

**SOPRIS ENGINEERING LLC**  
 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623  
 (970) 704-0311 • soprisengineering.com

DATE:	07-09-2025
JOB NO.	33011
DESIGNED BY:	MW
DRAWN BY:	MW
CHECKED BY:	JP

# Updated Site Plan

LOT 4  
 AREA=12.265 AC.

ROW AREA =  
 1.963 AC.

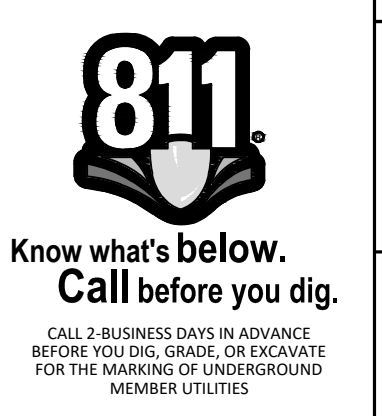
**9 NORTH WILD HORSE  
 NEW CASTLE, COLORADO**

FOR REVIEW

DATE	REVISION
07/09/25	1- 5 PLEX THOMES

TITLE  
**DEVELOPMENT  
 AREA SITE PLAN**

DRAWING NO.  
**C-1.01**



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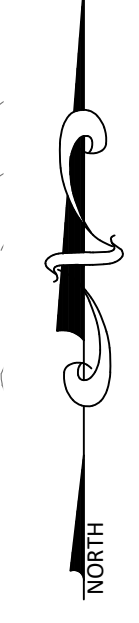
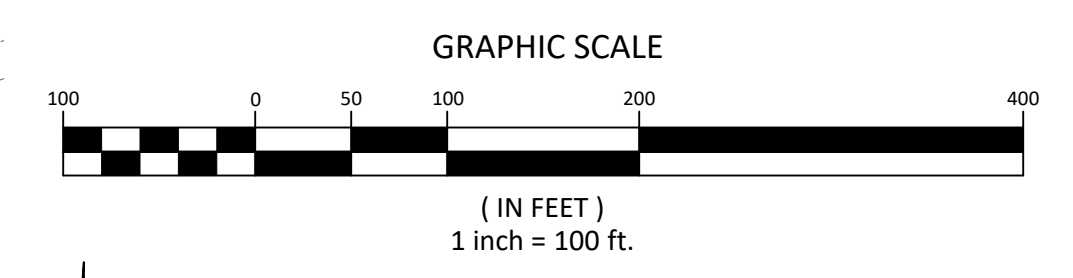
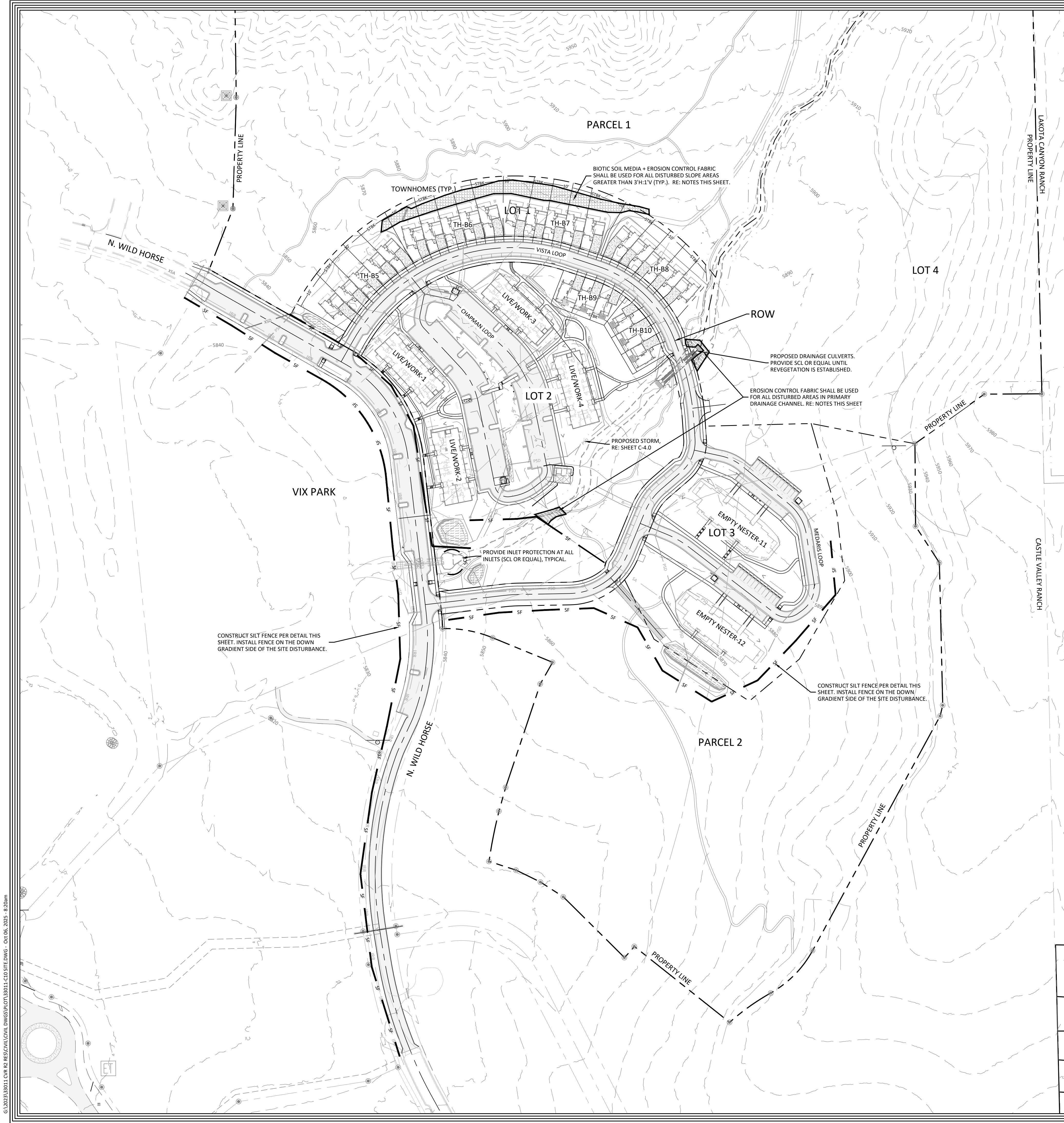








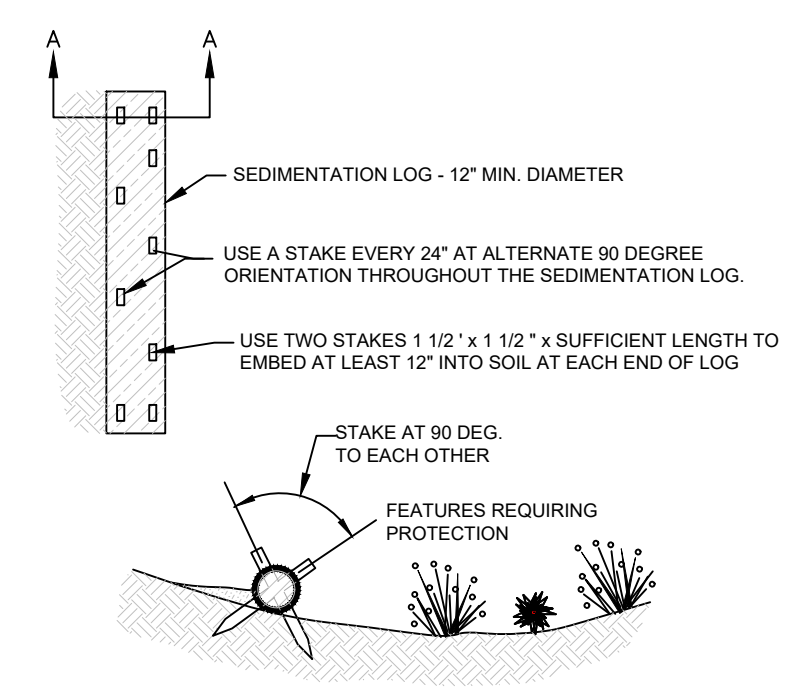




**LANDSCAPE EROSION CONTROL NOTES:**

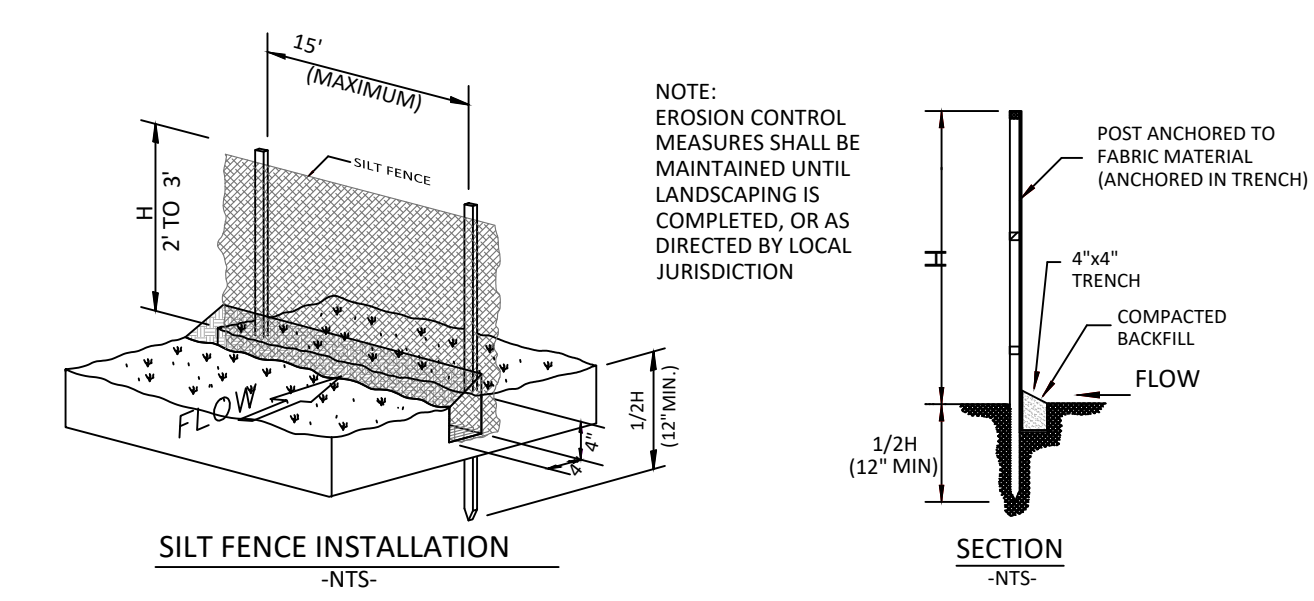
- TEMPORARY GROUND COVER:**
- AREAS OF INTERIM DISTURBANCE WHERE FINAL GRADE HAS NOT BEEN ESTABLISHED OR THAT ARE ANTICIPATED TO BE DISTURBED REPEATEDLY SHALL BE SEEDED WITH A STERILE ANNUAL RYE SEED IF SAID DISTURBANCE IS TO REMAIN BARE FOR LONGER THAN 60 DAYS. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION TO THESE AREAS TO THE EXTENT PRACTICAL.
- PERMANENT EROSION CONTROL:**
- AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED SHALL BE SEEDED AND IRRIGATED PER THE LANDSCAPE PLANS.
  - FOR SLOPES EXCEEDING 3:1 GRADE, CONTRACTOR SHALL APPLY PROFILE PROGNANCS BIOTIC SOIL MEDIA PER MANUFACTURER'S SPECIFICATIONS. NO TOPSOIL IS REQUIRED WHERE PROGNANCS IS APPLIED. SEE MANUFACTURER'S INSTRUCTIONS FOR APPLICATION RATES.
  - HYDROMULCH SHALL BE PROFILE PROMATRIX EFM OR AN APPROVED EQUAL AND SHALL BE INSTALLED PER THE MANUFACTURER'S MIXING AND APPLICATION INSTRUCTIONS.
  - FOR SLOPES EXCEEDING 3:1 GRADE, EROSION CONTROL FABRIC SHALL BE APPLIED OVERTOP OF THE HYDROMULCH APPLICATION. EROSION CONTROL FABRIC SHALL ALSO BE INSTALLED OVER ALL DISTURBANCE WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN OF THE PRIMARY DRAINAGE WAY AS SHOWN AND NOTED ON THESE PLANS.
  - EROSION CONTROL FABRIC SHALL BE US-2SCN DOUBLE NET STRAWCOCONUT BLANKET MANUFACTURED BY CORE AND MAIN GEOSYNTHETICS OR APPROVED EQUAL. FABRICS SHALL BE NON-TOXIC TO VEGETATION AND SHALL NOT INHIBIT GERMINATION OF NATIVE SEED MIX. THE MATERIALS SHALL NOT BE TOXIC OR INJURIOUS TO HUMANS OR WILDLIFE.

REFER TO ADDITIONAL EROSION CONTROL NOTES ON C-0.1

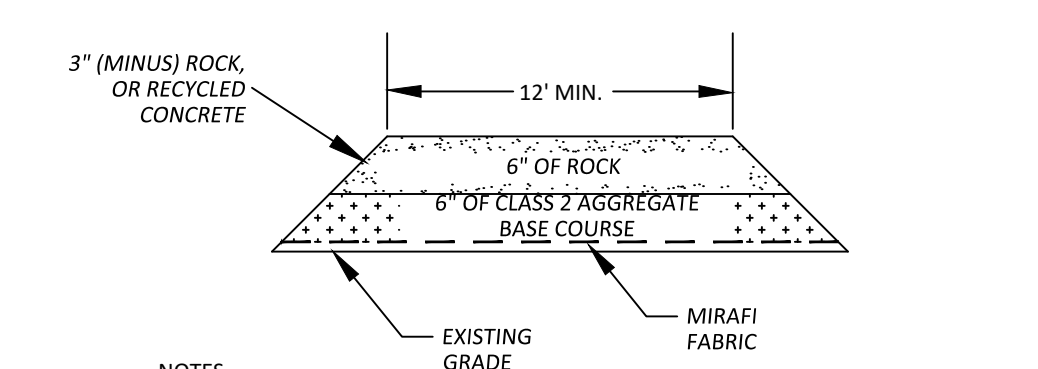


- SEDIMENT CONTROL LOG INSTALLATION NOTES:**
- SEE PLAN VIEW FOR LOCATION OF SEDIMENT CONTROL LOG.
  - SEDIMENT CONTROL LOGS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
  - SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER.
  - NOT FOR USE IN CONCENTRATED FLOW AREAS.
  - THE SEDIMENT CONTROL LOGS SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2-INCHES.
- SEDIMENT CONTROL LOG MAINTENANCE NOTES:**
- THE SWAMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT & MAKE REPAIRS OR CLEANOUT UPSTREAM SEDIMENT AS NECESSARY.
  - SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM DEPTH IS WITHIN 1/2 THE HEIGHT OF THE CREST OF LOG.
  - SEDIMENT CONTROL LOGS SHALL BE REMOVED AT THE END OF CONSTRUCTION, ONCE PROPER VEGETATION HAS BEEN ESTABLISHED. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL IT SHALL BE COVERED WITH TOPSOIL AND REVEGETATED/STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

SECTION A - A  
**2**  
 C1040  
**SEDIMENT CONTROL LOG** — SCL —  
 SCALE: N.T.S.



**1**  
 C1040  
**SILT FENCE DETAIL** — SF —  
 SCALE: N.T.S.



- NOTES**
- ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
  - PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.
  - ALIGNMENT OF CONSTRUCTION ACCESS SHALL PROVIDE A MINIMUM LENGTH OF 40-FT MEASURED FROM THE CENTERLINE.

**3**  
 C1040  
**VEHICLE TRACKING CONTROL**  
 SCALE: N.T.S.

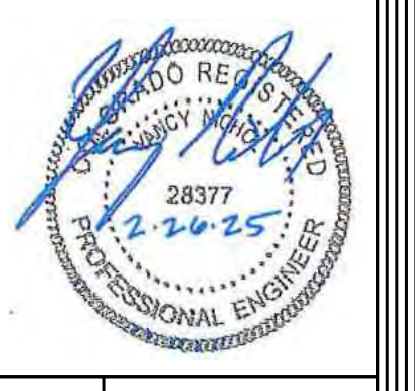


**SOPRIS ENGINEERING LLC**  
 502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623  
 (970) 704-0311 • soprisengineering.com

DATE:	10-03-2025
JOB NO.	33011.01
DESIGNED BY	AKC
DRAWN BY	JPP
CHECKED BY	YTN

**9 NORTH WILD HORSE  
 NEW CASTLE, COLORADO**

**FINAL PLAN**



DATE	REVISION

TITLE  
**EROSION CONTROL PLAN**

DRAWING NO.  
**C-1.3**

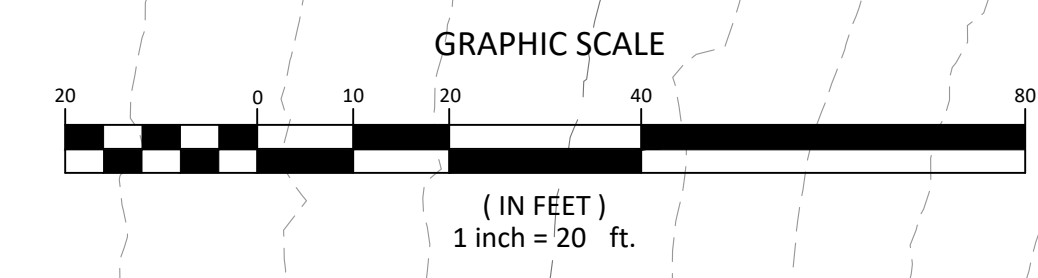
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- GENERAL GRADING NOTES:**
1. THE EXISTING CONTOUR INTERVAL IS TWO (2) FEET (DASHED) FROM A SURVEY PERFORMED BY SOPRIS ENGINEERING, LLC.
  2. THE PROPOSED CONTOUR INTERVAL IS TWO (2) FEET.
  3. ALL GEOTECHNICAL ENGINEERING RECOMMENDATIONS SHALL BE ADHERED TO.
  4. GRADING AROUND THE BUILDINGS IS PRELIMINARY. FINAL GRADING DETAIL WILL BE PROVIDED FOR BUILDING PERMIT.
  5. SHALLOW DETENTION BASIN GRADING SHALL BE CONSTRUCTED AS NOTED ON PLAN. DETENTION BASIN SPECIFICATIONS:
    - 5.1. FILL BERM SUBGRADE SHALL BE COMPACTED IN LIFTS TO 90% STANDARD PROCTOR DENSITY WITHIN 2% OF OPTIMUM MOISTURE.
    - 5.2. FILL BERM SHALL HAVE A TWO FOOT WIDE FLAT TOP.
    - 5.3. MAXIMUM BERM AND DETENTION BASIN SIDE SLOPES SHALL NOT EXCEED 3':1'.
    - 5.4. OUTLET PIPE HAS BEEN SIZED TO ATTENUATE STORM WATER RUNOFF TO THE PRE-DEVELOPMENT RATE FOR THE OVERALL DRAINAGE BASIN (REFER TO DRAINAGE REPORT CALCULATIONS), PIPE SIZE, & INVERTS REFER TO LANDSCAPE PLAN FOR TOPSOIL AND PLANTING SPECIFICATIONS.

