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**RE: Archwood - RFI Planning**

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**From**

**Date** Mon 2/2/2026 11:12 AM

**To** 'Shiza' <shiza@klutchconsultant.com>; 'Maarjan' <Maarjan@tcfuels.com>

**Cc** 'David Hoff' <David@klutchconsultant.com>; Travis Perdue <tperdue@newcastlecolorado.org>

□□□□□□

Hello,

A few for items to add to the list...

1. 1.Please bundle all documents into one (perhaps two) folder(s). The plat, traffic study, referrals, covenants, geo tech reports, for example need to be bound together. We usually print and bind 8.5x11s and 11x17s separately so if you want to divide things up that way, go ahead. Also, please paginate everything and update the table of contents accordingly.
2. 2.The Town would prefer cash in-lieu for pickleball courts (i.e. and children's play area if necessary). They will then construct the courts in a TBD area in VIX Park...likely nearer to the pump track. Please provide a clouded note on the site plan that the final court location is to be determined. Also add a note to the narrative that TC Midwest is willing to offer cash in-lieu for the courts if the Town agrees to build them.
3. 3.Add alleyway dimensions to other pages that include the site plan.
4. 4.Please connect the bike paths to the north of the property as discussed. Jeff also has this noted in his redlines.
5. 5.A cost share agreement with R2 is not evident in the packet. Have you contacted the R2 team? I sent you the Town's agreement with R2 for guidance.
6. 6.Vested rights? Has your attorney had any thoughts or questions on this matter. I did not hear back.
7. 7.Preservation of the natural environment is part of our comprehensive plan which is part of the approval criteria. Have you considered energy efficiency policies for these units. The R2 team is going all electric. We recommend a Netzero product, which has been successful elsewhere in the Valley. Let me know if you want to discuss alternatives. The state of Colorado and Xcel Energy typically has incentives.
8. 8.Lastly, demonstrate compliance of building heights per the code and please address the grading as we discussed.

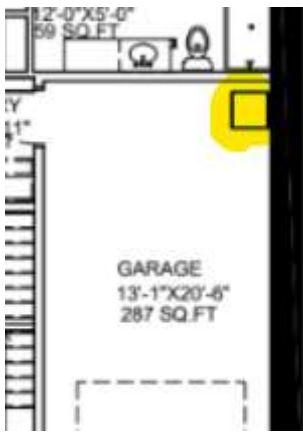
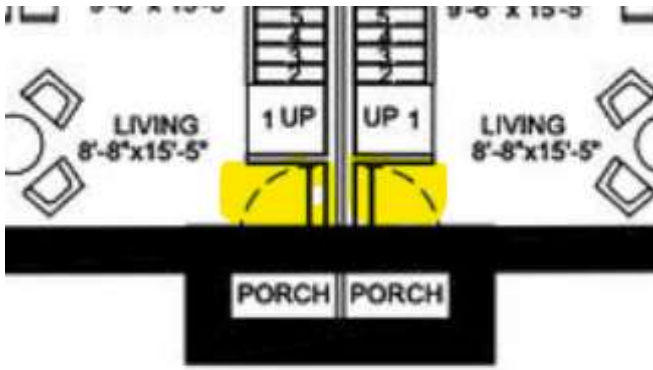
**Additionally,**

9. 9.Mechanical closets? Mechanical equipment needs to be within the thermal boundary. Please identify the proposed location of equipment on the floor plan for all units.
10. 10.Storage is a premium on these as designed. The single car garages will no doubt default as storage in many cases. May need to be creative with storage solutions. We've discussed

extending covered patios for the whole width of the structure, perhaps in the rear. An exterior closet at one end of the patios would be useful. Entries for Buildings 6 and 7 could be moved toward the center of the living room so that an entry closet could be accommodated...just thoughts.

