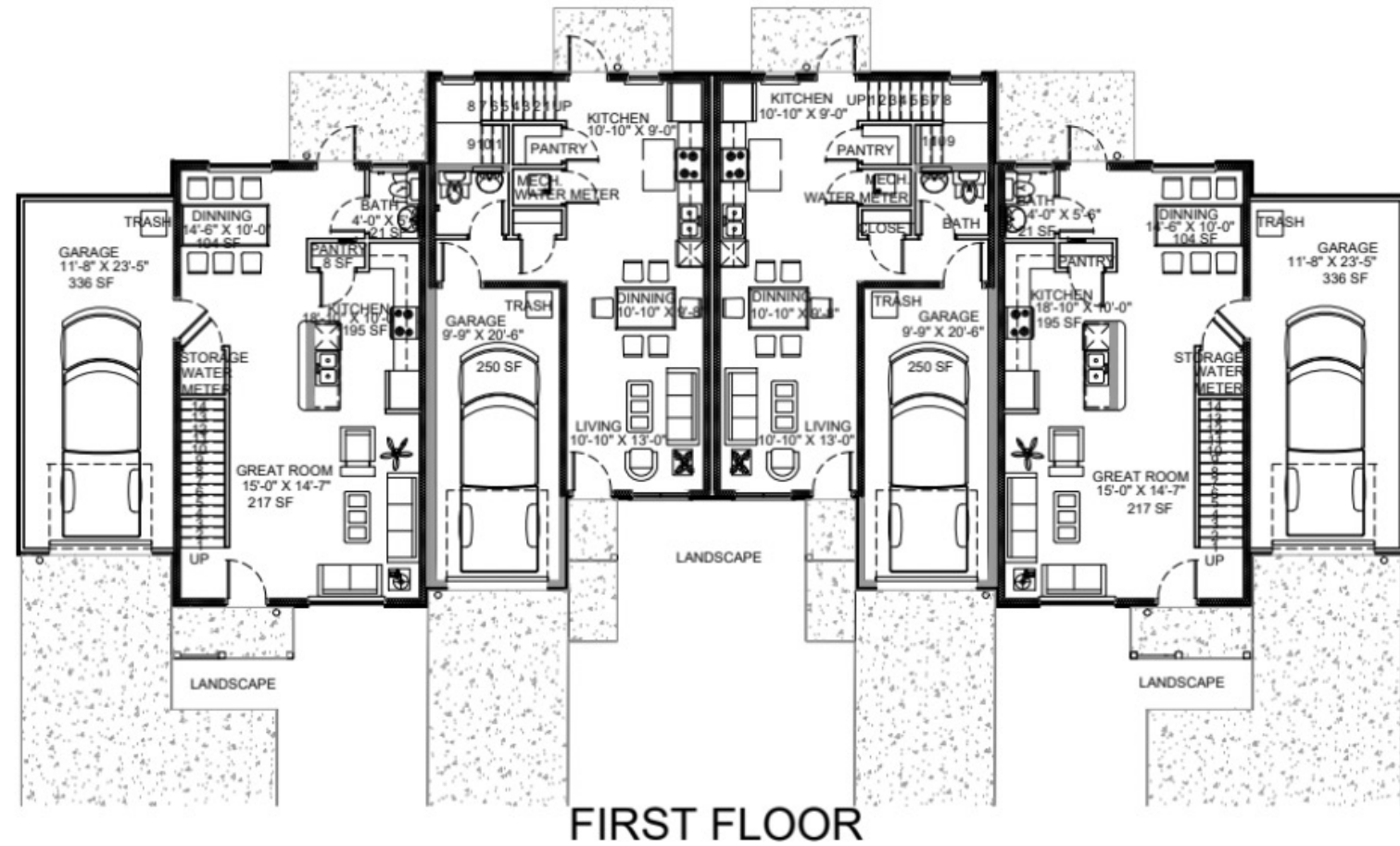
UNIT B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF
FLOOR PLAN - 2ND	730 SF
GARAGE	250 SF
COVERED PATIO	20 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF
TOTAL	1,553 SF

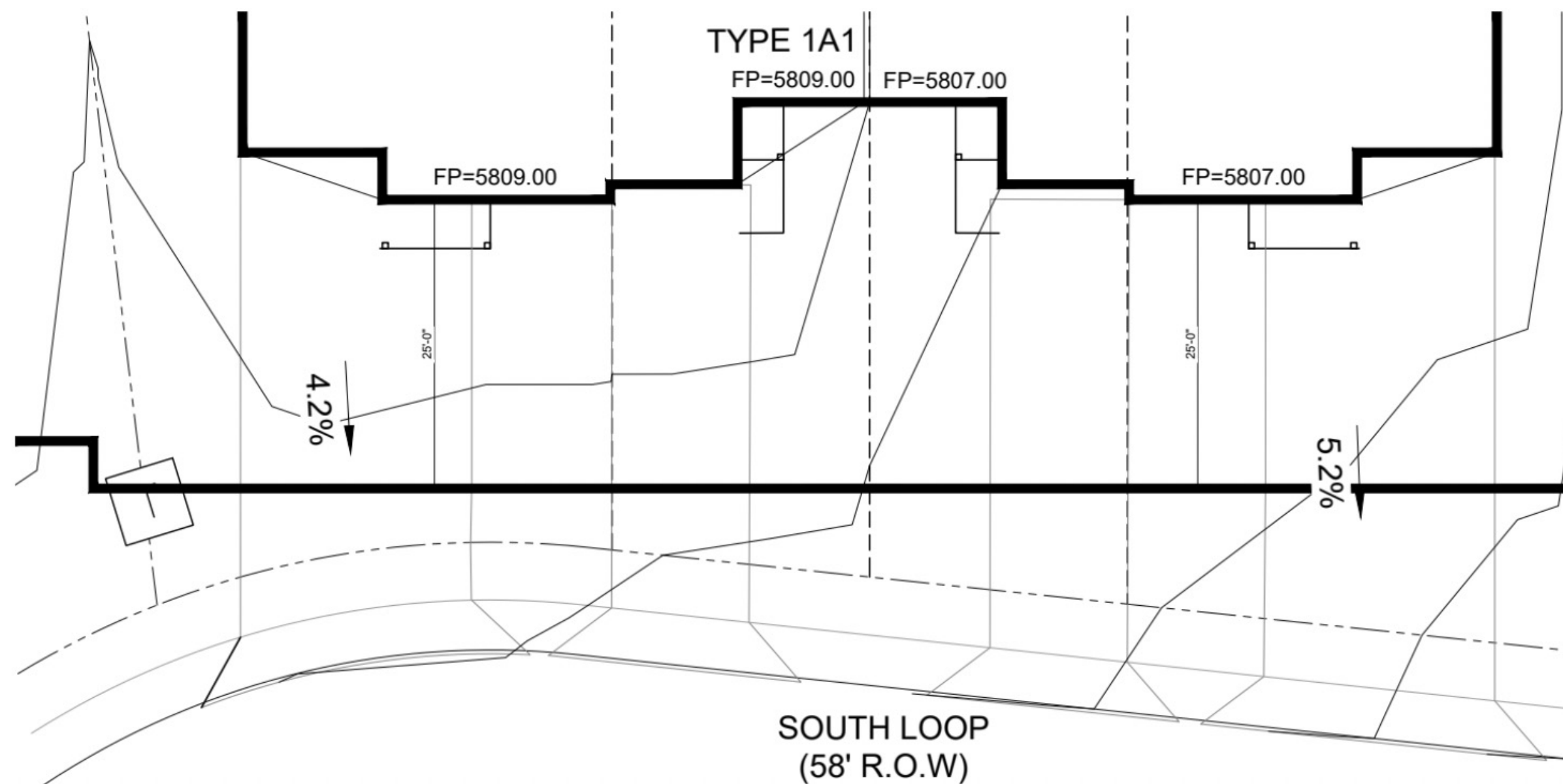
UNIT C	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF
FLOOR PLAN - 2ND	730 SF
GARAGE	250 SF
COVERED PATIO	20 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF
TOTAL	1,553 SF

UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	680 SF
FLOOR PLAN - 2ND	680 SF
GARAGE	336 SF
COVERED PATIO	0 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,360 SF
TOTAL	1,696 SF

BUILDING TYPE	NUM. OF BLDG	NUM. OF TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE
TYPE 1A	4	4	5,286 SF	21,144 SF

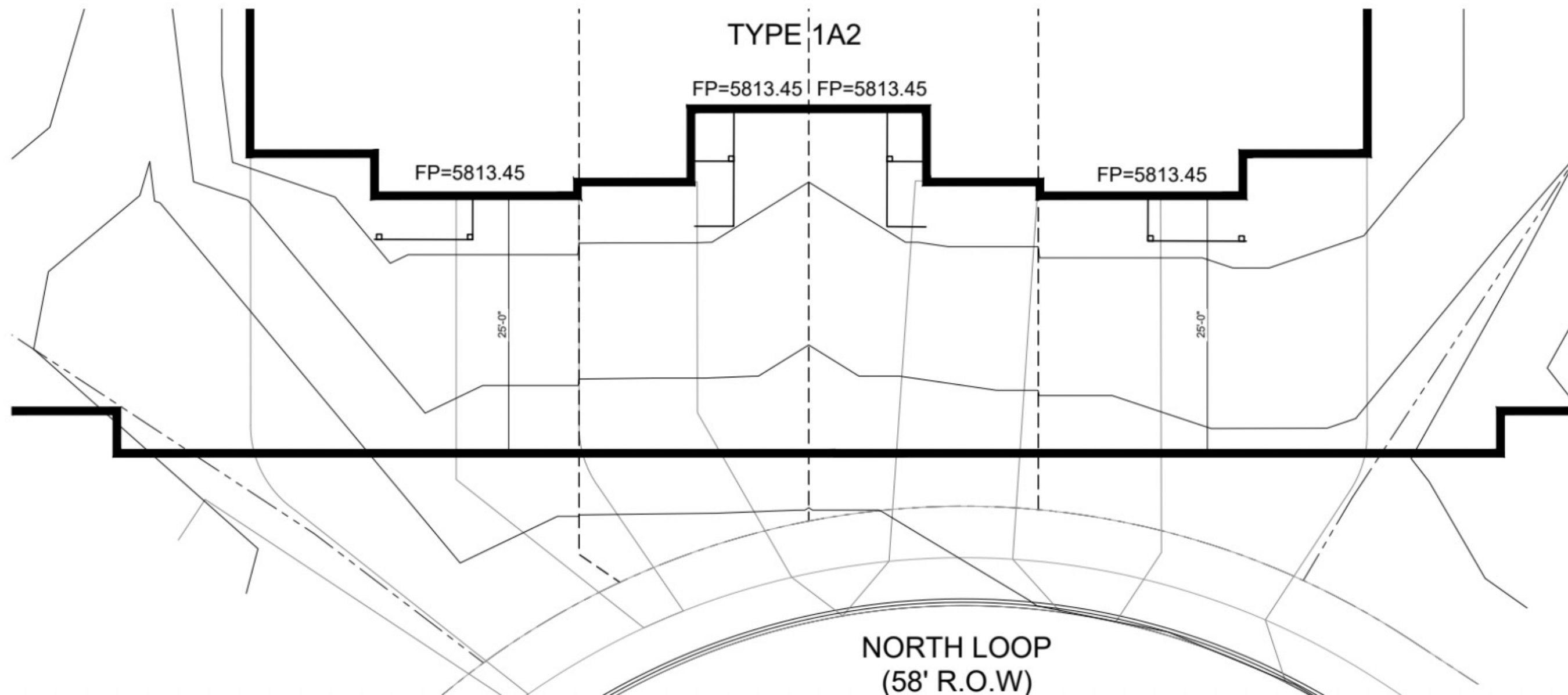
TYPE 1A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	2,466 SF
FLOOR PLAN - 2ND	2,820 SF
GARAGE	1,172 SF
COVERED PATIO	40 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	5,286 SF
TOTAL	6,498 SF





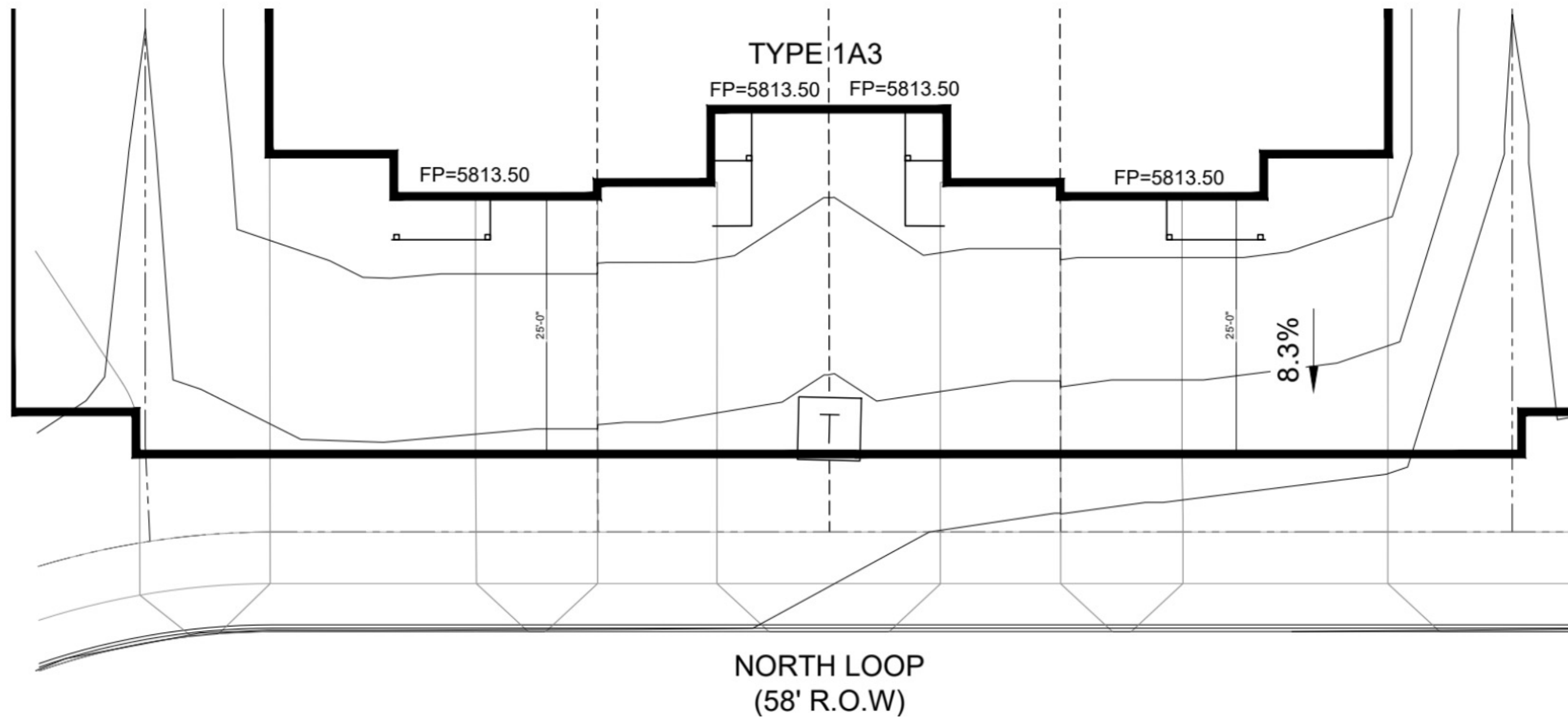


TYPE 1A1



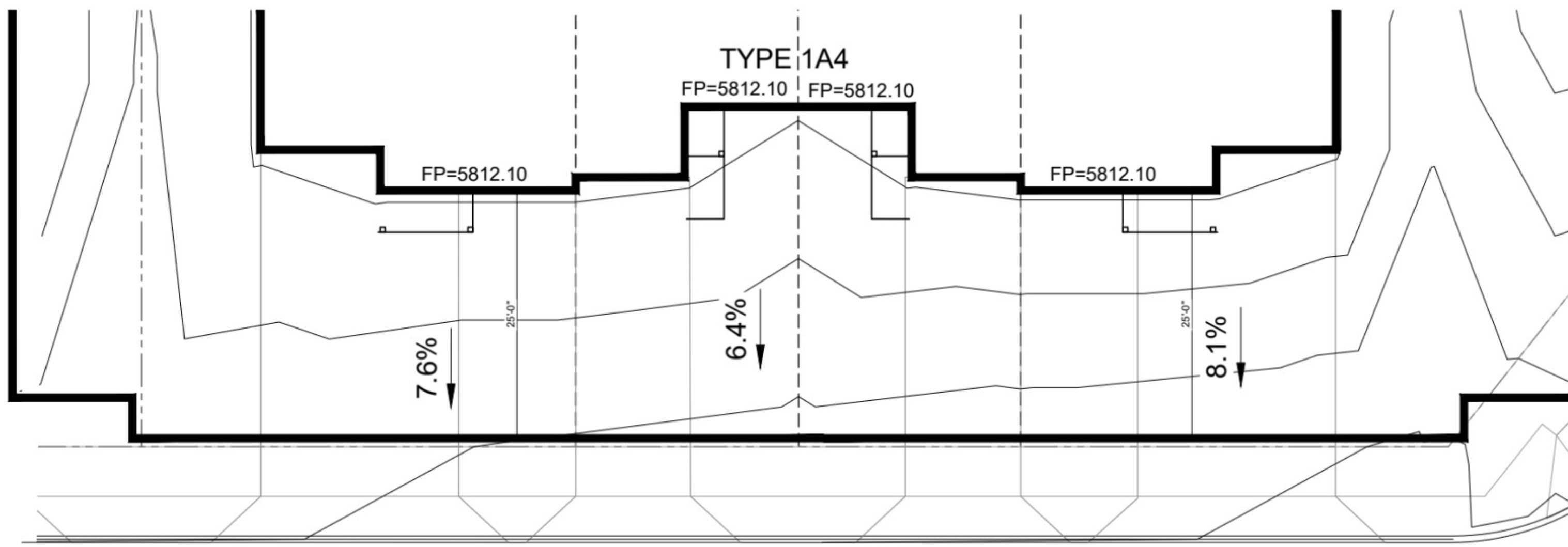


TYPE 1A2





TYPE 1A3

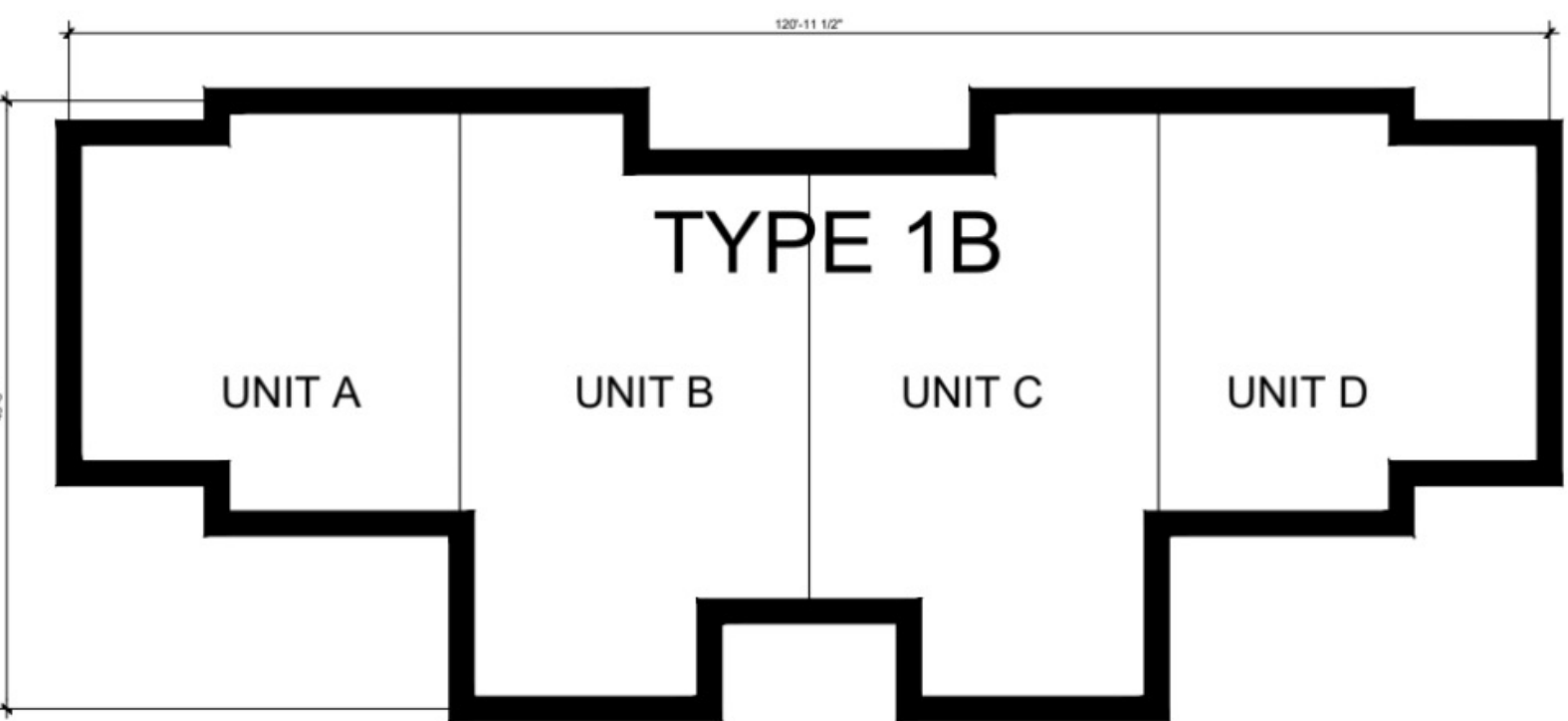


NORTH LOOP
(58' R.O.W)





