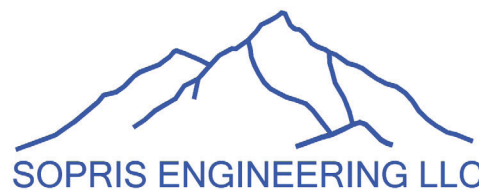


9 NORTH WILD HORSE FINAL PLAN APPLICATION



DHM DESIGN LANDSCAPE ARCHITECTURE
URBAN DESIGN + LAND PLANNING
ECOLOGICAL PLANNING



Land+Shelter
ARCHITECTURE AND PLANNING



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PROJECT NARRATIVE

The following documents constitute the Final Plan Application for Castle Valley Ranch Multi-Family Housing. The Applicant has selected “9 North Wild Horse” as the name of the proposed neighborhood within the Castle Valley Ranch PUD. The subject Parcel is located in the northeast corner of the Castle Valley Ranch (CVR) PUD subdivision. The property adjoins the Lakota Links golf course (holes 8 and 9, and the maintenance facility) to the east, vacant land to the north (zoned R/L), single family residential and VIX Park to the west, and vacant land to the south (zoned R and M/ U1). Access will be via the planned extension of North Wild Horse Drive; utility services will also be via connection to/extension of existing services in North Wild Horse Drive and connection to Tank 3 water storage operating a looped system per existing agreements.

The existing Parcel is approximately 59.1 acres in total. The seller will retain approximately 12.26 acres, making the project development site 47.6 acres, more or less. See the Acreage and Subdivision Schedule for how the Parcel is proposed to be divided.

Existing Conditions

The site generally consists of gently sloping sage, pinon/juniper, and open meadow/pasture. At the northwest corner of the property there is a steep hillside and a natural drainage channel bisects the property from the northeast to the southwest. This drainage is connected to the larger Castle Valley Ranch drainage system, connecting at the north to a detention structure on Lakota subdivision property, and continuing southwest off of the subject property through culverts and open channels to existing conveyances at Castle Valley Boulevard.

A number of natural-surface recreational trails crisscross the site, connecting to trails north, east, and south of the property. Several of these trails are mapped and connected to a trailhead on the property near VIX Park. The property is otherwise undeveloped.

The property is currently designated as “R” (Residential) overlay within the CVR PUD. The approved CVR zone district MF-2 is applied to this project. The Applicant is pursuing MF-2 zoning in order to consolidate the development area, set aside a significant portion of open space, and also reduce the length of public roadway to be maintained by the Town.

The proposed project conforms with the underlying zoning codes, the approved PUD, and the comprehensive plan.

Proposed Development

The proposed residential development includes a mix of 130 townhouse-style and apartment homes clustered within the center/west portion of the property. Of the 130 proposed units, 26 are townhomes in duplex and triplex configurations, and 104 are apartments. For the apartments, 80 are “live/work” residences in (2) two-story and (2) three-story buildings and the remaining 24 apartment residences are “empty nester” units in (2) two-story buildings. The land to the north and south of the development area is designated as developer-retained open space with limited public access. The seller retained portion is located on the east side of the Parcel. Specific priorities/ highlights of the development include:

- Increase the range of housing within CVR by providing a variety of rental units, including townhomes and two distinct apartment types
- Cluster development to preserve areas of contiguous open space and provide separation from neighboring properties
- Ensure the site design and road layout are responsive to existing topography, minimizing disturbance to the existing landscape
- Provide public connections to the existing trail network to the north and east of the property
- Provide private walking trails and passive open space for residents

The Plat Map illustrates how the Parcel is to be divided. There are four distinct boundary types proposed:

- Lots 1-3, which encompass residential building lots and private roads and parking
- Parcels 1 & 2 which encompass the private and public access open space
- Street Rights-of-Way to be dedicated to the public
- Lot 4, which is the seller retained land

The proposed public right-of-way and the development area combined account for 15.68 +/-acres, or 33 % of the proposed development site, leaving 31.92 +/- acres, or 67 % of the site as dedicated open space. The 12.26 acre seller retained land is excluded from all development calculations.

Conformity with Castle Valley Ranch PUD

The proposed project conforms with the underlying zoning codes as well as the Castle Valley Ranch PUD.



According to Town Code Section 17.16.30, the “R” zone districts “...are established to accommodate a variety of residential neighborhoods ranging from a low density single-family to a high density multifamily.”

The MF-2 zone district established by the updated master plan for the CVR PUD permits the following land uses*:

- Attached dwelling units with rear yards
- Attached dwelling units in structures containing more than two units
- Parking facilities
- Pedestrian and bicycle trails
- Open space and parks

The development plan includes residential townhome and apartment units, private parking areas, open space, and trails, all conforming uses in the MF-2 district.

**See the Schedule of Permitted Land Uses for Castle Valley Ranch (Town Code Section 17.104.080) for a complete list of allowable uses.*

Consistency with the Comprehensive Plan

The Comprehensive Plan contains guidance for development; the following represent extracted highlights from the Comp Plan, with Applicant responses in italics, below.