- SITE LEGEND**
- PROPERTY LINE
  - EXISTING EASEMENT
  - OFFSITE 100 YR FLOOD
  - PROPOSED EASEMENT
  - PROPOSED SETBACK
  - PROPOSED LOT LINE
  - PROPOSED CENTERLINE

- GRADING LEGEND:**
- 7900 PROPOSED 1' CONTOUR
  - 7900 PROPOSED 5' CONTOUR
  - 7900 EXISTING CONTOUR
  - 7900 EXISTING CONTOUR INTERVAL
  - 2.0% PROPOSED SLOPE
  - X FL: 32.0 PROPOSED SPOT ELEVATION
  - PSD PROPOSED STORM SEWER
  - PSD PROPOSED STORM INLET

- SPOT ELEVATION LEGEND**
- BOW = BOTTOM OF WALL
  - EOA = EDGE OF ASPHALT
  - EX = EXISTING GRADE
  - FF = FINISHED FLOOR ELEVATION
  - FG = FINISHED GRADE
  - FL = FLOW LINE
  - GB = GRADE BREAK
  - HP = HIGH POINT
  - LP = LOW POINT
  - ME = MATCH EXISTING
  - RIM = RIM ELEVATION
  - TBC = TOP BACK OF CURB
  - TC = TOP OF CONCRETE

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DATE:	10-03-2025
JOB NO.	33011.01
DESIGNED BY	JPP
DRAWN BY	JPP
CHECKED BY	YTN

**9 NORTH WILD HORSE  
NEW CASTLE, COLORADO**  
MINOR AMENDMENT - FINAL PLAN



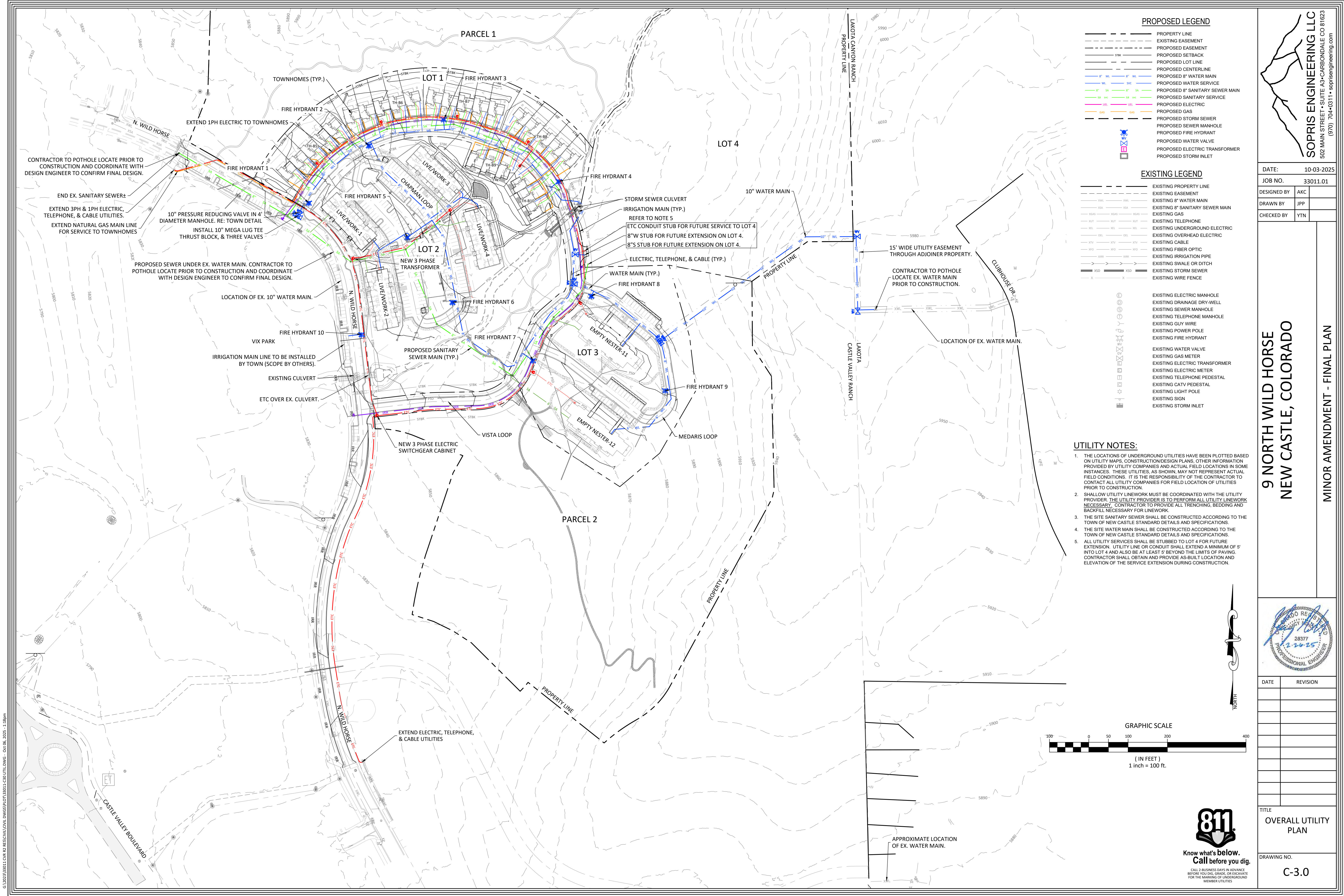
DATE	REVISION

TITLE  
**EAST GRADING**

DRAWING NO.  
**C-2.8**

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**PROPOSED LEGEND**

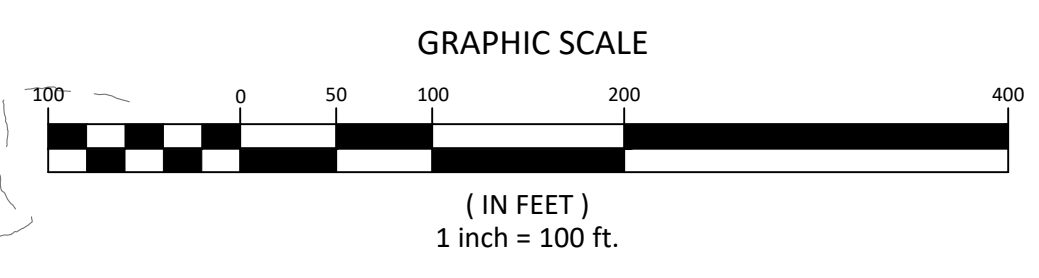
- PROPERTY LINE
- - - EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED 8" WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED SANITARY SERVICE
- PROPOSED ELECTRIC
- PROPOSED GAS
- PROPOSED STORM SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED STORM INLET

**EXISTING LEGEND**

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING 8" WATER MAIN
- EXISTING 8" SANITARY SEWER MAIN
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING CABLE
- EXISTING FIBER OPTIC
- EXISTING IRRIGATION PIPE
- EXISTING SWALE OR DITCH
- EXISTING STORM SEWER
- EXISTING WIRE FENCE
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET

**UTILITY NOTES:**

1. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON UTILITY MAPS, CONSTRUCTION/DESIGN PLANS, OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS IN SOME INSTANCES. THESE UTILITIES, AS SHOWN, MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
2. SHALLOW UTILITY LINWORK MUST BE COORDINATED WITH THE UTILITY PROVIDER. THE UTILITY PROVIDER IS TO PERFORM ALL UTILITY LINWORK NECESSARY. CONTRACTOR TO PROVIDE ALL TRENCHING, BEDDING AND BACKFILL NECESSARY FOR LINWORK.
3. THE SITE SANITARY SEWER SHALL BE CONSTRUCTED ACCORDING TO THE TOWN OF NEW CASTLE STANDARD DETAILS AND SPECIFICATIONS.
4. THE SITE WATER MAIN SHALL BE CONSTRUCTED ACCORDING TO THE TOWN OF NEW CASTLE STANDARD DETAILS AND SPECIFICATIONS.
5. ALL UTILITY SERVICES SHALL BE STUBBED TO LOT 4 FOR FUTURE EXTENSION. UTILITY LINE OR CONDUIT SHALL EXTEND A MINIMUM OF 5' INTO LOT 4 AND ALSO BE AT LEAST 3' BEYOND THE LIMITS OF PAVING. CONTRACTOR SHALL OBTAIN AND PROVIDE AS-BUILT LOCATION AND ELEVATION OF THE SERVICE EXTENSION DURING CONSTRUCTION.



**811**  
Know what's below.  
Call before you dig.  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRAB, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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DATE: 10-03-2025  
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DESIGNED BY AKC  
DRAWN BY JPP  
CHECKED BY YTN

**9 NORTH WILD HORSE  
NEW CASTLE, COLORADO  
MINOR AMENDMENT - FINAL PLAN**



DATE	REVISION

TITLE  
**OVERALL UTILITY PLAN**  
DRAWING NO.  
**C-3.0**

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STATUS:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION:

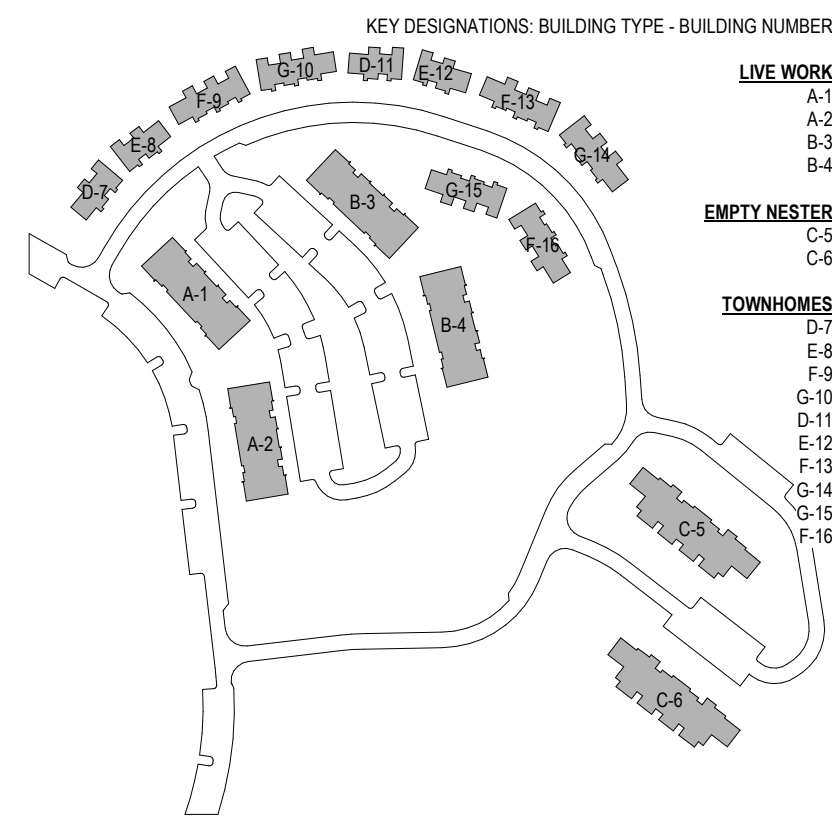

PROJECT NUMBER:  
23192

DATE:  
31 OCTOBER 2024

SHEET NAME:  
TOWNHOME ELEVATIONS

SHEET NUMBER:

A4.0



# Original Elevations

**COLOR LEGEND**

- Natural Linen
- Woven Wicker
- Clary Sage
- Secret Garden
- Tricorn Black (Accents)
- Truepenny / Trinket (Accents)
- \*Or Equivalent Tone

\* COLORS SHOWN ON ELEVATION BELOW ARE EXAMPLES OF POSSIBLE CONFIGURATIONS. FACADE COLORS TO ALTERNATE BETWEEN SHADES OF BROWN AND GREEN BETWEEN TRIPLEX AND DUPLEX GROUPINGS

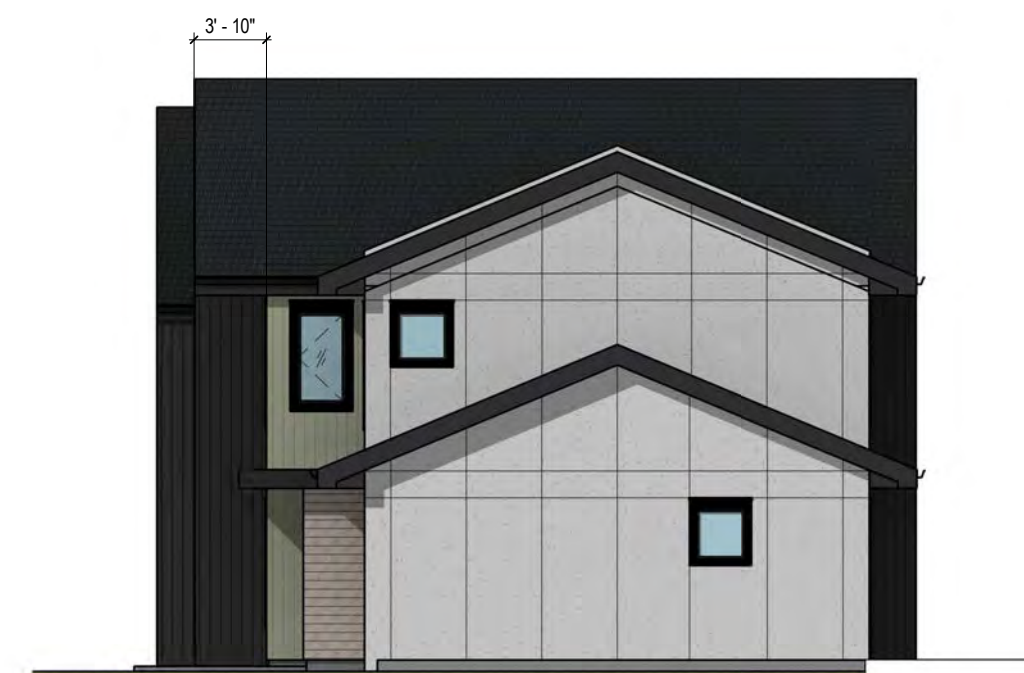
**MATERIAL LEGEND**

**ELEVATION**

- NATURAL FIBER CEMENT BOARD SIDING TO BE MINIMUM 1 HR RATED OR AS APPROVED AS NON COMBUSTIBLE MATERIAL
- FIBER CEMENT SHLAP SOFFIT TO BE MINIMUM 1 HR RATED
- ASPHALT SHINGLE ROOFING TO BE MINIMUM CLASS A RATED
- NATURAL FIBER CEMENT BOARD SIDING (UNPAINTED) TO BE MINIMUM 1 HR RATED OR AS APPROVED AS NON COMBUSTIBLE MATERIAL
- FIRE TREATED WOOD ACCENTS TO BE MINIMUM 1 HR RATED TO MEET THE REQ. OF SECTION 2303.2 OF IBC
- FIBER CEMENT SOFFIT TO BE MINIMUM 1 HR RATED
- PAINTED FIBER CEMENT BOARD SIDING TO BE MINIMUM 1 HR RATED OR AS APPROVED AS NON COMBUSTIBLE MATERIAL
- METAL ROOFING TO BE MINIMUM CLASS A RATED
- WINDOWS TO BE TEMPERED



townhome triplex back elevation  
NOT TO SCALE



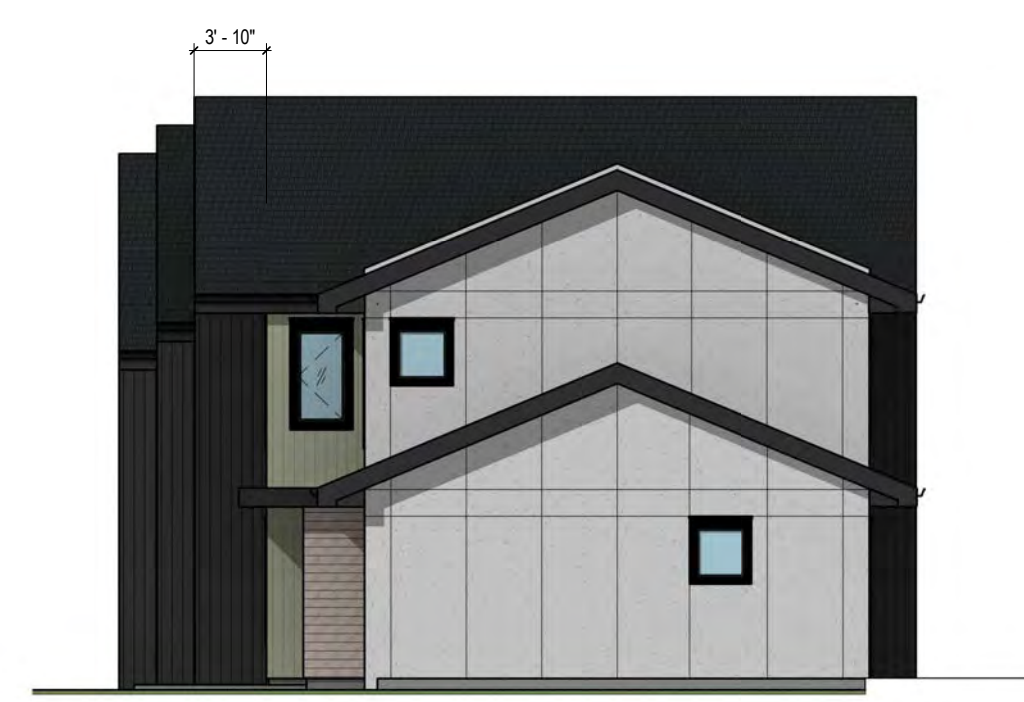
townhome duplex side elevation  
NOT TO SCALE



townhome duplex back elevation  
NOT TO SCALE



townhome triplex front elevation  
NOT TO SCALE



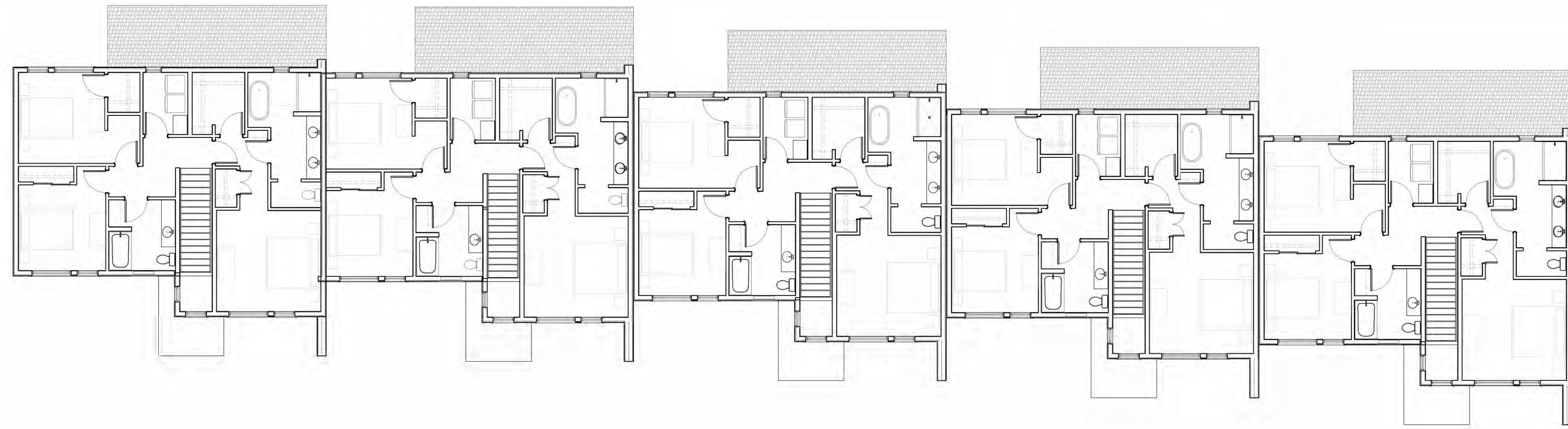
townhome triplex side elevation  
NOT TO SCALE



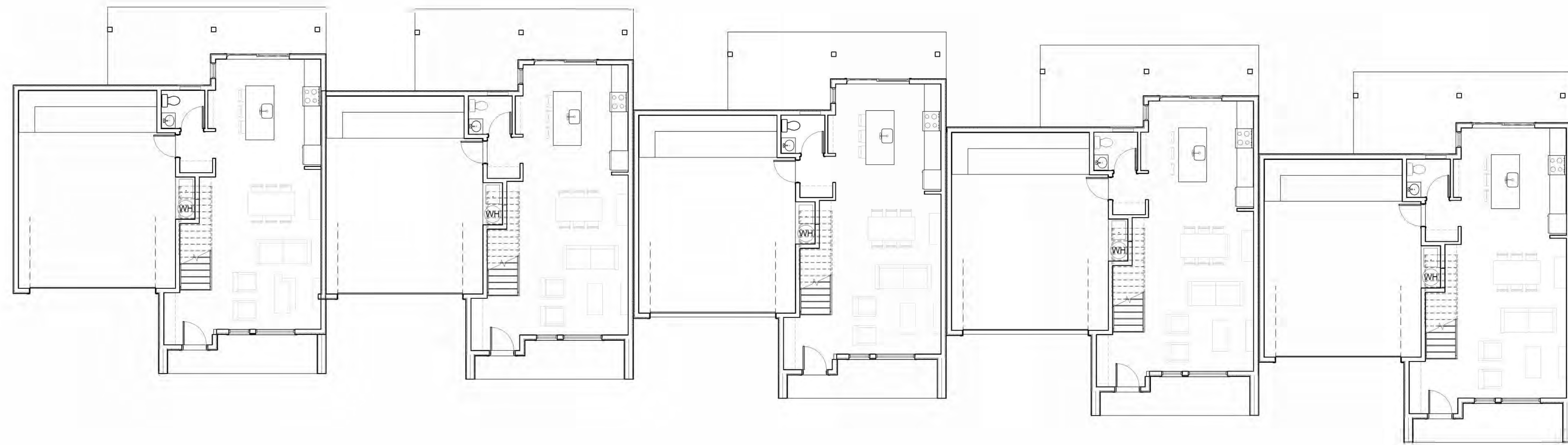
townhome duplex front elevation  
NOT TO SCALE