TYPE 1A4

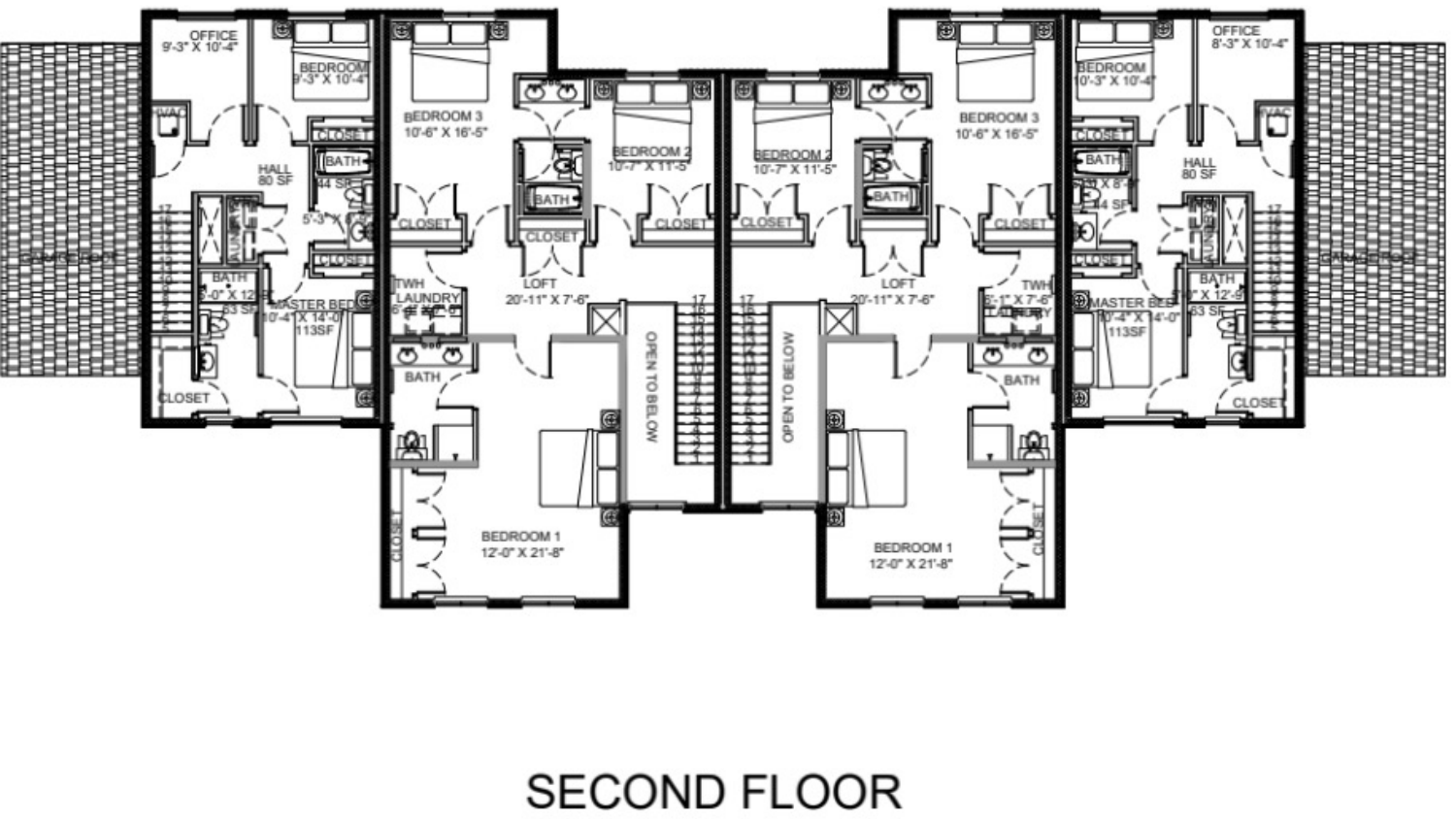
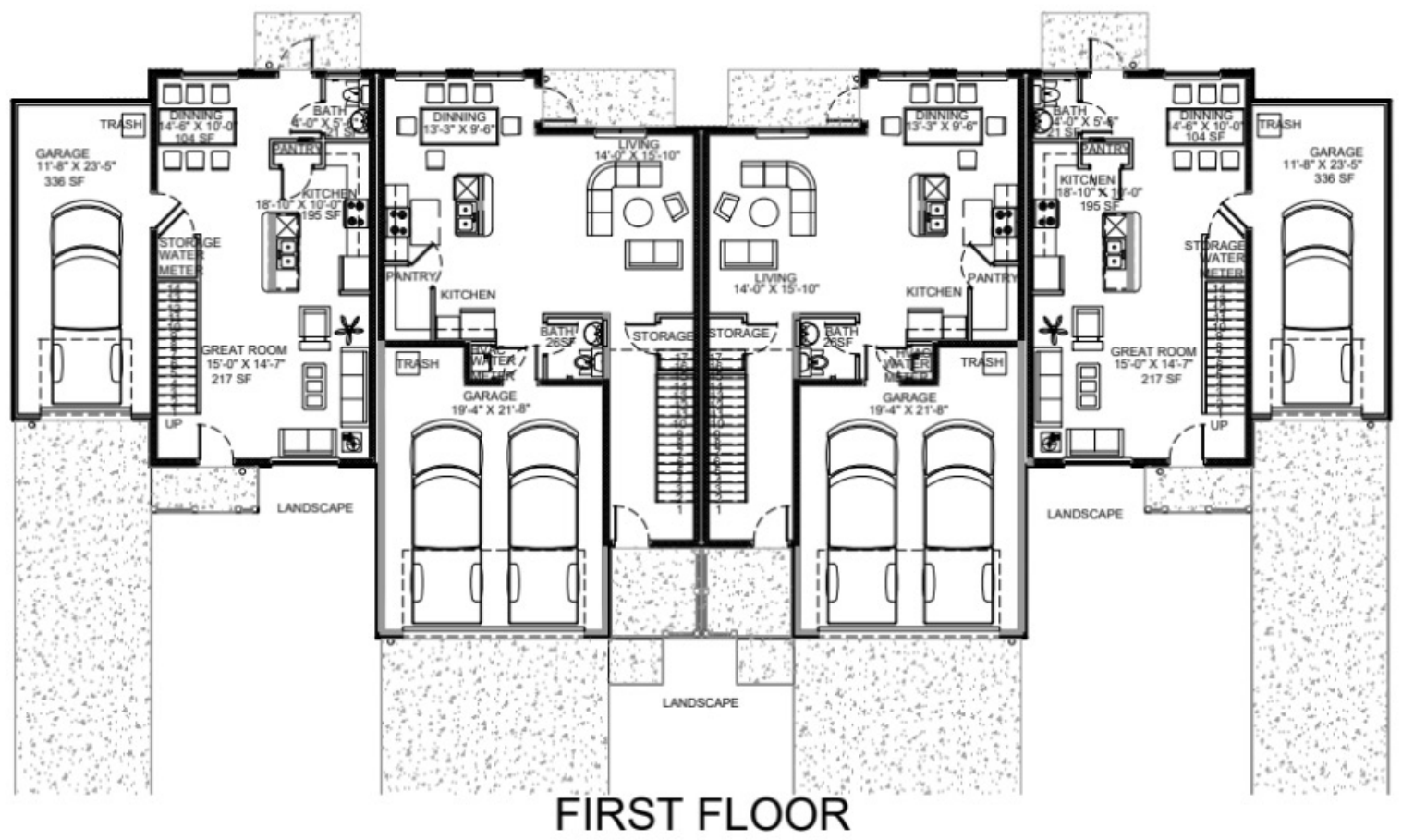


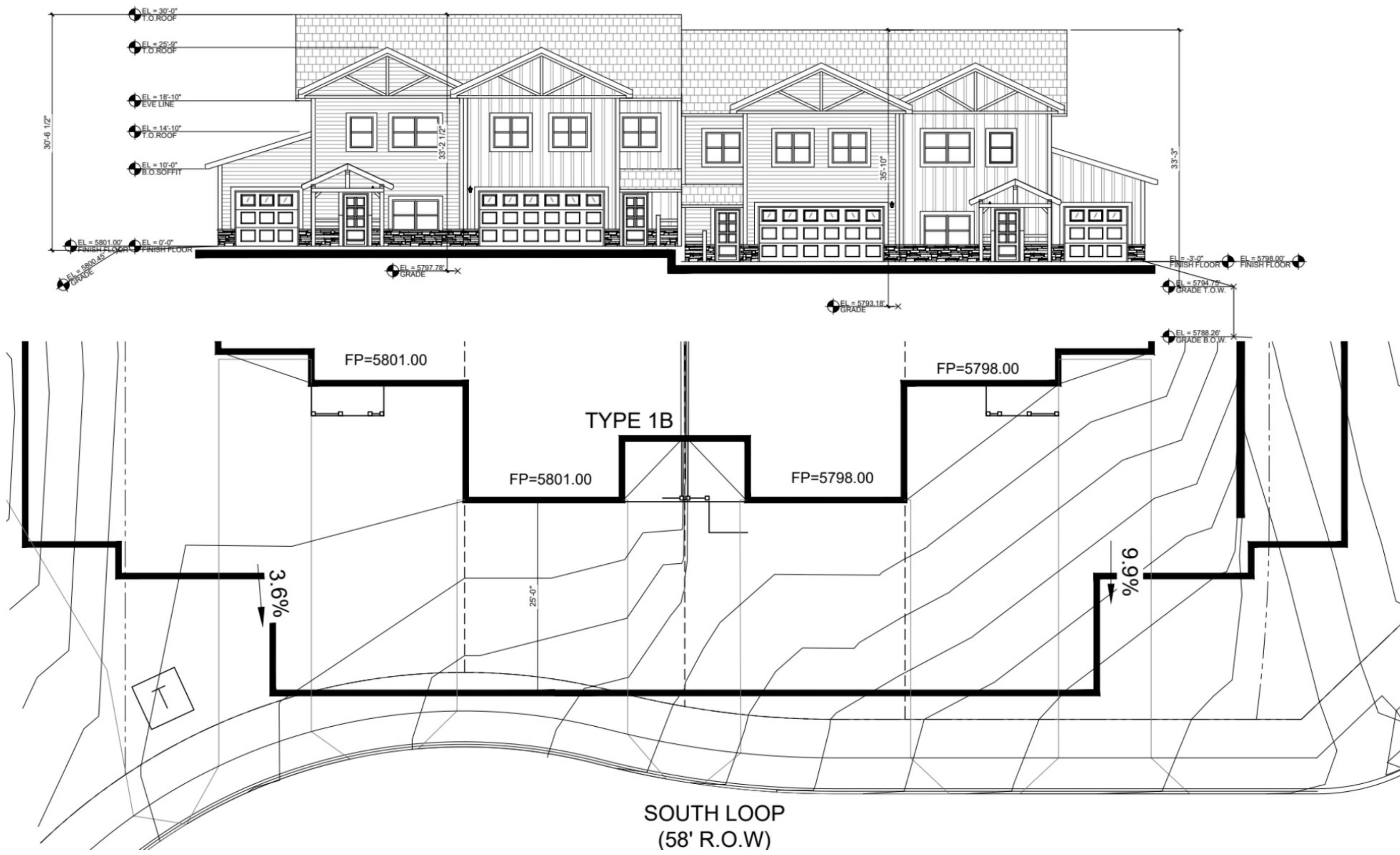
UNIT A	NUMBER	UNIT B	NUMBER	UNIT C	NUMBER	UNIT D	NUMBER
BEDROOMS	2	BEDROOMS	3	BEDROOMS	3	BEDROOMS	2
HOME OFFICE	1	HOME OFFICE	0	HOME OFFICE	0	HOME OFFICE	1
FULL BATHS	2	FULL BATHS	2	FULL BATHS	2	FULL BATHS	2
HALF BATHS	1	HALF BATHS	1	HALF BATHS	1	HALF BATHS	1
CAR GARAGE	1	CAR GARAGE	2	CAR GARAGE	2	CAR GARAGE	1

UNIT A	SQUARE FOOTAGE	UNIT B	SQUARE FOOTAGE	UNIT C	SQUARE FOOTAGE	UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	680 SF	FLOOR PLAN - 1ST	820 SF	FLOOR PLAN - 1ST	820 SF	FLOOR PLAN - 1ST	680 SF
FLOOR PLAN - 2ND	680 SF	FLOOR PLAN - 2ND	1,131 SF	FLOOR PLAN - 2ND	1,131 SF	FLOOR PLAN - 2ND	680 SF
GARAGE	336 SF	GARAGE	449 SF	GARAGE	449 SF	GARAGE	336 SF
COVERED PATIO	0 SF	COVERED PATIO	64 SF	COVERED PATIO	64 SF	COVERED PATIO	0 SF
COVERED BALCONY	0 SF	COVERED BALCONY	0 SF	COVERED BALCONY	0 SF	COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,360 SF	TOTAL CONDITIONED	1,951 SF	TOTAL CONDITIONED	1,951 SF	TOTAL CONDITIONED	1,360 SF
TOTAL	1,696 SF	TOTAL	2,464 SF	TOTAL	2,464 SF	TOTAL	1,696 SF

TYPE 1B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	3,000 SF
FLOOR PLAN - 2ND	3,622 SF
GARAGE	1,570 SF
COVERED PATIO	128 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	6,622 SF
TOTAL	8,320 SF

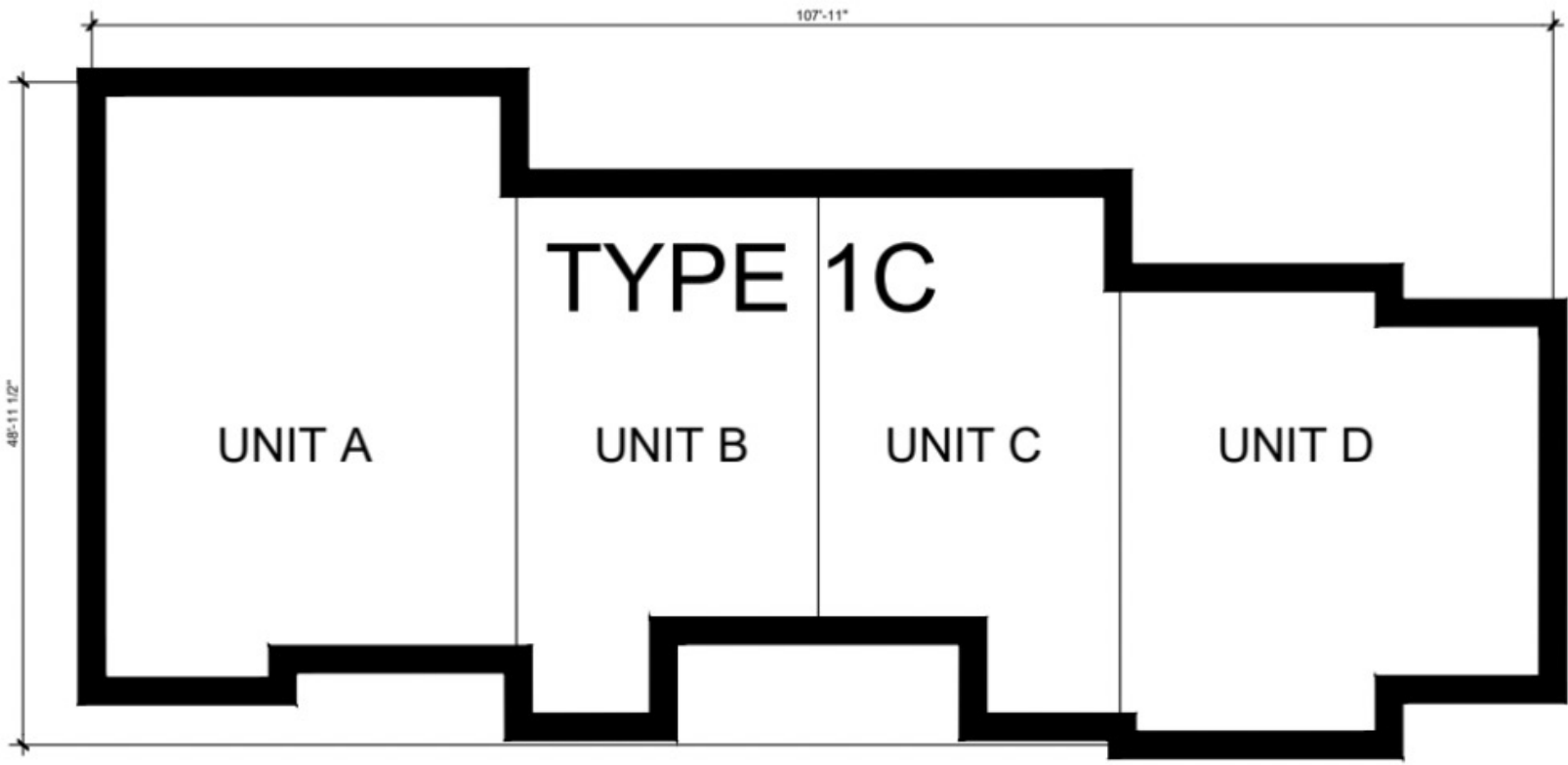
BUILDING TYPE	NUM. OF UNITS IN BLDG.	NUM. OF BLDG. TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE
TYPE 1B	4	1	6,622 SF	6,622 SF







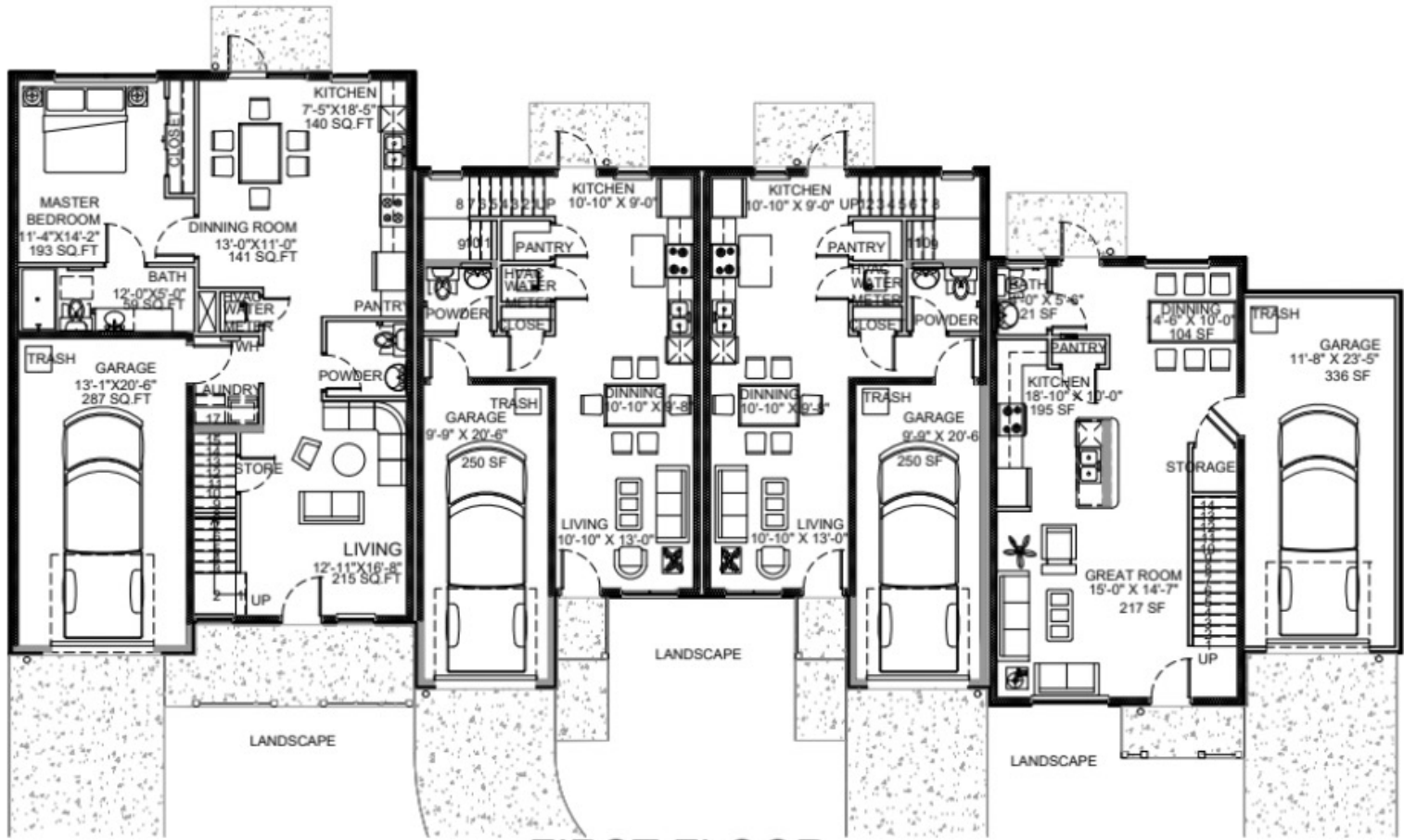
TYPE 1B



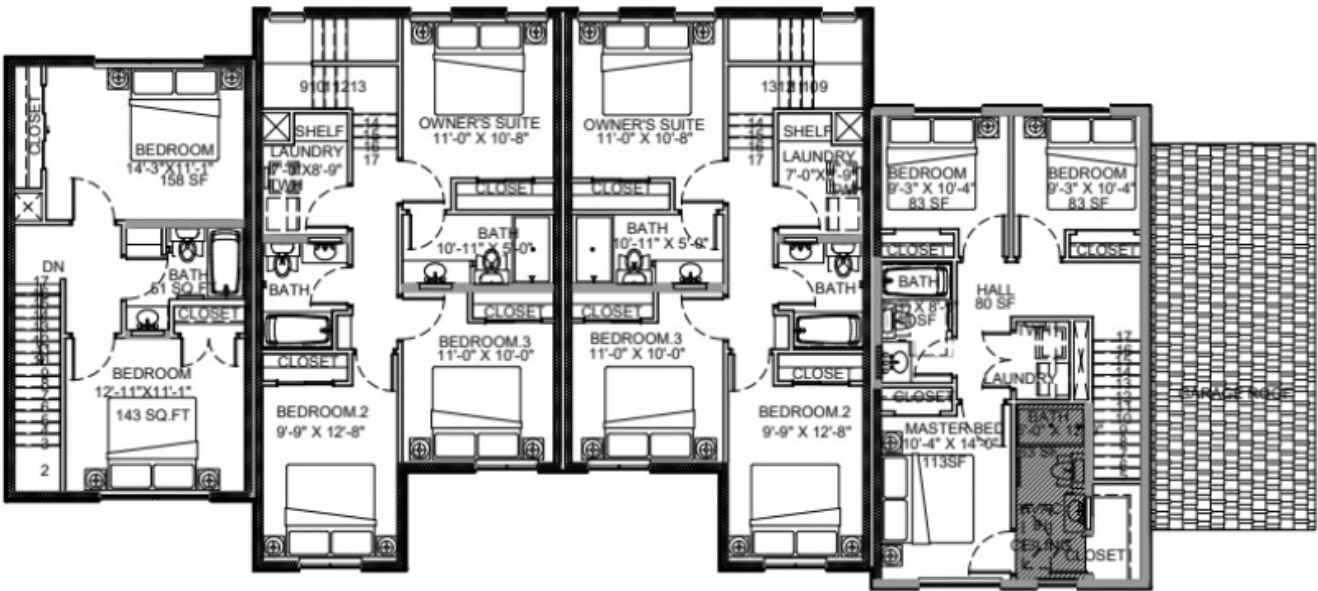
UNIT A	NUMBER	UNIT B	NUMBER	UNIT C	NUMBER	UNIT D	NUMBER
BEDROOMS	3	BEDROOMS	3	BEDROOMS	3	BEDROOMS	3
HOME OFFICE	0	HOME OFFICE	0	HOME OFFICE	0	HOME OFFICE	0
FULL BATHS	2	FULL BATHS	2	FULL BATHS	2	FULL BATHS	2
HALF BATHS	1	HALF BATHS	1	HALF BATHS	1	HALF BATHS	1
CAR GARAGE	1	CAR GARAGE	1	CAR GARAGE	1	CAR GARAGE	1

UNIT A	SQUARE FOOTAGE	UNIT B	SQUARE FOOTAGE	UNIT C	SQUARE FOOTAGE	UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	1,030 SF	FLOOR PLAN - 1ST	553 SF	FLOOR PLAN - 1ST	553 SF	FLOOR PLAN - 1ST	680 SF
FLOOR PLAN - 2ND	557 SF	FLOOR PLAN - 2ND	730 SF	FLOOR PLAN - 2ND	730 SF	FLOOR PLAN - 2ND	680 SF
GARAGE	329 SF	GARAGE	250 SF	GARAGE	250 SF	GARAGE	336 SF
COVERED PATIO	0 SF	COVERED PATIO	20 SF	COVERED PATIO	20 SF	COVERED PATIO	0 SF
COVERED BALCONY	0 SF	COVERED BALCONY	0 SF	COVERED BALCONY	0 SF	COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,587 SF	TOTAL CONDITIONED	1,283 SF	TOTAL CONDITIONED	1,283 SF	TOTAL CONDITIONED	1,360 SF
TOTAL	1,916 SF	TOTAL	1,553 SF	TOTAL	1,553 SF	TOTAL	1,696 SF

BUILDING TYPE	NUM. OF UNITS IN BLDG	NUM. OF BLDG. TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE	TYPE 1C	SQUARE FOOTAGE
TYPE 1C	4	1	5,513 SF	5,513 SF	FLOOR PLAN - 1ST	2,816 SF
					FLOOR PLAN - 2ND	2,697 SF
					GARAGE	1,165 SF
					COVERED PATIO	40 SF
					COVERED BALCONY	0 SF
					TOTAL CONDITIONED	5,513 SF
					TOTAL	6,718 SF