Foster distinctive, attractive communities with a strong sense of place and quality of life

The site location provides many opportunities for outdoor recreation, with connections to trail networks, public parks, and open space. Internal to the project, a series of interconnected open space areas encourage community gathering and physical activity. The project is designed to respond to existing site conditions, preserving existing pinon-juniper hillsides, the route of existing drainage channel, and adjacent vegetation as features of the project. The architecture is envisioned as contemporary expressions of the regional vernacular, with outdoor spaces (patios and balconies) connected to common open areas and generous views.

Demonstrate that individual project fits into a fully-balanced community land use structure

The proposed development is consistent with the intent and approvals of the CVR PUD.

Ensure a mix of uses that complement the existing New Castle land-use patterns

As a part of a master-planned development, the proposed development supports the intended land use types and patterns as identified in the Future Land Use Map and approved CVR PUD.

Create walkable communities with non-vehicular interconnection between use areas

The proposed plan integrates with the existing CVR street and sidewalk system, with easy access to the multi-use trail system at VIX Park. Recreational trail connectivity is provided within the project and to existing natural-surface trails to the north, east, and south of the subject property.

Guarantee a balance of housing types that support a range of affordability

The mix of unit type allows for a variety of lifestyle and income demographics.

Preserve open space, farmland, natural beauty, critical environmental areas, and wildlife habitat

The development plan preserves approximately 67% of the site area as open space and largely undisturbed (except for natural-surface, recreational trails); the development is clustered at the lower-elevation portion of the site, limiting impact to off-site views and preserving visual connectivity to public lands to the north.

Encourage economic development and supporting hard and soft infrastructure

The proposed development completes the planned connection of North Wild Horse Drive and advances the comprehensively-planned CVR neighborhood.

Concentrate development in ways which provide efficient and cost-effective services

The clustered plan is sited to connect efficiently to existing infrastructure within the CVR subdivision; the connection to - and completion of - North Wild Horse Drive provides access to the development and increases connectivity within the surrounding neighborhood without adding unnecessarily complex or extensive infrastructure to the existing systems.

The attached technical plans and reports constitute the bulk of the Final Plan application.

PROPERTY DESCRIPTION

A parcel of land being a portion of the 'Option Property', as described in that Quit Claim Deed, recorded September 21, 2009 as Reception No. 775392, and being situated in the SW1/4 of Section 29, SE1/4 of Section 30, the NE1/4 of Section 31, and the NW1/4 of SECTION 32, Township 5 South, Range 90 West of the 6TH P.M., County of Garfield, State of Colorado, said parcel of land being more particularly described as follows:

Beginning at the 1/4 corner, between said sections 29 and 30, a 3.25" brass cap on 2" iron pipe stamped "1/4 S30/29 BLM 1988", thence N 89° 36' 48" E the assumed Basis of Bearings along the southerly line of the 2nd Amended Exemption Plat of Lakota Canyon Ranch, recorded February 4, 2008 as Reception No. 742257, a distance of 1308.59 feet to the Northeast corner of said 'Option Property', being a #5 rebar & 1.25" yellow plastic cap stamped "CLAYCOMB ENG L.S. 3174", said corner being coincidental with Westerly and Southerly lines of Reception No. 742257;

Thence S 00°55'44" E, along Easterly line of said 'Option Property', and the said coincidental Westerly line of Reception No. 742257, a distance of 1002.40 feet, to a point on the Northerly line of that parcel of land described in the Special Warranty Deed, recorded April 15, 2010 as Reception No. 784749;

Thence the following twenty-one (21) courses along the Northerly, Westerly, Easterly and Northerly lines of said Reception No. 784749;

1. N 89°54'27" W a distance of 116.87 feet;
2. S 54°50'38" W a distance of 173.10 feet;
3. S 00°02'34" E a distance of 167.50 feet;
4. S 32°41'48" E a distance of 88.46 feet;
5. S 00°55'44" E a distance of 289.40 feet;
6. S 14°00'12" W a distance of 22.45 feet;
7. S 28°56'08" W a distance of 541.68 feet;
8. 122.69 feet along a curve to the right, having a radius of 219.00 feet, a central angle of 32°05'54", the chord of which bears S 44°59'05" W, a distance of 121.09 feet;
9. 102.92 feet along a non-tangent curve to the left, having a radius of 481.00 feet, a central angle of 12°15'33", the chord of which bears S 54°54'14" W a distance of 102.72 feet;
10. N 51°02'22" W a distance of 247.25 feet;
11. 30.23 feet along a non-tangent curve to the right, having a radius of 275.00 feet, a central angle of 6°17'51", the chord of which bears S 42°06'34" W a distance of 30.21 feet;
12. N 44°48'48" W a distance of 174.82 feet;
13. N 56°40'07" W a distance of 55.13 feet;
14. N 63°30'38" W a distance of 55.33 feet;
15. N 71°43'03" W a distance of 57.57 feet;
16. 104.09 feet along a non-tangent curve to the right, having a radius of 970.00 feet, a central angle of 6°08'54", the chord of which bears N 11°34'51" E a distance of 104.04 feet;
17. N 16°07'55" E a distance of 50.00 feet;
18. N 18°54'59" E a distance of 221.52 feet;
19. N 30°00'58" E a distance of 50.41 feet;
20. N 67°17'36" W a distance of 131.42 feet;
21. 104.00 feet along a curve to the left, having a radius of 250.00 feet, a central angle of 23°50'05", the chord of which bears N 79°12'39" W, a distance of 103.25 feet, to a point on the Northwesterly line of North Wild Horse Road, as described in that Special Warranty Deed recorded September 25, 2007 at Reception No. 733780;