# NEW CASTLE RESIDENTIAL - TOWNHOMES

9 NORTH WILDHORSE DRIVE | NEW CASTLE, CO 81647 |



2 overall second floor  
X1.00 1/8" = 1'-0"



1 overall first floor  
X1.00 1/8" = 1'-0"

STATUS:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION:

PROJECT NUMBER:

2023.192

DATE:

10 JULY 2025

SHEET NAME:

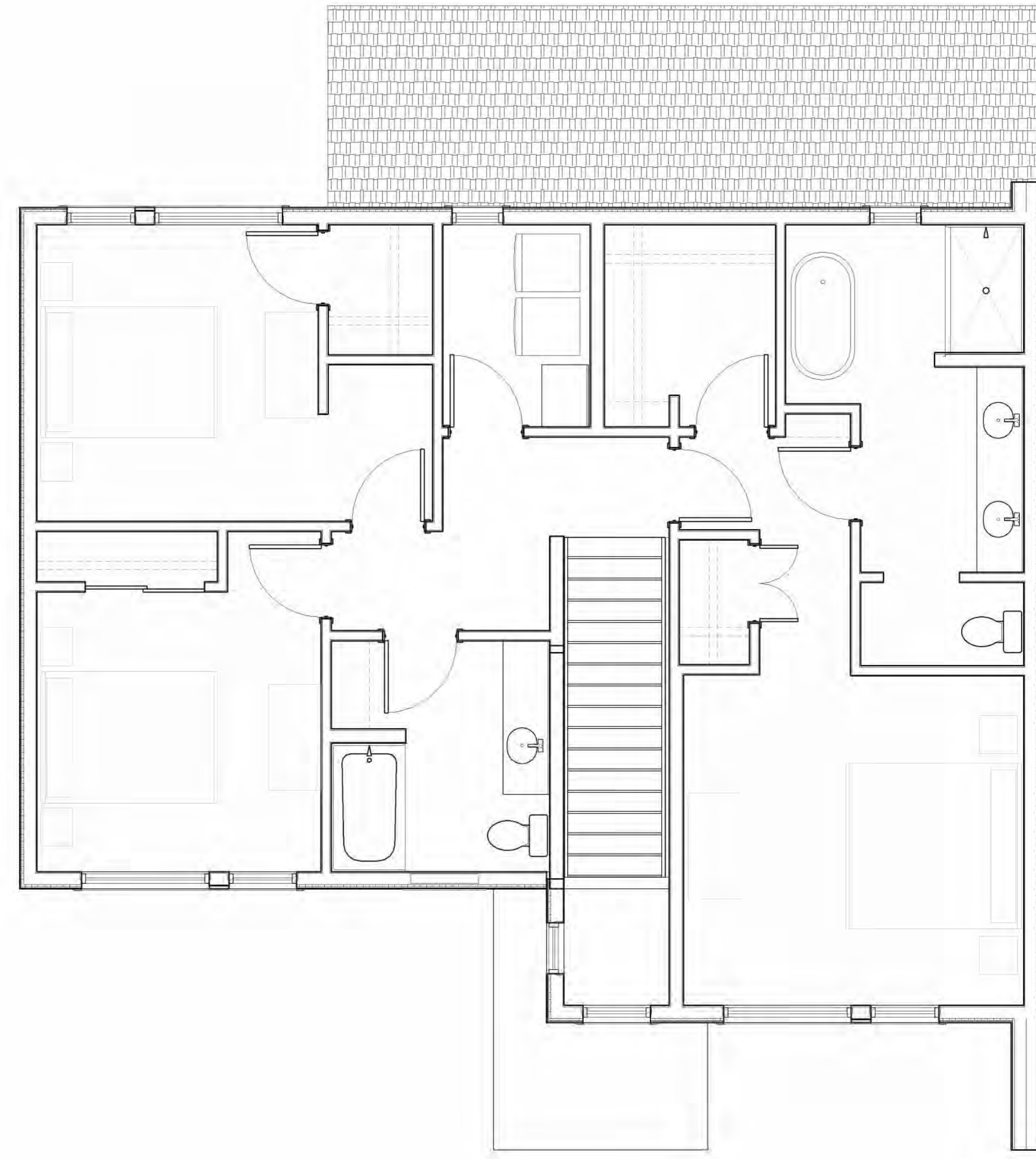
FLOOR PLAN

SHEET NUMBER:

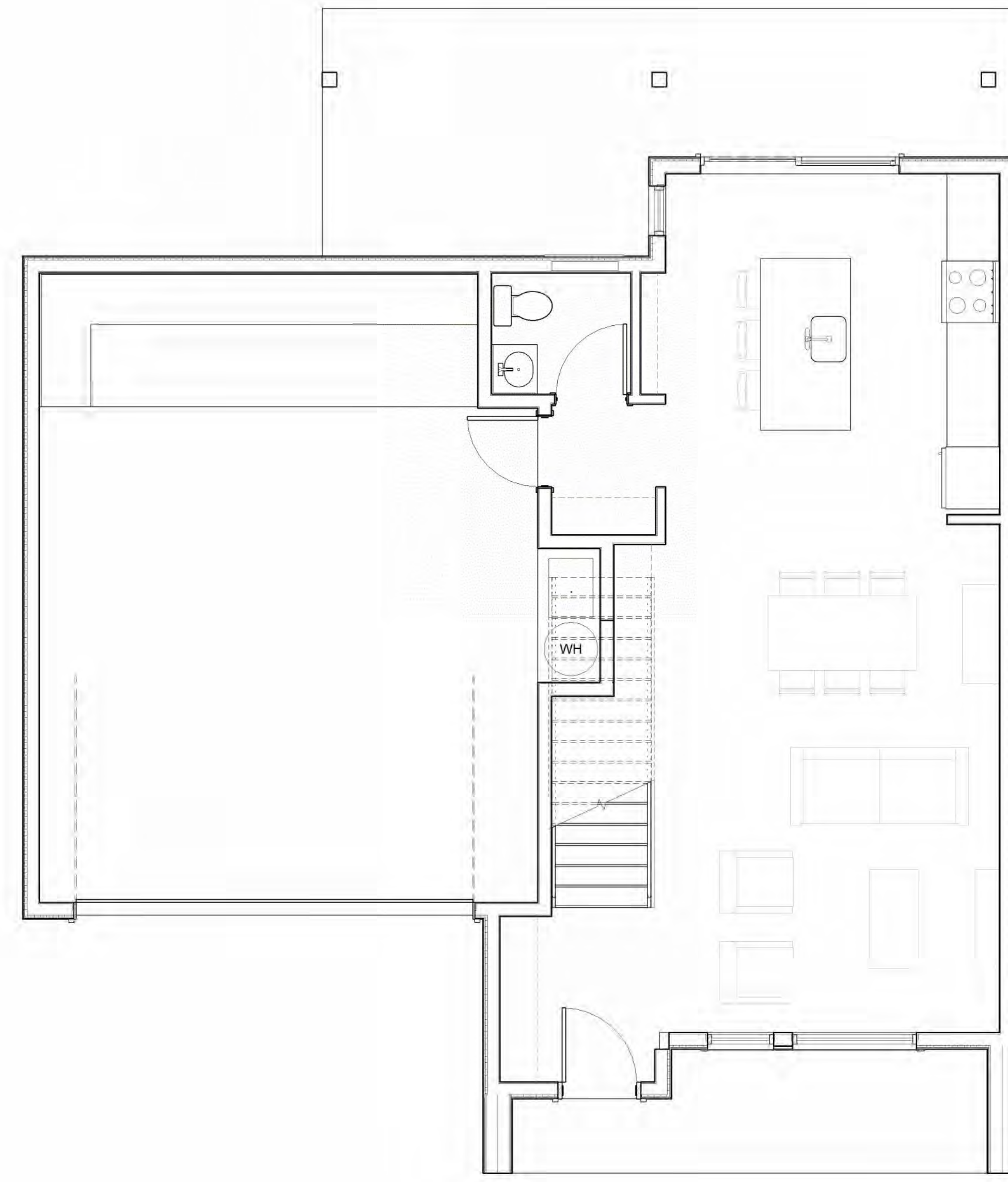
**X1.00**

# NEW CASTLE RESIDENTIAL - TOWNHOMES

9 NORTH WILDHORSE DRIVE | NEW CASTLE, CO 81647 |



2 enlarged plan - second floor  
X2.00 1/4" = 1'-0"



1 enlarged plan - first floor  
X2.00 1/4" = 1'-0"

STATUS:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION:

PROJECT NUMBER:

2023.192

DATE:

10 JULY 2025

SHEET NAME:

UNIT FLOOR PLAN

SHEET NUMBER:

**X2.00**

NEW CASTLE RESIDENTIAL - TOWNHOMES

9 NORTH WILDHORSE DRIVE | NEW CASTLE, CO 81647 |



2 overall exterior elevation  
X3.00 1/8" = 1'-0"



1 overall exterior elevation  
X3.00 1/8" = 1'-0"

STATUS:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION:

PROJECT NUMBER:

2023.192

DATE:

10 JULY 2025

SHEET NAME:

ELEVATION

SHEET NUMBER:

**X3.00**

NEW CASTLE RESIDENTIAL - TOWNHOMES

9 NORTH WILDHORSE DRIVE | NEW CASTLE, CO 81647 |



4 enlarged elevation - back  
X3.10 3/8" = 1'-0"



3 enlarged elevation - front  
X3.10 3/8" = 1'-0"

STATUS:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION:

PROJECT NUMBER:

2023.192

DATE:

10 JULY 2025

SHEET NAME:

ENLARGED ELEVATION

SHEET NUMBER:

X3.10



1 3d view - back  
X4.00



2 3d view - front  
X4.00

NEW CASTLE RESIDENTIAL - TOWNHOMES

9 NORTH WILDHORSE DRIVE | NEW CASTLE, CO 81647 |

STATUS:

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISION:

PROJECT NUMBER:

2023.192

DATE:

10 JULY 2025

SHEET NAME:

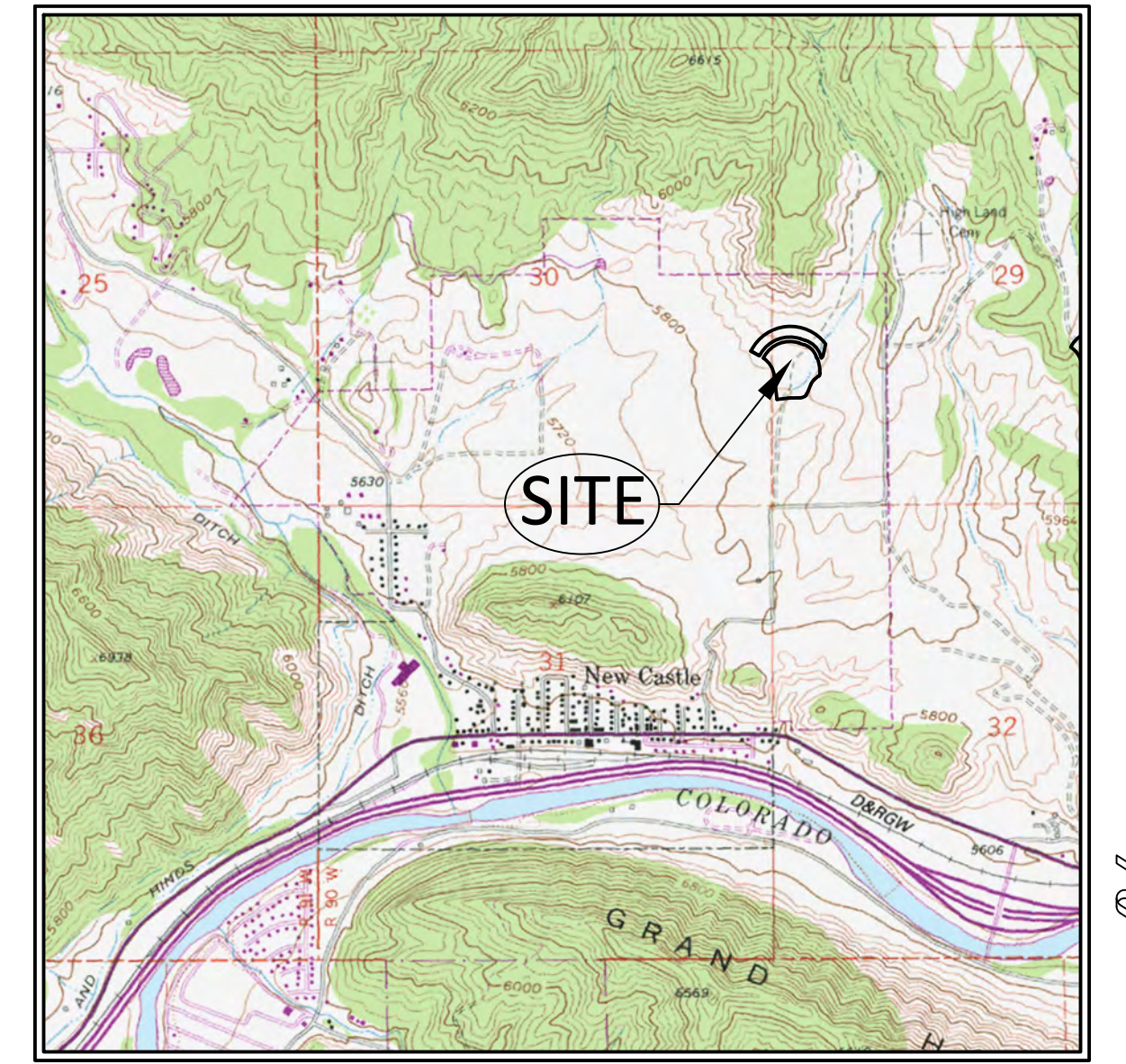
3D VIEWS

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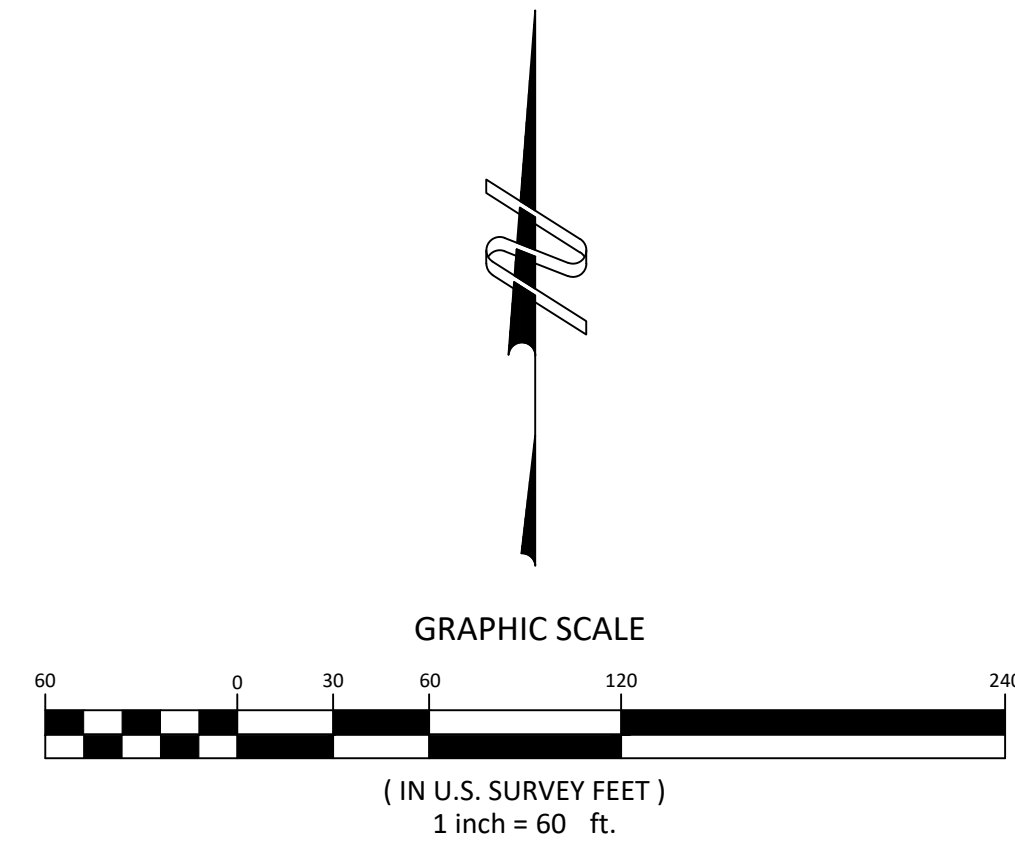
X4.00

# AMENDED PLAT OF: LOTS 1 AND 2 OF 9 NORTH WILD HORSE P.U.D.

A PORTION OF THE PROPERTY WITHIN THE 9 NORTH WILD HORSE PUD SUBDIVISION  
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, COUNTY OF GARFIELD, STATE OF COLORADO  
SHEET 1 OF 4  
PREVIOUSLY PLATTED



VICINITY MAP  
SCALE: 1" = 2000'



● FOUND #5 REBAR & 1.25" ORANGE PLASTIC CAP  
STAMPED "L.S. 37997"

### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT CTS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

THE FINAL PLAT OF 9 NORTH WILD HORSE, RECORDED MAY 22, 2025, AS RECEPTION NO. 1007191.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND PORTIONS THEREOF INTO BLOCKS AS SHOWN HEREON AND DESIGNATE THE SAME AS 9 N WILD HORSE PUD SUBDIVISION IN THE TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO; AND DOES HEREBY GRANT AND CONVEY TO THE TOWN OF NEW CASTLE, COLORADO, FOR PUBLIC USE THE TOWN R.O.W. DEPICTED HEREON FOR PUBLIC STREET PURPOSES, THE 15' & 20' TRAIL EASEMENTS SHOWN HEREON FOR PUBLIC RECREATIONAL TRAIL PURPOSES AS FURTHER DEFINED IN THE REFERENCE EASEMENT, THE 16' AND 12' EMERGENCY ACCESS EASEMENT DEPICTED HEREON FOR EMERGENCY ACCESS PURPOSES, ALL UTILITY EASEMENTS FOR UTILITY PURPOSES ONLY, AND THOSE CERTAIN DRAINAGE EASEMENTS DEPICTED AS (TOWN AND HOA) FOR DRAINAGE PURPOSES ONLY AND FOR ACCESS THERETO; AND TO THE 9 NORTH WILD HORSE PROPERTY OWNER'S ASSOCIATION ALL OTHER DRAINAGE EASEMENTS SHOWN HEREON FOR DRAINAGE AND MAINTENANCE PURPOSES; AND SO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AS DOCUMENT NO. \_\_\_\_\_.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

OWNER:

CTS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: CTS SERVICES, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER

STEVEN E. CRAVEN, MANAGER

STATE OF COLORADO)  
COUNTY OF GARFIELD) SS.  
TOWN OF NEW CASTLE)  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025 BY \_\_\_\_\_ AS \_\_\_\_\_ OF CTS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, LLC.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