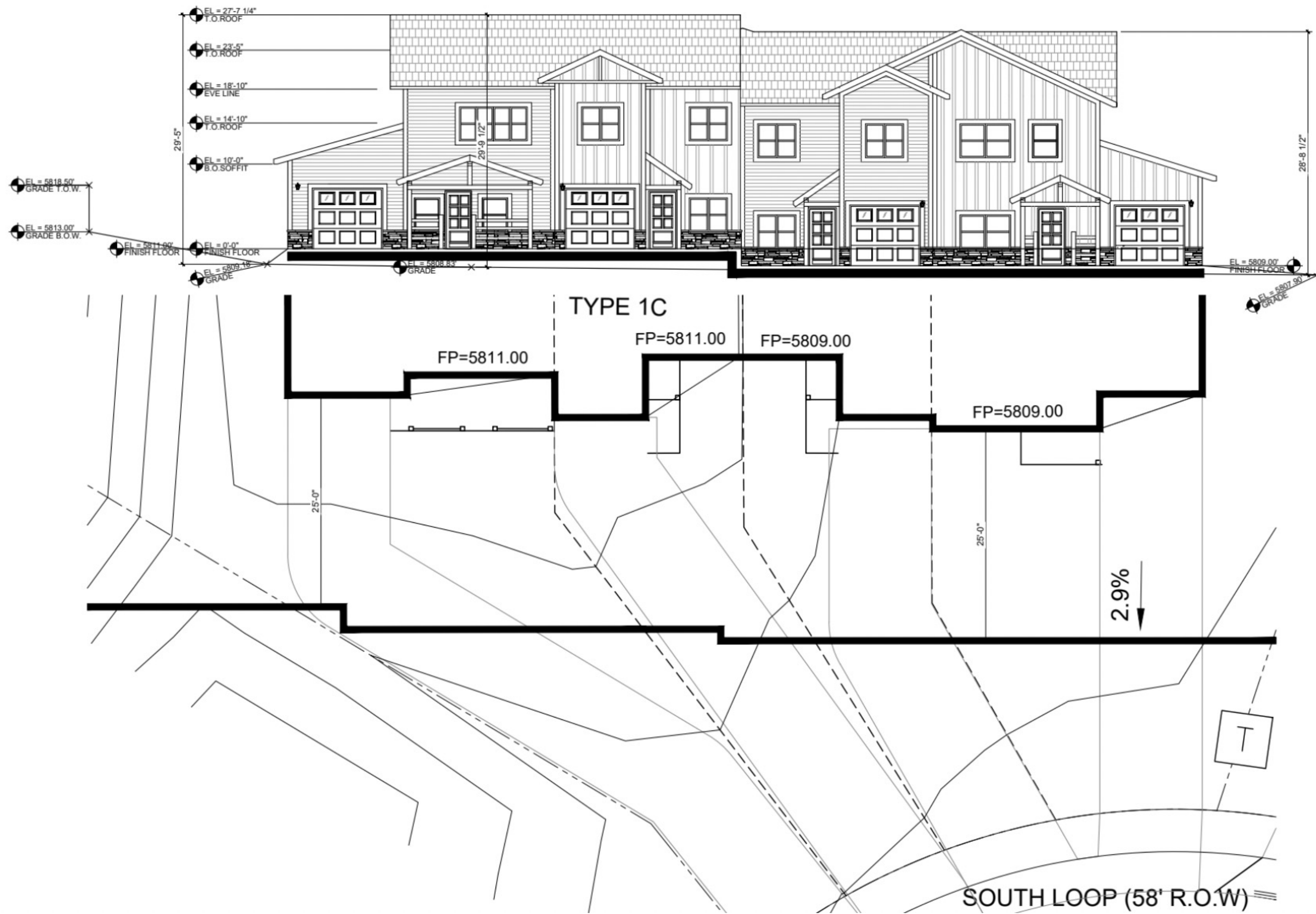


FIRST FLOOR



SECOND FLOOR

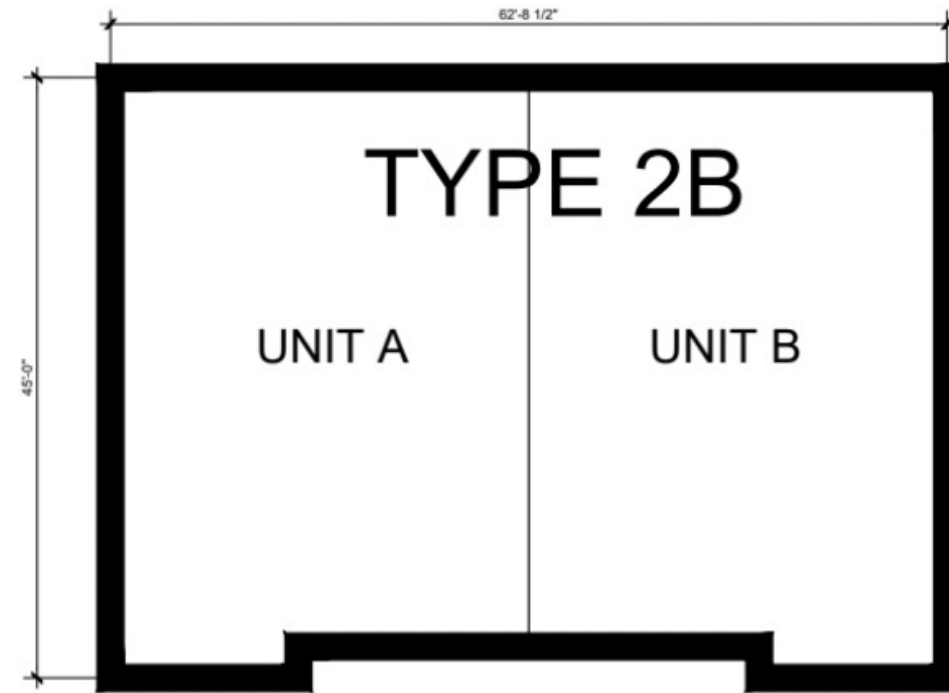




Elevation - **TYPE 1C**



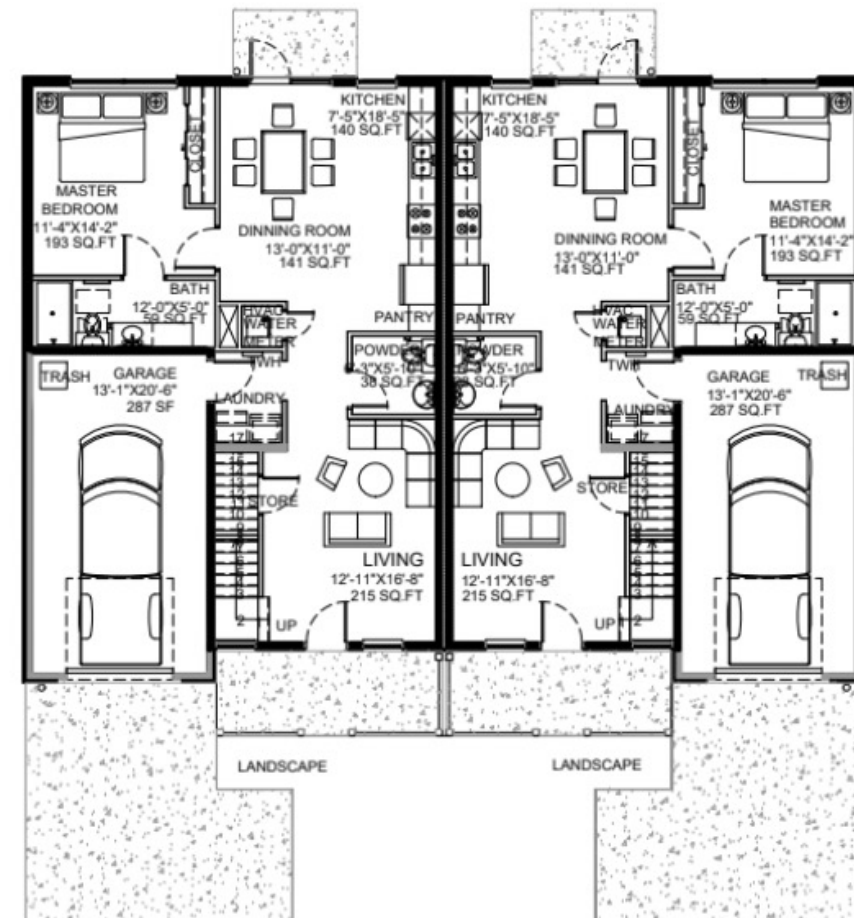
TYPE 1C



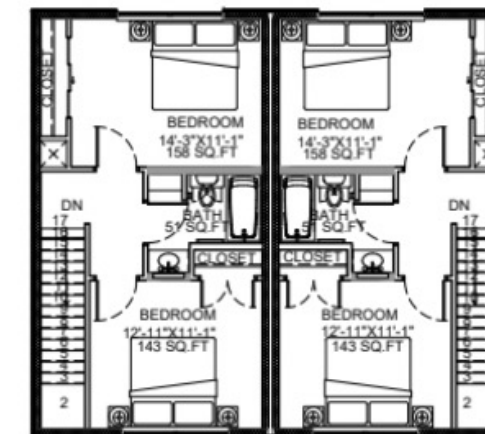
UNIT A	NUMBER	UNIT B	NUMBER
BEDROOMS	3	BEDROOMS	3
HOME OFFICE	0	HOME OFFICE	0
FULL BATHS	2	FULL BATHS	2
HALF BATHS	1	HALF BATHS	1
CAR GARAGE	1	CAR GARAGE	1

UNIT A	SQUARE FOOTAGE	UNIT B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	1,030 SF	FLOOR PLAN - 1ST	1,030 SF
FLOOR PLAN - 2ND	557 SF	FLOOR PLAN - 2ND	557 SF
GARAGE	329 SF	GARAGE	329 SF
COVERED PATIO	0 SF	COVERED PATIO	0 SF
COVERED BALCONY	0 SF	COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,587 SF	TOTAL CONDITIONED	1,587 SF
TOTAL	1,916 SF	TOTAL	1,916 SF

					TYPE 2B		SQUARE FOOTAGE
BUILDING TYPE	NUM. OF UNITS IN BLDG	NUM. OF BLDG. TYPES	PARKING PROVIDED MINUS GARAGE	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE		
TYPE 2B	2	1	4	3,174 SF	3,174 SF	FLOOR PLAN - 1ST	2,060 SF
						FLOOR PLAN - 2ND	1,114 SF
						GARAGE	658 SF
						COVERED PATIO	0 SF
						COVERED BALCONY	0 SF
						TOTAL CONDITIONED	3,174 SF
						TOTAL	3,832 SF

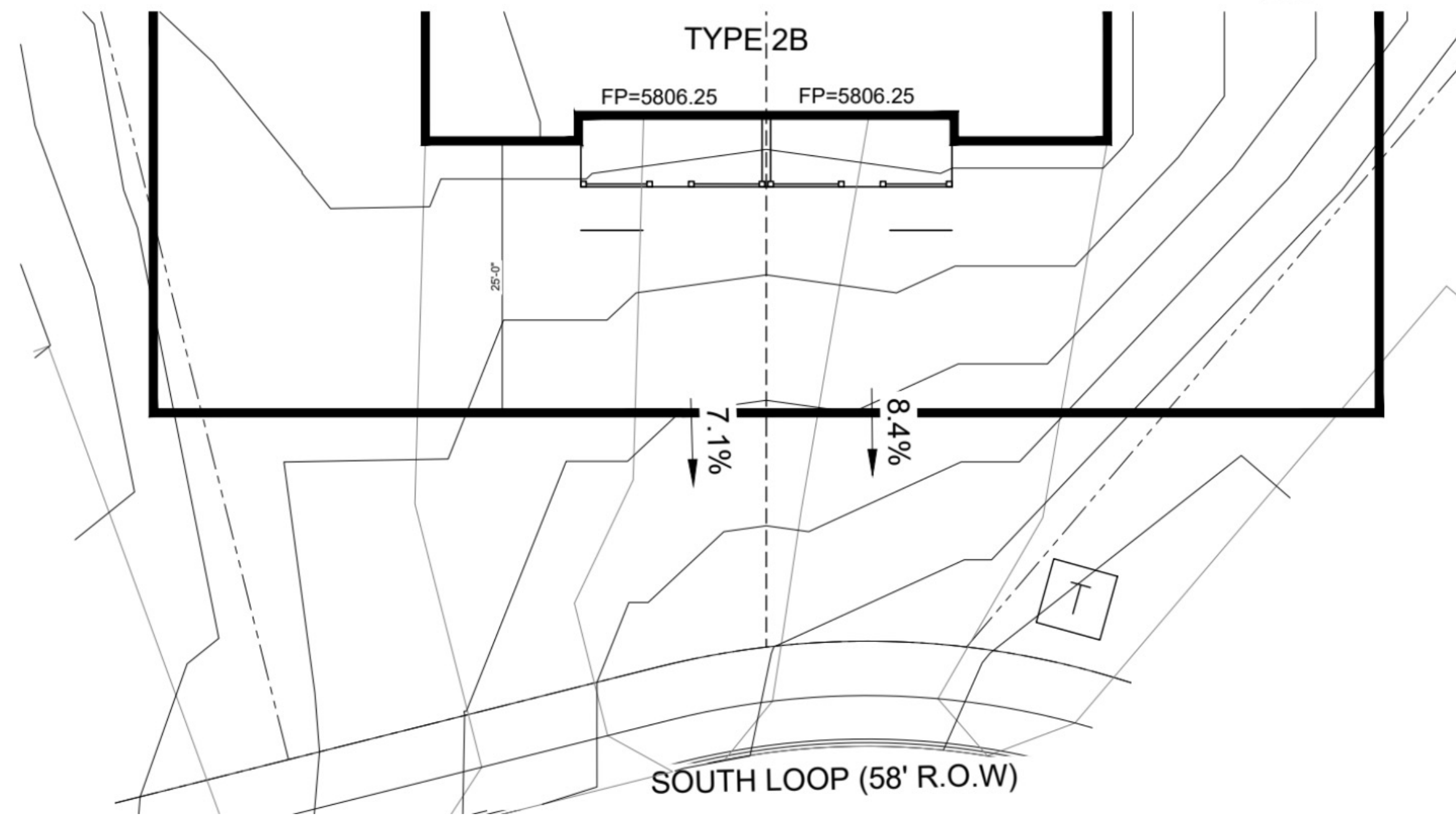


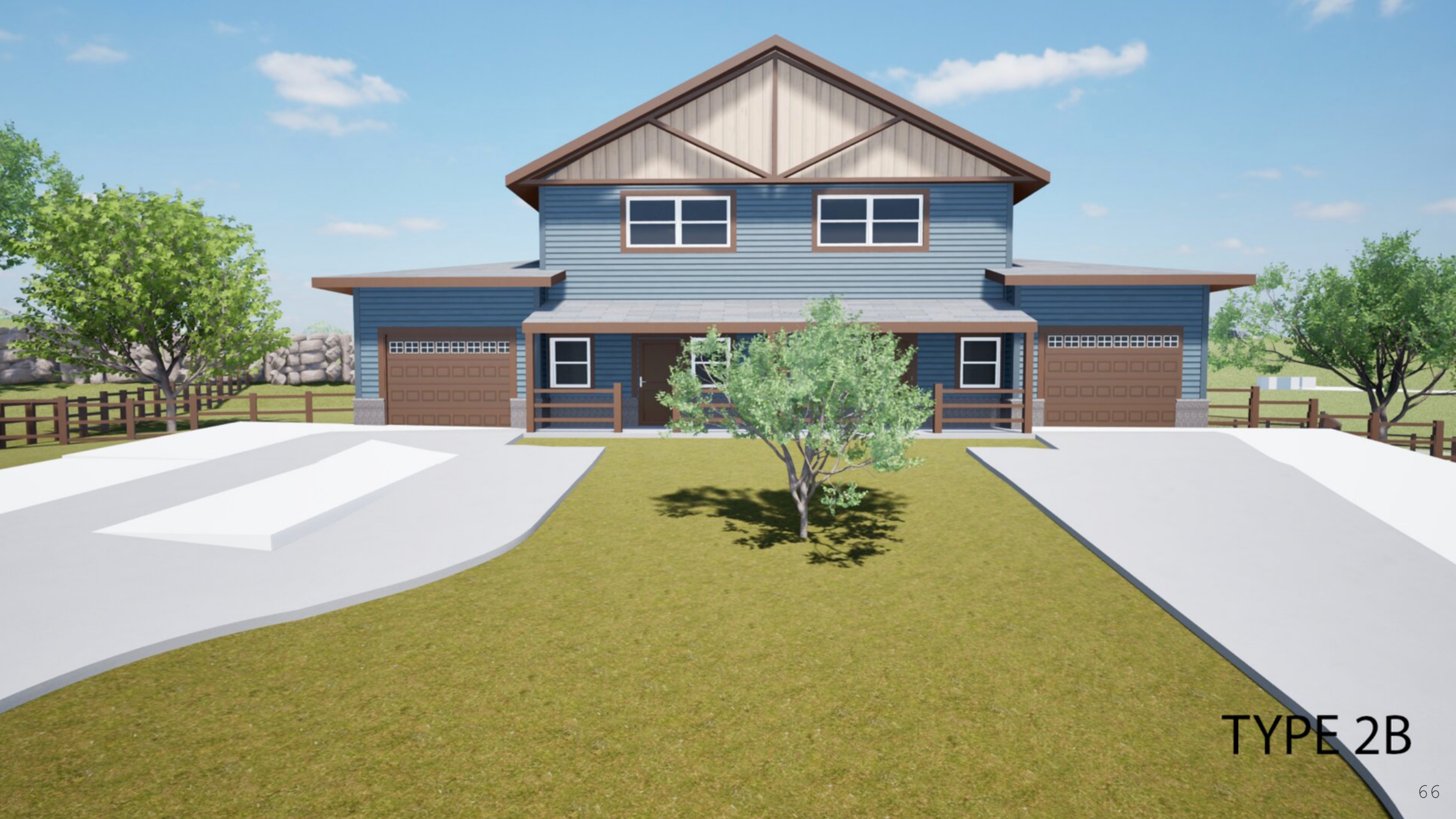
FIRST FLOOR



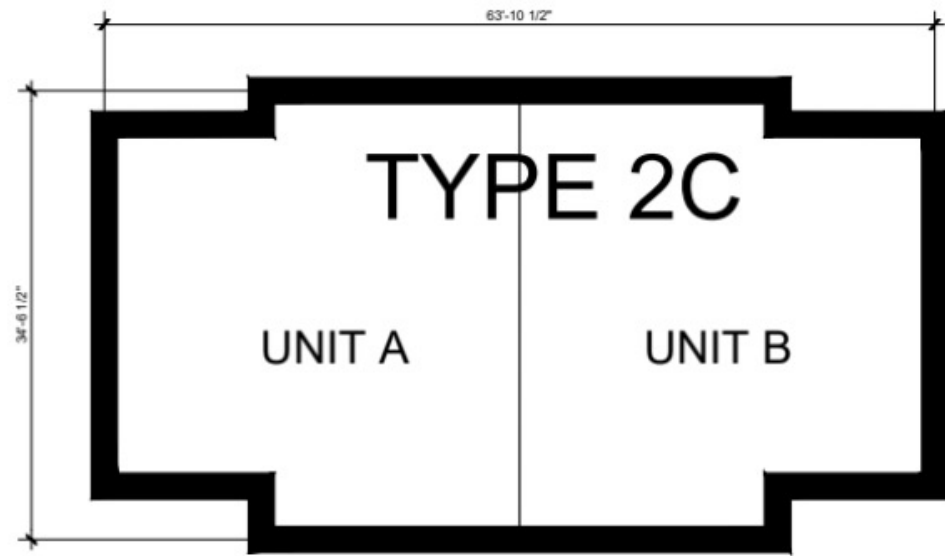
SECOND FLOOR







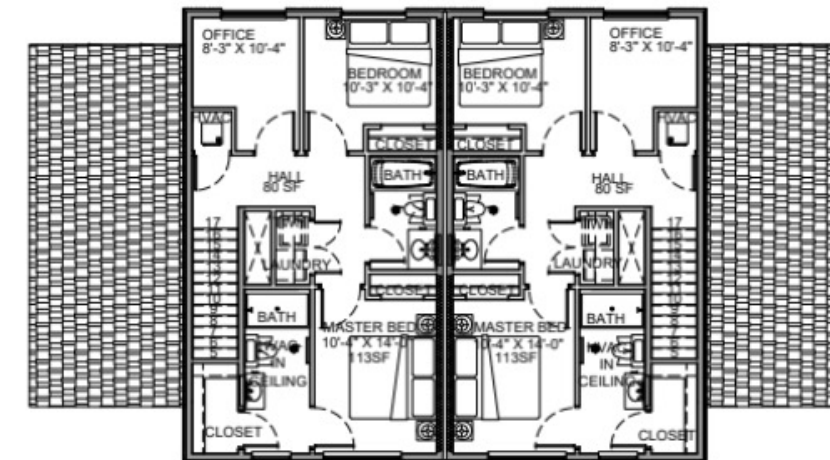
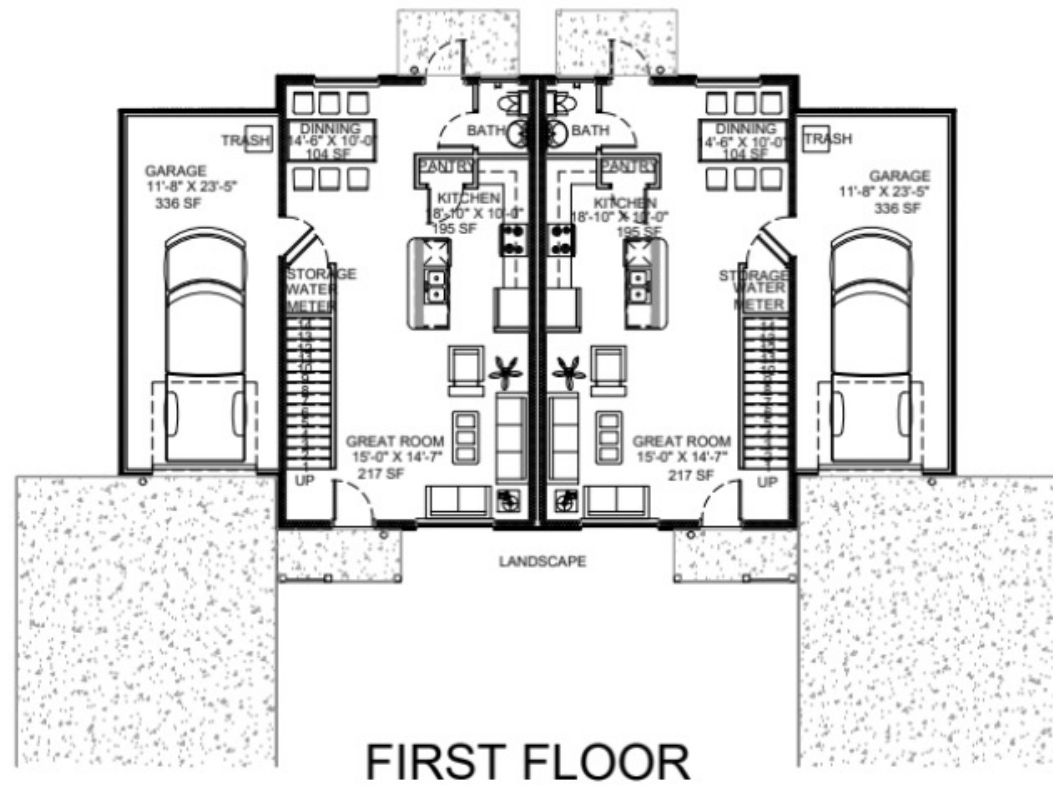
TYPE 2B