Thence the following four (4) courses along said Northeasterly line of North Wild Horse Road, being situated parallel to and 67.50 feet Northeasterly of the westerly line of said 'Option Property', also a coincidental line with the North Park Parcel recorded April 17, 2007 at Reception No. 721291;

1. 38.30 feet along a non-tangent curve to the left, having a radius of 491.25 feet, a central angle of 4°28'00", the chord of which bears N 04°02'01" W a distance of 38.29 feet;
2. N 06°16'01" W a distance of 314.42 feet;
3. 263.68 feet along a curve to the left, having a radius of 281.25 feet, a central angle of 53°43'01", the chord of which bears N 33°07'31" W, a distance of 254.13 feet;
4. N 59°59'02" W a distance of 338.00 feet, to a point on the westerly line of said 'Option Property';

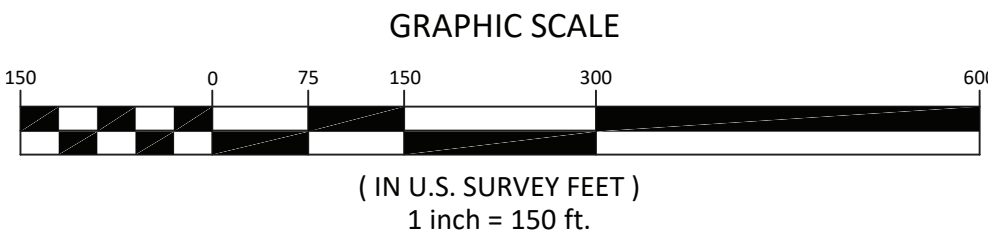
Thence the following three (3) courses along the westerly lines of said 'Option Property';

1. N 21°44'01" E a distance of 132.03 feet;
2. N 02°06'39" E a distance of 226.38 feet;
3. N 00°23'12" W a distance of 381.09 feet, to a point on the North line of the TO A SW1/4 of Section 30,

Thence S 89°47'18" E along said North line SW1/4 of Section 30, a distance of 308.87 feet;

To the Point of Beginning,
County of Garfield, State of Colorado.

Address:
New Castle Vacant Land, New Castle, Colorado, 81647



SURVEYOR'S STATEMENT

I, Mark S. Beckler, do hereby state that this survey was prepared by Sopris Engineering, LLC for CTS Investments, LLC, a Colorado Limited Liability Company, and that it is true and correct to the best of my knowledge and belief.