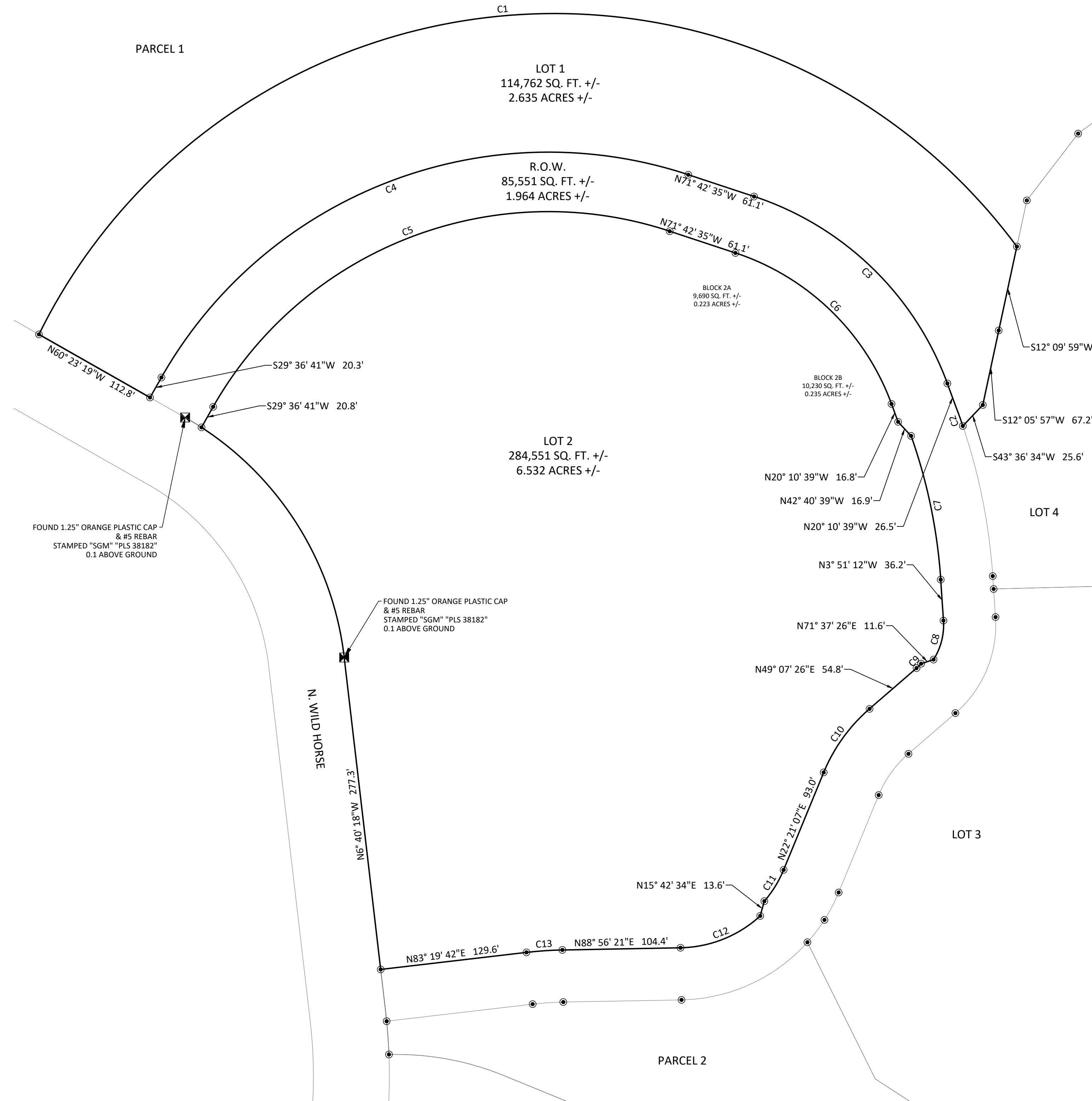
Curve #	Length	Radius	Tangent	Delta	Chord Direction	Chord
C1	1038.68'	507.31'	832.89'	117°18'33"	N84°52'03"E	866.53'
C2	13.47'	523.00'	6.74'	1°28'32"	N19°26'23"W	13.47'
C3	245.54'	273.00'	131.77'	51°31'56"	N45°56'37"W	237.35'
C4	539.67'	393.00'	322.12'	78°40'44"	S68°57'03"W	498.26'
C5	467.58'	340.50'	279.09'	78°40'44"	S68°57'03"W	431.70'
C6	198.32'	220.50'	106.43'	51°31'56"	S45°56'37"E	191.70'
C7	129.96'	477.00'	65.38'	15°36'36"	S11°39'30"E	129.55'
C8	36.13'	57.00'	18.70'	36°19'12"	N14°18'24"E	35.53'
C9	5.67'	50.50'	2.84'	6°25'44"	N45°54'34"E	5.66'
C10	69.85'	149.50'	35.58'	26°46'19"	N35°44'17"E	69.22'
C11	32.62'	100.50'	16.45'	18°35'48"	N31°39'01"E	32.48'
C12	77.31'	107.00'	40.43'	41°23'47"	N68°14'27"E	75.64'
C13	31.63'	323.00'	15.83'	5°36'39"	N86°08'01"E	31.62'
C14	246.82'	281.25'	131.99'	50°16'56"	N31°48'46"W	238.98'

### TITLE INSURANCE COMPANY CERTIFICATE

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT \_\_\_\_\_ HAS EXAMINED THE TITLE TO ALL LANDS DEDICATED AND SHOWN UPON THIS PLAT, AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS FOLLOWS:

BY: \_\_\_\_\_  
AS: \_\_\_\_\_ OF LAND TITLE GUARANTEE COMPANY

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.



### SURVEY/PLAT NOTES

- DATE OF FIELD WORK: DECEMBER 5 - 6 AND 18 - 21, 2023.
- DATE OF PREPARATION: UPDATED: SEPTEMBER 2025.
- 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.
- 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".
- BASIS OF SURVEY: THE FINAL PLAT OF 9 NORTH WILD HORSE, RECORDED MAY 22, 2025, AS RECEPTION NUMBER 1007191. THE FINAL PLAT OF CASTLE VALLEY RANCH SUBDIVISION EXEMPTION MAP AND ALTA/ACSM LAND SURVEY PLAT RECORDED AS RECEPTION NUMBER 721291, ALTA NSPS LAND TITLE SURVEY OF THE SUBJECT PROPERTY PREPARED BY SGM DATED NOVEMBER 5, 2021, 2ND AMENDED EXEMPTION PLAT OF LAKOTA CANYON RANCH RECEPTION NUMBER 742257, CASTLE VALLEY RANCH, PA7 RECEPTION NUMBER 571729 AND VARIOUS DOCUMENTS OF RECORD.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND/OR TITLE OF RECORD SE RELIED UPON THE ITEMS LISTED IN NOTE 5 AND THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY ORDER NUMBER A8563019458 WITH AN EFFECTIVE DATE OF 03-31-2023.
- ALL RECEPTION NUMBERS REFERENCED HEREON REFER TO THE RECORDS OF GARFIELD COUNTY CLERK AND RECORDER'S OFFICE.
- THE PROPERTY IS LOCATED WITHIN PA 8 AND PA 9 OF THE CASTLE VALLEY RANCH PUD AND IS ZONED RESIDENTIAL / MF-2.
- THE 15' TRAIL EASEMENTS EXTEND 7.5' ON EITHER SIDE OF THE LINE DEPICTED HEREON. ALONG THE BOUNDARY LINE, THE TRAIL EASEMENTS ARE 20' WIDE, 10' ON EITHER SIDE OF THE LINE AS SHOWN HEREON. TRAIL EASEMENTS ARE FURTHER DESCRIBED IN THAT CERTAIN TRAIL EASEMENT AGREEMENT RECORDED AS RECEPTION NO. 1007191.
- MUNICIPAL CODE SECTION 13.20.130: MAINTENANCE OF SERVICE PIPES AND FIXTURES SHALL APPLY TO THE RAW WATER TAPS AND SERVICE LINES.

### TOWN COUNCIL CERTIFICATE

THIS PLAT APPROVED BY THE TOWN COUNCIL OF THE TOWN OF NEW CASTLE, GARFIELD COUNTY, COLORADO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AND FOR CONVEYANCE TO THE TOWN OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF NEW CASTLE FOR FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE TOWN COUNCIL. THE FINAL PLAT OF 9 NORTH WILD HORSE, RECORDED MAY 22, 2025, AS RECEPTION NO. 1007191 IS SUBJECT TO THE TERMS AND CONDITIONS OF TOWN OF NEW CASTLE.

MAYOR

WITNESS MY HAND AND THE SEAL OF THE TOWN OF NEW CASTLE.

ATTEST:

TOWN CLERK

### SURVEYOR'S CERTIFICATE

I, GEOFFREY R. KELLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS AMENDED PLAT IS A TRUE, CORRECT AND COMPLETE FINAL PLAT OF LOTS 1 AND 2 OF 9 NORTH WILD HORSE AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH AMENDED PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2025.

**DRAFT**

GEOFFREY R. KELLER  
REGISTERED LAND SURVEYOR #37997

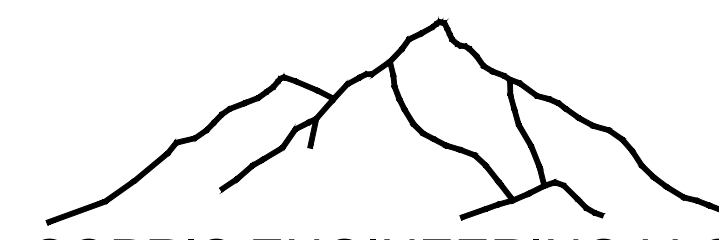
### CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT \_\_\_\_ O'CLOCK \_\_\_\_ M., \_\_\_\_\_, 2025, AND IS DULY RECORDED IN BOOK \_\_\_\_ PAGE NO. \_\_\_\_ AS RECEPTION NO. \_\_\_\_\_.

CLERK AND RECORDER

BY: \_\_\_\_\_

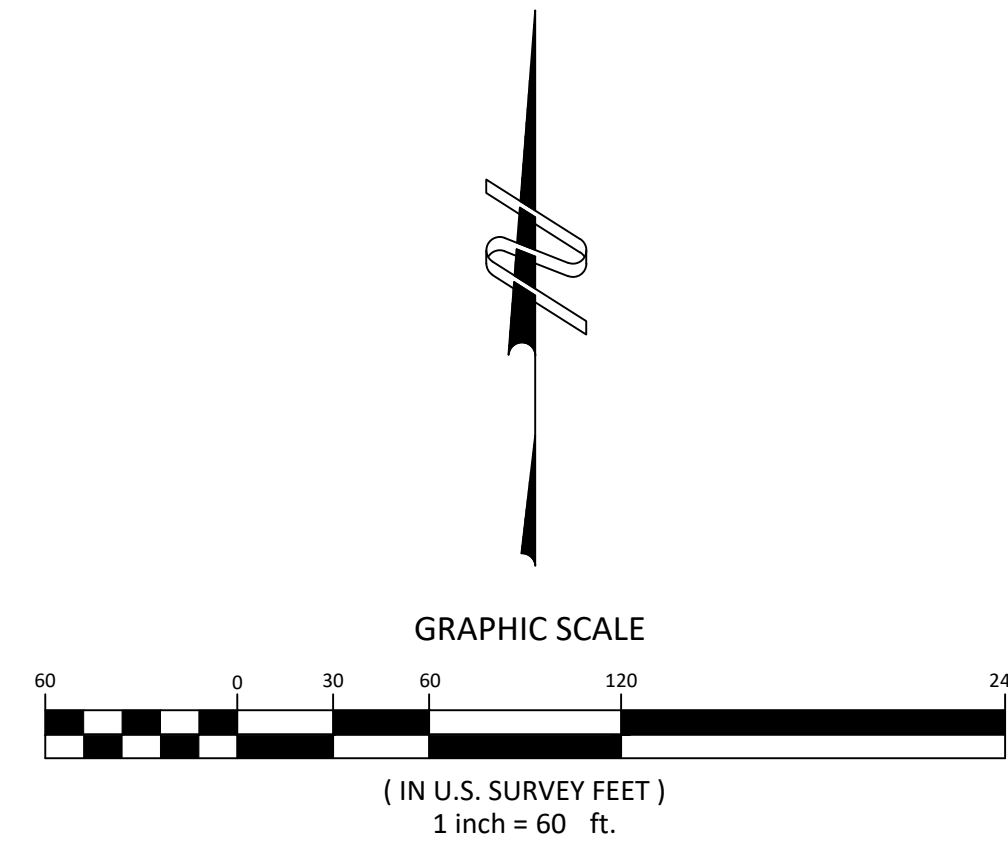
DEPUTY



SOPRIS ENGINEERING LLC  
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623  
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# AMENDED PLAT OF: LOTS 1 AND 2 OF 9 NORTH WILD HORSE P.U.D.

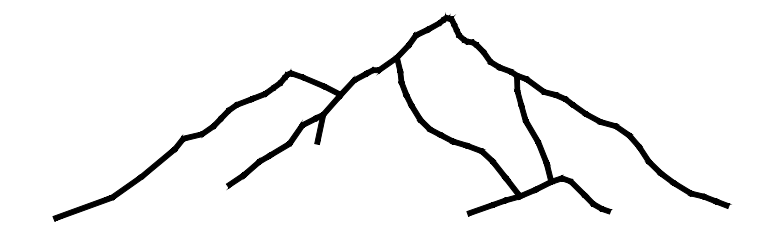
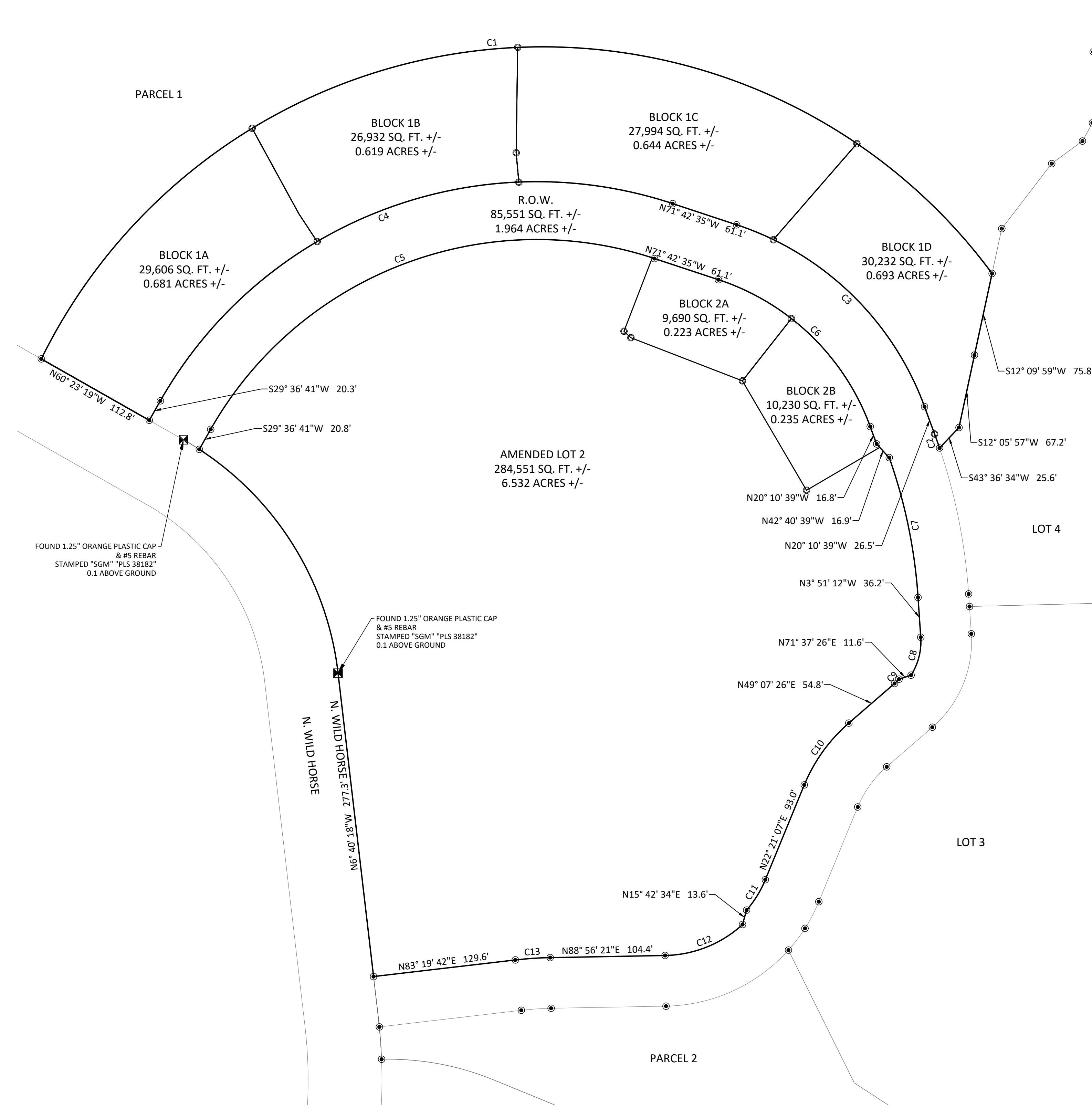
A PORTION OF THE PROPERTY WITHIN THE 9 NORTH WILD HORSE PUD SUBDIVISION  
BEING SITUATED IN THE SW1/4 OF SECTION 29, SE1/4 OF SECTION 30, THE NE1/4 OF SECTION 31,  
AND THE NW1/4 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH P.M.  
TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO  
SHEET 2 OF 4  
AMENDED LOTS



- FOUND #5 REBAR & 1.25" ORANGE PLASTIC CAP STAMPED "L.S. 37997"
- SET #5 REBAR & 1.25" ORANGE PLASTIC CAP STAMPED "L.S. 37997"

Property Boundary Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Direction	Chord
C1	1038.68'	507.31'	832.89'	117°18'33"	N84° 52' 03"E	866.53'
C2	13.47'	523.00'	6.74'	1°28'32"	N19° 26' 23"W	13.47'
C3	245.54'	273.00'	131.77'	51°31'56"	N45° 56' 37"W	237.35'
C4	539.67'	393.00'	322.12'	78°40'44"	S68° 57' 03"W	498.26'
C5	467.58'	340.50'	279.09'	78°40'44"	S68° 57' 03"W	431.70'
C6	198.32'	220.50'	106.43'	51°31'56"	S45° 56' 37"E	191.70'
C7	129.96'	477.00'	65.38'	15°36'36"	S11° 39' 30"E	129.55'
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C11	32.62'	100.50'	16.45'	18°35'48"	N31° 39' 01"E	32.48'
C12	77.31'	107.00'	40.43'	41°23'47"	N68° 14' 27"E	75.64'
C13	31.63'	323.00'	15.83'	5°36'39"	N86° 08' 01"E	31.62'

FATHERING LOTS		
LOT #	SQ. FT. ±	ACRES ±
1	114,762	2.635
2	304,471	6.990
RESULTING BLOCKS OF LOT 1		
1A	29,606	0.681
1B	26,932	0.619
1C	27,994	0.644
1D	30,232	0.693
TOTAL	TOTAL	TOTAL
114,764		2.637
RESULTING BLOCKS OF LOT 2		
2A	9,690	0.223
2B	10,230	0.235
AMENDED LOT 2	284,551	6.532
TOTAL	TOTAL	TOTAL
304,471		6.990



