

April 3, 2025

Mr. Dave Reynolds, Town Administrator
Town of New Castle
P.O. Box 90
New Castle, CO 81647

**RE: TC Midwest - Archwood Townhomes
Sketch Plan Review**

Dear Dave,

Please let this letter serve to transmit our concerns and comments regarding the Sketch Plan review for the Archwood Townhomes submitted by TC Midwest. The project under review is the parcel that sits adjacent to the Katheryn Senor soccer field on the west, North Wildhorse on the north, Castle Valley Boulevard on the south and Castle Valley Ranch – Filing 12 on the east.

This project is proposed on the mixed-use property previously owned by Steve Craven that had considered demands of 16 EQR in the master planning effort for infrastructure sizing in 2000. As is seen in the sketch plan application, the intended number of units is proposed to change from 16 EQR to 66 EQR. Although their intent is to take advantage of the raw water irrigation reduction, the water EQR will drop to a proposed EQR rating of 48.5 while the sewage EQR will remain at 66 EQR. One point of review at preliminary plan submittal will be to coordinate with Town staff to determine the total count of the water EQR with the master plan to assure legal water supply availability for the use remains.

Another point to note is that we have conducted a cursory review of the infrastructure serving this at the elevated EQR levels and have determined that the infrastructure should have ample capacity to serve this use.

There will be the need to extend North Wildhorse from its current full cross section at the north/west end of Filing 12 to the north/west end of the property as it meets the south property line of VIX park. Sections 16.28.050 through 16.28.070 of the municipal code discusses the specific requirements related to street design for subdivisions. Section I of 16.28.050 deals with half street design/construction while 16.28.070 deals with requirements to bring adjacent roadways up to current standards. Given that the R2 development will be constructing North Wildhorse in this section to a standard that is less than the specific requirements, it would be our recommendation that the two developers work together to provide a code required section in front of this property.

Water and sewer should be accessible in the Castle Valley Boulevard corridor. Likewise, raw water service lines are accessible in the boulevard corridor.

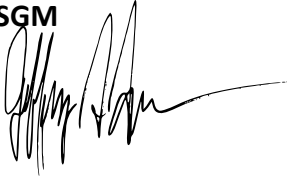
We have reviewed the proposed cross sections for the roadways and they appear to be consistent with the discussions and expectations that we have had as of late.

Offsite drainage will be an issue as the drainage flowing along the western portion of the property does have an extensive tributary basin. Grading may need to be considered to assure that the proposed units are protected from the 100-year flood. Note that incorporating offsite drainage is required to be addressed with the subsequent design submittals.

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

Respectfully submitted,

SGM



Jefferey S. Simonson, PE
Principal, Town Engineer