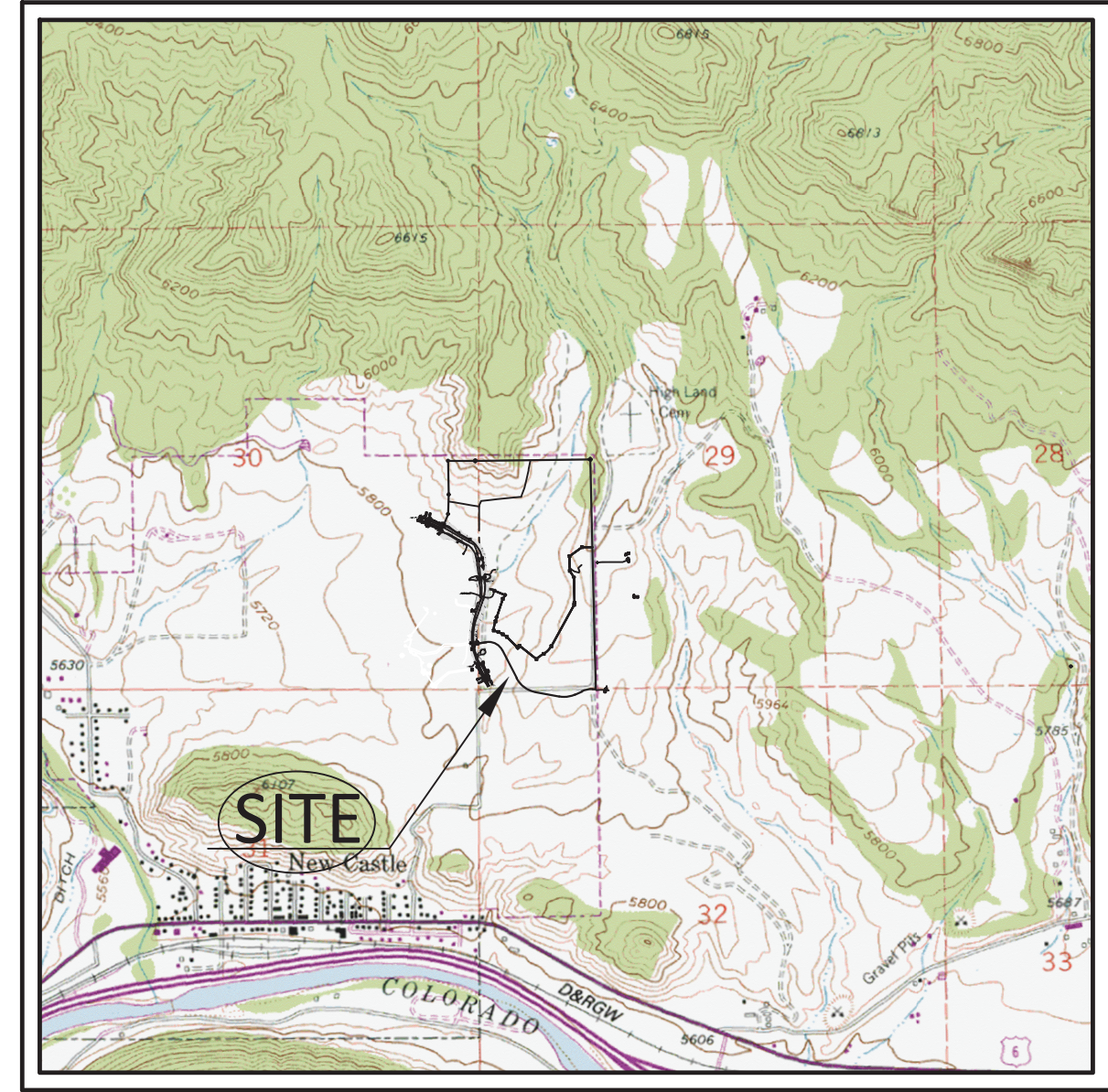
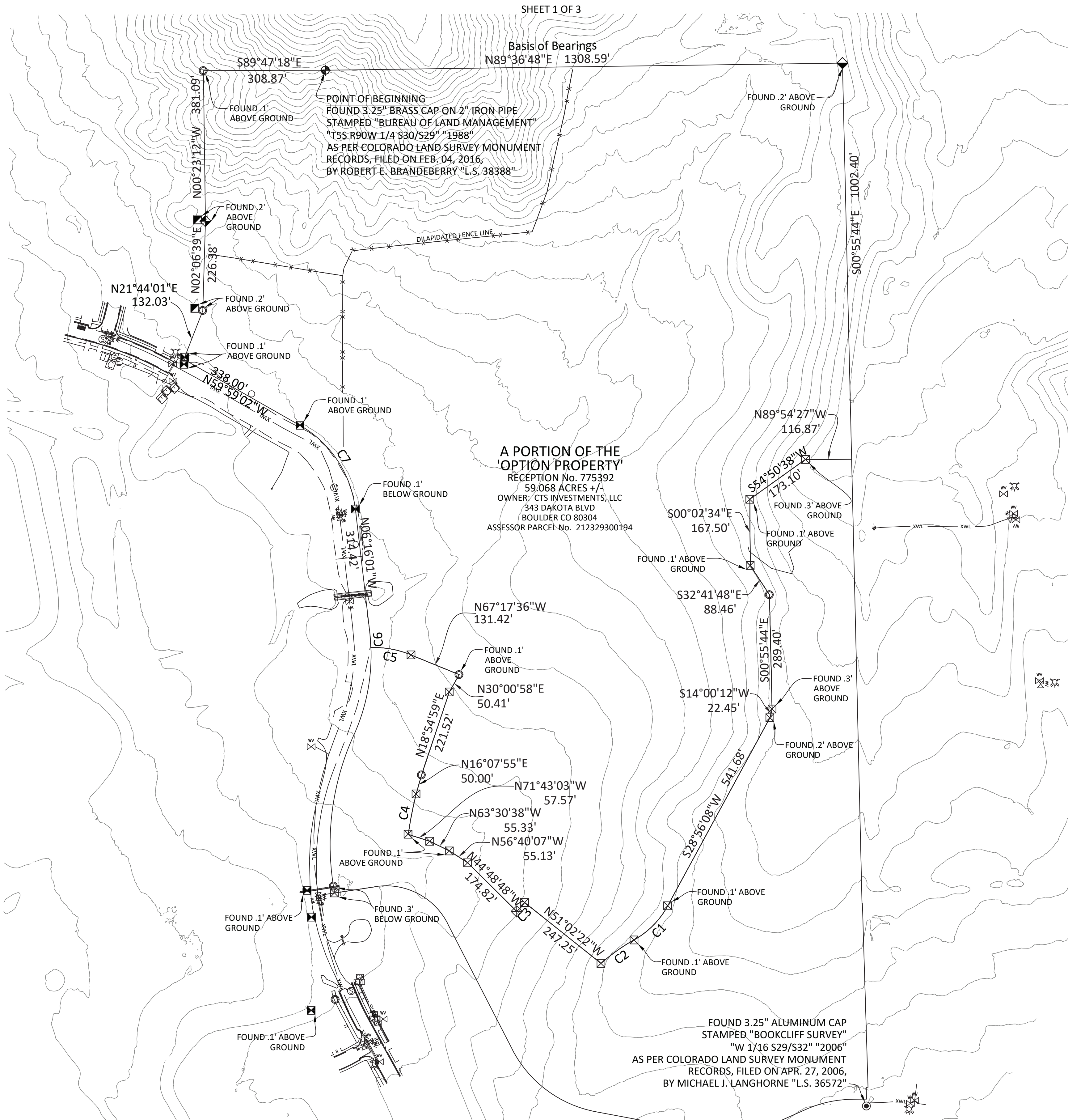
Mark S. Beckler, L.S. No. 28643
Professional Engineer
Colorado State of Engineering