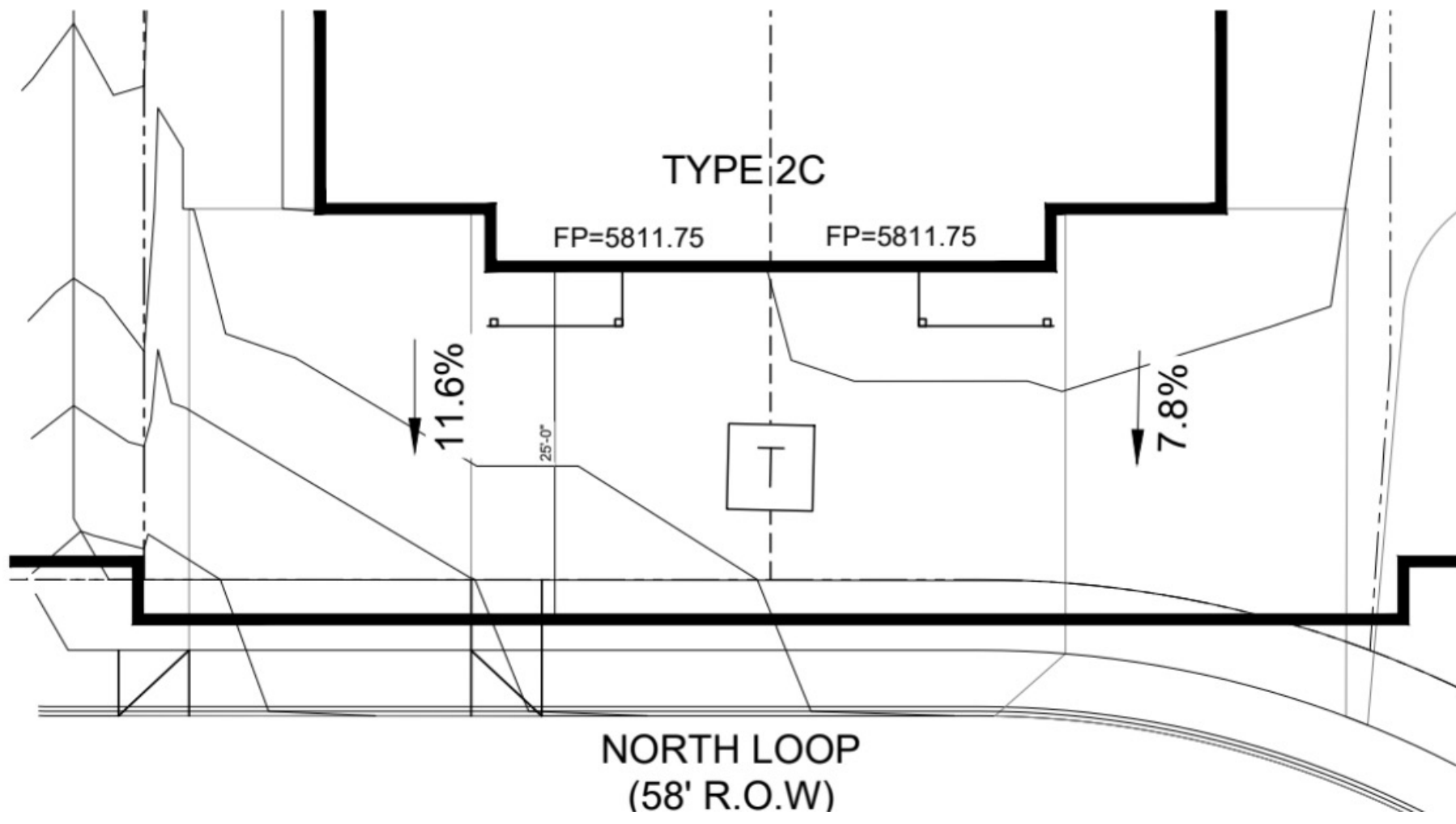


UNIT A	NUMBER	UNIT B	NUMBER
BEDROOMS	2	BEDROOMS	2
HOME OFFICE	1	HOME OFFICE	1
FULL BATHS	2	FULL BATHS	2
HALF BATHS	1	HALF BATHS	1
CAR GARAGE	1	CAR GARAGE	1

UNIT A	SQUARE FOOTAGE	UNIT B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	680 SF	FLOOR PLAN - 1ST	680 SF
FLOOR PLAN - 2ND	680 SF	FLOOR PLAN - 2ND	680 SF
GARAGE	336 SF	GARAGE	336 SF
COVERED PATIO	0 SF	COVERED PATIO	0 SF
COVERED BALCONY	0 SF	COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,360 SF	TOTAL CONDITIONED	1,360 SF
TOTAL	1,696 SF	TOTAL	1,696 SF

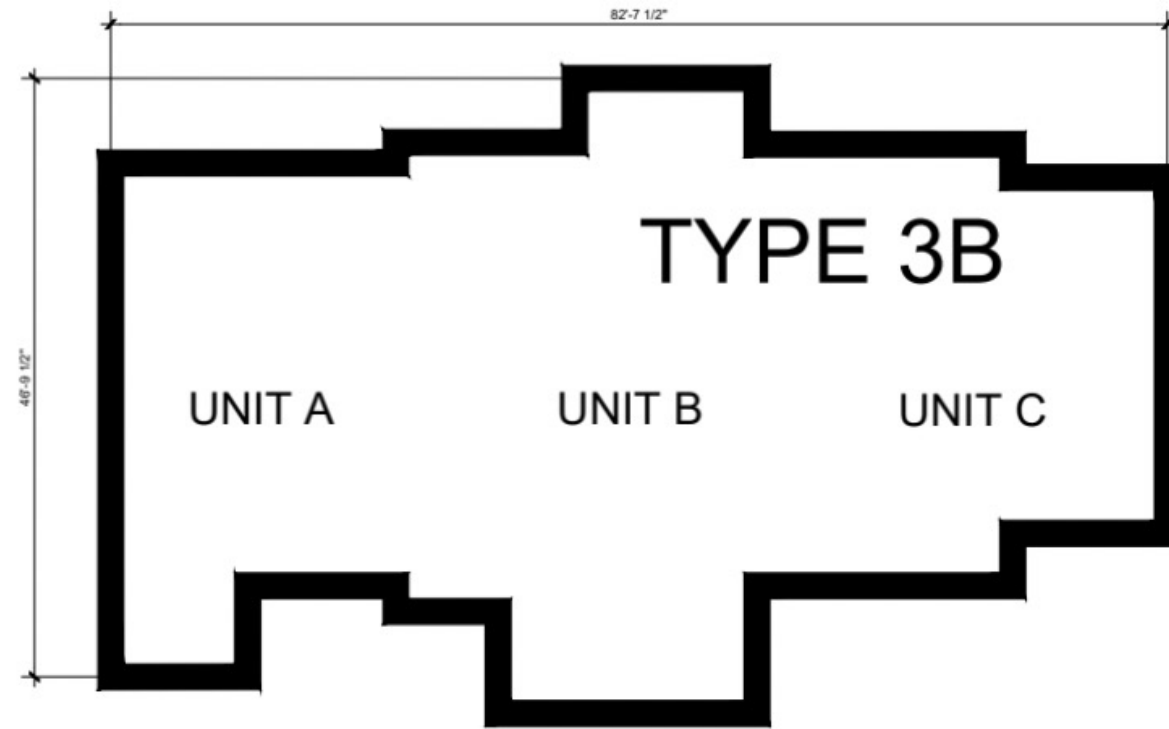
BUILDING TYPE	NUM. OF UNITS IN BLDG	NUM. OF BLDG. TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE	TYPE 2C SQUARE FOOTAGE
TYPE 2C	2	1	2,720 SF	2,720 SF	FLOOR PLAN - 1ST 1,360 SF FLOOR PLAN - 2ND 1,360 SF GARAGE 672 SF COVERED PATIO 0 SF COVERED BALCONY 0 SF TOTAL CONDITIONED 2,720 SF TOTAL 3,392 SF







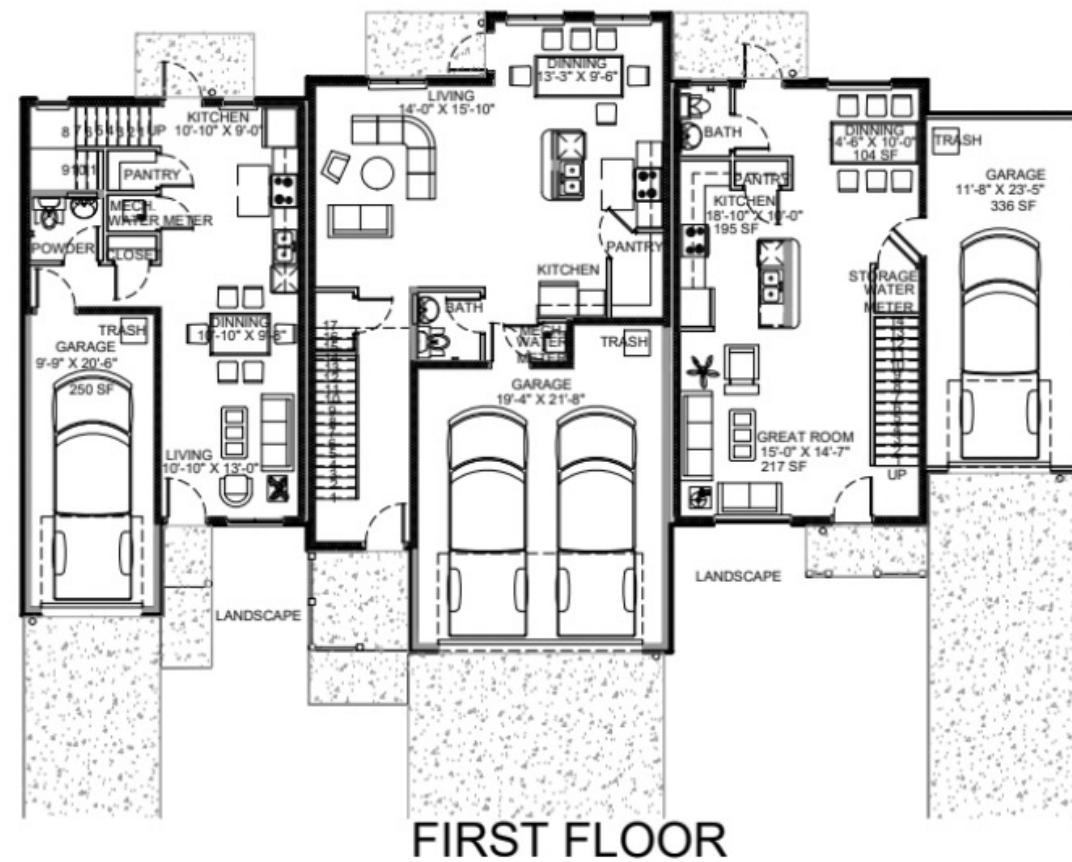
TYPE 2C

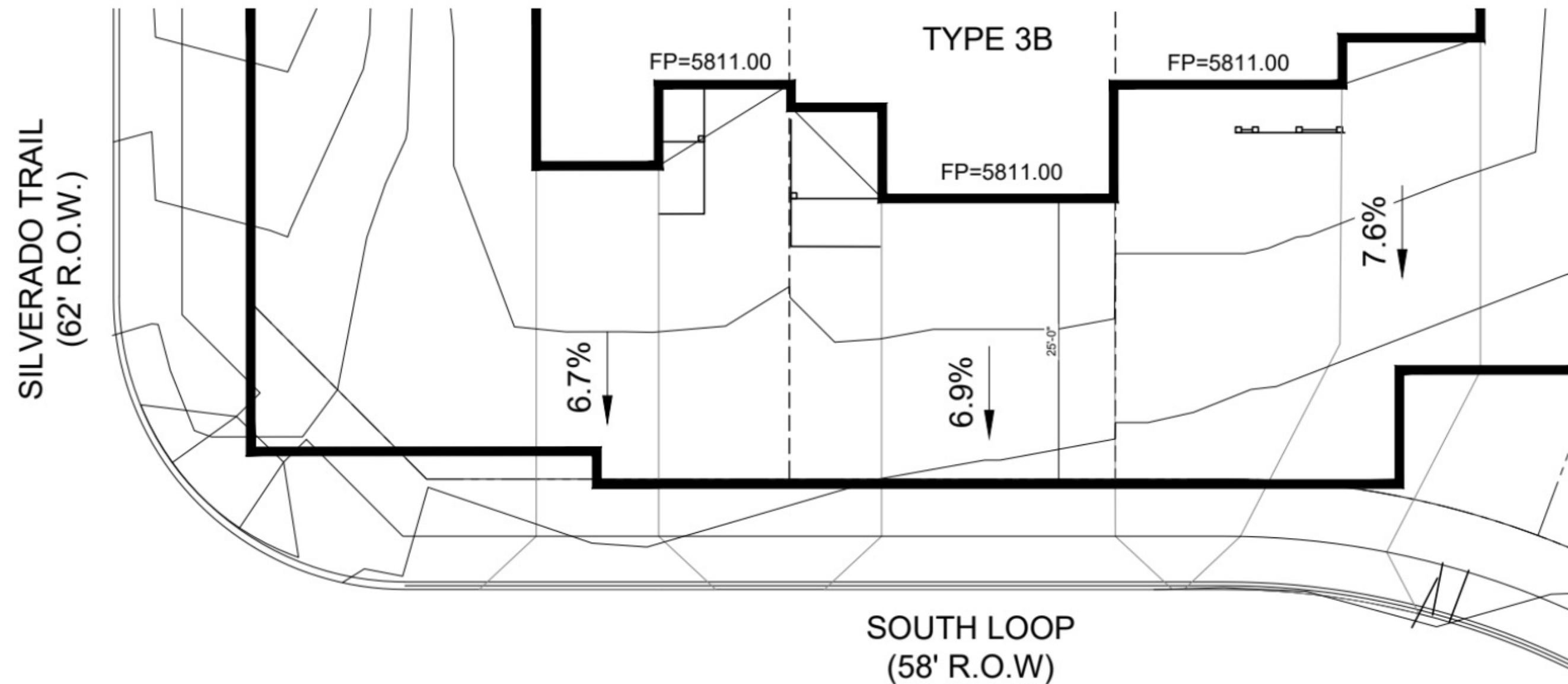


UNIT A	NUMBER	UNIT B	NUMBER	UNIT C	NUMBER
BEDROOMS	2	BEDROOMS	3	BEDROOMS	2
HOME OFFICE	1	HOME OFFICE	0	HOME OFFICE	1
FULL BATHS	2	FULL BATHS	2	FULL BATHS	2
HALF BATHS	1	HALF BATHS	1	HALF BATHS	1
CAR GARAGE	1	CAR GARAGE	2	CAR GARAGE	1

UNIT A	SQUARE FOOTAGE	UNIT B	SQUARE FOOTAGE	UNIT C	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF	FLOOR PLAN - 1ST	820 SF	FLOOR PLAN - 1ST	680 SF
FLOOR PLAN - 2ND	730 SF	FLOOR PLAN - 2ND	1,131 SF	FLOOR PLAN - 2ND	680 SF
GARAGE	250 SF	GARAGE	449 SF	GARAGE	336 SF
COVERED PATIO	20 SF	COVERED PATIO	64 SF	COVERED PATIO	0 SF
COVERED BALCONY	0 SF	COVERED BALCONY	0 SF	COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF	TOTAL CONDITIONED	1,951 SF	TOTAL CONDITIONED	1,360 SF
TOTAL	1,553 SF	TOTAL	2,464 SF	TOTAL	1,696 SF

BUILDING TYPE	NUM. OF BLDG.	NUM. OF TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE	TYPE 3B	SQUARE FOOTAGE
TYPE 3B	3	1	4,594 SF	4,594 SF	FLOOR PLAN - 1ST	2,053 SF
					FLOOR PLAN - 2ND	2,541 SF
					GARAGE	1,035 SF
					COVERED PATIO	84 SF
					COVERED BALCONY	0 SF
					TOTAL CONDITIONED	4,594 SF
					TOTAL	5,713 SF

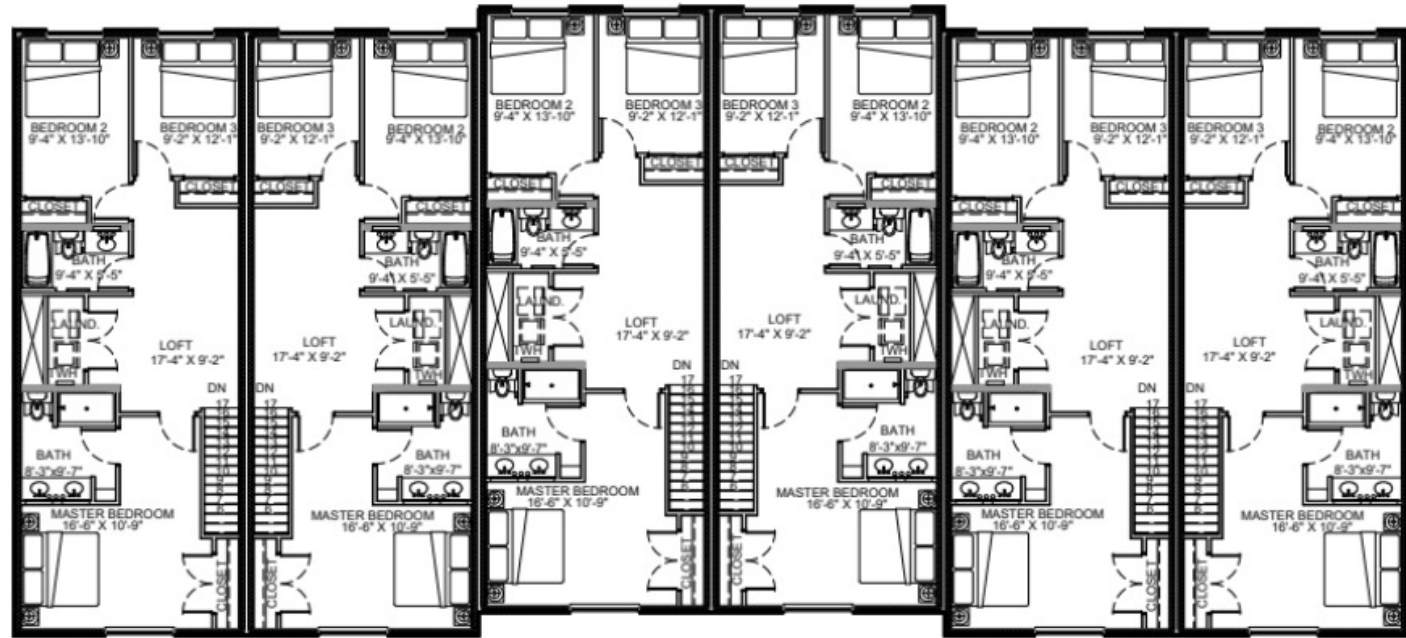




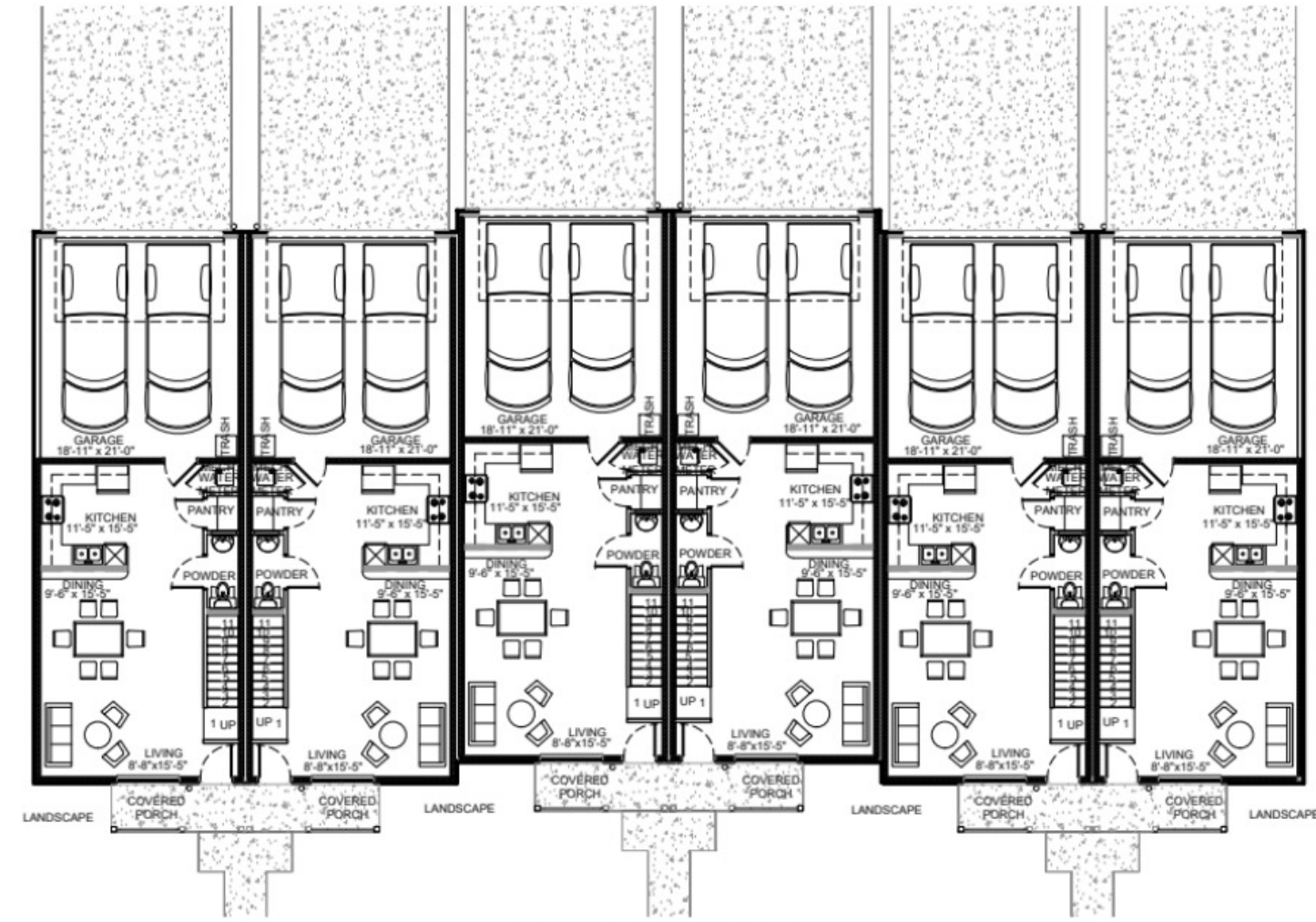
Elevation - **TYPE 3B**



TYPE 3B



SECOND FLOOR



FIRST FLOOR

UNIT A	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT E	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT E	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT B	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT F	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT F	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT C	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

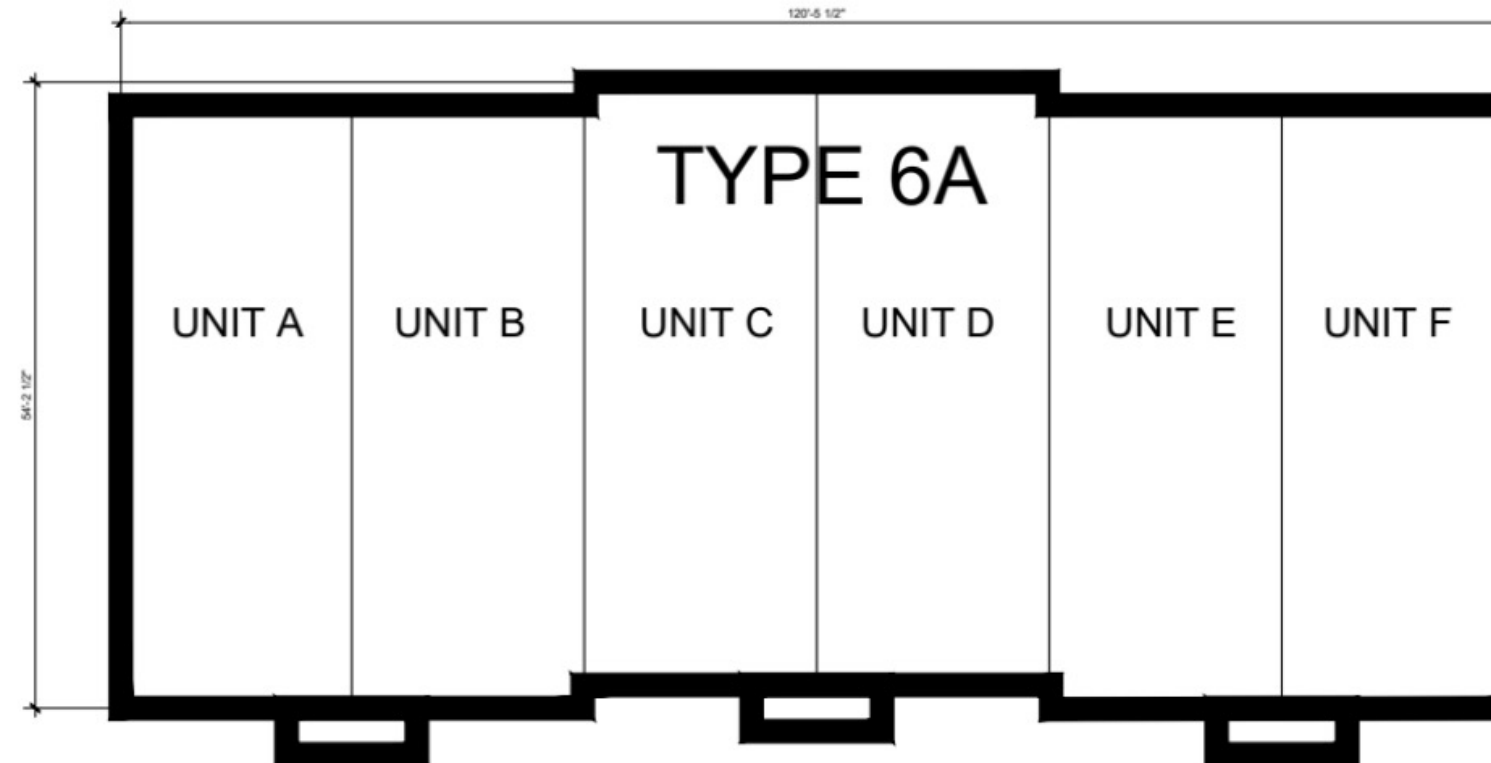
UNIT C	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