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

# DRAFT

GEOFFREY R. KELLER  
REGISTERED LAND SURVEYOR #37997

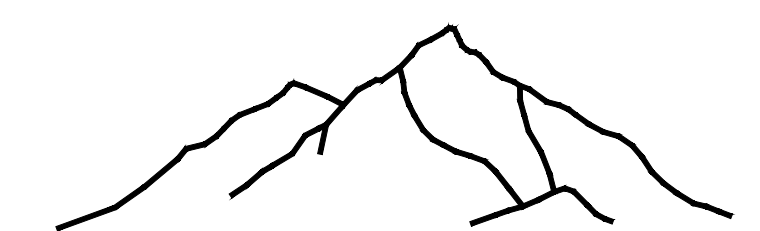
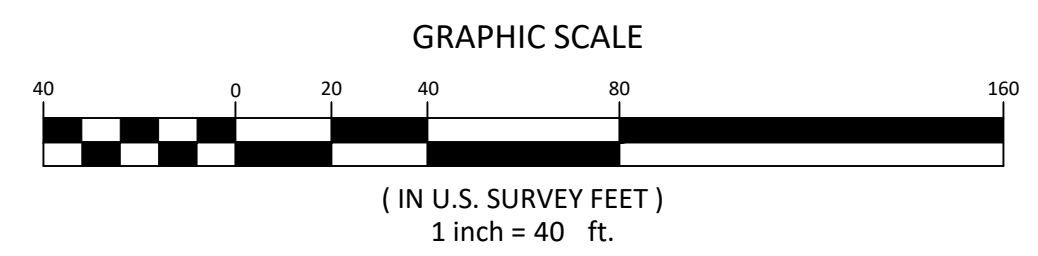
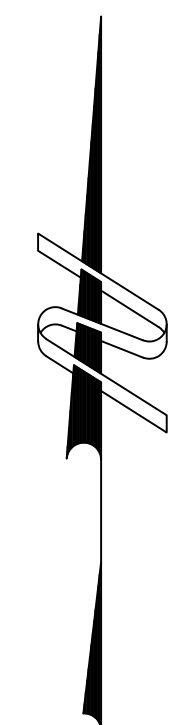
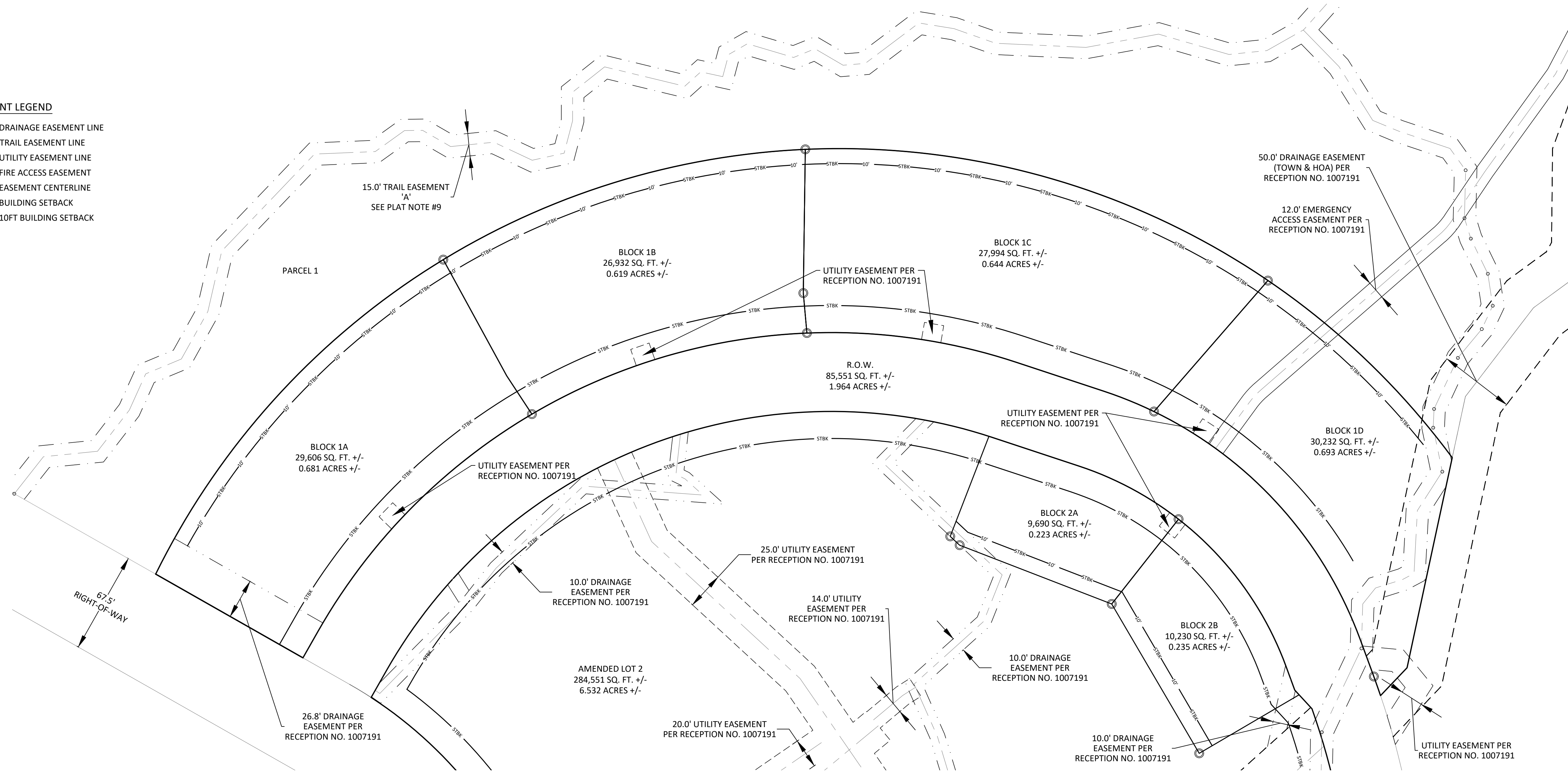
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

AMENDED PLAT OF:  
**LOTS 1 AND 2 OF 9 NORTH WILD HORSE P.U.D.**

A PORTION OF THE PROPERTY WITHIN THE 9 NORTH WILDHORSE PUD SUBDIVISION  
 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, COUNTY OF GARFIELD, STATE OF COLORADO  
 SHEET 3 OF 4

**EASEMENT LEGEND**

- DRAINAGE EASEMENT LINE
- TRAIL EASEMENT LINE
- UTILITY EASEMENT LINE
- FIRE ACCESS EASEMENT
- EASEMENT CENTERLINE
- STBK --- BUILDING SETBACK
- 10FT BUILDING SETBACK



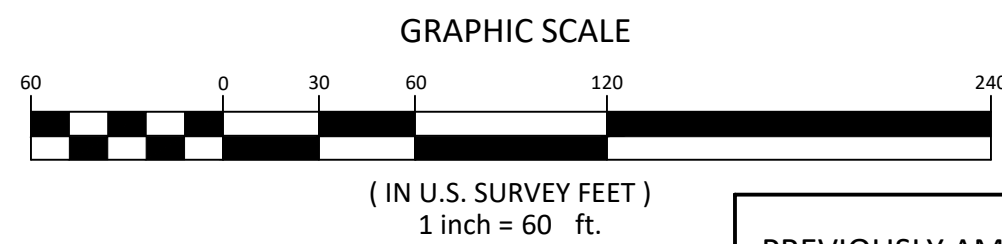
**SOPRIS ENGINEERING LLC**  
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**DRAFT**  
 GEOFFREY R. KELLER  
 REGISTERED LAND SURVEYOR #37997

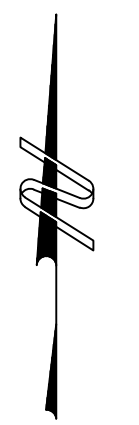
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

# AMENDED PLAT OF: BLOCK 1A OF LOT 1, 9 NORTH WILD HORSE P.U.D.

A PORTION OF THE PROPERTY WITHIN THE 9 NORTH WILD HORSE PUD SUBDIVISION  
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, COUNTY OF GARFIELD, STATE OF COLORADO  
SHEET 1 OF 1



Curve #	Length	Radius	Tangent	Delta	Chord Direction	Chord
C1	1038.68'	507.31'	832.89'	117°18'33"	N84° 52' 03"E	866.53'
C2	13.47'	523.00'	6.74'	1°28'32"	N19° 26' 23"W	13.47'
C3	245.54'	273.00'	131.77'	51°31'56"	N45° 56' 37"W	237.35'
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C6	198.32'	220.50'	106.43'	51°31'56"	S45° 56' 37"E	191.70'



### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT CTS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

THE FINAL PLAT OF 9 NORTH WILD HORSE, RECORDED MAY 22, 2025, AS RECEPTION NO. 1007191.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND PORTIONS THEREOF INTO BLOCKS THEREOF AND INTO SUB-LOTS AS SHOWN HEREON AND DESIGNATE THE SAME AS 9 N WILD HORSE PUD SUBDIVISION IN THE TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO; AND DOES HEREBY GRANT AND CONVEY TO THE TOWN OF NEW CASTLE, COLORADO, FOR PUBLIC USE THE TOWN R.O.W. DEPICTED HEREON FOR PUBLIC STREET PURPOSES, THE 15' & 20' TRAIL EASEMENTS SHOWN HEREON FOR PUBLIC RECREATIONAL TRAIL PURPOSES AS FURTHER DEFINED IN THE REFERENCED EASEMENT, THE 16' AND 12' EMERGENCY ACCESS EASEMENT DEPICTED HEREON FOR EMERGENCY ACCESS PURPOSES, ALL UTILITY EASEMENTS FOR UTILITY PURPOSES ONLY, AND THOSE CERTAIN DRAINAGE EASEMENTS DEPICTED AS (TOWN AND HOA) FOR DRAINAGE PURPOSES ONLY AND FOR ACCESS THERETO; AND TO THE 9 NORTH WILD HORSE PROPERTY OWNER'S ASSOCIATION ALL OTHER DRAINAGE EASEMENTS SHOWN HEREON FOR DRAINAGE AND MAINTENANCE PURPOSES; AND SO FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF GARFIELD COUNTY, COLORADO AS DOCUMENT NO. \_\_\_\_\_

EXECUTED THIS \_\_\_ DAY OF \_\_\_, A.D. 2025.

OWNER:

CTS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: CTS SERVICES, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER

STEVEN E. CRAVEN, MANAGER

STATE OF COLORADO)  
COUNTY OF GARFIELD) SS.  
TOWN OF NEW CASTLE)  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, A.D. 2025 BY \_\_\_\_\_ AS \_\_\_\_\_ OF CTS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, LLC.

WITNESS MY HAND AND SEAL

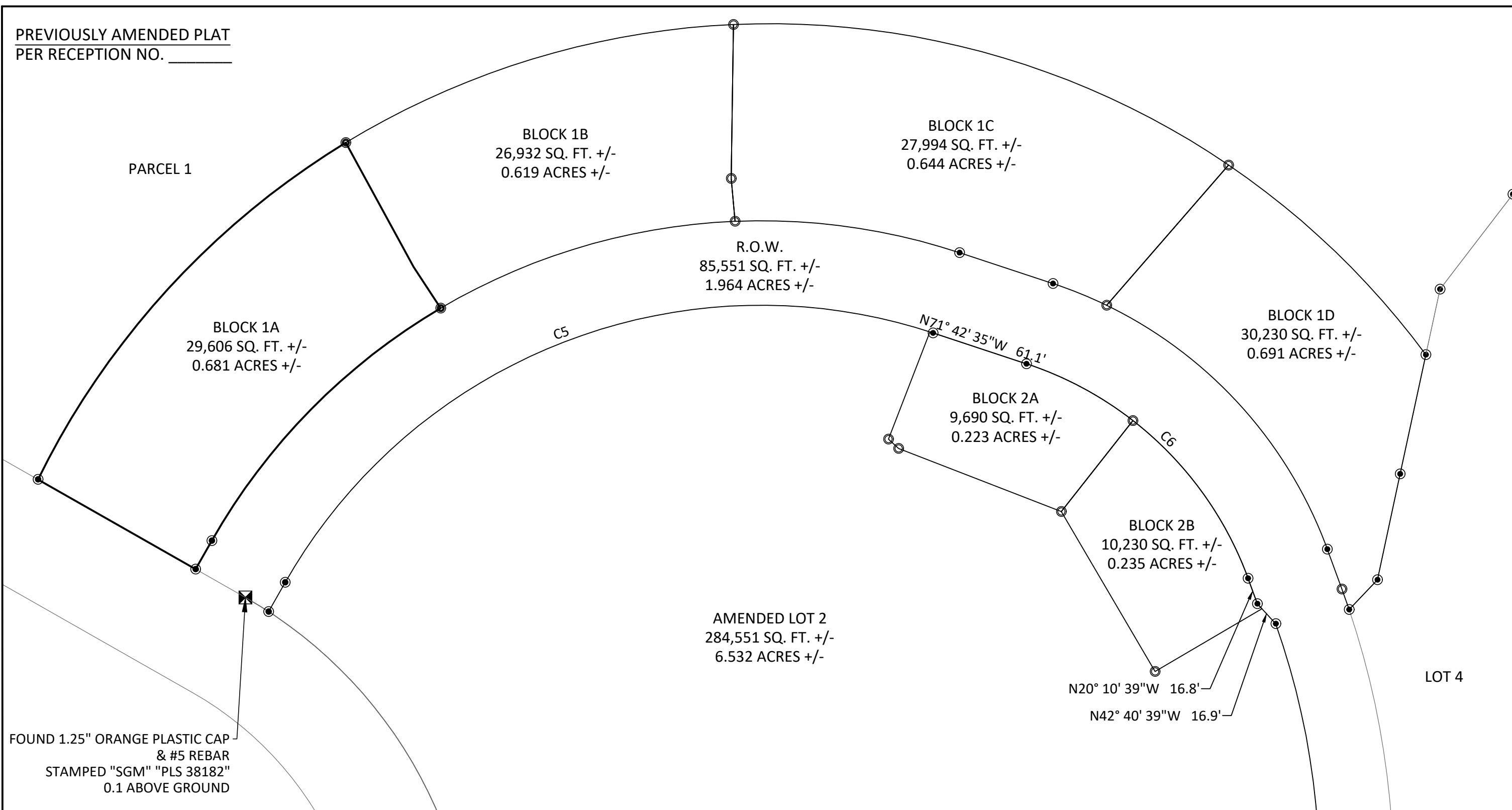
NOTARY PUBLIC

- FOUND #5 REBAR & 1.25" ORANGE PLASTIC CAP STAMPED "L.S. 37997"
- SET #5 REBAR & 1.25" ORANGE PLASTIC CAP STAMPED "L.S. 37997"

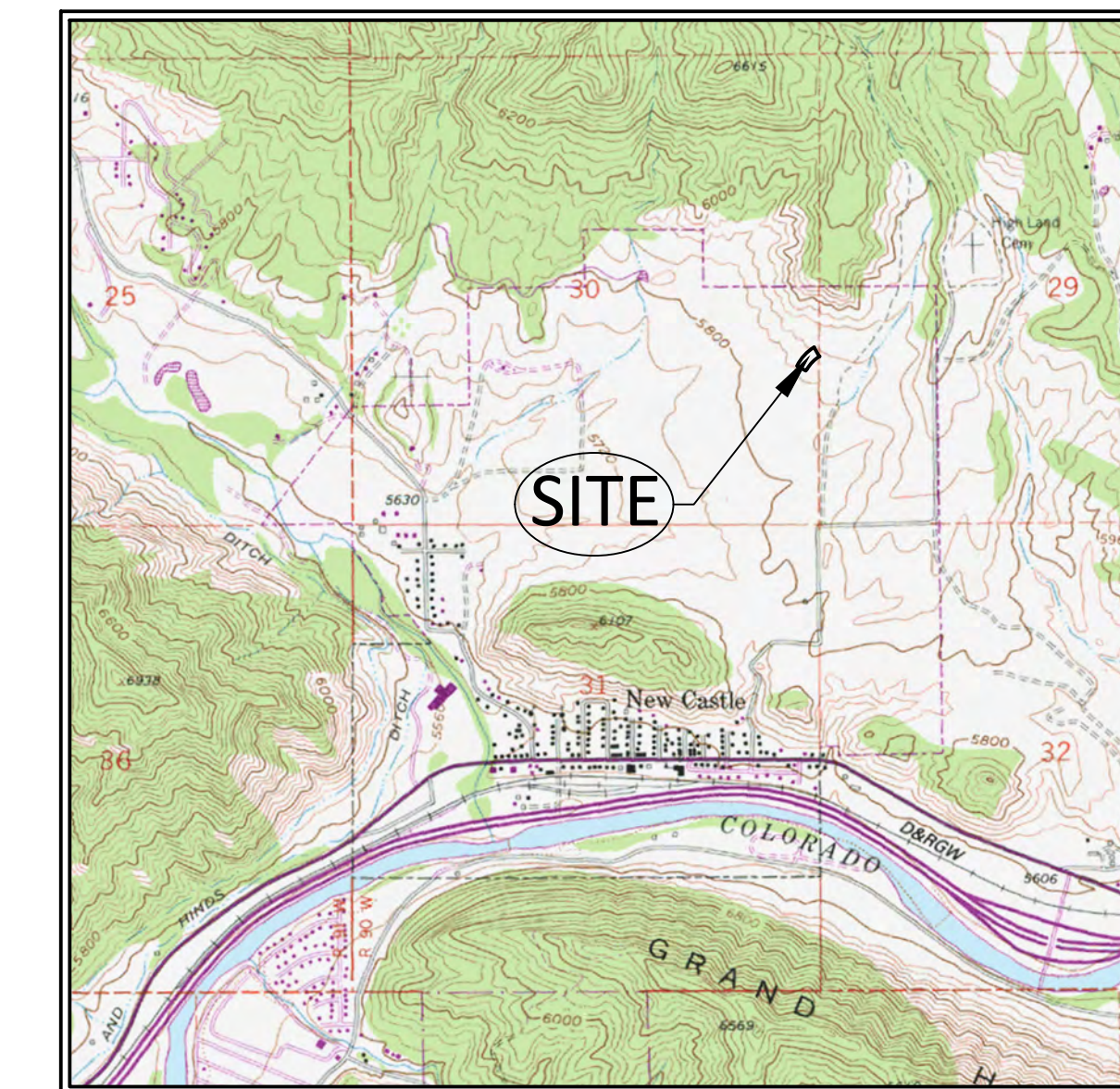
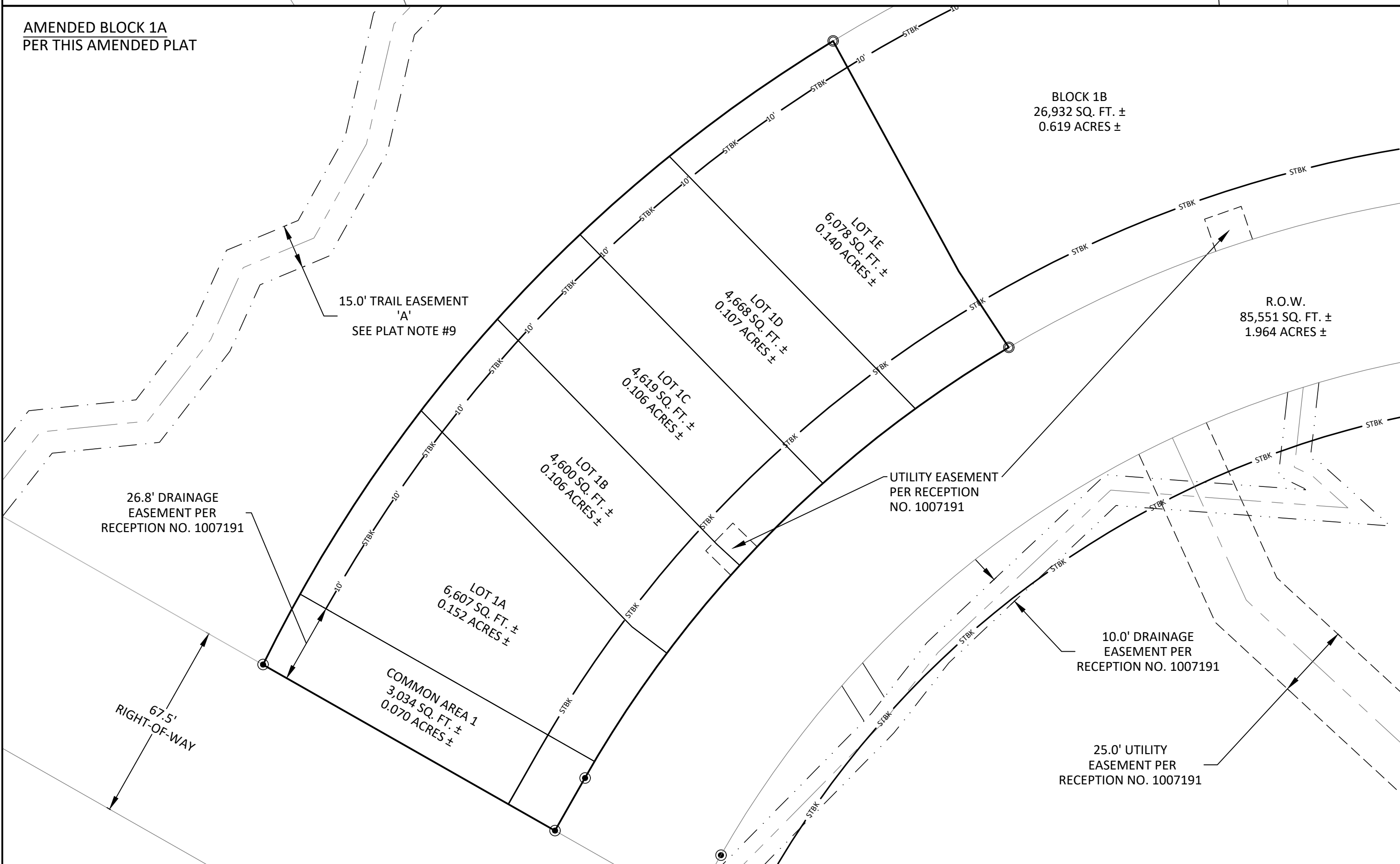
### EASEMENT LEGEND

- DRAINAGE EASEMENT LINE
- TRAIL EASEMENT LINE
- UTILITY EASEMENT LINE
- FIRE ACCESS EASEMENT
- EASEMENT CENTERLINE
- BUILDING SETBACK
- 10FT BUILDING SETBACK

PREVIOUSLY AMENDED PLAT PER RECEPTION NO. \_\_\_\_\_



AMENDED BLOCK 1A PER THIS AMENDED PLAT



VICINITY MAP  
SCALE: 1" = 2000'

### SURVEY/PLAT NOTES

- DATE OF FIELD WORK: DECEMBER 5 - 6 AND 18 - 21, 2023.
- DATE OF PREPARATION: UPDATED: SEPTEMBER 2025.
- 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.
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- BASIS OF SURVEY: THE AMENDED PLAT OF LOTS 1 AND 2 OF 9 NORTH WILD HORSE P.U.D., RECORDED \_\_\_\_\_, 2025, AS RECEPTION NUMBER \_\_\_\_\_, THE FINAL PLAT OF 9 NORTH WILD HORSE, RECORDED MAY 22, 2025, AS RECEPTION NUMBER 1007191. THE FINAL PLAT OF CASTLE VALLEY RANCH SUBDIVISION EXEMPTION MAP AND ALTA/ACSM LAND SURVEY PLAT RECORDED AS RECEPTION NUMBER 721291, ALTA NSPS LAND TITLE SURVEY OF THE SUBJECT PROPERTY PREPARED BY SGM DATED NOVEMBER 5, 2021, 2ND AMENDED EXEMPTION PLAT OF LAKOTA CANYON RANCH RECEPTION NUMBER 742257, CASTLE VALLEY RANCH, PA7 RECEPTION NUMBER 571729 AND VARIOUS DOCUMENTS OF RECORD.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY, AND/OR TITLE OF RECORD SE RELIED UPON THE ITEMS LISTED IN NOTE 5 AND THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY ORDER NUMBER ABSG3019458 WITH AN EFFECTIVE DATE OF 03-31-2023.
- ALL RECEPTION NUMBERS REFERENCED HEREON REFER TO THE RECORDS OF GARFIELD COUNTY CLERK AND RECORDER'S OFFICE.
- THE PROPERTY IS LOCATED WITHIN PA 8 AND PA 9 OF THE CASTLE VALLEY RANCH PUD AND IS ZONED RESIDENTIAL / MF-2.
- THE 15' TRAIL EASEMENTS EXTEND 7.5' ON EITHER SIDE OF THE LINE DEPICTED HEREON. ALONG THE BOUNDARY LINE, THE TRAIL EASEMENTS ARE 20' WIDE, 10' ON EITHER SIDE OF THE LINE AS SHOWN HEREON. TRAIL EASEMENTS ARE FURTHER DESCRIBED IN THAT CERTAIN TRAIL EASEMENT AGREEMENT RECORDED AS RECEPTION NO. 1007191.
- MUNICIPAL CODE SECTION 13.20.130: MAINTENANCE OF SERVICE PIPES AND FIXTURES SHALL APPLY TO THE RAW WATER TAPS AND SERVICE LINES.