SOPRIS ENGINEERING LLC

502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623
(970) 704 0311 • soprisengineering.com

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.

PARTIAL EXISTING CONDITIONS AND TOPOGRAPHICAL MAP OF:
A PORTION OF THE 'OPTION PROPERTY', AND BEING SITUATED IN
THE SW1/4 OF SECTION 29, SE1/4 OF SECTION 30, THE NE1/4 OF SECTION 31,
AND THE NW1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH P.M.
TOWN OF NEW CASTLE, COLORADO



VICINITY MAP
SCALE: 1" = 2000'

SURVEY NOTES

- 1)Date of Survey: December 5-6 & 18-21, 2023.
- 2)Date of Preparation: March 6-11, 2024.
- 3)Linear Units: The linear unit used in the preparation of this plat is the U.S. Survey Foot as defined by the United States Department of Commerce, National Institute of Standards and Technology.
- 4)Basis of Bearing: Bearings shown hereon are based on an assumed bearing of N89°36'48"E, between found monuments for the 1/4 corner common to said Section 30 and Section 29 being a 3.25" brass cap on 2" iron pipe, stamped "1/4 S30/29 BLM 1988" and the Northeast corner of the option parcel being a #5 rebar & 1.25" yellow plastic cap, stamped "CLAYCOMB ENG L.S. 3174".
- 5)This survey does not constitute a title search by Sopris Engineering, LLC (SE) to determine ownership or easements of record. No title commitment was used in the preparation of this survey.
- 6)Basis of elevation: Basis of Elevation: Project based on Global Position System (GPS) observations from the Continuous Operating Reference Station (CORS) G5C1 utilizing the Continental United States 2012 Geoid Model (GEOID 18) CONUS and based the 1988 North American Vertical Datum (NAVD88) and a vertical shift of -4.01 feet as calculated by the North American Vertical Datum Conversion (VERTCON) an online service provided by a subsidy of the National Oceanic Atmospheric Administration (NOAA). This established a site benchmark elevation of 5851.39'. See sheets 2 & 3.
- 7)Contours shown hereon generated from classified 2016 LiDAR Data aquired through the Colorado Governor's Office of Information Technology, topography based on The North American Vertical Datum of 1988 (NAVD 88); contour interval ten (10') feet.

EXISTING CONDITIONS LEGEND

- CABLE LINE LOCATION
- COMCAST PEDESTAL
- TELEPHONE PEDESTAL
- SEWER MANHOLE
- STORM MANHOLE
- STORM INLET
- ELECTRIC TRANSFORMER
- ELECTRIC RISER
- LIGHT POLE
- EXISTING FIRE HYDRANT
- WATER VALVE
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND #5 REBAR
- FOUND #4 REBAR & YELLOW PLASTIC CAP STAMPED "L.S. 13501"
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MONUMENTS WERE FOUND FLUSH WITH THE GROUND UNLESS OTHERWISE STATED