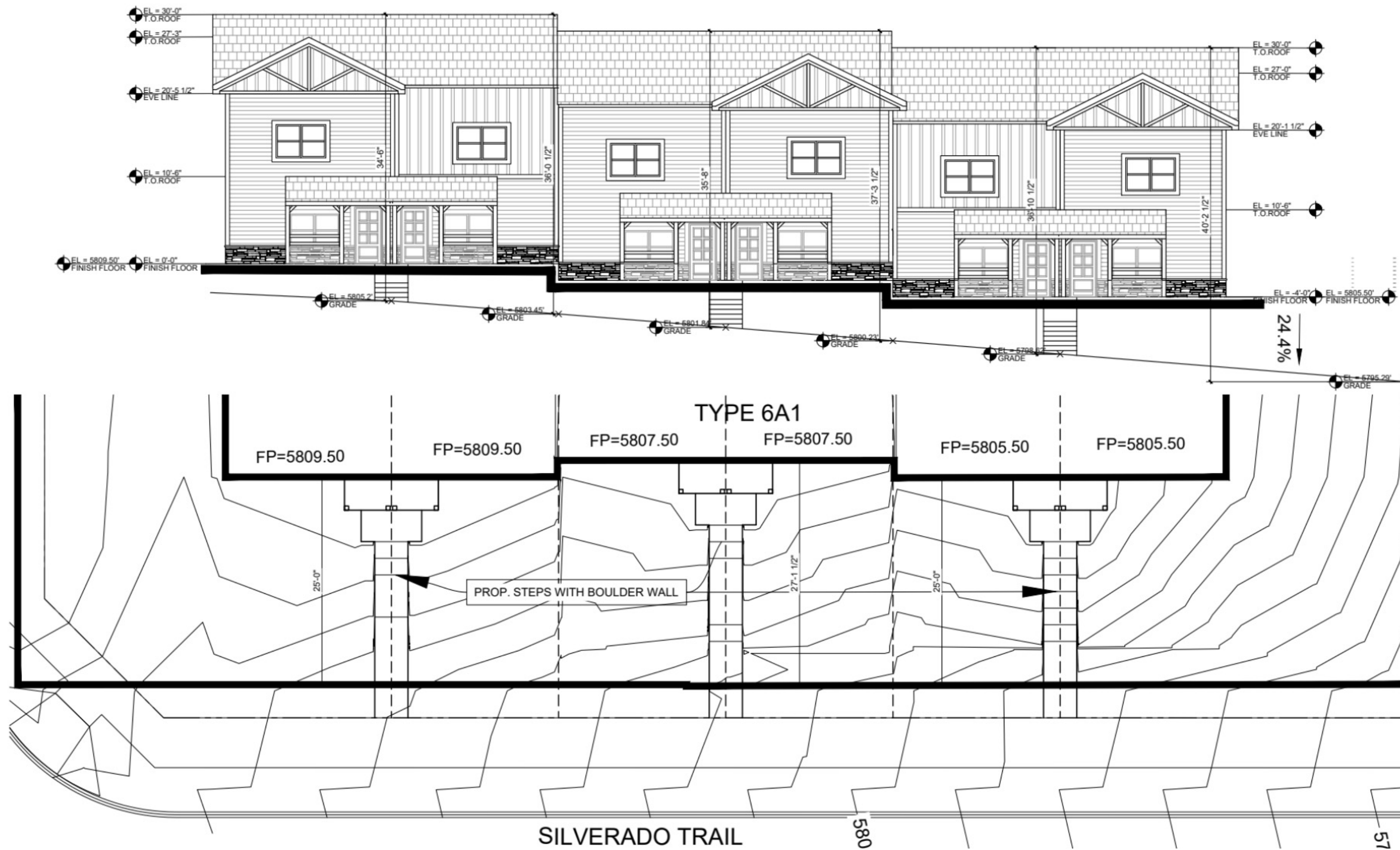
UNIT D	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

BUILDING TYPE	NUM. OF UNITS IN BLDG.	NUM. OF BLDG. TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE
TYPE 6A	6	2	9,492 SF	18,984 SF

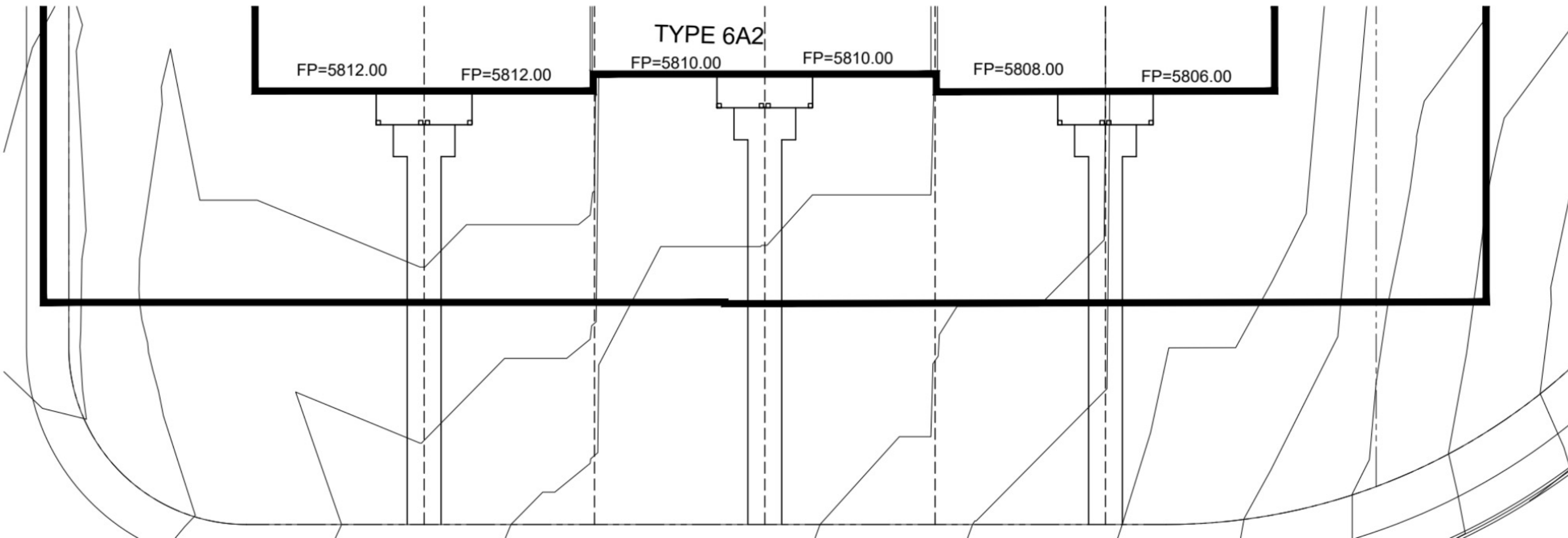
TYPE 6A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	3,630 SF
FLOOR PLAN - 2ND	5,862 SF
GARAGE	2,580 SF
COVERED PATIO	114 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	9,492 SF
TOTAL	12,072 SF





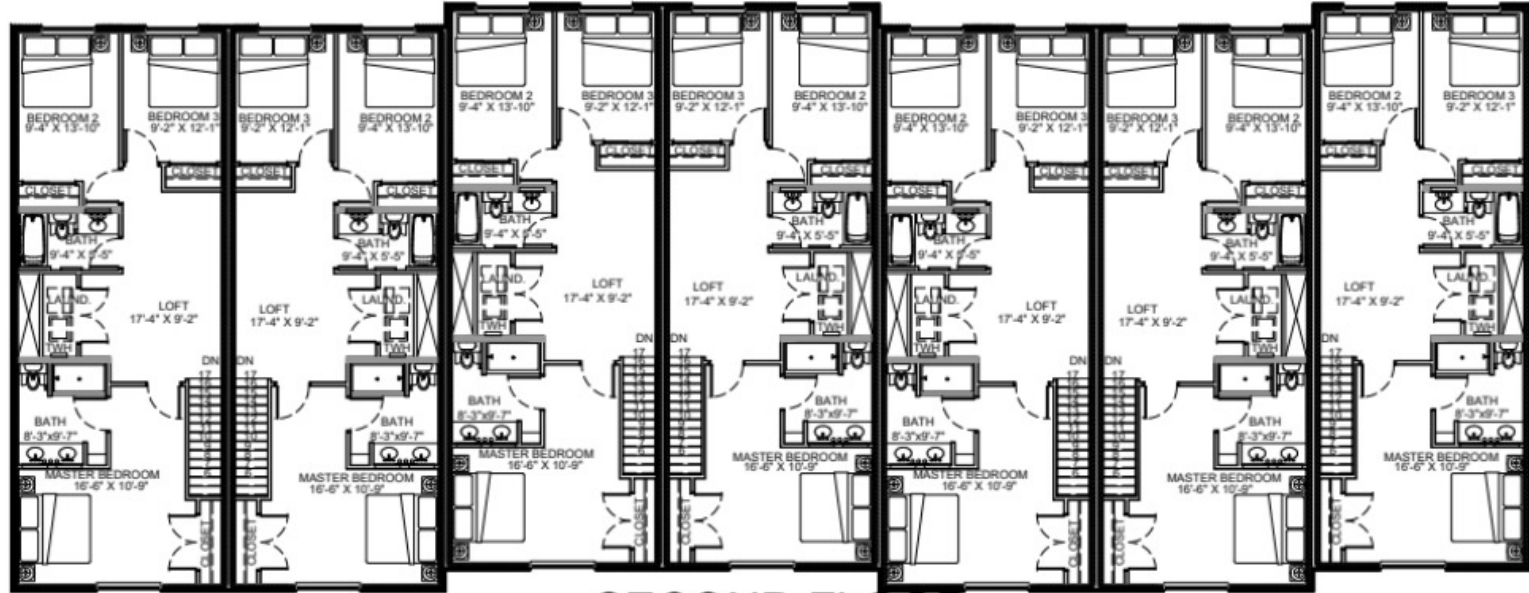


TYPE 6A1

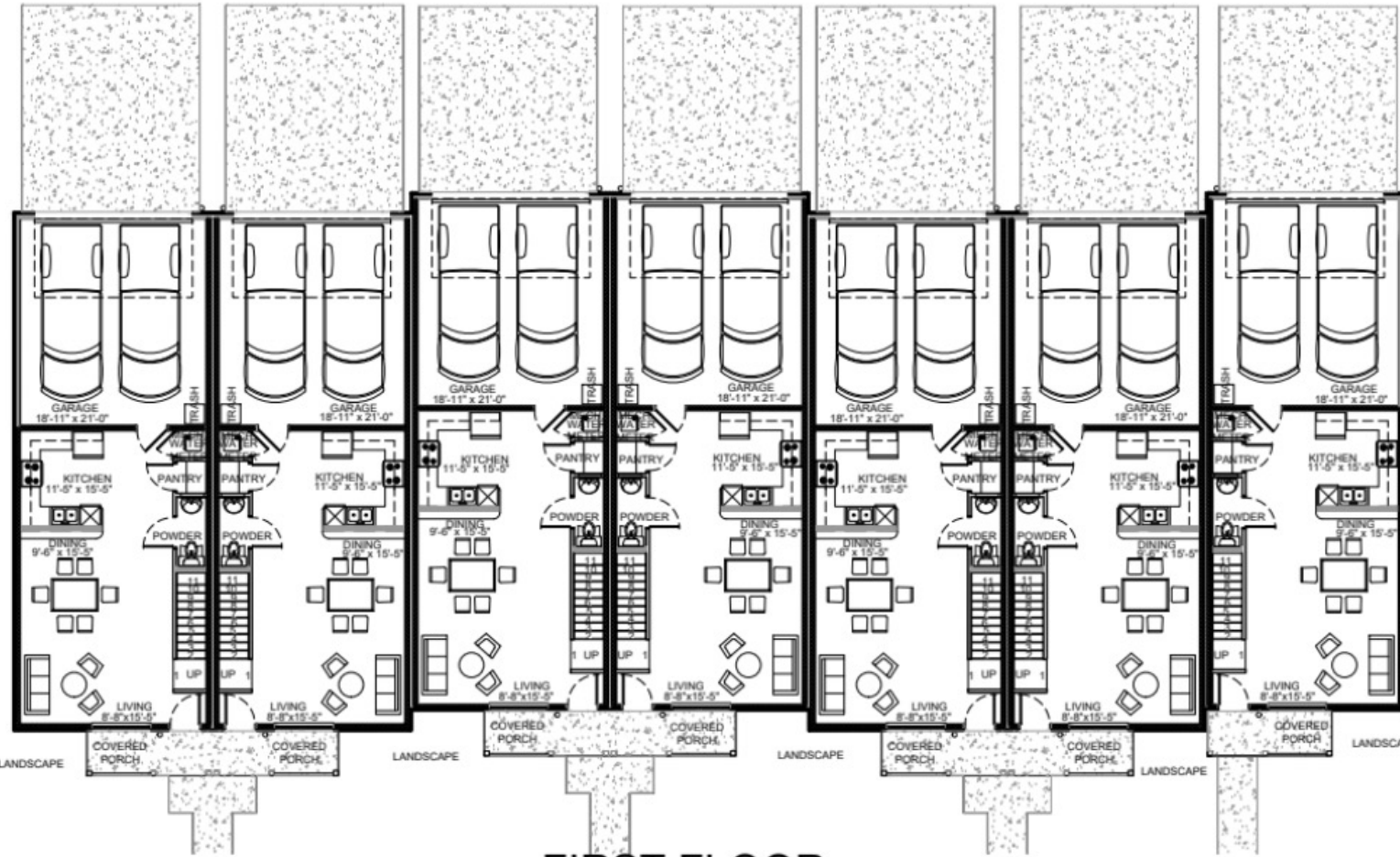




TYPE 6A2



SECOND FLOOR



FIRST FLOOR

UNIT A	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT B	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT C	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT D	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT C	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT E	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT F	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT G	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

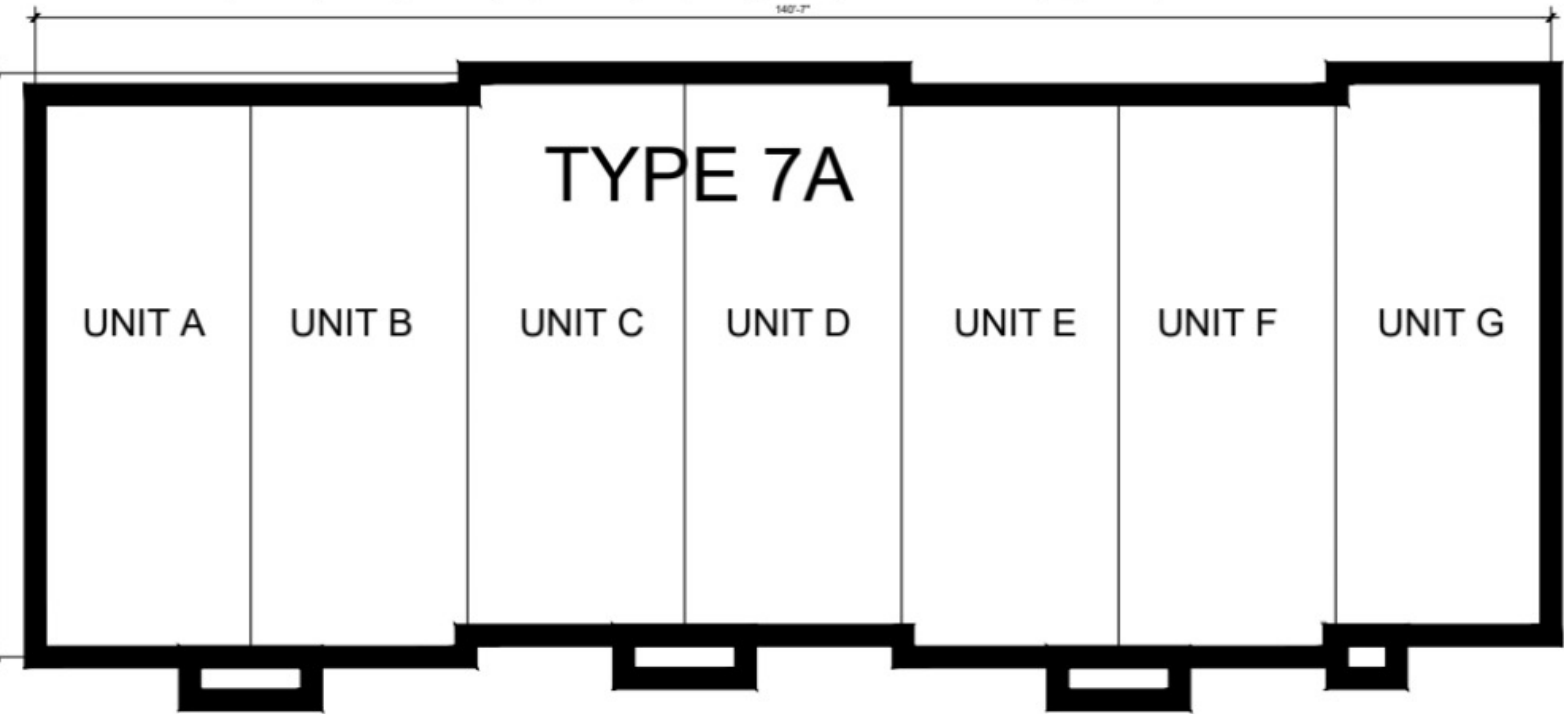
UNIT E	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

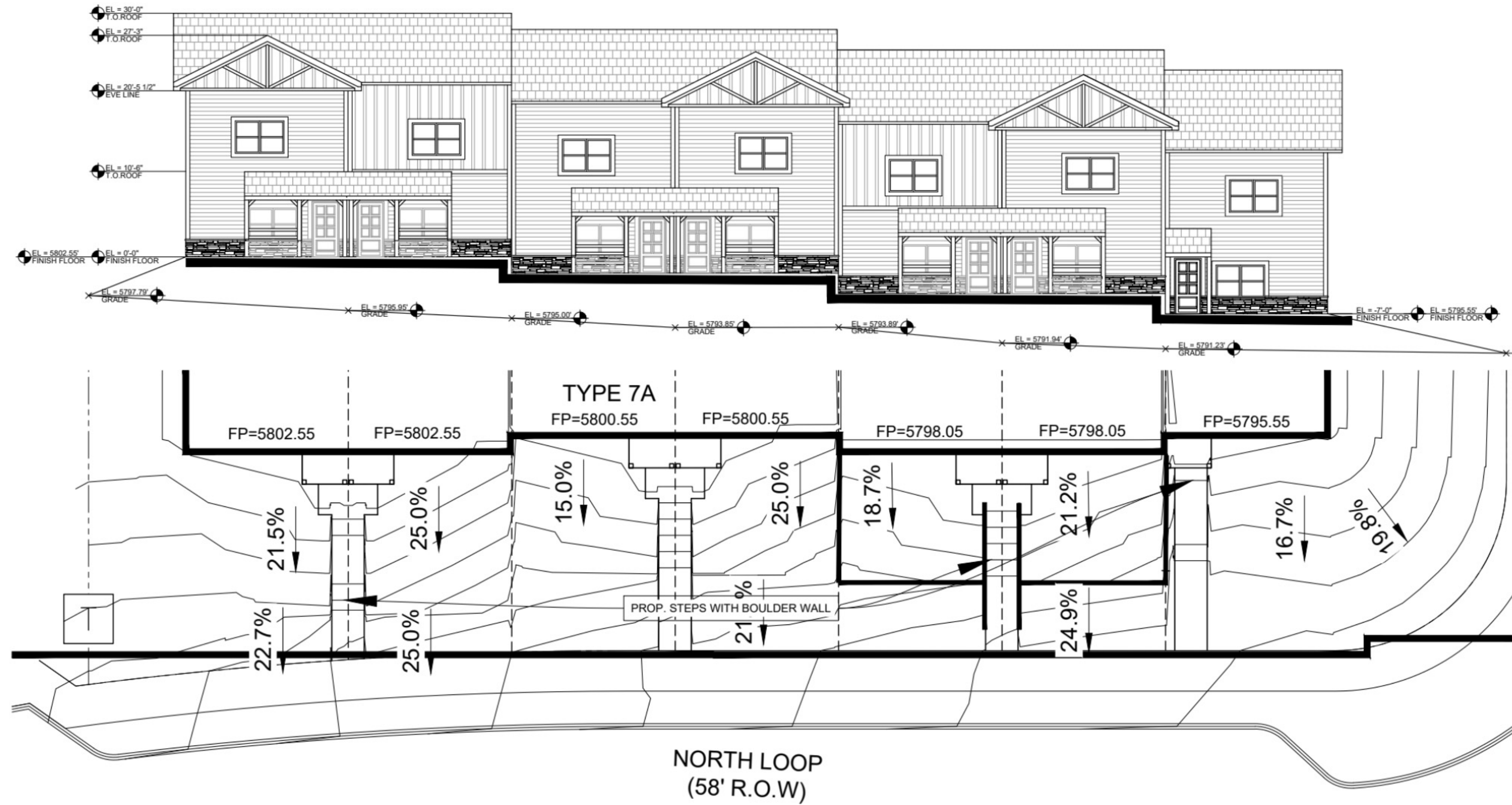
UNIT F	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT G	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

BUILDING TYPE	NUM. OF BLDG	NUM. OF UNITS IN BLDG	COND. TYPES	COND. SQUARE FOOTAGE	TOTAL COND. SQUARE FOOTAGE
TYPE 7A	7	1		11,074 SF	11,074 SF

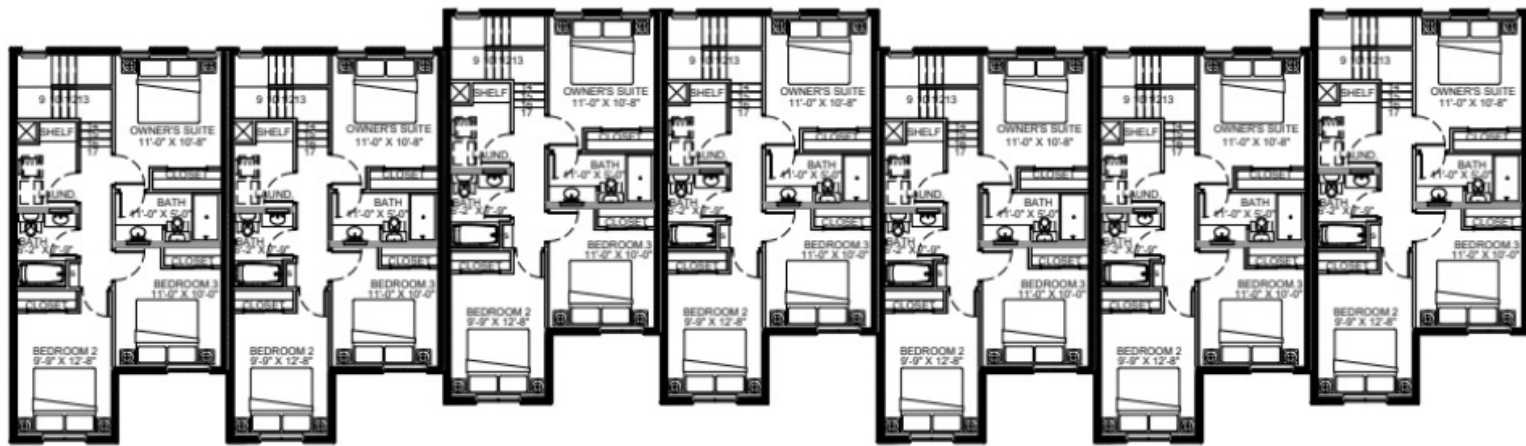
TYPE 7A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	4,235 SF
FLOOR PLAN - 2ND	6,839 SF
GARAGE	3,010 SF
COVERED PATIO	133 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	11,074 SF
TOTAL	14,084 SF