### TITLE INSURANCE COMPANY CERTIFICATE

LAND TITLE GUARANTEE COMPANY DOES HEREBY CERTIFY THAT \_\_\_\_\_ HAS EXAMINED THE TITLE TO ALL LANDS DEDICATED AND SHOWN UPON THIS PLAT, AND TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES EXCEPT AS FOLLOWS:

BY: \_\_\_\_\_  
AS: \_\_\_\_\_ OF LAND TITLE GUARANTEE COMPANY

### SURVEYOR'S CERTIFICATE

I, GEOFFREY R. KELLER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE AMENDED PLAT OF BLOCK 1A OF LOT 1, 9 NORTH WILD HORSE P.U.D. AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH AMENDED PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_, A.D. 2025.

**DRAFT**

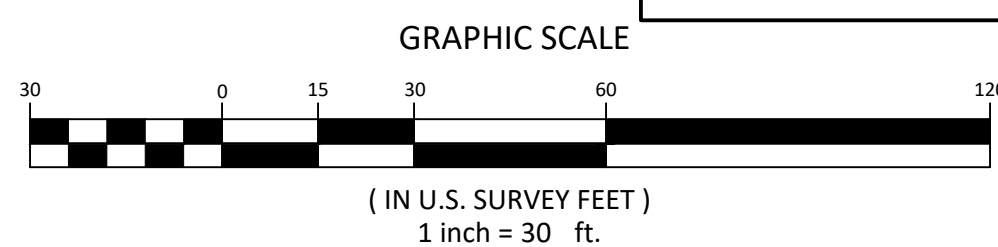
GEOFFREY R. KELLER  
REGISTERED LAND SURVEYOR #37997

### CLERK AND RECORDER'S CERTIFICATE

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CLERK AND RECORDER  
BY: \_\_\_\_\_  
DEPUTY

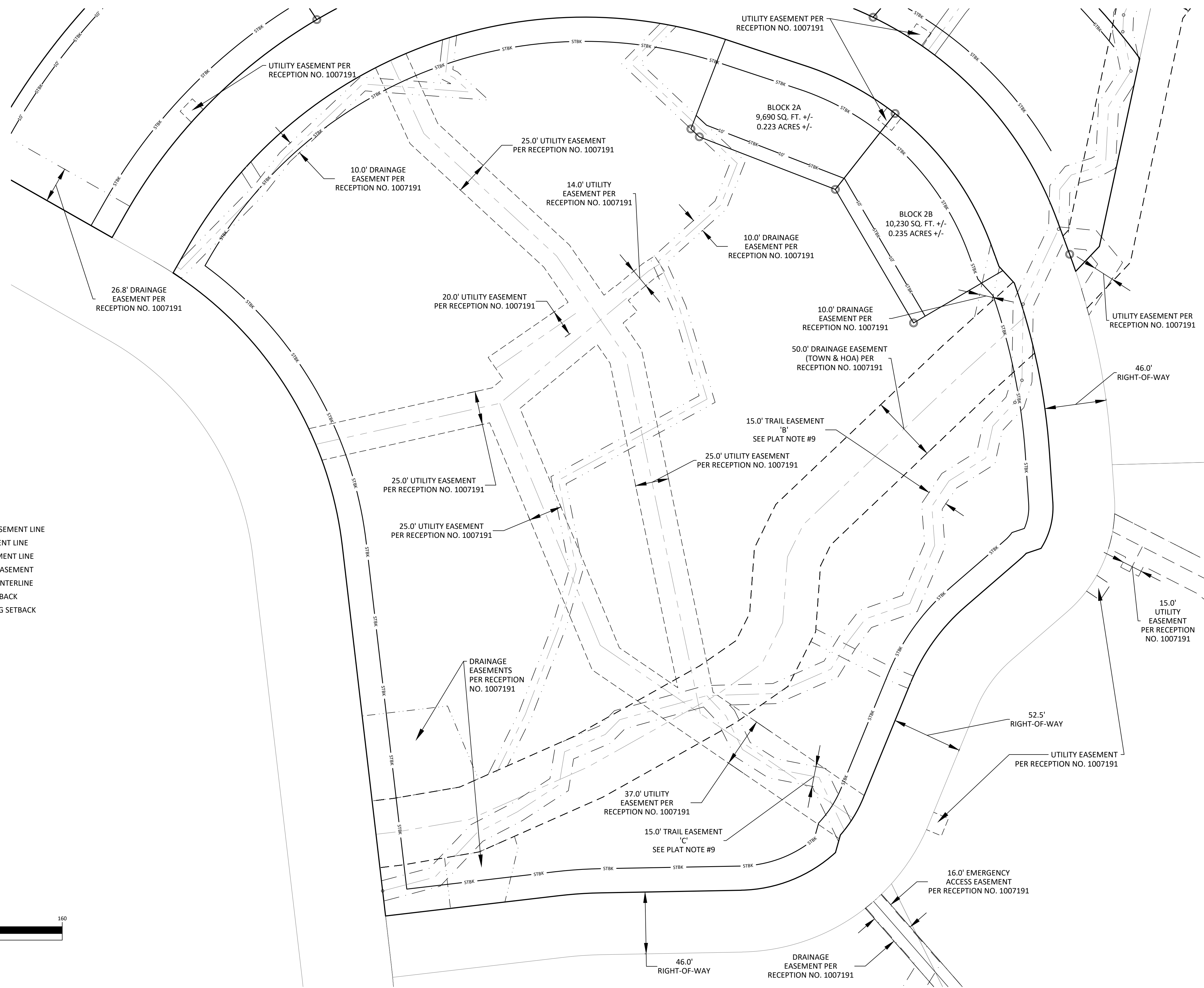
**SOPRIS ENGINEERING LLC**  
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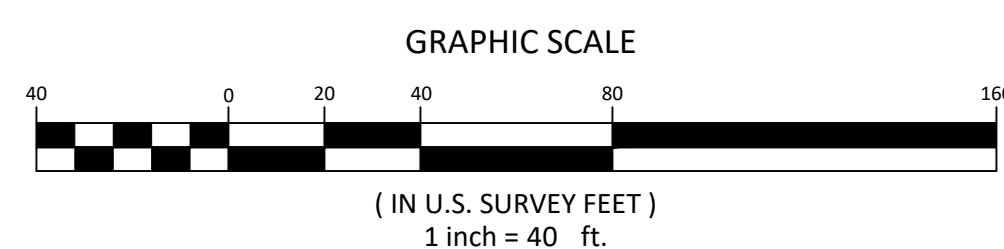
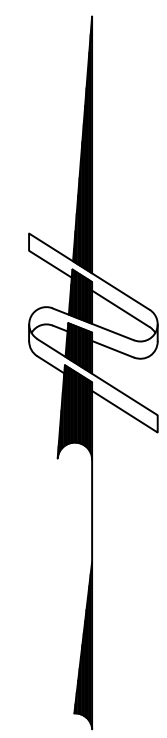
# AMENDED PLAT OF: LOTS 1 AND 2 OF 9 NORTH WILD HORSE P.U.D.

A PORTION OF THE PROPERTY WITHIN THE 9 NORTH WILDHORSE PUD SUBDIVISION  
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, COUNTY OF GARFIELD, STATE OF COLORADO  
SHEET 4 OF 4



### EASEMENT LEGEND

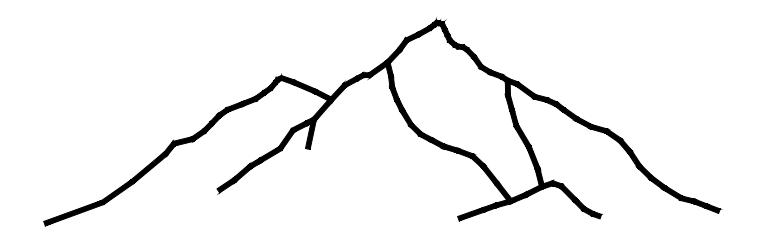
- DRAINAGE EASEMENT LINE
- TRAIL EASEMENT LINE
- UTILITY EASEMENT LINE
- FIRE ACCESS EASEMENT
- EASEMENT CENTERLINE
- BUILDING SETBACK
- 10FT BUILDING SETBACK



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.

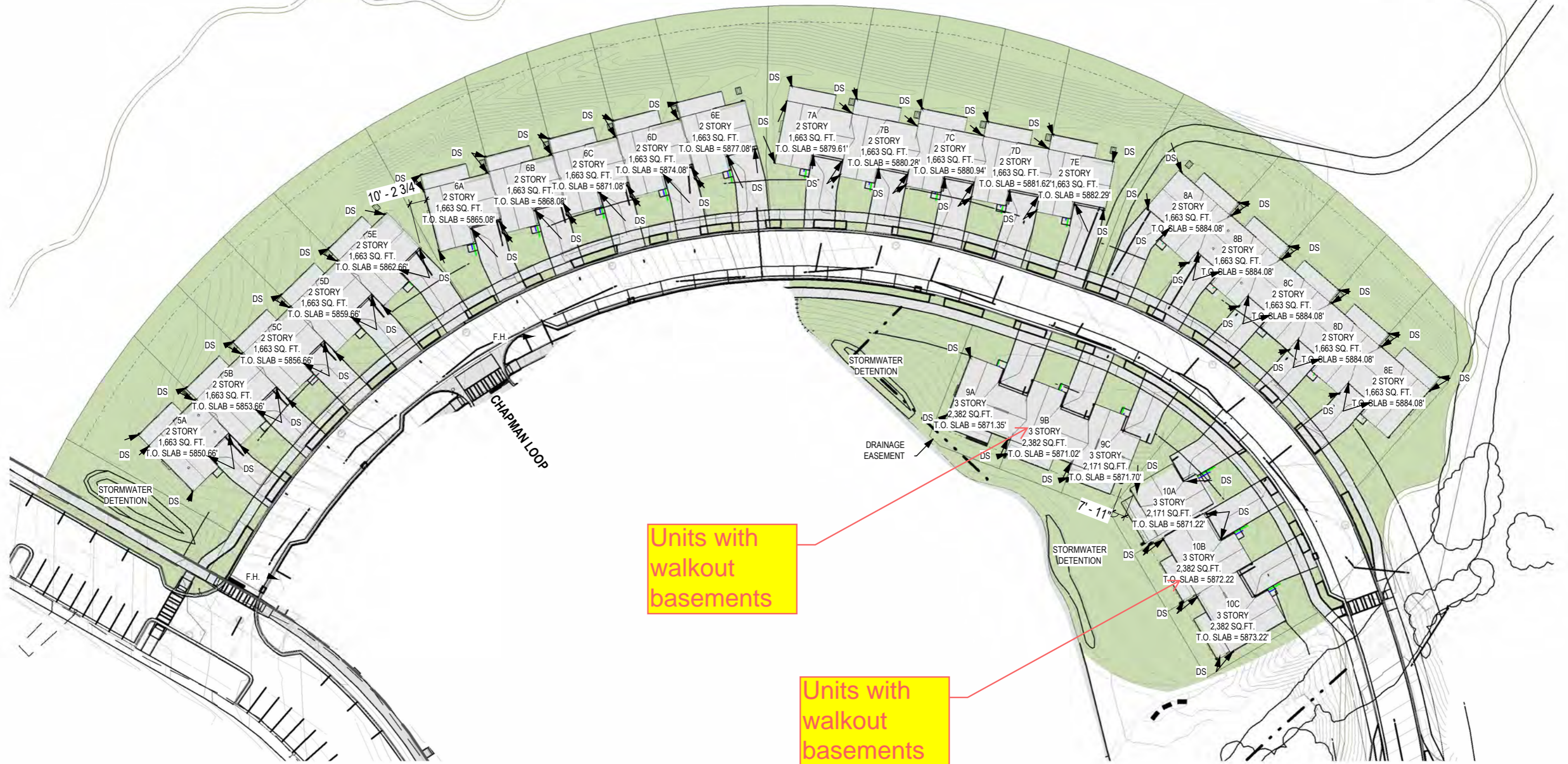
# DRAFT

GEOFFREY A. KELLER  
REGISTERED LAND SURVEYOR #37997

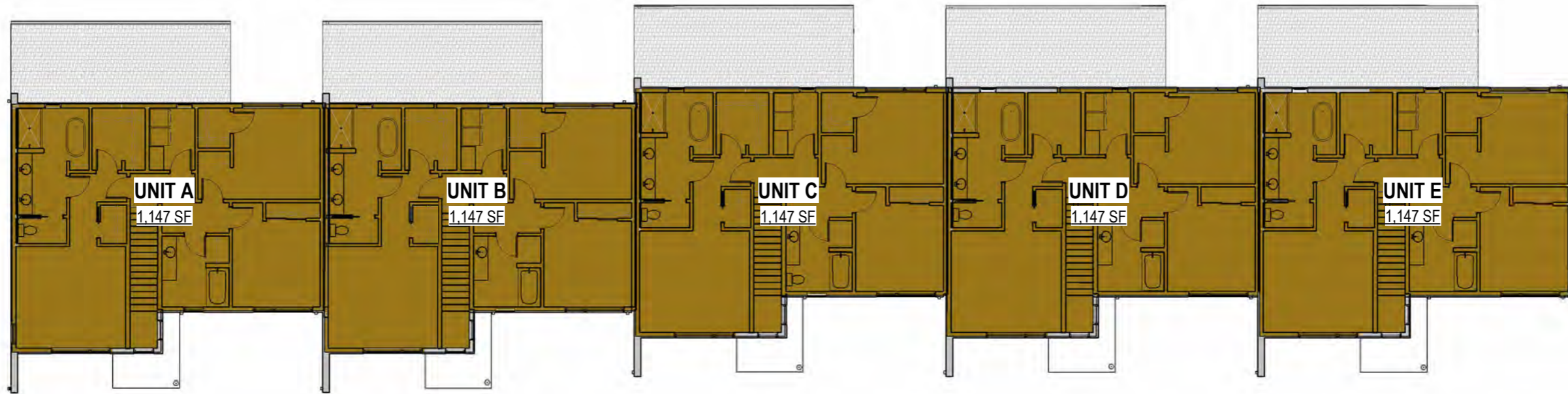


**SOPRIS ENGINEERING LLC**  
502 MAIN STREET • SUITE A3 • CARBONDALE CO 81623  
(970) 704 0311 • [soprisengineering.com](http://soprisengineering.com)

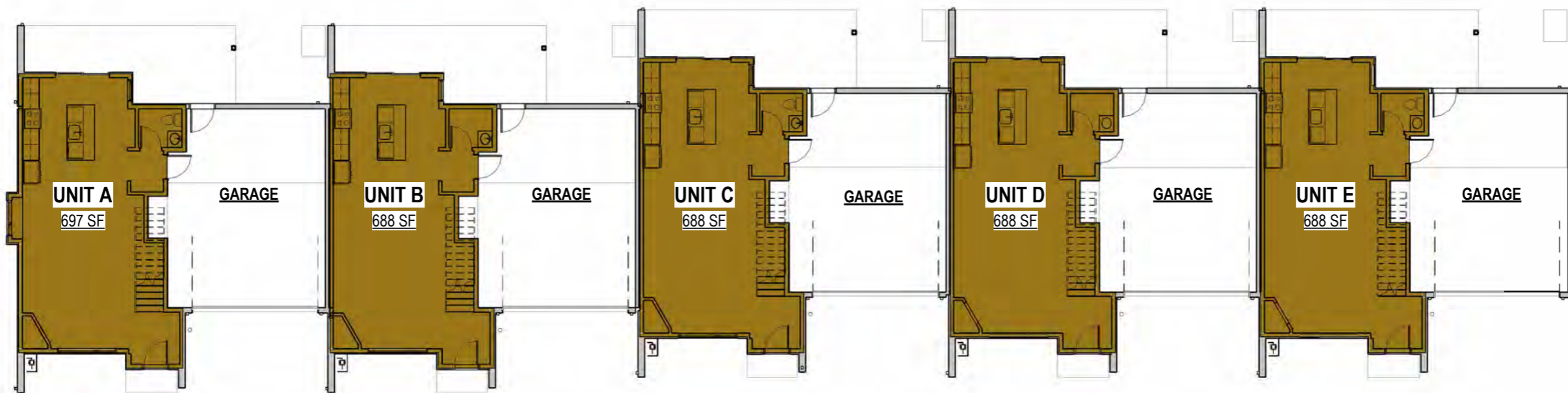
# Updated Site Plan



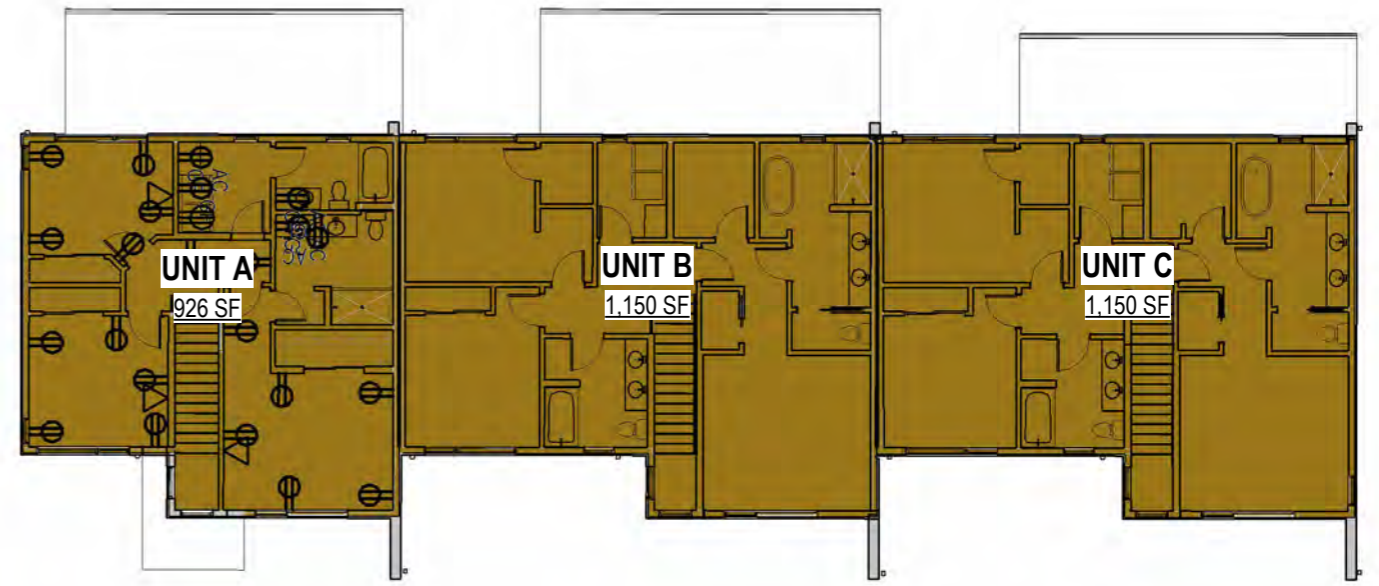
TOWNHOME ARCHITECTURE SITE PLAN  
SCALE: 1"=60'