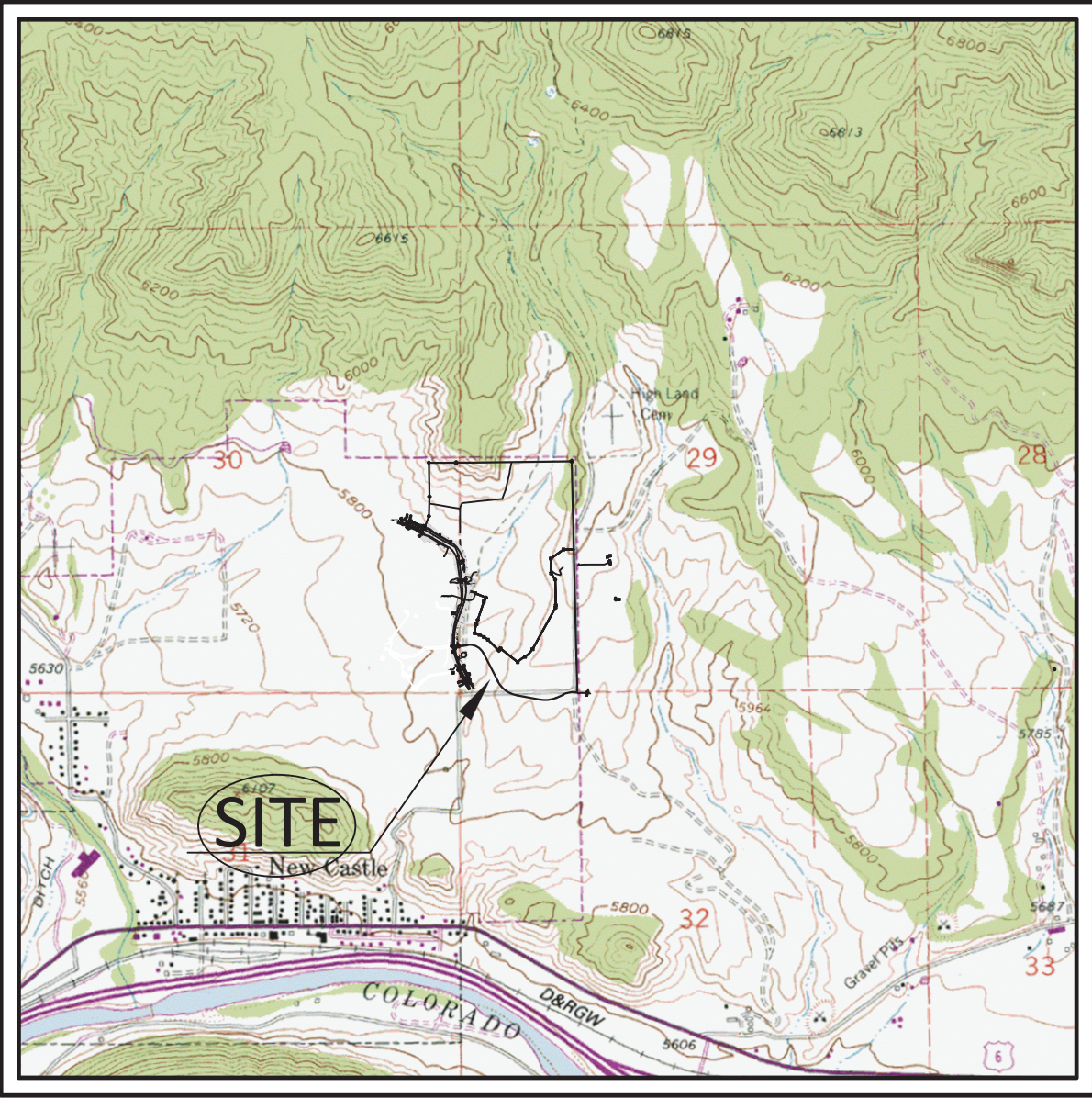
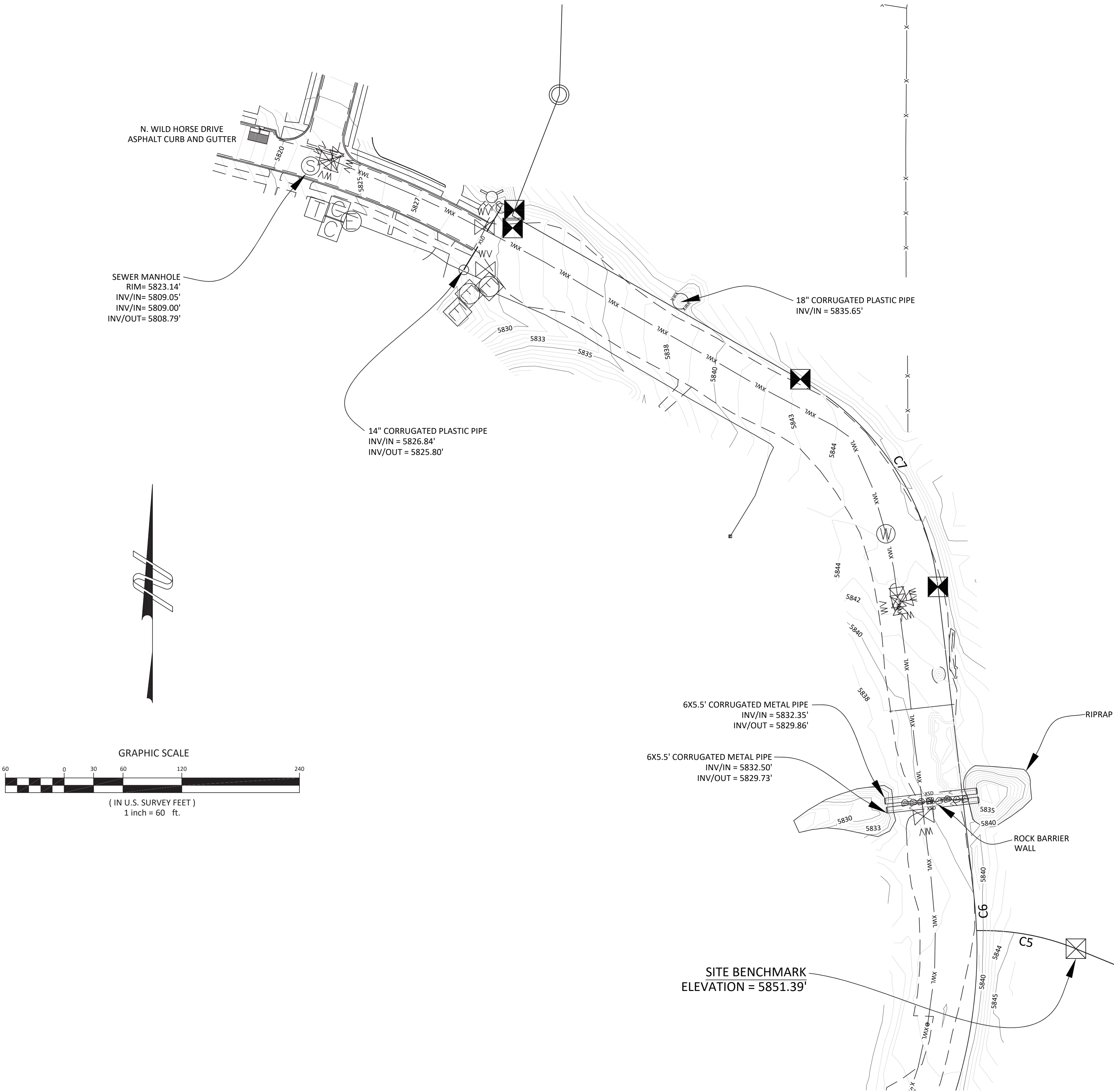
- UNDERGROUND ELECTRIC
- WATER LINE
- WIRE FENCE