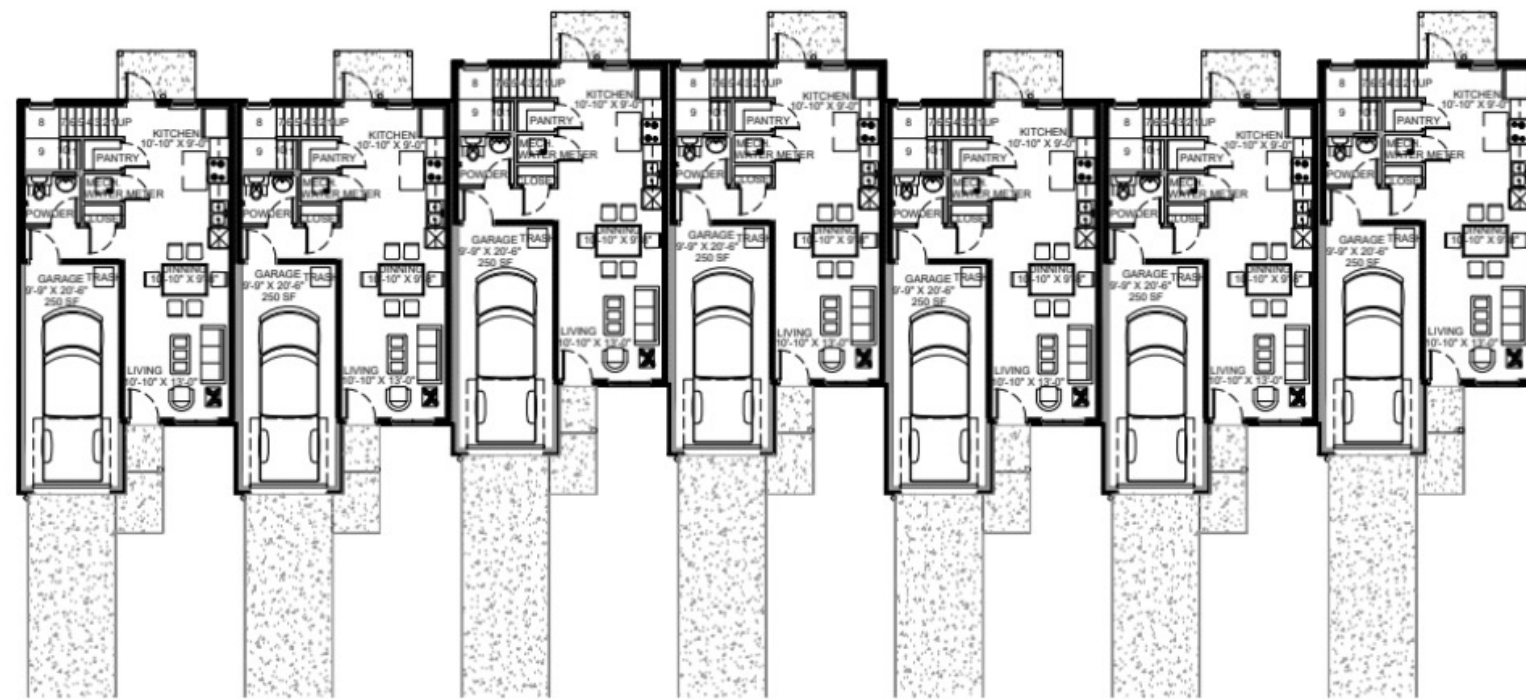




TYPE 7A



SECOND FLOOR



FIRST FLOOR

UNIT A	NUMBER	UNIT B	NUMBER	UNIT C	NUMBER	UNIT D	NUMBER
BEDROOMS	3	BEDROOMS	3	BEDROOMS	3	BEDROOMS	3
HOME OFFICE	0	HOME OFFICE	0	HOME OFFICE	0	HOME OFFICE	0
FULL BATHS	2	FULL BATHS	2	FULL BATHS	2	FULL BATHS	2
HALF BATHS	1	HALF BATHS	1	HALF BATHS	1	HALF BATHS	1
CAR GARAGE	1	CAR GARAGE	1	CAR GARAGE	1	CAR GARAGE	1

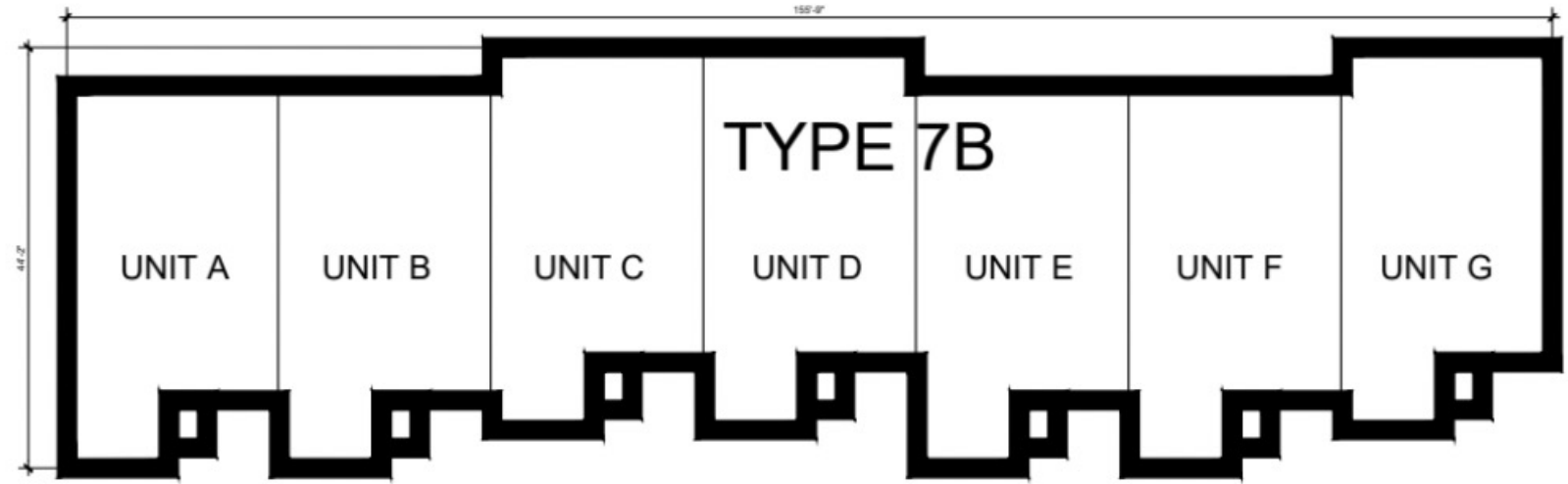
UNIT A	SQUARE FOOTAGE	UNIT B	SQUARE FOOTAGE	UNIT C	SQUARE FOOTAGE	UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF	FLOOR PLAN - 1ST	553 SF	FLOOR PLAN - 1ST	553 SF	FLOOR PLAN - 1ST	553 SF
FLOOR PLAN - 2ND	730 SF	FLOOR PLAN - 2ND	730 SF	FLOOR PLAN - 2ND	730 SF	FLOOR PLAN - 2ND	730 SF
GARAGE	250 SF	GARAGE	250 SF	GARAGE	250 SF	GARAGE	250 SF
COVERED PATIO	20 SF	COVERED PATIO	20 SF	COVERED PATIO	20 SF	COVERED PATIO	20 SF
COVERED BALCONY	0 SF	COVERED BALCONY	0 SF	COVERED BALCONY	0 SF	COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF	TOTAL CONDITIONED	1,283 SF	TOTAL CONDITIONED	1,283 SF	TOTAL CONDITIONED	1,283 SF
TOTAL	1,553 SF	TOTAL	1,553 SF	TOTAL	1,553 SF	TOTAL	1,553 SF

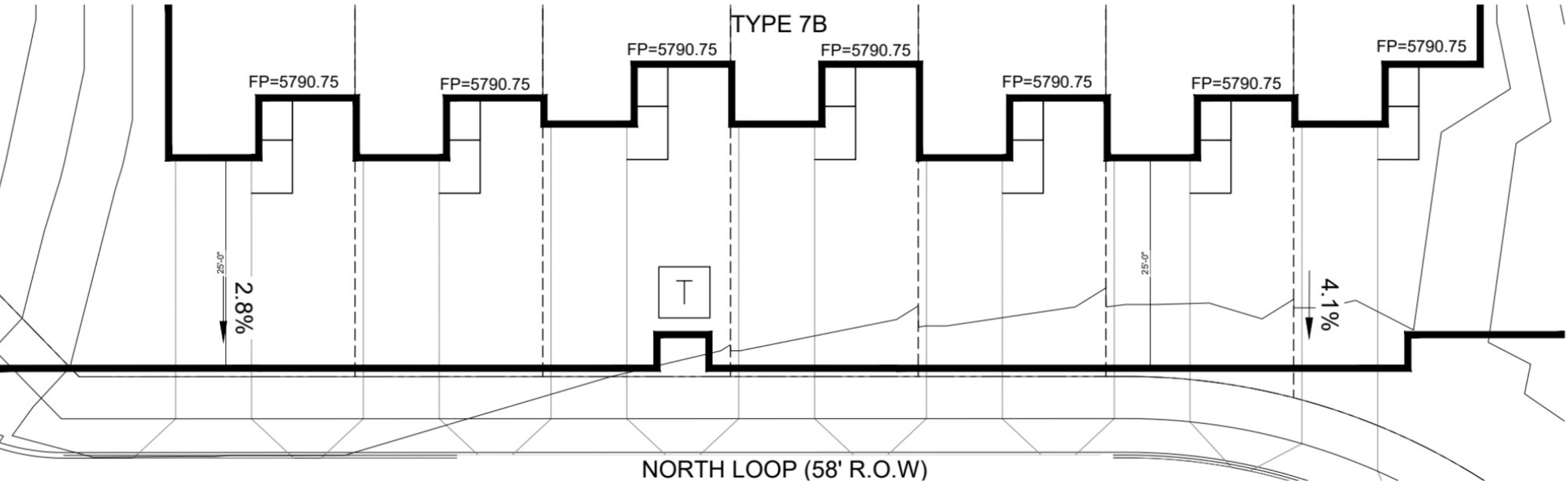
UNIT E	NUMBER	UNIT F	NUMBER	UNIT G	NUMBER
BEDROOMS	3	BEDROOMS	3	BEDROOMS	3
HOME OFFICE	0	HOME OFFICE	0	HOME OFFICE	0
FULL BATHS	2	FULL BATHS	2	FULL BATHS	2
HALF BATHS	1	HALF BATHS	1	HALF BATHS	1
CAR GARAGE	1	CAR GARAGE	1	CAR GARAGE	1

UNIT E	SQUARE FOOTAGE	UNIT F	SQUARE FOOTAGE	UNIT G	SQUARE FOOTAGE
FLOOR PLAN - 1ST	553 SF	FLOOR PLAN - 1ST	553 SF	FLOOR PLAN - 1ST	553 SF
FLOOR PLAN - 2ND	730 SF	FLOOR PLAN - 2ND	730 SF	FLOOR PLAN - 2ND	730 SF
GARAGE	250 SF	GARAGE	250 SF	GARAGE	250 SF
COVERED PATIO	20 SF	COVERED PATIO	20 SF	COVERED PATIO	20 SF
COVERED BALCONY	0 SF	COVERED BALCONY	0 SF	COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,283 SF	TOTAL CONDITIONED	1,283 SF	TOTAL CONDITIONED	1,283 SF
TOTAL	1,553 SF	TOTAL	1,553 SF	TOTAL	1,553 SF

		NUM. OF	NUM. OF	CONDITIONED	TOTAL
BUILDING	TYPE	UNITS IN	BLDG.	SQUARE	CONDITIONED
TYPE 7B		7	1	8,981 SF	8,981 SF

TYPE 7B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	3,871 SF
FLOOR PLAN - 2ND	5,110 SF
GARAGE	1,750 SF
COVERED PATIO	120 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	8,981 SF
TOTAL	10,871 SF



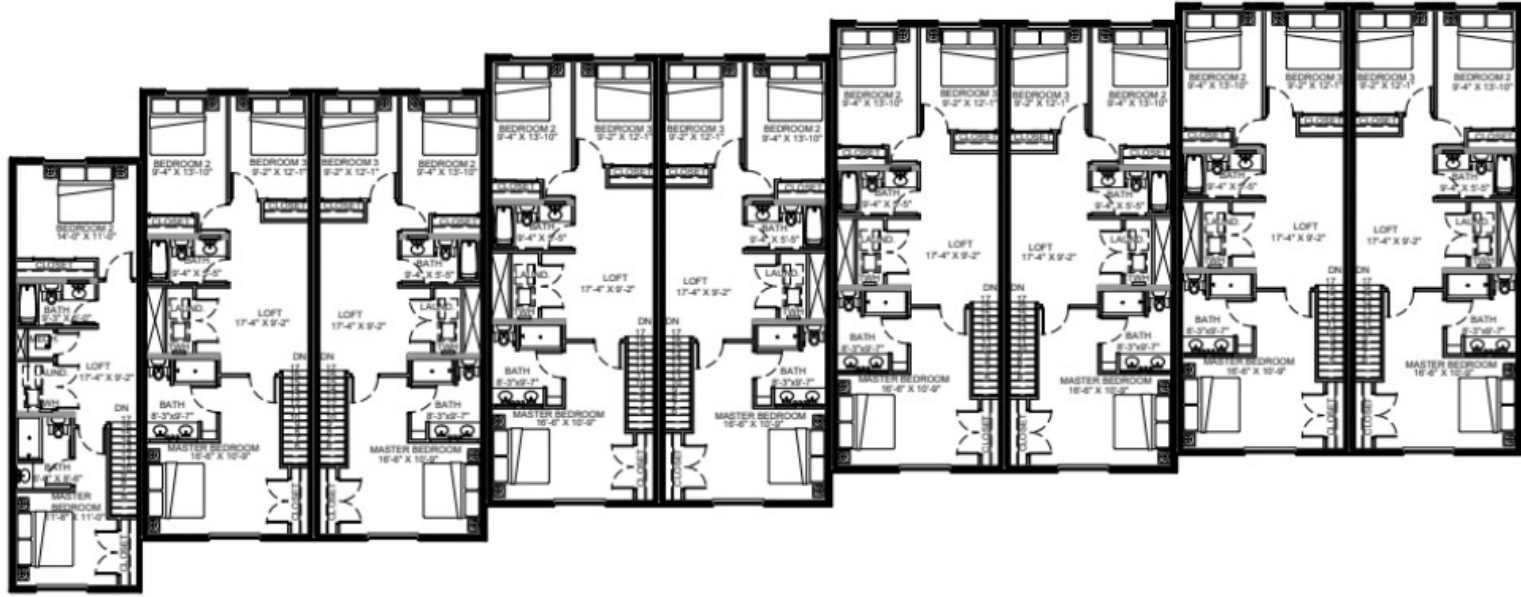




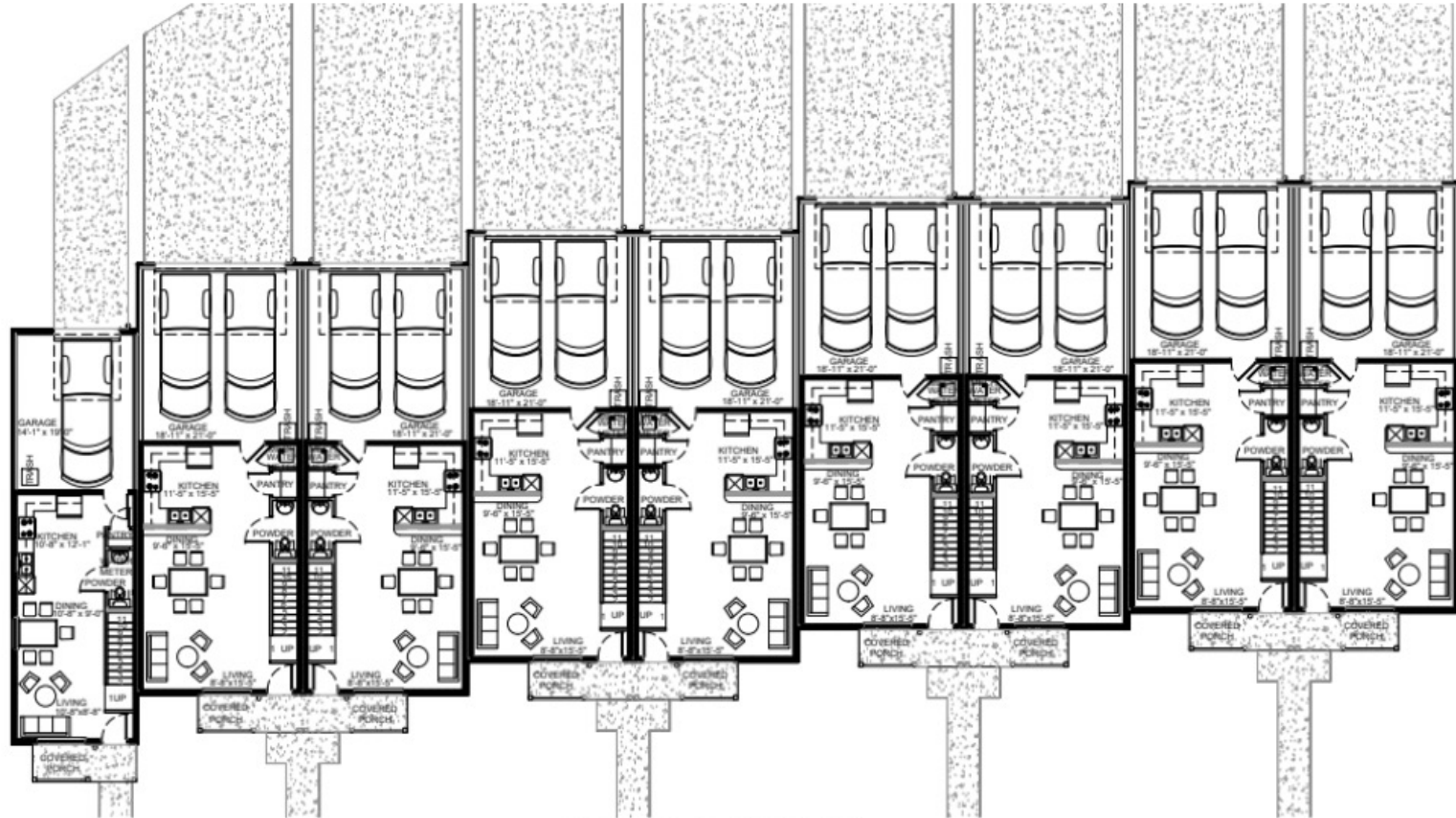
TYPE 7B



TYPE 7B ,



SECOND FLOOR



FIRST FLOOR

UNIT A	NUMBER
BEDROOMS	2
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	1

UNIT A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	457 SF
FLOOR PLAN - 2ND	707 SF
GARAGE	295 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,164 SF
TOTAL	1,459 SF

UNIT E	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT E	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT I	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT I	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT B	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT B	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT F	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT F	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

BUILDING TYPE	NUM. OF UNITS IN BLDG.	NUM. OF TYPES	CONDITIONED SQUARE FOOTAGE	TOTAL CONDITIONED SQUARE FOOTAGE
TYPE 9A	9	1	13,820 SF	13,820 SF

UNIT C	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT C	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT G	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT G	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

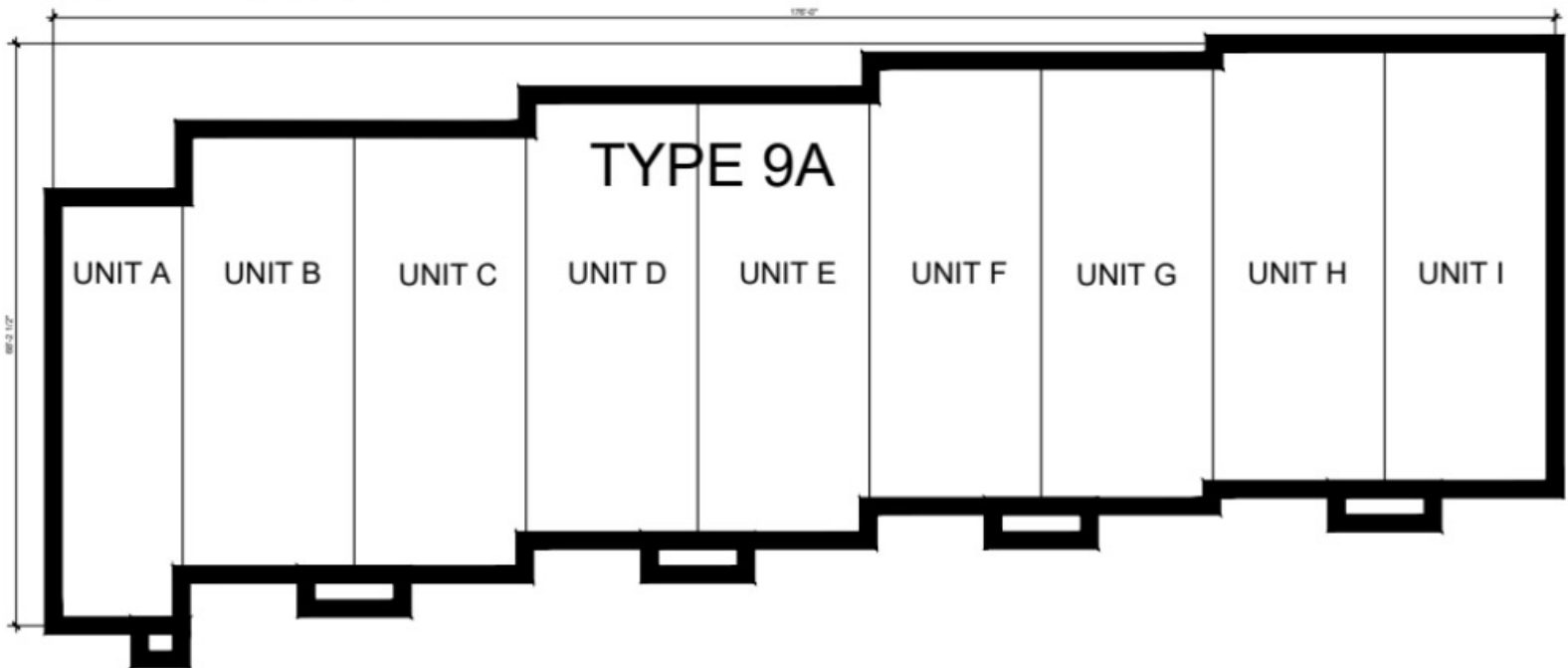
UNIT D	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT D	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

UNIT H	NUMBER
BEDROOMS	3
HOME OFFICE	0
FULL BATHS	2
HALF BATHS	1
CAR GARAGE	2

UNIT H	SQUARE FOOTAGE
FLOOR PLAN - 1ST	605 SF
FLOOR PLAN - 2ND	977 SF
GARAGE	430 SF
COVERED PATIO	19 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	1,582 SF
TOTAL	2,012 SF

TYPE 9A	SQUARE FOOTAGE
FLOOR PLAN - 1ST	5,297 SF
FLOOR PLAN - 2ND	8,523 SF
GARAGE	3,735 SF
COVERED PATIO	62 SF
COVERED BALCONY	0 SF
TOTAL CONDITIONED	13,820 SF
TOTAL	17,555 SF





TYPE 9A

Elevations

COLORIZED



06 ELEVATION TYPE 3B
SCALE: 3/16" = 1'-0"



05 ELEVATION TYPE 2C
SCALE: 3/16" = 1'-0"



04 ELEVATION TYPE 2B
SCALE: 3/16" = 1'-0"



03 ELEVATION TYPE 1C
SCALE: 3/16" = 1'-0"



02 ELEVATION TYPE 1B
SCALE: 3/16" = 1'-0"



01 ELEVATION TYPE 1A
SCALE: 3/16" = 1'-0"

CASTLE VALLEY RANCH, CO

ELEVATIONS 09A

SCALE: 1/16"=1'-0" • JOB#: 24042 • ISSUE DATE: 09/22/2025
APPROVED BY: DATE:

www.bondconstruction.com
COPYRIGHT © 2025 BOND CONSTRUCTION
THESE DRAWINGS OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD,
FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM BOND CONSTRUCTION.