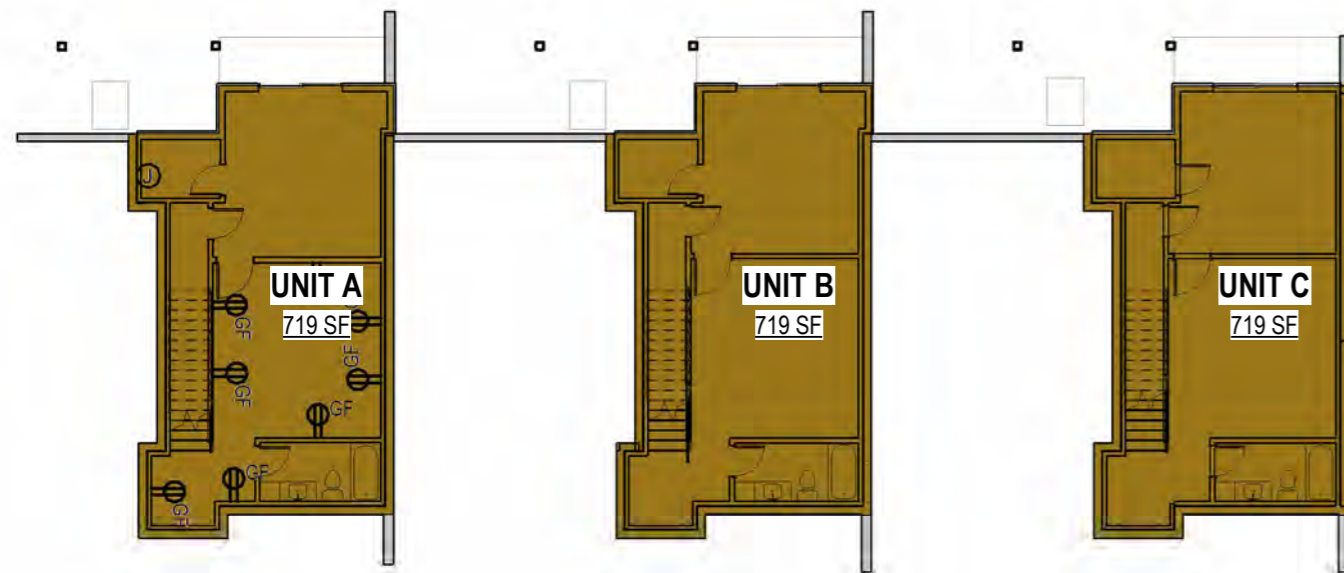
5 PACK AREA PLAN - FLOOR 2



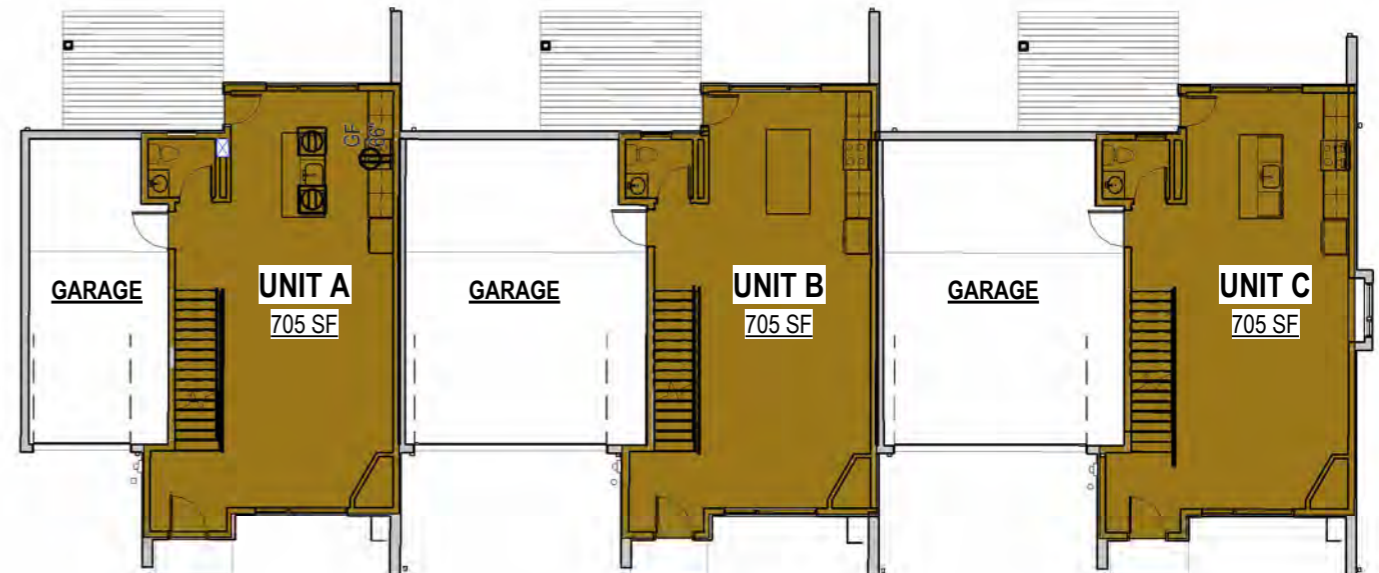
5 PACK AREA PLAN - FLOOR 1



3 PACK AREA PLAN - FLOOR 2



3 PACK AREA PLAN - BASEMENT



3 PACK AREA PLAN - FLOOR 1



5 PACK ELEVATION - RIGHT

5 PACK ELEVATION - REAR



5 PACK ELEVATION - SIDE

5 PACK ELEVATION - FRONT



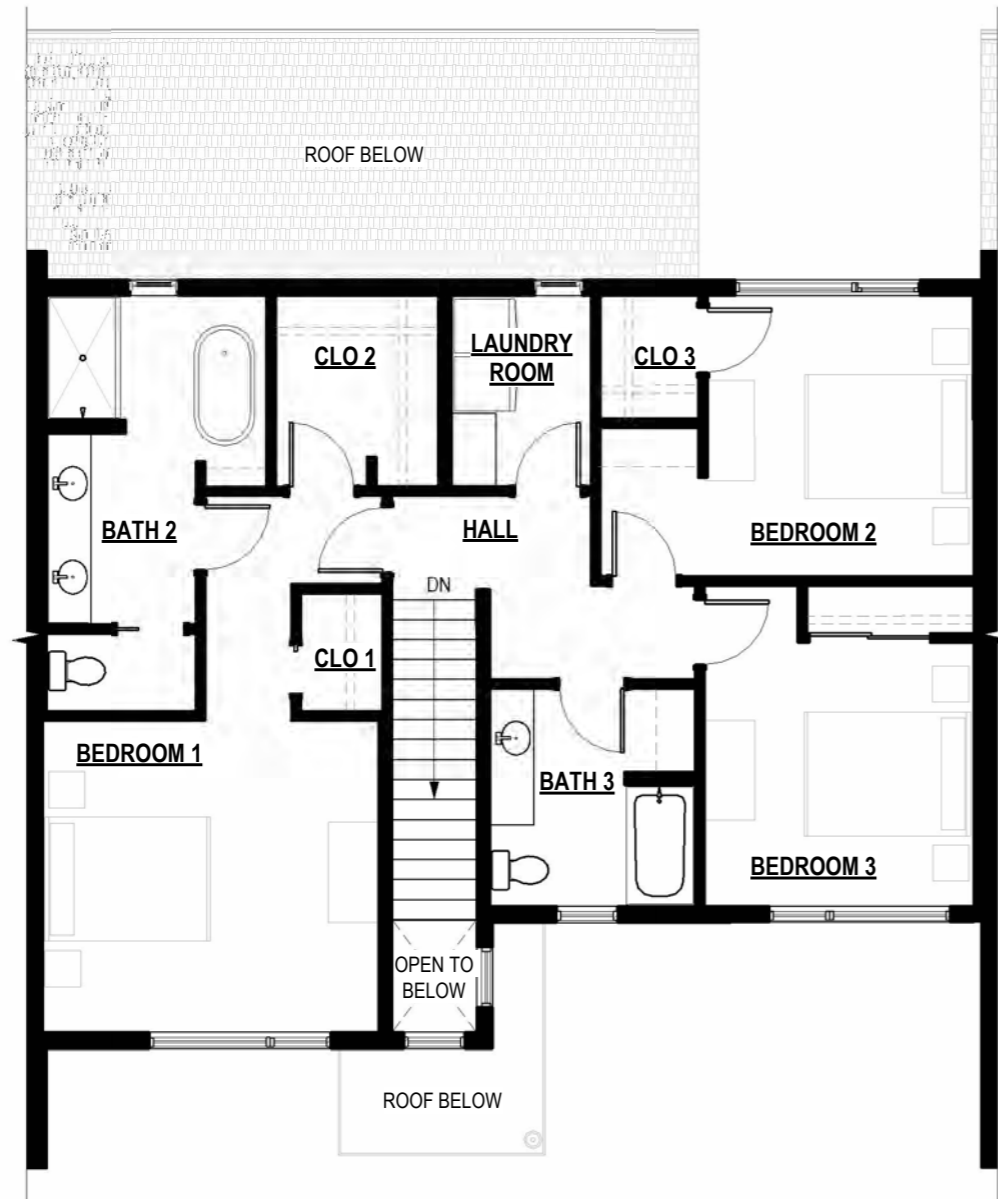
3 PACK ELEVATION - RIGHT

3 PACK ELEVATION - REAR

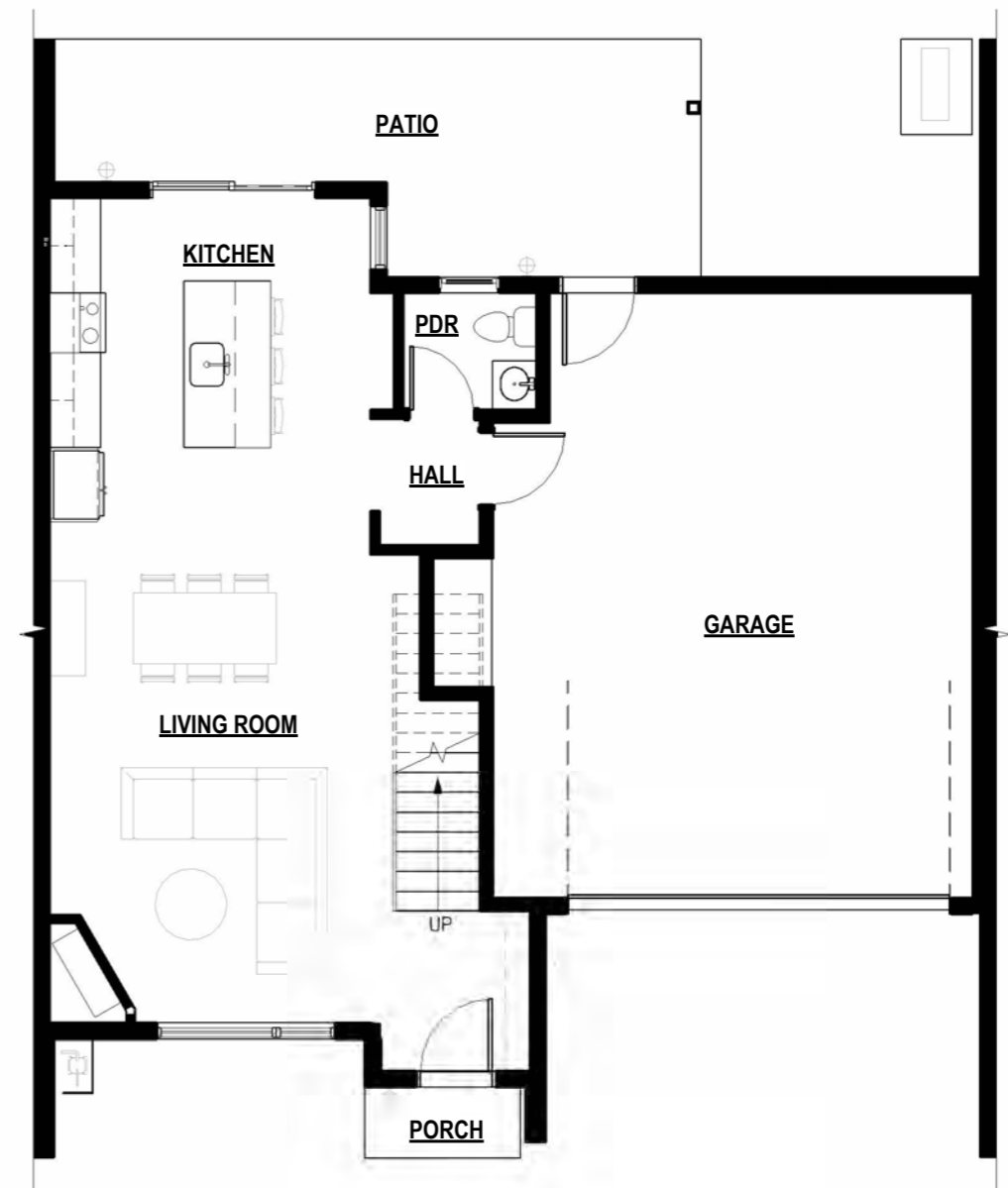


3 PACK ELEVATION - LEFT

3 PACK ELEVATION - FRONT



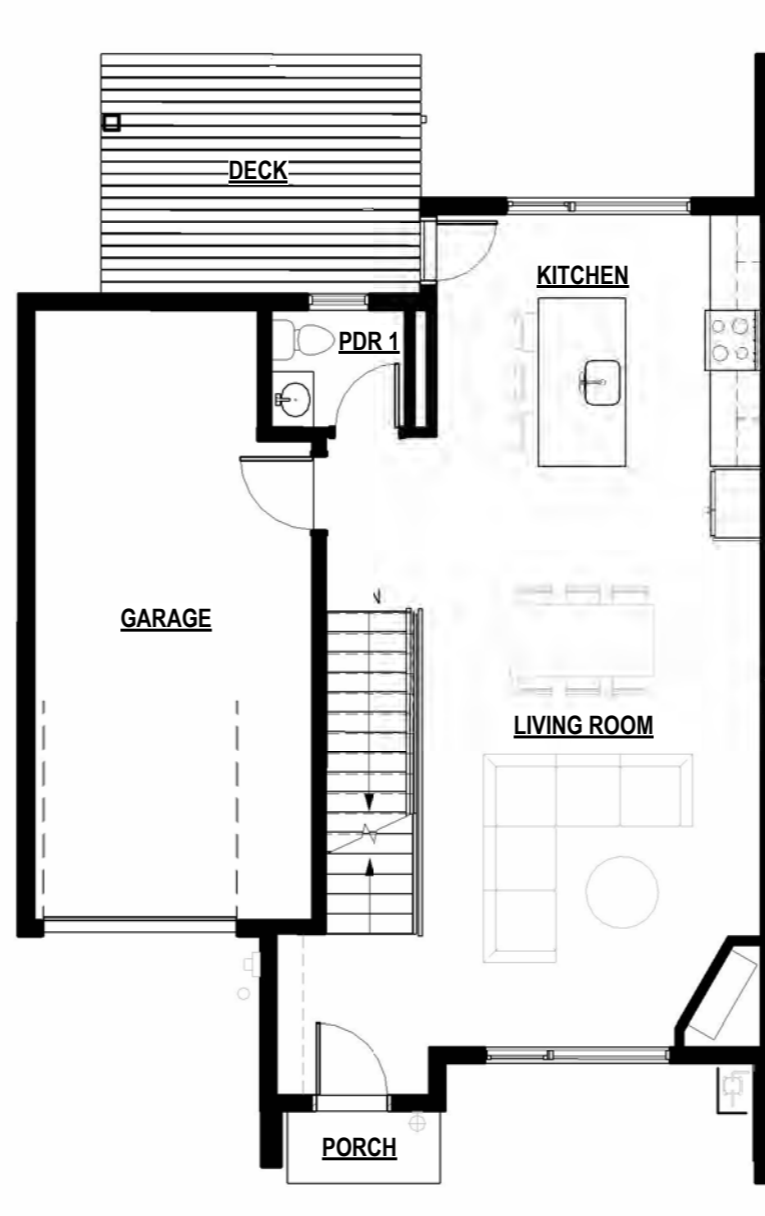
BLDG 5-8 TYPICAL ENLARGED FLOOR PLAN - LEVEL 2



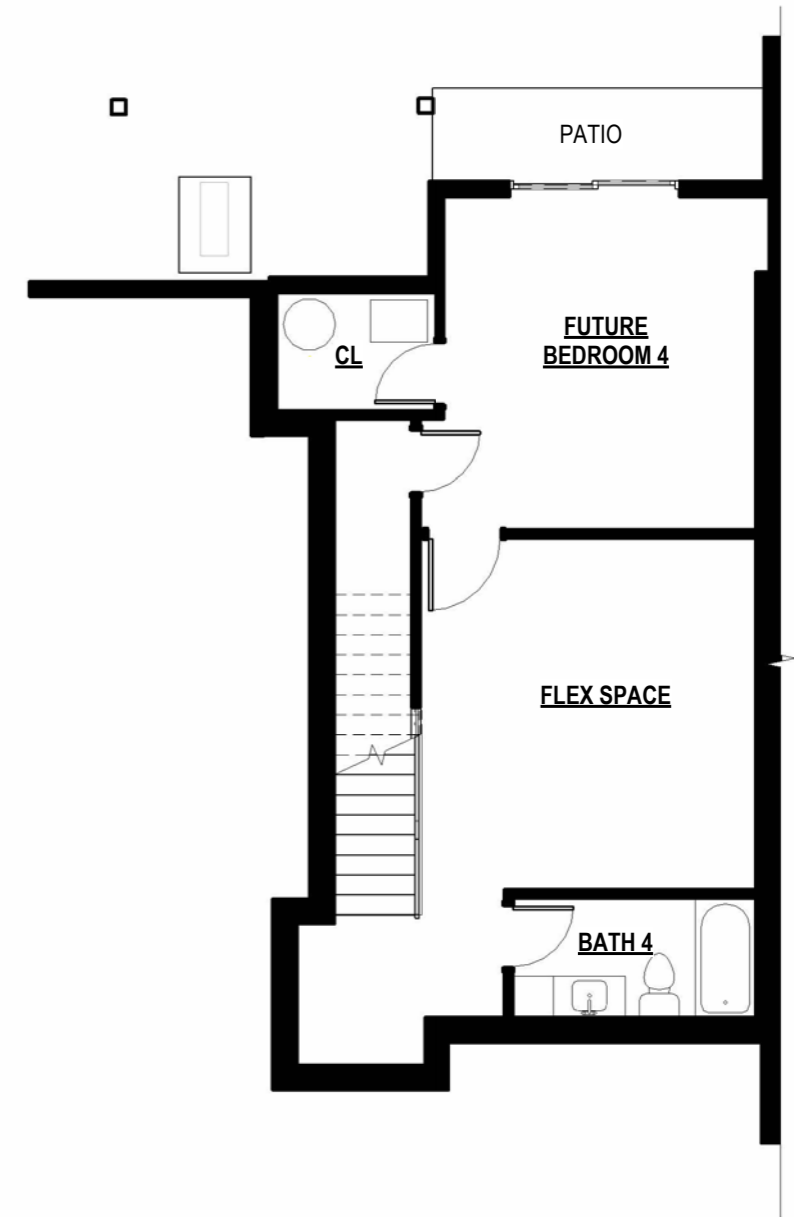
BLDG 5-8 TYPICAL ENLARGED FLOOR PLAN - LEVEL 1