11. 11.Trash bins? Several of the single car garages will be unable to store both a vehicle and bin. Consider alternative design or dumpsters if necessary.
12. 12.Two of the renderings show a sizable (9-10') retaining wall. I do not see retaining walls on the landscaping or grading.
13. 13.Landscape berms along CVB, such as those seen elsewhere along CVB, were discussed at the sketch plan meetings to attenuate headlight trespass. Will these be added?
14. 14.Property slopes...I'm calculating an average slope of the ~5-6% for the entire property. Silverado Trl is about 32'/600'





Thank you,

*Paul Smith*

Town Planner/Inspector

[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)

(970) 984-2311 #108



---

**From:** Paul Smith  
**Sent:** Thursday, January 29, 2026 4:23 PM  
**To:** Shiza <shiza@klutchconsultant.com >; Maarjan <Maarjan@tcfuels.com >  
**Cc:** David Hoff <David@klutchconsultant.com >  
**Subject:** Archwood - RFI Planning

Hi Shiza,

Below is a list of some items that need to be clarified:

1. 1.Please bundle all documents into one (perhaps two) folder(s). The plat, traffic study, referrals, covenants, geo tech reports, for example need to be bound together. We usually print and bind 8.5x11s and 11x17s separately so if you want to divide things up that way, go ahead. Also, please paginate everything and update the table of contents accordingly.
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7. 7.Preservation of the natural environment is part of our comprehensive plan which is part of the approval criteria. Have you considered energy efficiency policies for these units. The R2 team is going all electric. We recommend a Netzero product, which has been successful elsewhere in the Valley. Let me know if you want to discuss alternatives. The state of Colorado and Xcel Energy typically has incentives.
8. 8.Lastly, demonstrate compliance of building heights per the code and please address the grading as we discussed.

This is all I have at the moment.

Thank you,

*Paul Smith*

Town Planner/Inspector

[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)

(970) 984-2311 #108



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**From:** Paul Smith  
**Sent:** Thursday, January 29, 2026 3:00 PM  
**To:** 'Shiza' <[shiza@klutchconsultant.com](mailto:shiza@klutchconsultant.com)>; Maarjan <[Maarjan@tcfuels.com](mailto:Maarjan@tcfuels.com)>  
**Cc:** David Hoff <[David@klutchconsultant.com](mailto:David@klutchconsultant.com)>  
**Subject:** RE: TC Midwest (Archwood) - Preliminary Plan Submittal

Hi Shiza,

See answers below.

Thank you,

*Paul Smith*

*Town Planner/Inspector*

[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)

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**From:** Shiza <[shiza@klutchconsultant.com](mailto:shiza@klutchconsultant.com)>  
**Sent:** Thursday, January 29, 2026 1:40 PM  
**To:** Paul Smith <[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)>; Maarjan <[Maarjan@tcfuels.com](mailto:Maarjan@tcfuels.com)>  
**Cc:** David Hoff <[David@klutchconsultant.com](mailto:David@klutchconsultant.com)>  
**Subject:** Re: TC Midwest (Archwood) - Preliminary Plan Submittal

Hey Paul,

We had a couple questions about the comments we received. Please see below:

1. 1. During a previous meeting with the city we were told that the elevation of the buildings can be counted from finish slab to the top of the building. This would match the R2 development. However, the latest comments we are told to go from the lowest grade on the site to the top of building. Can we get clarification on which method we should use to calculate the height of the building?

- \*Unfortunately, there is no place in New Castle where the building heights are measured simply from the slab. Not sure from where you received that information. We thoroughly scrutinize heights for every structure within Town. The County has a totally different definition.

2. 2. I know you mentioned that there were extra documents that you needed from our end for submittal, could you please let us know what is specifically needed?

- \*I'll get you those in an email when I have a moment.

3. 3. We spoke about the extension build out of N Wildhorse Dr in our latest meeting, but I just wanted to follow up on if you spoke to John about that yet?

- \*Just spoke with John and made sure he understood the line thinking. He would prefer that the road be completed on both sides for the sake of the community (i.e. having a completed ROW/parking/sidewalk to use) and for the sake of future costs. Nevertheless, it wasn't something he would be overly concerned about with the Applicant.

Thanks,

Shiza

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**From:** Shiza <[shiza@klutchconsultant.com](mailto:shiza@klutchconsultant.com)>

**Date:** Friday, January 23, 2026 at 4:27 PM

**To:** Paul Smith <[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)>, Sapana Shah <[sapana@triangle-engr.com](mailto:sapana@triangle-engr.com)>, Maarjan <[Maarjan@tcfuels.com](mailto:Maarjan@tcfuels.com)>

**Cc:** Rishi Kaithala <[Rishi@triangle-engr.com](mailto:Rishi@triangle-engr.com)>

**Subject:** Re: TC Midwest (Archwood) - Preliminary Plan Submittal

Yeah we can get those added on there as well as the EQR. You were right it's in the sketch plan packet but not in the preliminary packet. I will get those added and sent over to you as soon as possible.