10 ELEVATION TYPE 9A
SCALE: 3/16" = 1'-0"



09 ELEVATION TYPE 7B
SCALE: 3/16" = 1'-0"



08 ELEVATION TYPE 7A
SCALE: 3/16" = 1'-0"



07 ELEVATION TYPE 6A
SCALE: 3/16" = 1'-0"

CASTLE VALLEY RANCH, CO

ELEVATIONS 09B

SCALE: 1/16"=1'-0" • JOB#: 24042 • ISSUE DATE: 09/22/2025
APPROVED BY: _____ DATE: _____

www.BOND-CONSTRUCTION.com
COPYRIGHT © 2025 BOND-CONSTRUCTION
THESE DRAWINGS OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD,
FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM BOND-CONSTRUCTION.



EXTERIOR SIDING



LAP SIDING, COLOR AS SELECTED



BOARD AND BATTEN, COLOR AS SELECTED

STONE

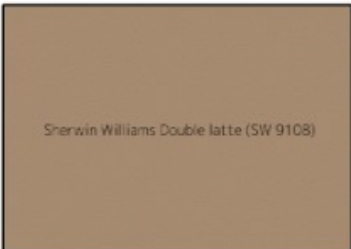


LINEAR LEDGE STONE

PAINT COLORS SLECTED



SW 6461, ISLE OF PINES

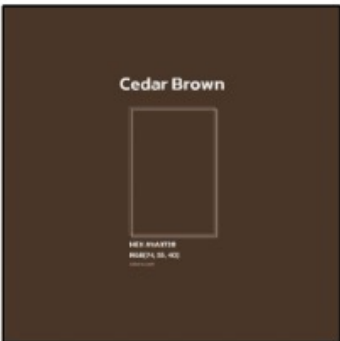


SW 9108, DOUBLE LATTE



SW 9141, WATERLOO

TRIM, & DOORS



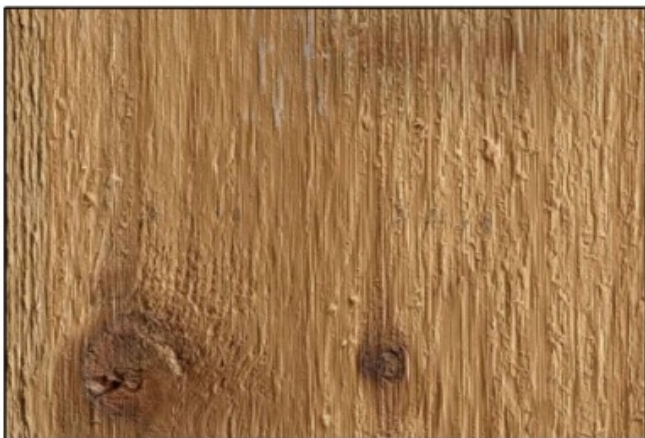
SW 2923, CEDAR BROWN

ROOFING



ASPHALT SHINGLES

WOOD

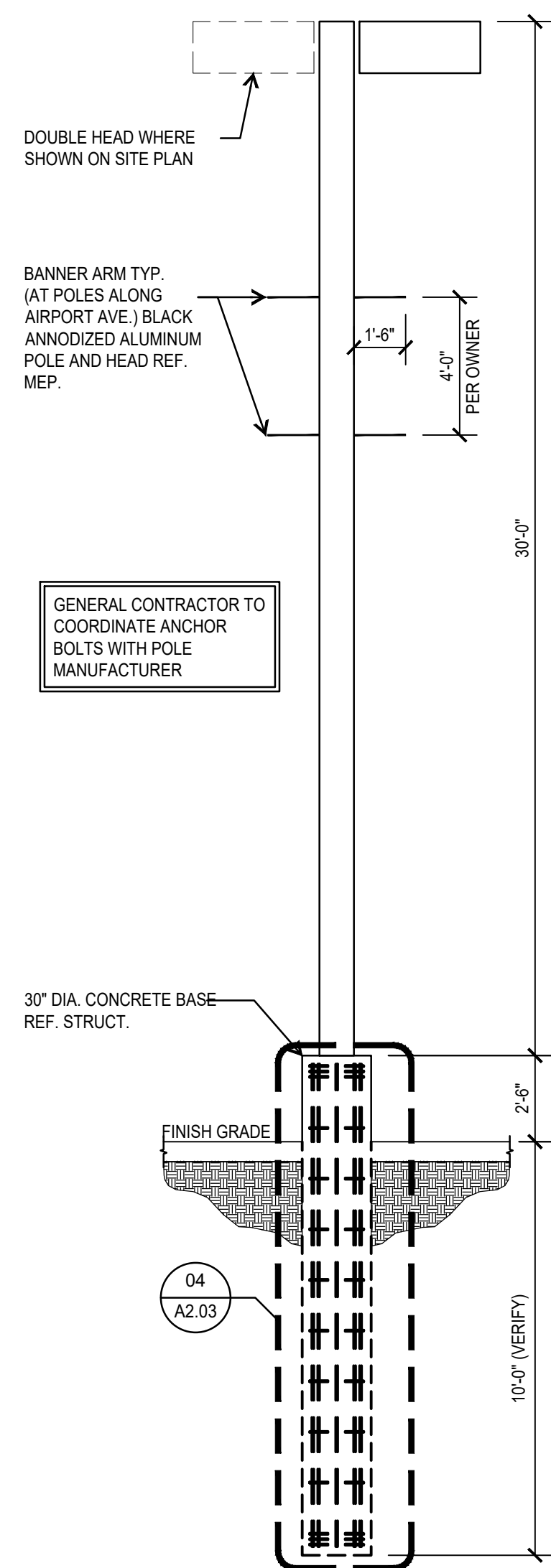


CEDAR

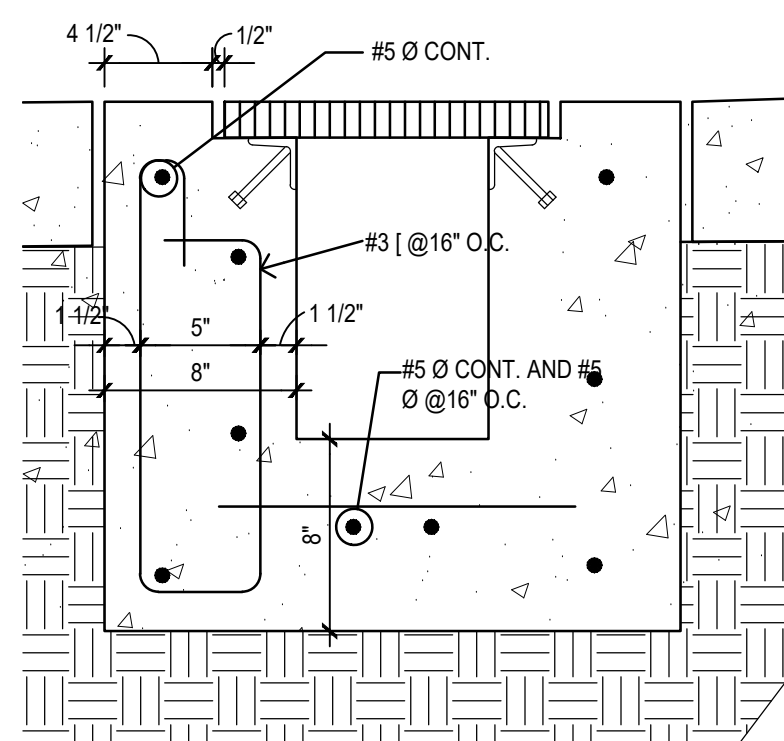
SITE DETAILS

1234

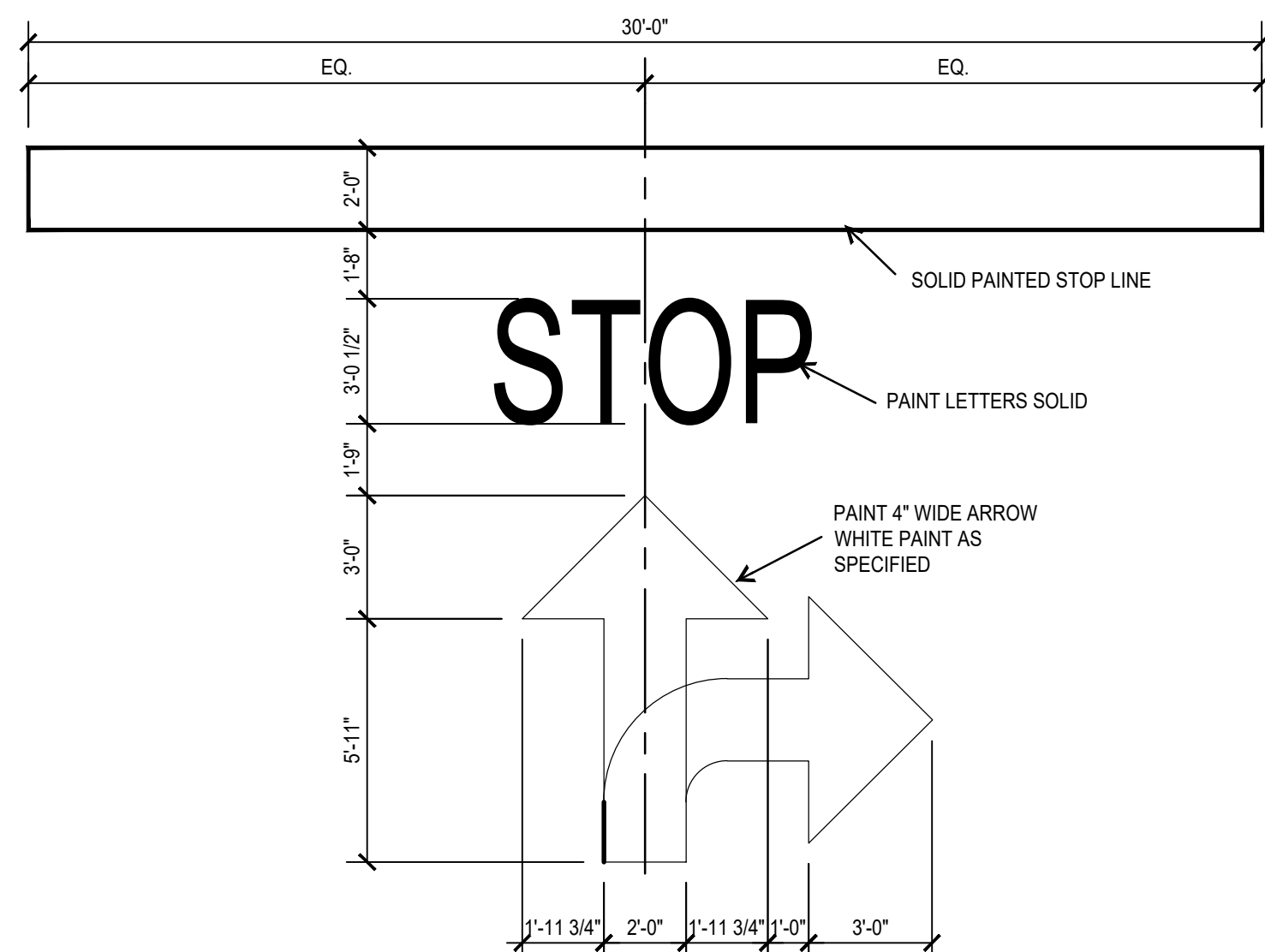
SCALE: 3" = 1'-0"



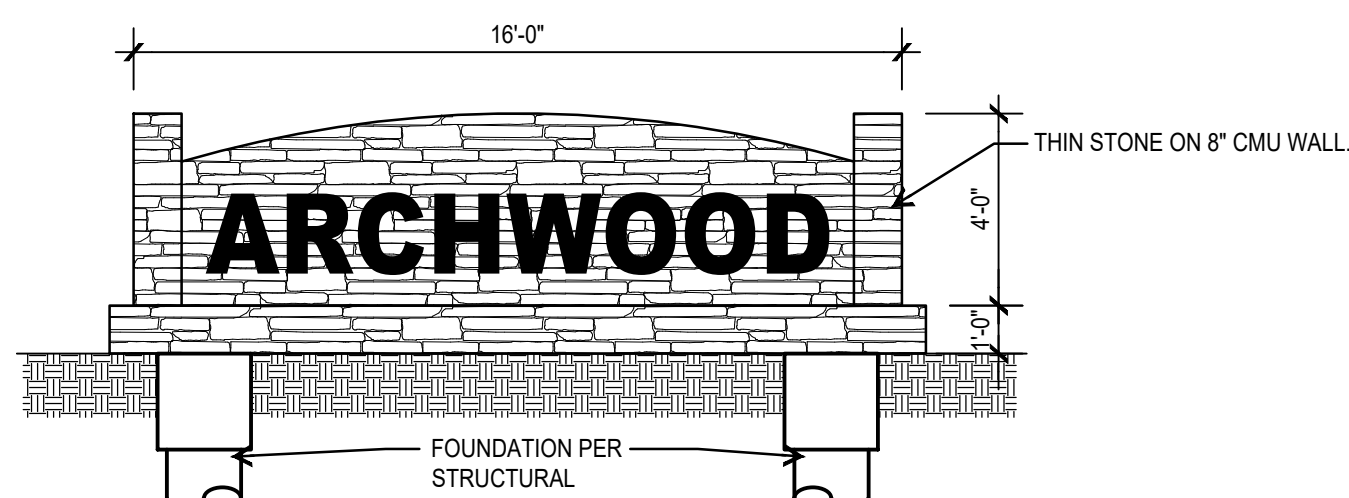
1/4" = 1'-0"



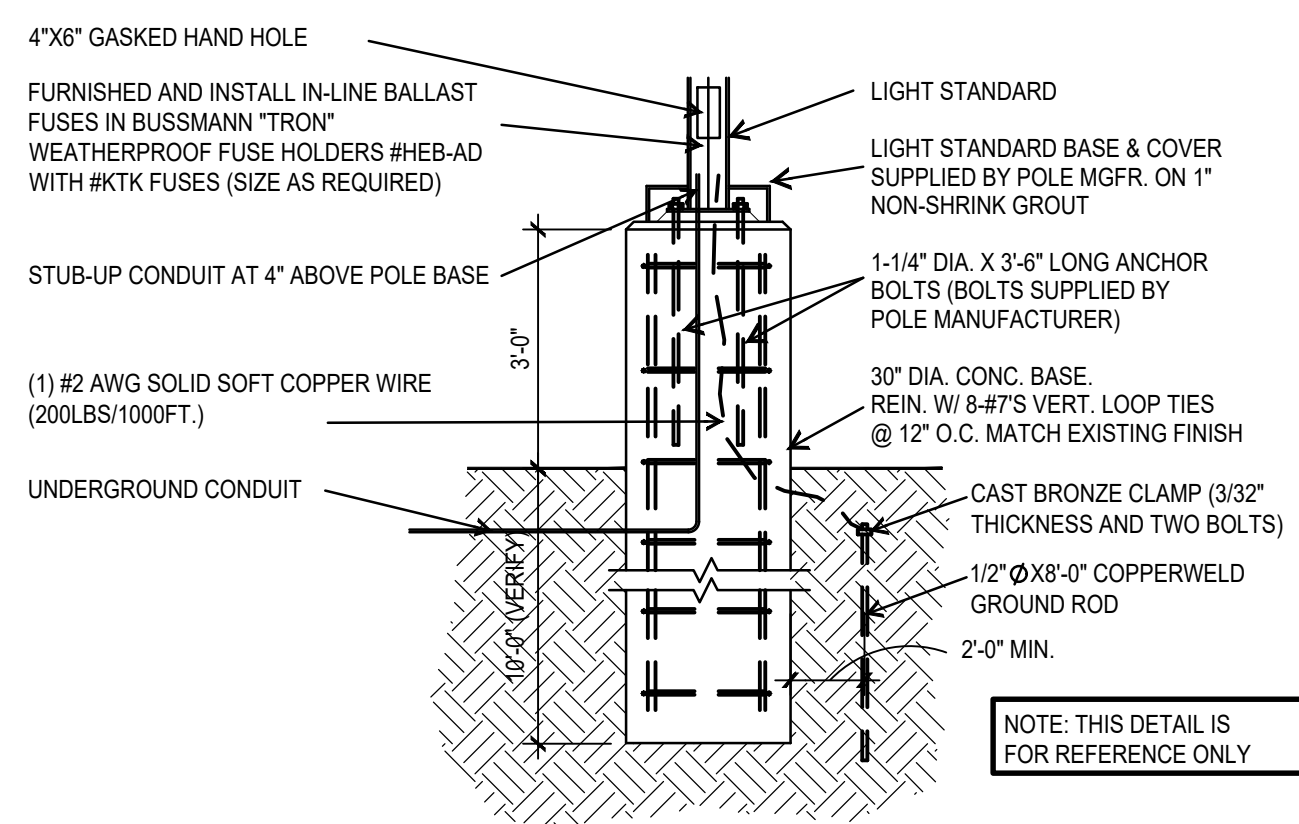
N.T.S.



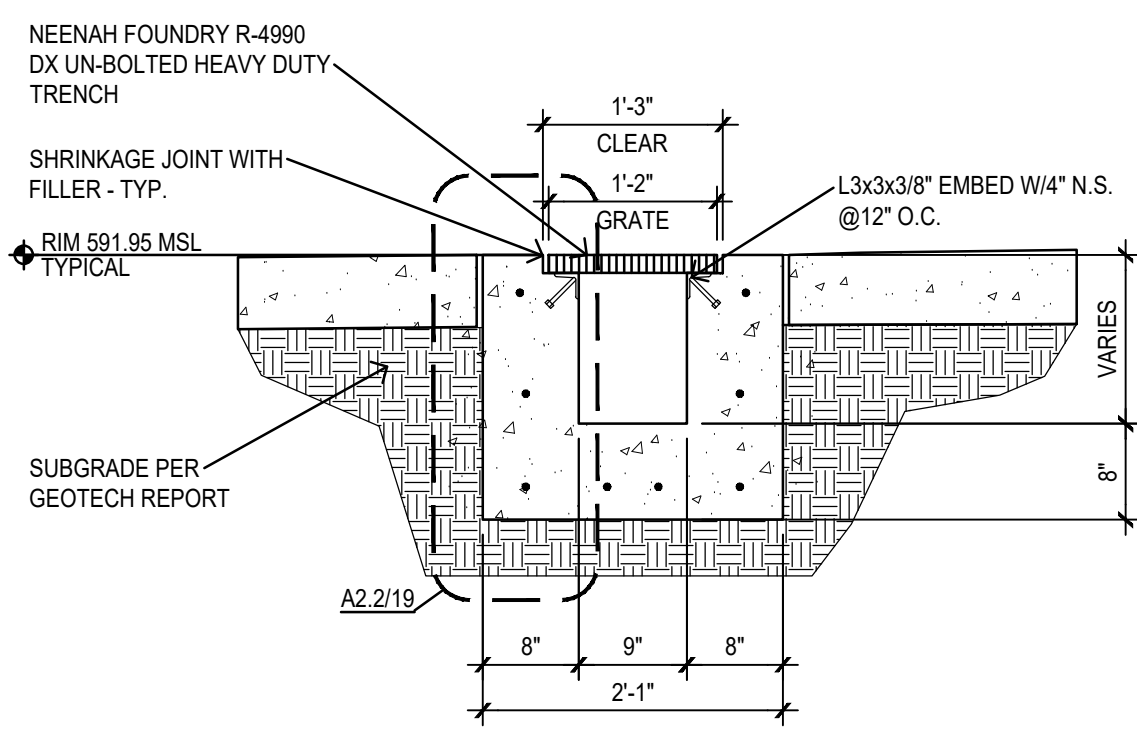
1/4" = 1'-0"



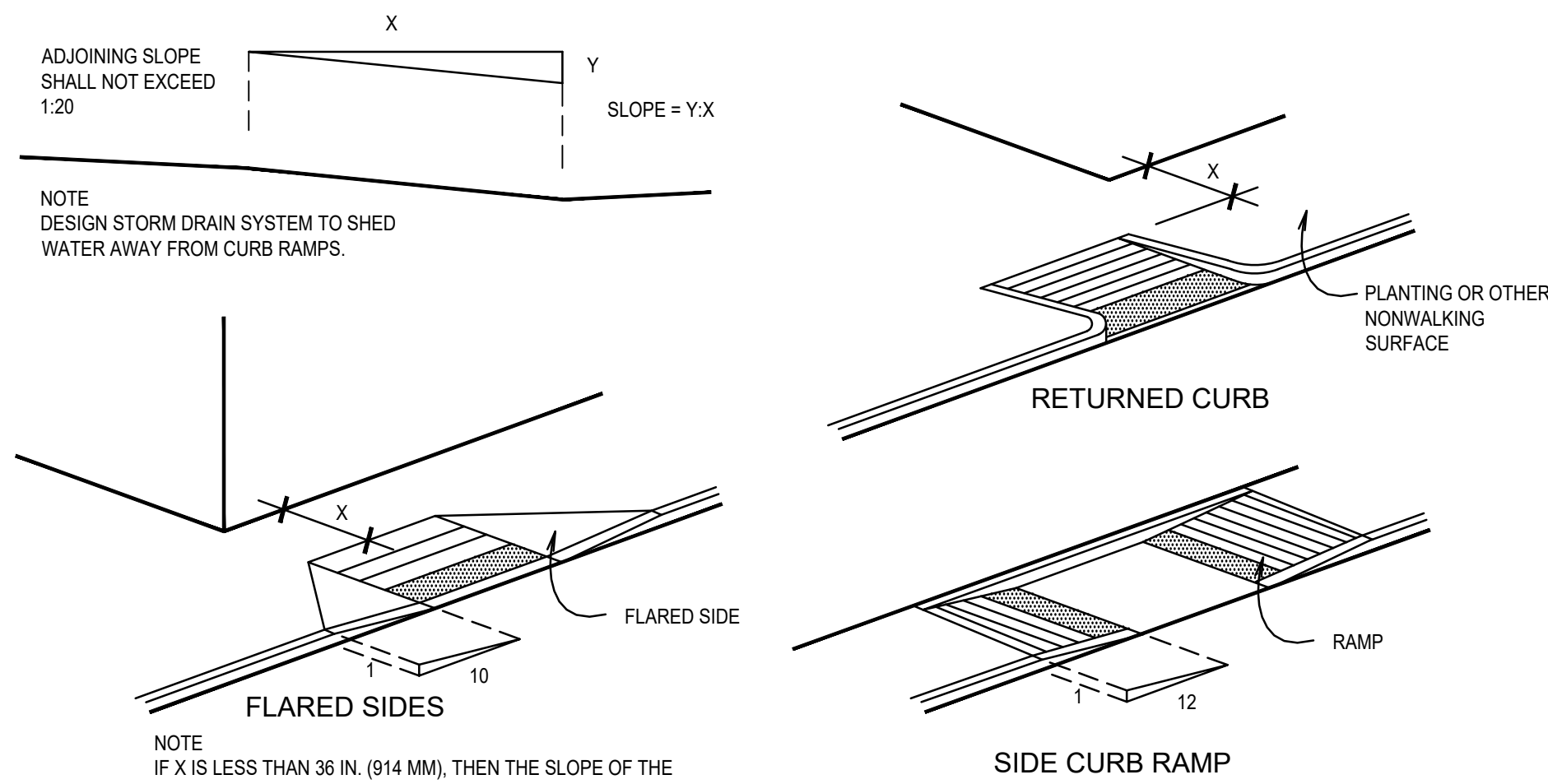
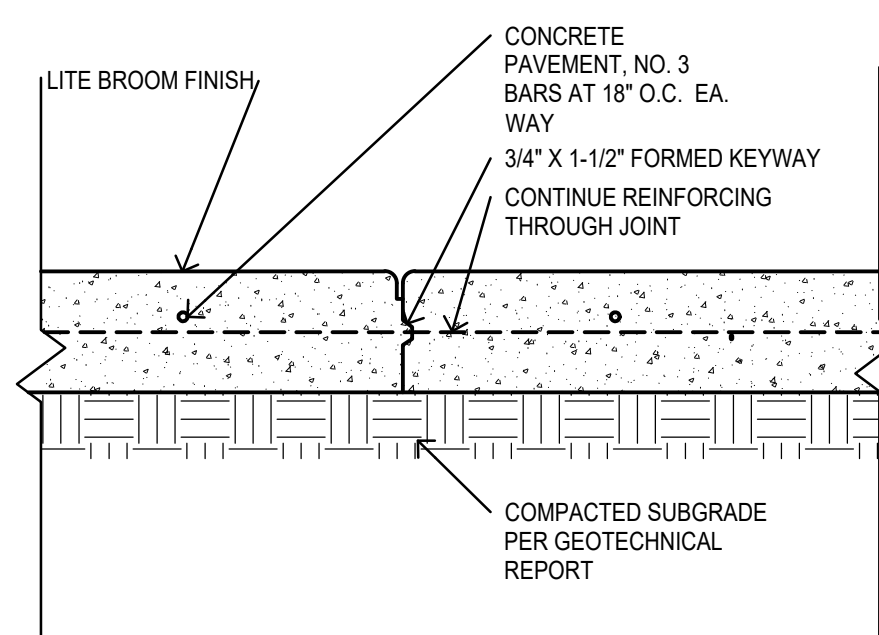
1/4" = 1'-0"