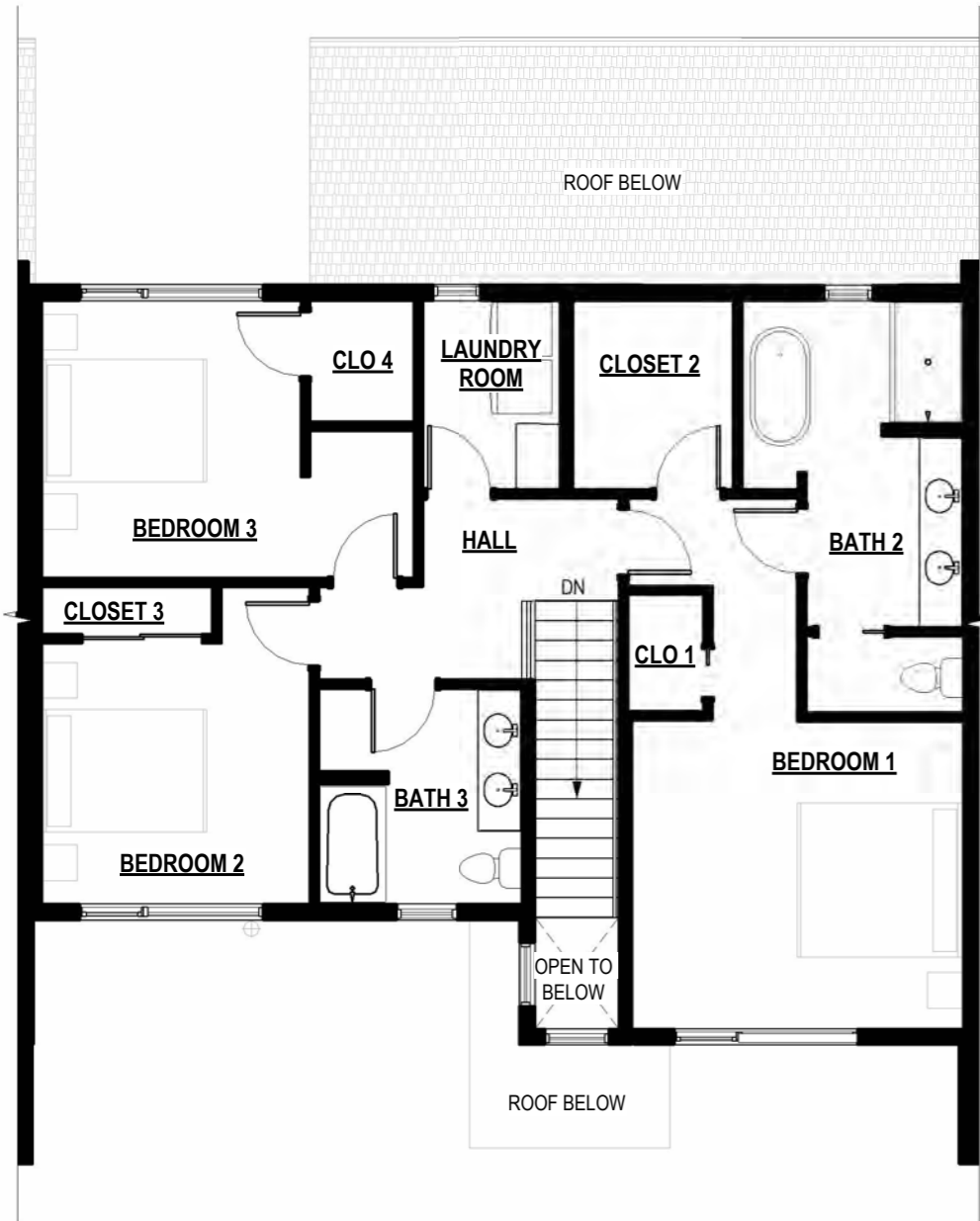
BLDG 9 & 10 ENLARGED PLAN - ONE CAR GARAGE - LEVEL 2



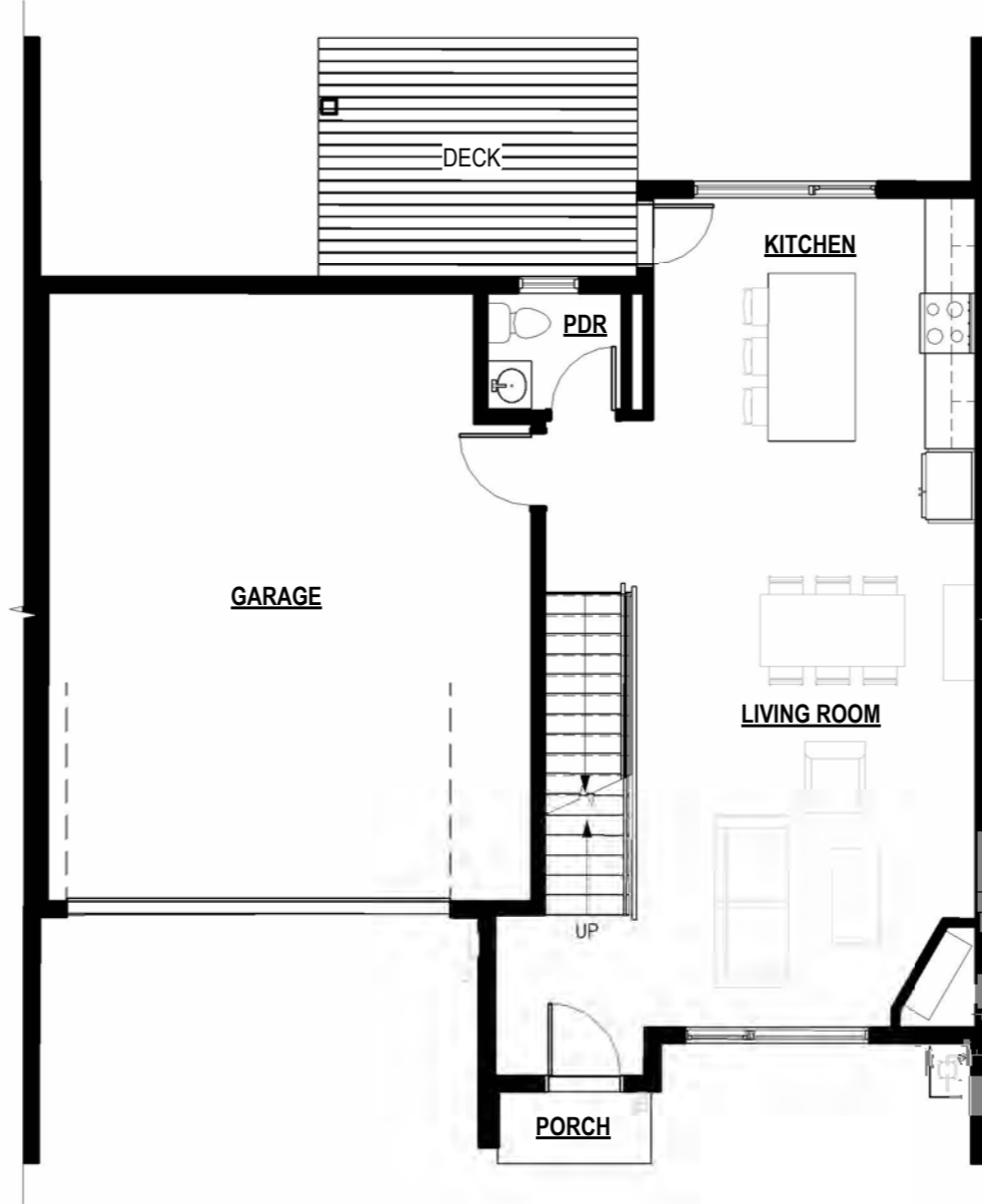
BLDG 9 & 10 ENLARGED PLAN - ONE CAR GARAGE - LEVEL 1



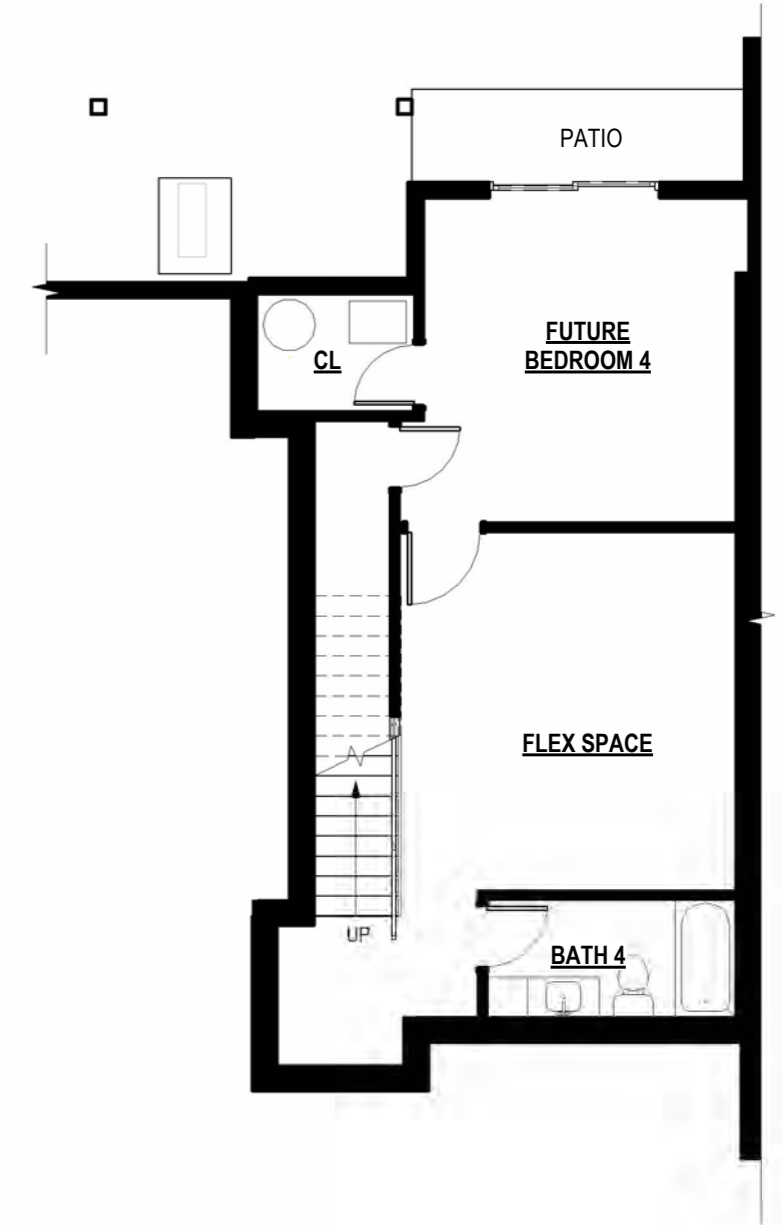
BLDG 9 & 10 ENLARGED PLAN - ONE CAR GARAGE - BASEMENT








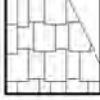


BLDG 9 & 10 ENLARGED PLAN - TWO CAR GARAGE - LEVEL 2

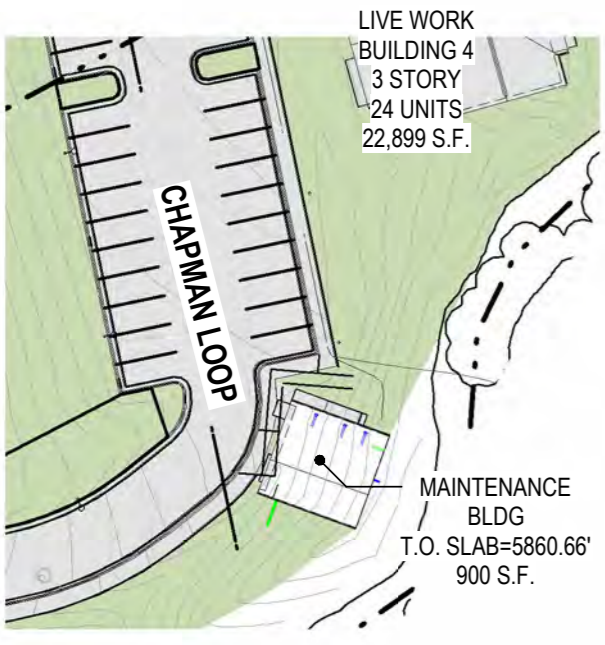
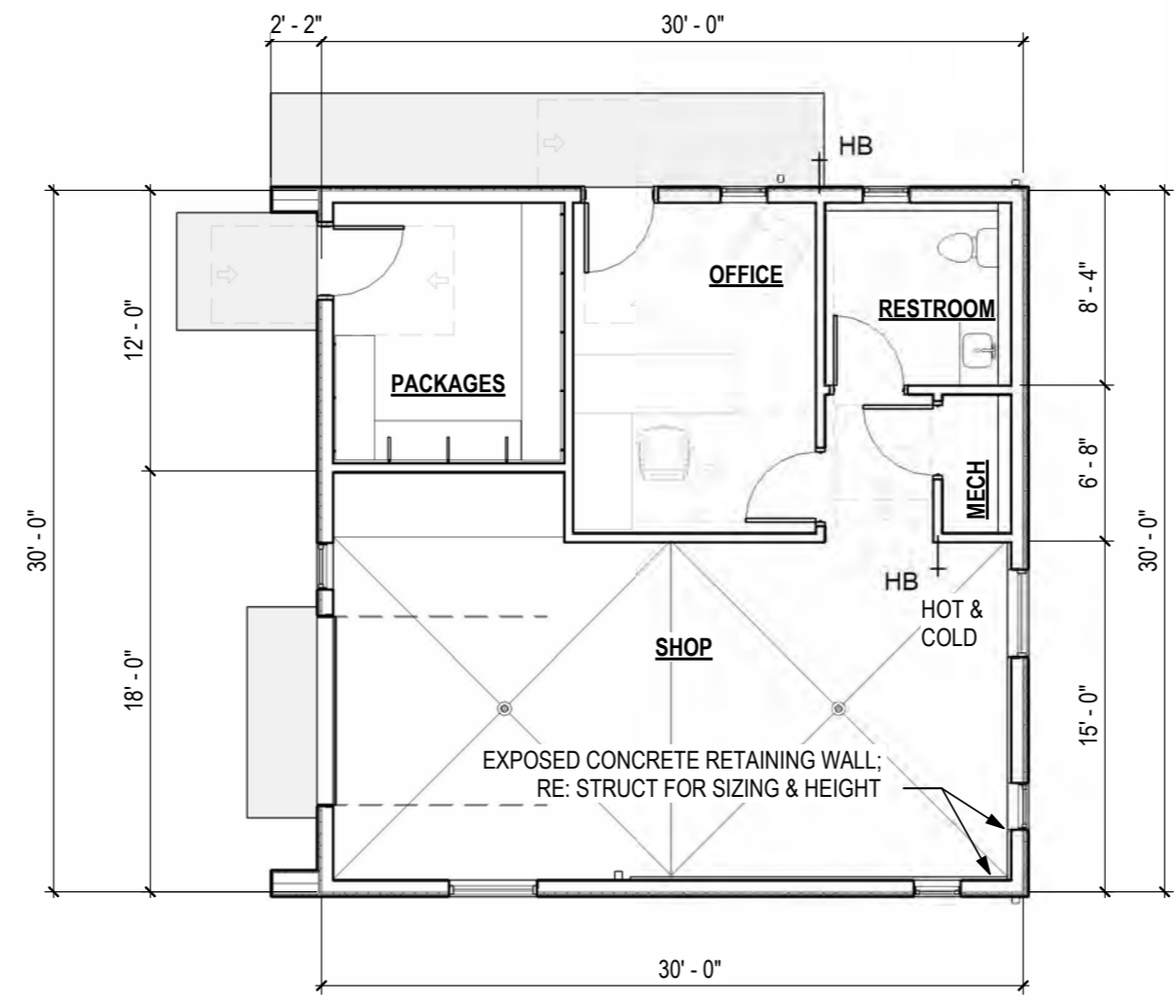
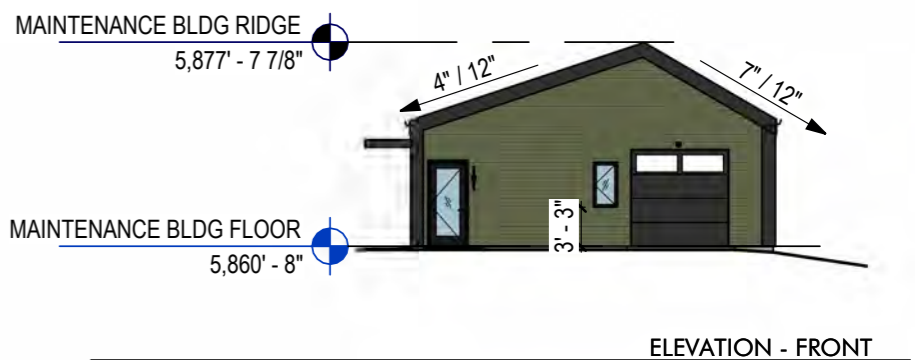
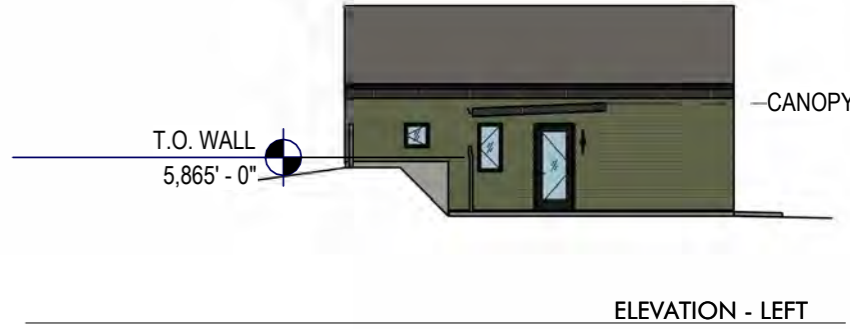
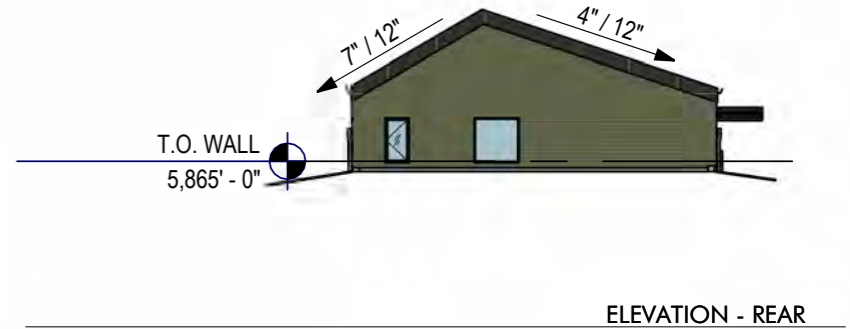
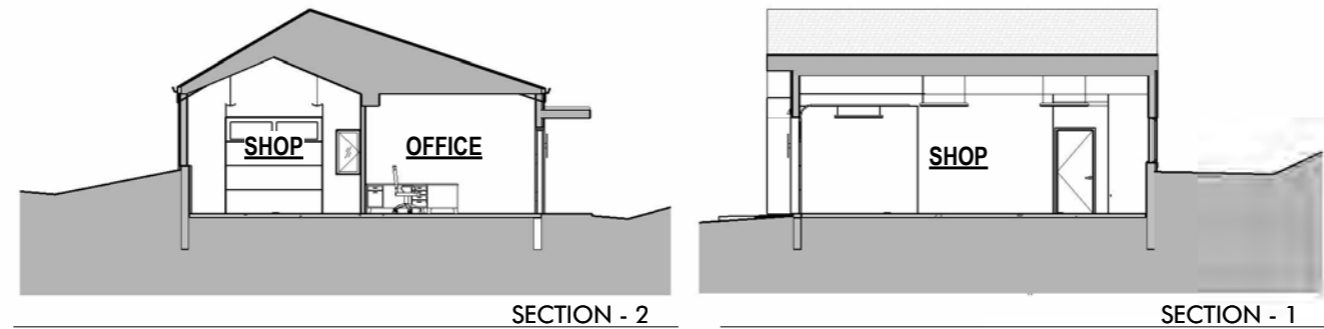


BLDG 9 & 10 ENLARGED PLAN - TWO CAR GARAGE - LEVEL 1



BLDG 9 & 10 ENLARGED PLAN - 2 CAR - BASEMENT

MATERIAL LEGEND			
	<b>NATURAL FIBER CEMENT BOARD SIDING</b> TO BE MINIMUM 1 HR RATED OR AS APPROVED AS NON COMBUSTIBLE MATERIAL; HARDIE ARTISAN SIDING, VERTICAL V GROOVE, PAINTED		<b>FIRE TREATED WOOD ACCENTS</b> TO BE MINIMUM 1 HR RATED TO MEET THE REQ. OF SECTION 2303.2 OF IBC; THERMORY HEAT TREATED WOOD CLADING, T&G SIDING, MFR FINISH OR EQ.
	<b>WINDOWS</b> TO BE TEMPERED; KOLBE OR SIM.		<b>METAL ROOFING AND SIDING</b> TO BE MINIMUM CLASS A RATED
	<b>FIBER CEMENT SOFFIT</b> TO BE MINIMUM 1 HR RATED		<b>ASPHALT SHINGLE ROOFING</b> TO BE MINIMUM CLASS A RATED; OWENS CORNING WOODCREST COLOR: MESQUITE OR EQ.
COLOR LEGEND			
	SECRET GARDEN SW 6181		TRICORN BLACK SW 6258
FINAL SELECTIONS TO BE APPROVED BY COUNCIL			



SCALE: 1" = 60'

900 SF GROSS