Thanks,

Shiza

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**From:** Paul Smith <[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)>

**Date:** Friday, January 23, 2026 at 4:24 PM

**To:** Shiza <[shiza@klutchconsultant.com](mailto:shiza@klutchconsultant.com)>, Sapana Shah <[sapana@triangle-engr.com](mailto:sapana@triangle-engr.com)>, Maarjan <[Maarjan@tcfuels.com](mailto:Maarjan@tcfuels.com)>

**Cc:** Rishi Kaithala <[Rishi@triangle-engr.com](mailto:Rishi@triangle-engr.com)>

**Subject:** RE: TC Midwest (Archwood) - Preliminary Plan Submittal

Excellent. Is it possible to add those to the full packet?

Also, the EQR counts were included with the sketch plan, but I don't see it with preliminary. Am I missing it?

Thank you,

*Paul Smith*

*Town Planner/Inspector*

[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)

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**From:** Shiza <[shiza@klutchconsultant.com](mailto:shiza@klutchconsultant.com)>  
**Sent:** Friday, January 23, 2026 3:08 PM  
**To:** Paul Smith <[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)>; Sapana Shah <[sapana@triangle-engr.com](mailto:sapana@triangle-engr.com)>; Maarjan <[Maarjan@tcfuels.com](mailto:Maarjan@tcfuels.com)>  
**Cc:** Rishi Kaithala <[Rishi@triangle-engr.com](mailto:Rishi@triangle-engr.com)>  
**Subject:** Re: TC Midwest (Archwood) - Preliminary Plan Submittal

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,

Attached is a folder containing the referrals from the departments you indicated we should contact. Please let us know if anything is missing or if there are additional departments we should include.

Thanks,

Shiza

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**From:** Paul Smith <[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)>  
**Date:** Friday, January 23, 2026 at 12:14 PM  
**To:** Sapana Shah <[sapana@triangle-engr.com](mailto:sapana@triangle-engr.com)>, Maarjan <[Maarjan@tcfuels.com](mailto:Maarjan@tcfuels.com)>  
**Cc:** Shiza <[shiza@klutchconsultant.com](mailto:shiza@klutchconsultant.com)>, Rishi Kaithala <[Rishi@triangle-engr.com](mailto:Rishi@triangle-engr.com)>  
**Subject:** RE: TC Midwest (Archwood) - Preliminary Plan Submittal

Jeff said he'd have them. Do you all have referrals per our preliminary requirements (17.100.050 (G)):

agencies who were requested to review the preliminary plan, at least thirty (30) days prior to the hearing.

In addition to the notice requirements, applicable portions of the preliminary plan shall be provided to at least the following referral agencies for review:

- Town departments and town consultants, including the town attorney and town engineer;
- Colorado Parks and Wildlife;
- Colorado River Fire and Rescue;
- All utility companies serving the proposed area;
- The Colorado Department of Public Health when any new sewage and water treatment facilities are proposed;
- The Colorado Department of Highways when the proposed subdivision borders a state highway, and any other appropriate agency;

Also, I do not see the EQR water estimates in the packet per the CVR annexation agreement.

Thank you,

*Paul Smith*

*Town Planner/Inspector*

[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)

(970) 984-2311 #108



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**From:** Sapana Shah <[sapana@triangle-engr.com](mailto:sapana@triangle-engr.com)>

**Sent:** Friday, January 23, 2026 11:04 AM

**To:** Paul Smith <[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)>; [maarjan@tcfuels.com](mailto:maarjan@tcfuels.com)

**Cc:** Shiza <[shiza@klutchconsultant.com](mailto:shiza@klutchconsultant.com)>; Rishi Kaithala <[Rishi@triangle-engr.com](mailto:Rishi@triangle-engr.com)>

**Subject:** Re: TC Midwest (Archwood) - Preliminary Plan Submittal

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Paul,

Received. Thank you so much.

We hope to receive Engineering comment soon.