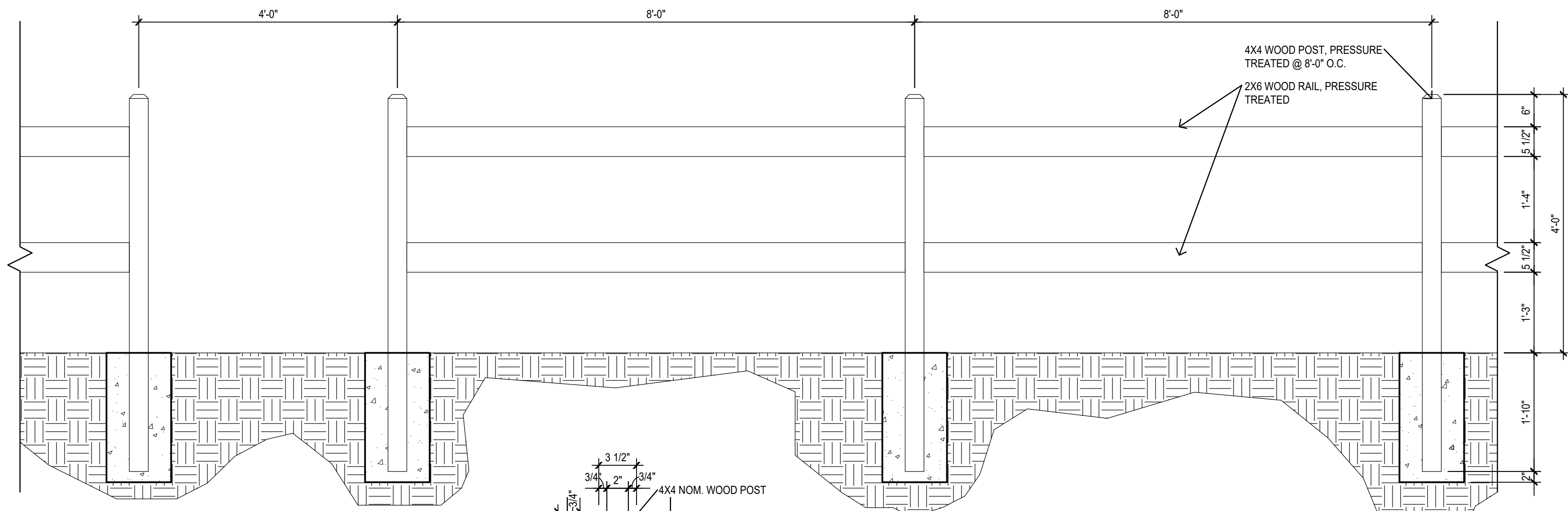
1/2" = 1'-0"



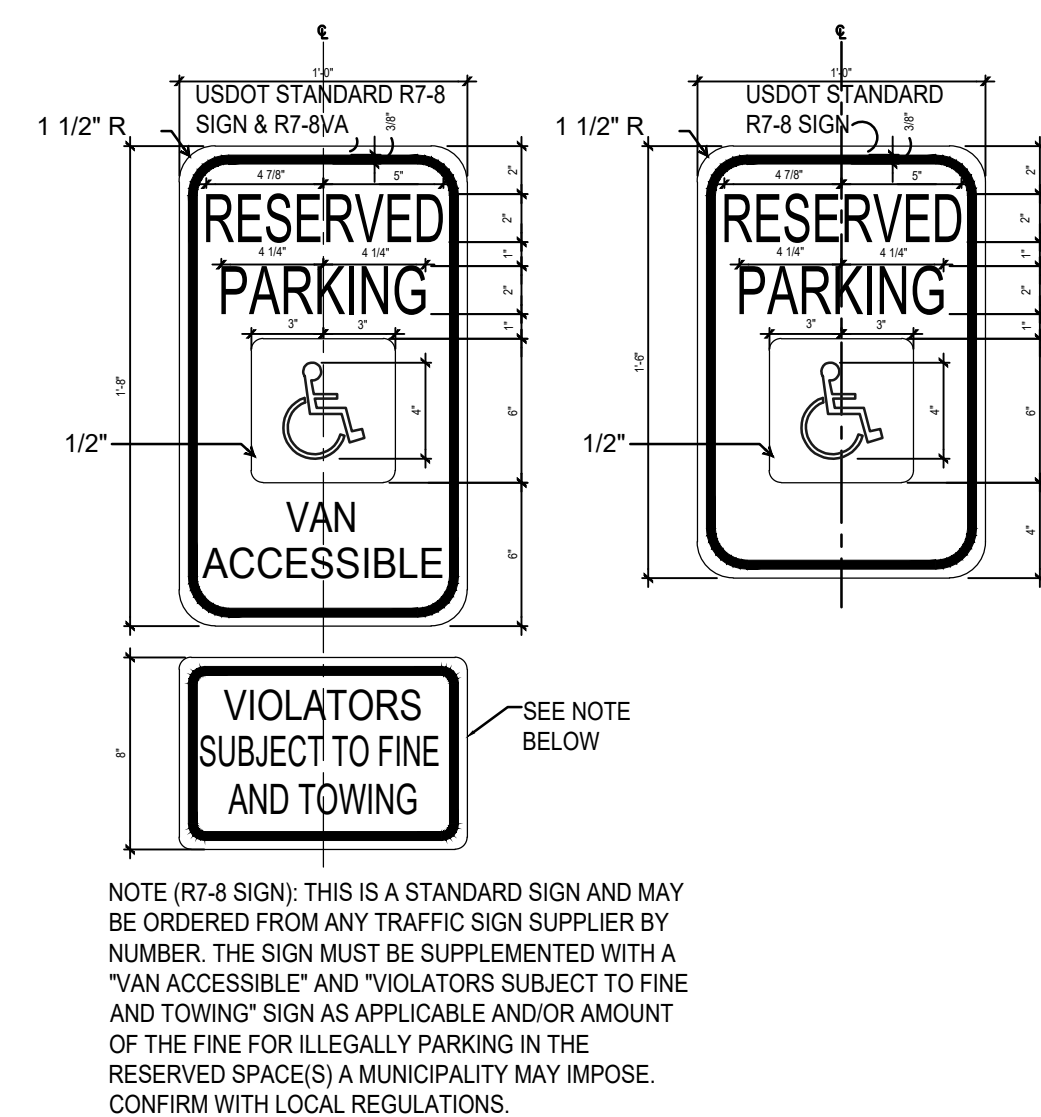
3/4" = 1'-0"


$$\frac{1}{4}'' = 1'-0$$


-1/2" = 1'-0"



NTS



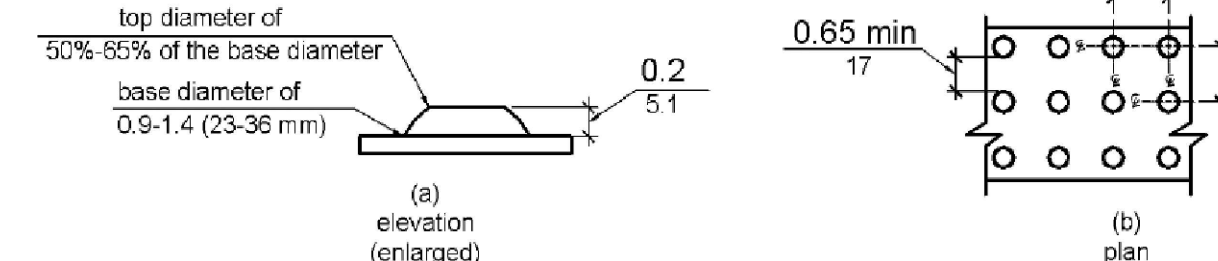
NTS

7.05.1 GENERAL. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY WITH 705

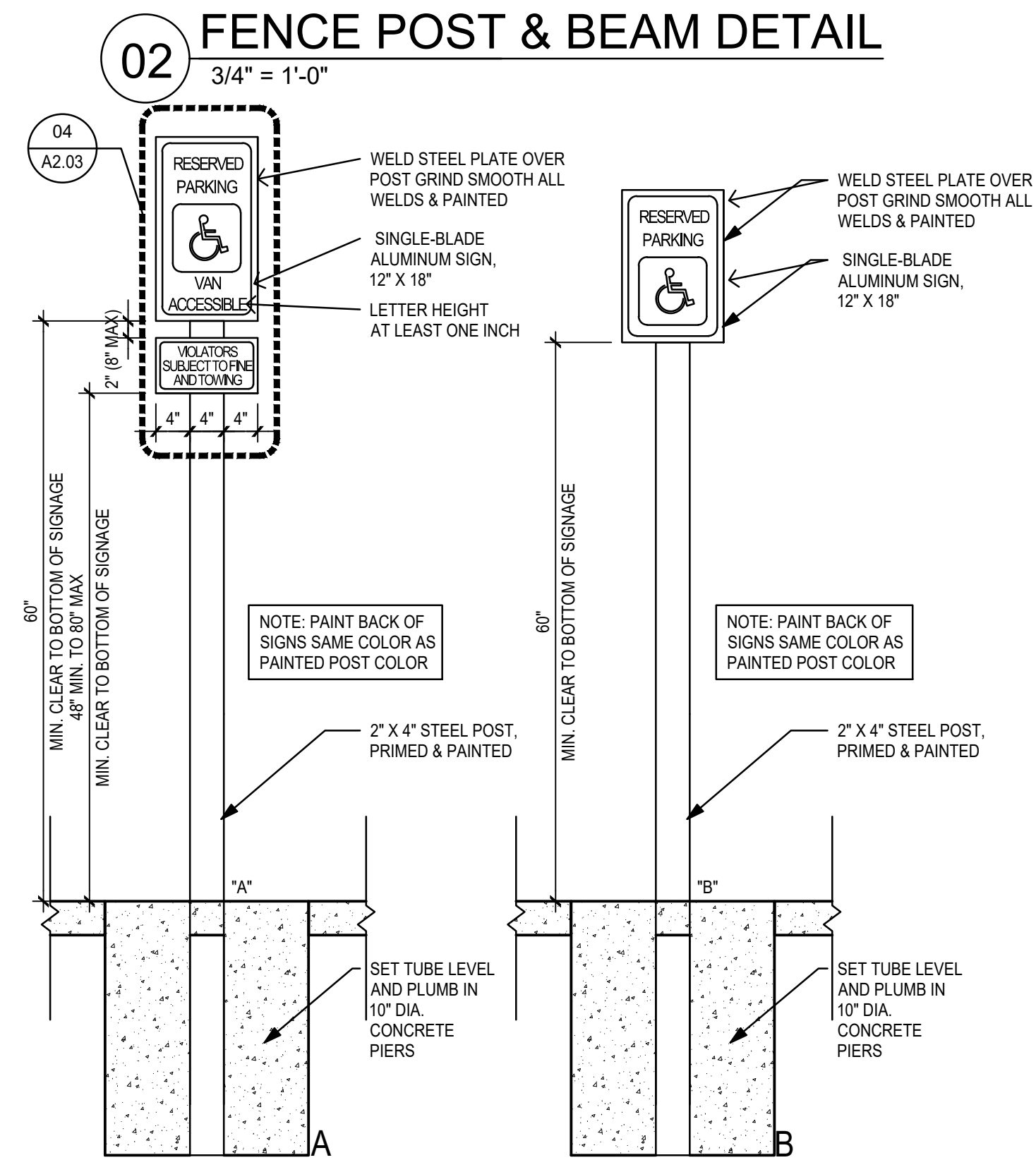
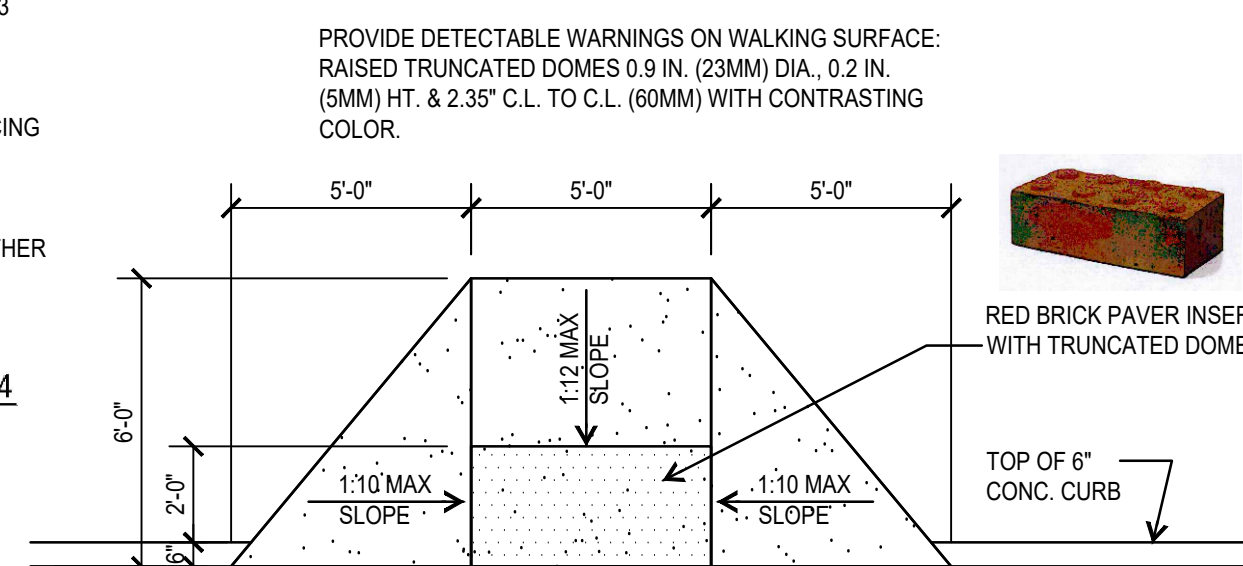
705.1.2 DOME SPACING. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41 MM) MINIMUM AND 2.4 INCHES (61 MM) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (17 MM) MINIMUM, MEASURE BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.

705.1.3 CONTRAST. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

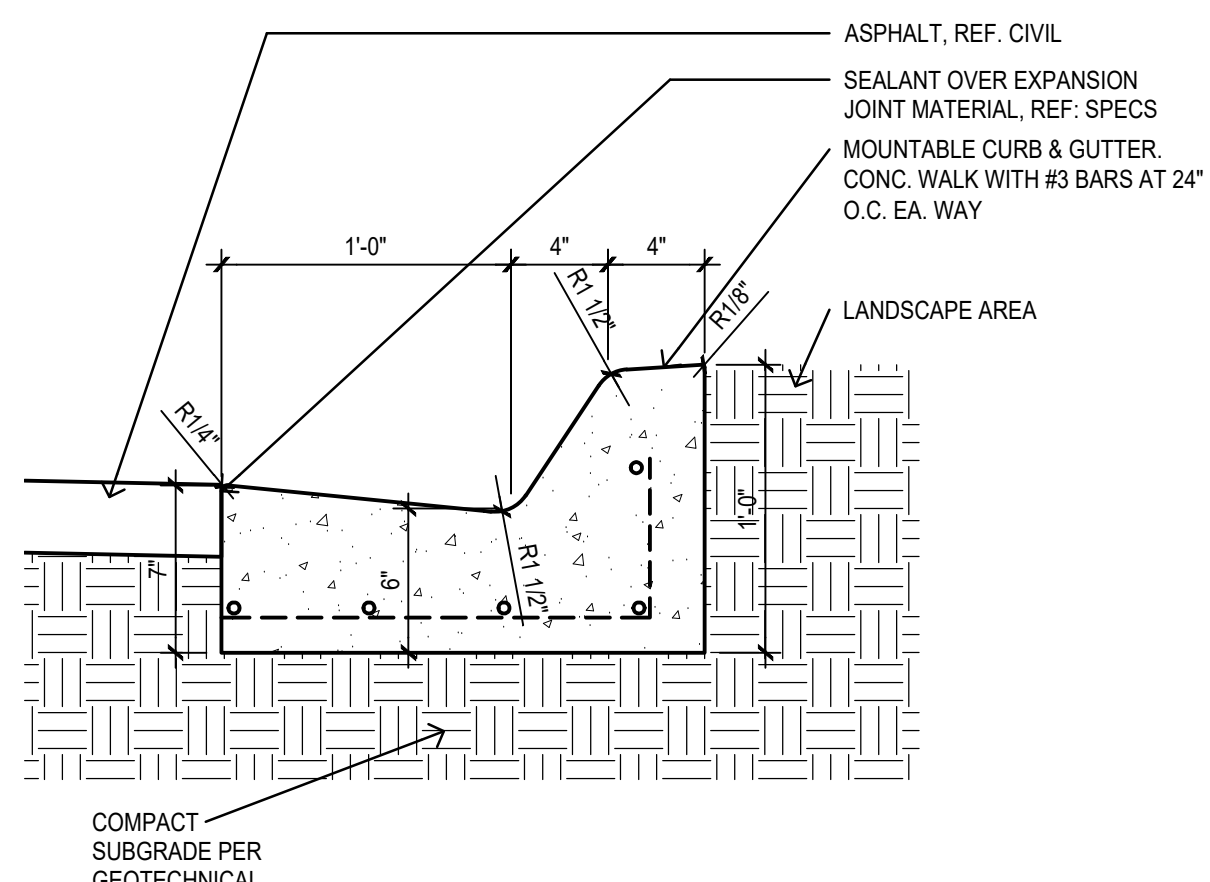
1.6-2.4
41-61



705.2 PLATFORM EDGES. DETECTABLE WARNING SURFACES AT PLATFORM BOARDING EDGES SHALL BE 24 INCHES (610 MM) WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE AREAS OF THE PLATFORM.


$$3/4" = 1'-0"$$


1/4" = 1'-0"



12" = 1'-0"

NEW CASTLE, COLORADO 81647

DEVELOPMENT OF:
MASTER DEVELOPER

NO	DESCRIPTION	DATE
----	-------------	------

[illegible]

17760 PRESTON RD
DALLAS, TEXAS 75252
DAVID@KLUTCHCONSULTANT.COM
817-938-7434

DAVID HOFF - ARCHITECT
REGISTRATION NO. 25947

DATE:	PROJECT NO:	SCALE:
07-31-2025	24042	NTS

SHEET NO.

A2.10

COPYRIGHT © 2025 KLUTCH CONSULTANT LLC. THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM KLUTCH CONSULTANT LLC.

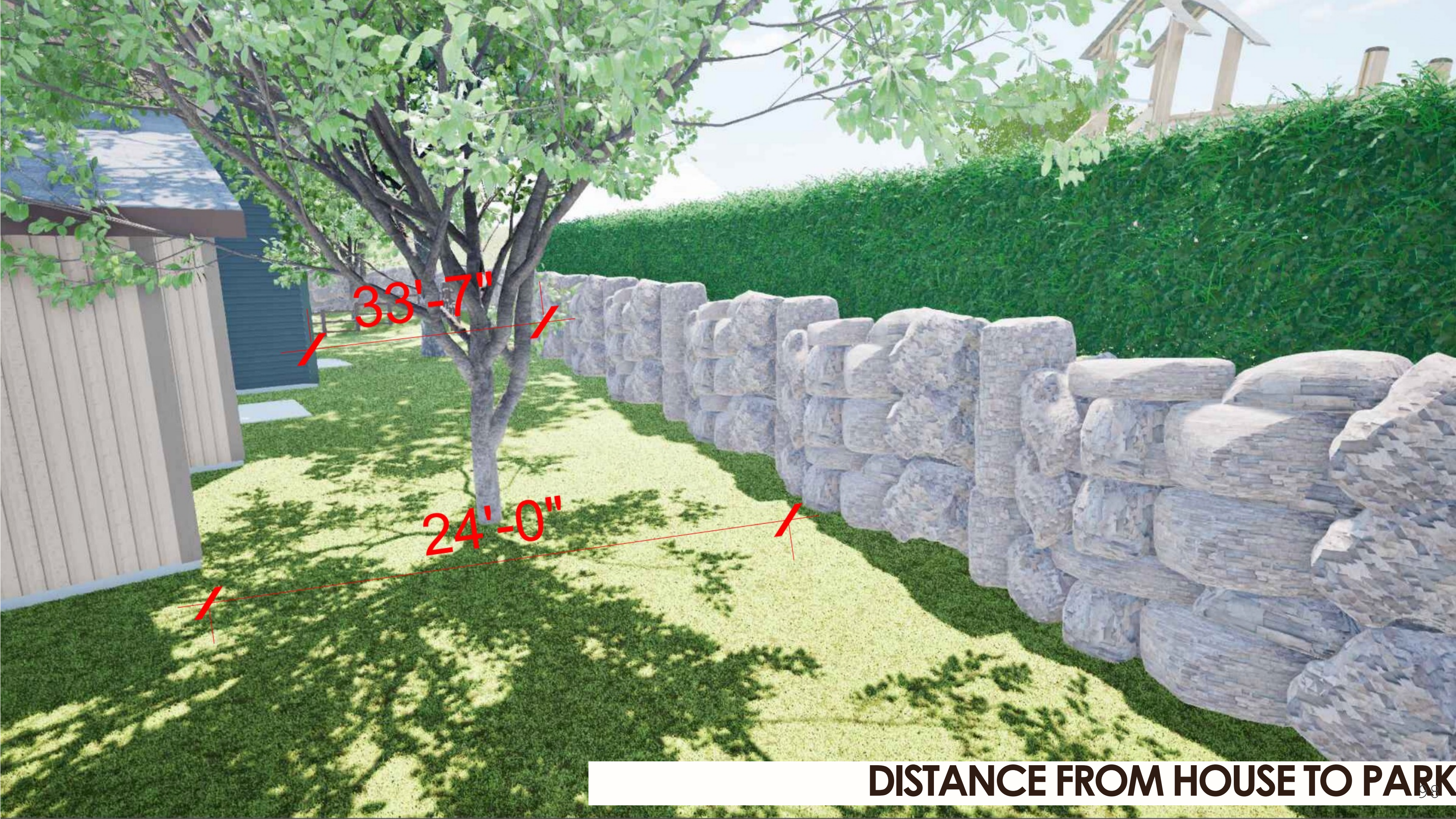
View Shed Analysis







PLAYGROUND



33'-7"

24'-0"

DISTANCE FROM HOUSE TO PARK



DETENTION POND



RETAINING WALL



OPEN SPACE







Let's build the future
together.
