

October 31, 2025

Mr. Paul Smith
Town of New Castle
P.O. Box 90
New Castle, CO 81647

RE: Minor Amendment Application
9 North Wild Horse

Dear Paul,

The purpose of this letter is to provide our comments and concerns regarding the Minor Amendment Permit Package submitted to the Town for 9 North Wild Horse. Please note the following:

1. With the minor amendment, we note that the proposed 5-plex building arrangement likely will modify the proposed drainage conditions for the affected basins within the site. As no revised drainage report has been provided, we are not able to discern whether modifications to the prior proposed drainage infrastructure is in order. We recommend that the drainage report be revised and the drainage infrastructure redesign (if necessary) be provided prior to construction.
2. Given review of the anticipated additional disturbed area in the southwest corner of the site, we would recommend that the erosion control plan be updated as appropriate to address the additional grading proposed with the amendment.
3. Given the 5-plex construction, is there a requirement now to provide interior fire suppression systems in the units? If so, the utility drawings need to be updated to reflect the locations, sizing, valving and reaction blocks for the fire suppression supply lines into each of the 5 plex units. Likewise, the cost estimates for the SIA need to be updated to include these fire lines.
4. As we noted in our 10/2/25 email to you, the final design of the potable irrigation system needs to be provided which includes the valves, backflow prevention devices, bend locations, service line connection points, line types and sizes, blow off locations and drains. In John Wenzels email, he further refines his recommendations for the facilities needed as well. As with the water system revision noted in the prior comment, SIA costs need to be updated to include these facilities.
5. With the given changes in the grading plan and the fact that the grading permit under the prior site plan was performed, we expect that prior to construction, the drawings will be updated for the grading permit and that all the conditions outlined in our prior review of the grading permit be addressed.

6. In reviewing the final plat, it does not appear that the 12' emergency access easement has been modified as it has been so on the Civil Drawings. Currently on the plat, the easement will be traversing through TH-B8.

7. Also, in the plat, we would recommend that the Certificate of Dedication and Ownership statement assure that the areas other than the building footprints within Lot 1 provide the Town of New Castle and HOA a blanket drainage easement to assure that both offsite and on-site drainage facilities are adequately maintained and functional to assure compliance with the intended drainage plan is provided in perpetuity.

Upon your receipt and review, if you have any questions, please don't hesitate to contact me.

Respectfully,
SGM



Jefferey S. Simonson, PE
Principal