Thanks,

**Sapana Shah**

**Assistant Project Manager I**



**Planning | Civil Engineering | Construction Management**

**O: 1782 W Mcdermott Dr | Allen, TX 75013**

**O: 469.331.8566 x 108 | E: [sapana@triangle-engr.com](mailto:sapana@triangle-engr.com) | W: [www.triangle-engr.com](http://www.triangle-engr.com)**

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**From:** Paul Smith <[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)>

**Sent:** Friday, January 23, 2026 12:00 PM

**To:** [maarjan@tcfuels.com](mailto:maarjan@tcfuels.com) <[maarjan@tcfuels.com](mailto:maarjan@tcfuels.com)>

**Cc:** Shiza <[shiza@klutchconsultant.com](mailto:shiza@klutchconsultant.com)>; Sapana Shah <[sapana@triangle-engr.com](mailto:sapana@triangle-engr.com)>

**Subject:** FW: TC Midwest (Archwood) - Preliminary Plan Submittal

Please find the public works referral attached.

Thank you,

*Paul Smith*

*Town Planner/Inspector*

[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)

(970) 984-2311 #108



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**From:** John Wenzel <[jwenzel@newcastlecolorado.org](mailto:jwenzel@newcastlecolorado.org)>  
**Sent:** Friday, January 23, 2026 10:46 AM  
**To:** Paul Smith <[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)>; jeffs ( [jeffs@sgm-inc.com](mailto:jeffs@sgm-inc.com) ) <[jeffs@sgm-inc.com](mailto:jeffs@sgm-inc.com)>; [Orrin.Moon@Crfr.us](mailto:Orrin.Moon@Crfr.us) ; Daniel Becker <[dbecker@newcastlecolorado.org](mailto:dbecker@newcastlecolorado.org)>  
**Cc:** Dave Reynolds <[dreynolds@newcastlecolorado.org](mailto:dreynolds@newcastlecolorado.org)>; Haley Carmer ( [hcarmer@garfieldhecht.com](mailto:hcarmer@garfieldhecht.com) ) <[hcarmer@garfieldhecht.com](mailto:hcarmer@garfieldhecht.com)>; Dan Cokley <[danc@sgm-inc.com](mailto:danc@sgm-inc.com)>; Cody Kessel <[ckessel@newcastlecolorado.org](mailto:ckessel@newcastlecolorado.org)>  
>  
**Subject:** RE: TC Midwest (Archwood) - Preliminary Plan Submittal

Hi Paul,

Attached are Public Works comments on the TC Midwest Preliminary Plan Application.

Let me know if you have any questions.

Thank you

John


---

**From:** Paul Smith <[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)>  
**Sent:** Thursday, December 18, 2025 10:03 AM  
**To:** jeffs ( [jeffs@sgm-inc.com](mailto:jeffs@sgm-inc.com) ) <[jeffs@sgm-inc.com](mailto:jeffs@sgm-inc.com)>; John Wenzel <[jwenzel@newcastlecolorado.org](mailto:jwenzel@newcastlecolorado.org)>; [Orrin.Moon@Crfr.us](mailto:Orrin.Moon@Crfr.us) ; Daniel Becker <[dbecker@newcastlecolorado.org](mailto:dbecker@newcastlecolorado.org)>  
**Cc:** Dave Reynolds <[dreynolds@newcastlecolorado.org](mailto:dreynolds@newcastlecolorado.org)>; Haley Carmer ( [hcarmer@garfieldhecht.com](mailto:hcarmer@garfieldhecht.com) ) <[hcarmer@garfieldhecht.com](mailto:hcarmer@garfieldhecht.com)>; Dan Cokley <[danc@sgm-inc.com](mailto:danc@sgm-inc.com)>  
**Subject:** TC Midwest (Archwood) - Preliminary Plan Submittal

Hello,

I finished the completion check for TC Midwest's multifamily development next to Kathryn Senior. See attachments and link below. I know Jeff, Dan, John, and Daniel have been working with their team on the utilities over the past few months. They are making some updates to their plat for me before I forward. I do not believe the EQRs have been finalized. They are also working on an affordable housing plan. These are for sale units.

We are anticipating putting this before P & Z either the end of January or the first meeting in February. Please let me know your review timeframe.

 [Archwood Sketch Preliminary Plan Nov 20 Compiled.pdf](#)

Thank you,

*Paul Smith*

*Town Planner/Inspector*

[psmith@newcastlecolorado.org](mailto:psmith@newcastlecolorado.org)

(970) 984-2311 #108