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SHEET 2 OF 3



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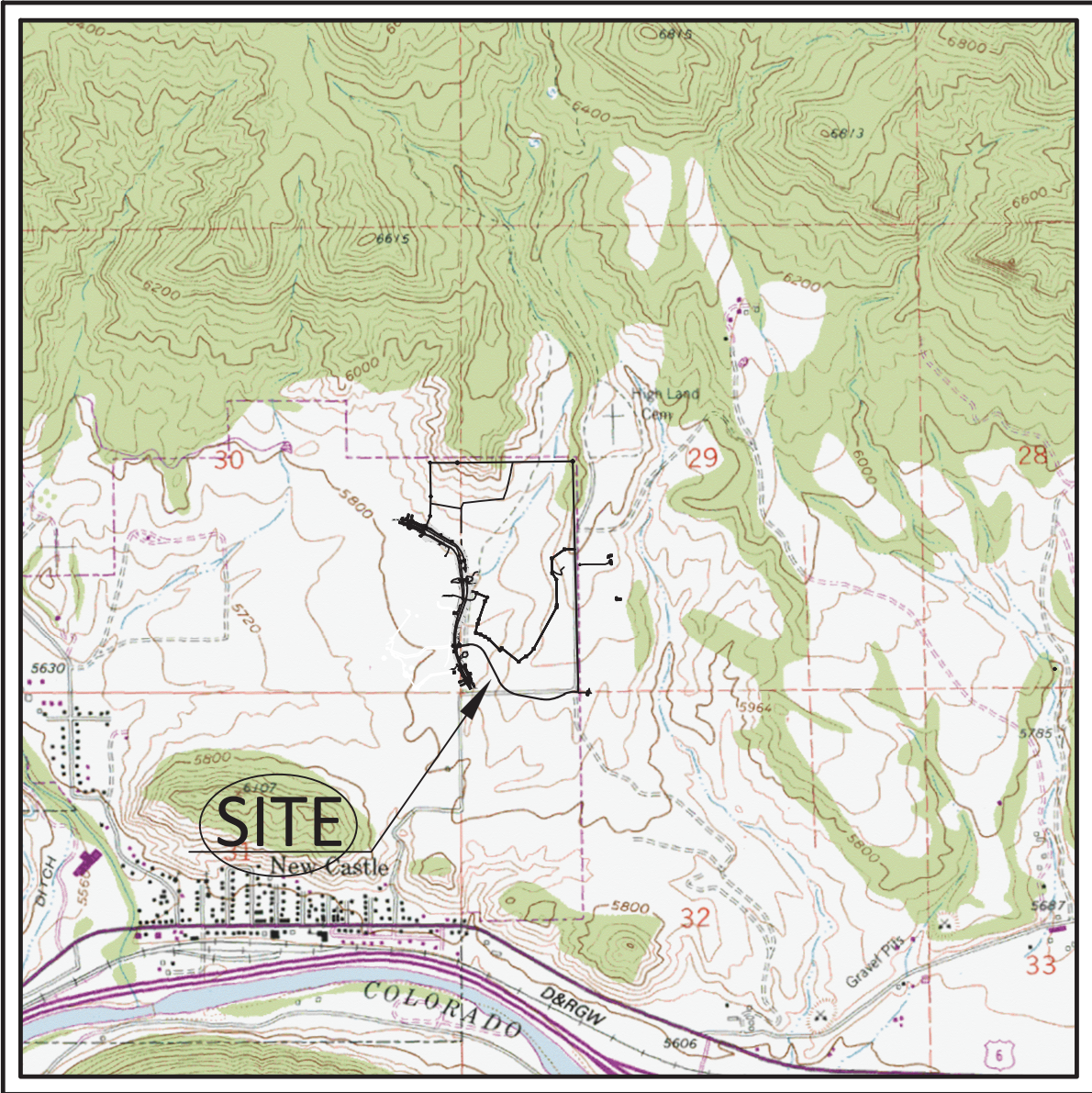
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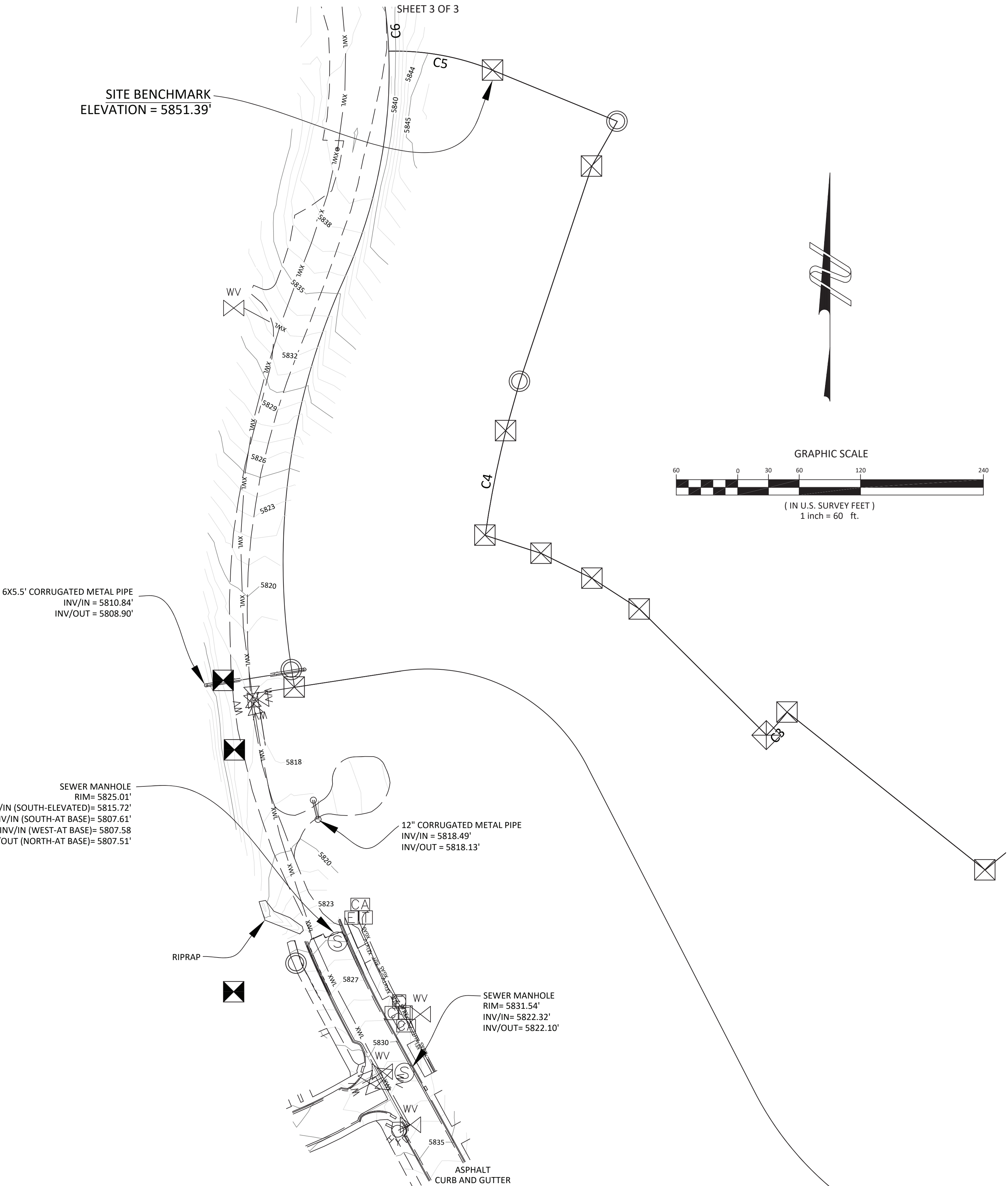
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