

Memo

To: Paul Smith

From: John Wenzel

Date: January 22, 2026

Re: TC Midwest Preliminary Plan Review

The Town of New Castle Public Works Department has had the chance to review the TC Midwest Preliminary Plan Application and has the following comments:

Raw Water Irrigation:

All of the landscaped areas in the development should be irrigated with raw water. We would like to see a raw water main line irrigation design for our review and approval before construction begins. The main line design should include the following:

- Bury depth approximately 2 feet.
- Gravity drains for winterization, located at elevation low points. Air release valves where necessary
- Isolation valves required.
- The system should be looped.
- Raw water main line pipes to be sized appropriately. Material type to be gasketed bell C900 DR 18, purple in color, with a 14-gage tracer wire.
- Raw water main lines are to be constructed with mechanical joints and a thrust block, or mechanical joints with mega lug connections.
- Whenever possible, raw water main lines should be located in the ROW green belts, between the back of curb and the edge of sidewalk. We would like to minimize having to remove asphalt paving and concrete curb/gutter/sidewalk if future repairs are needed.
- Municipal Code 13.20.130 “Maintenance of service pipes and fixtures” should apply to the raw water taps and service lines. This language should be included in the final plat or SIA.
- Each raw water tap should include a weeping curb stop and drainage.

Water and Sewer Utilities:

- All potable water connections to be protected by a Reduced Pressure Principle Assembly check valve. This is necessary because of the parallel raw water irrigation lines and the higher probability of cross connection.
- Provide a single water service for a future potable water test station. The town will provide and install the station. The ideal location is anywhere in the open space, Lot-1x, Block D.
- Potable water main line pipe to be C900 DR14, not Ductile Iron
- Fire hydrants to be manufactured by Kennedy, model K-81D.
- K copper service lines can be substituted with Pure Core (or equivalent). The use of poly piping requires the addition of a tracer wire.
- “Standard Water Main Trench Section”, DWG WA-40: Eliminated ¾” screened rock, Class 6 aggregated is a preferred bedding material.
- We would like the applicant’s engineer to consider the need for an air release valve on the potable main line, Page C-7.1, between station 7+00 and 7+50.
- Water meters are to be placed inside each residential unit; no meter pits please.

Roadways

- Construct the entire N. Wildhorse Dr. roadway section from the existing asphalt near the intersection of Redstone Dr. to Silverado Trail.
- Red brick truncated domes should be used at all handicap ramp locations.
- The Public Works Department selects Option One for the Silverado Trail ROW.

Comprehensive Snow Removal Program (Signage Plan):

- The Public Works Department requests that the applicant place “No Parking on Street 48 Hours After a Snow Fall Event of 2” or More.” signs throughout the neighborhood. The same approach is currently in use in other residential areas, and it has proven to be extremely effective and well received by residents.

Parks and Open Space:

- The open spaces and right-of-way green belts should be maintained by the Home Owners Association, except for the western most open space/trail, connecting Castle Valley Boulevard to VIX Park. This Open Space area should be dedicated to the Town. The trail should be 8’ wide and should be constructed with asphalt material, concrete is an acceptable substitute. Native grasses and other vegetation should be planted at this location to minimize water use and maintenance.
- Our current pickleball facilities are heavily utilized and we have a large demand for more courts. We are concerned that the proposed location of the pickleball courts is too close to the new residential units and will be a nuisance. We would like to propose that the developer provide fees in leu for the new court’s construction. In turn, the town will construct the new courts directly adjacent to the development, within the VIX Park boundaries. We would also like to propose that the kids park be relocated to the open space area where the pickleball courts are currently shown.
- Native grass landscape areas are acceptable in all open spaces bordering the public right- of- way.