Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

Administration Department
Phone: (970) 984-2311
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www.newcastlecolorado.org

Agenda

New Castle Town Council Regular Meeting-

Tuesday, September 03, 2024, 7:00 PM

Virtual Meetings are subject to internet and technical capabilities.
To join by computer, smart phone or tablet:
https://us02web.zoom.us/j/7096588400
If you prefer to telephone in:
Please call: 1-346-248-7799
Meeting ID: 709 658 8400
Follow the prompts as directed. Be sure to set your phone to mute until called on

Call to Order

Pledge of Allegiance

Roll Call

Meeting Notice

Conflicts of Interest

Agenda Changes

Citizen Comments on Items not on the Agenda
-Comments are limited to three minutes-

Consultant Reports
Consultant Attorney
Consultant Engineer

PUBLIC HEARING

A. Consider Approval of Ordinance TC2024-3, AN Ordinance of the New Castle Town Council Approving A Final PUD Development Plan and Phase 1 Final Subdivision Plat For Portion of PA17 & 19, Castle Valley Ranch PUD (first reading)
(NOTE: Applicant has requested a continuation of this agenda item)

Items for Consideration

B. Report on Raw Water Project – Public Works Director John Wenzel

Consent Agenda
Items on the consent agenda are routine and non-controversial and will be approved by one motion. There will be no separate discussion of these items unless a council member or citizen requests it, in which case the item will be removed from the consent agenda.

August 20, 2024 Minutes
August Bills $752,364.46

Staff Reports
Town Administrator
Town Clerk
Town Treasurer
Town Planner
Public Works Director

Commission Reports
Planning & Zoning Commission
Historic Preservation Commission
Climate and Environment Commission
Senior Program
RFTA
AGNC
GCE
EAB
Detox

Council Comments

Items for Future Council Agenda

Adjourn

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Memorandum

To: Mayor & Council

From: David Reynolds

Re: Council Workshop: Consider Ordinance TC 2024-03 concerning Filing 11

Date: 09/03/24

Purpose:

The purpose of this agenda item is to consider Ordinance TC 2024-03 on first reading. This meeting is a Public Hearing, where input will be heard from town staff, CVRI Developers, and the public. The Town Council will thoroughly review the revised land use application for Filing 11. The Council may choose to approve Ordinance TC 2024-03 as presented, approve it with conditions, reject it, or continue the meeting to a future date if additional time is required.

Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

Planning & Code Administration Department
Phone: (970) 984-2311
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Staff Report

Public Hearing for Castle Valley Ranch Filing 11
Amended Final PUD Application
Town Council Ordinance TC *2024-03*
September 3, 2024

Report Compiled: 8/29/2024

Project Information

Name of Applicant:	CVR Investors, Inc and its assigns
Applicant's Mailing Address:	1038 Country Club Estates Dr., Castle Rock, CO
Phone/Email:	303-549-1916; aa@hackstafflaw.com
Property Owner:	CVR Investors, Inc.
Owner Mailing Address	Same as applicant
Proposed Use:	57 Single Family Homes in up to two phases
Proposed Zoning:	Castle Valley Ranch PUD, SF-2
Master Plan Zoning:	Residential (R) & Mixed Use (MU)
Street Frontage:	Castle Valley Blvd
Surrounding Zoning:	Residential Single Family – North & South Wildhorse Dr. Multifamily – Redstone Dr. & Foxwood Ln. Mixed Use & Residential General Zoning – Vacant Parcels North & East of proposed

I Early History – Original Application

On August 2nd, 2019, the application for Filing 11 was submitted for sketch plan review, succeeded by a combined preliminary/final PUD and subdivision application submitted on February 10th, 2020. After lengthy discussions and various iterations, the application was denied by the Planning Commission (P&Z) on June 20th, 2020, as reflected in resolution *PZ 2020-6* for reasons summarized in the staff report dated August 26th, 2020. Upon appeal of this decision to Town Council, the Applicant was granted an opportunity for re-evaluation with P&Z per Section 17.100.050. On January 13th, 2021, after further review, P&Z adopted Resolution *PZ 2020-9* conditionally approving the application. In late 2021, Applicant requested that, due to the combined preliminary/*final* nature of the application, a final hearing with Town Council be conducted as the next stage of review instead of another hearing before P&Z.

On January 4th, 2022, Town Council considered the Applicant's procedural request and decided that, all things considered, it was best to consider the application on its current merits and not require an additional public hearing with P&Z. Instead, Council agreed to consider the preliminary/final application submitted in February 2020, subject to any amendments the Applicant chose to make in response to Resolution *PZ 2020-9*. Following staff review of updated application materials submitted on January 12, 2022, the Council hearing was set for May 3rd, 2022, and then continued to May 17th, 2022.

As certified by Resolution *TC 2022-13* adopted on June 7th, 2022, the application was denied by Town Council for the reasons set forth in Resolution *TC 2022-13*. The Applicant then proceeded to challenge the "denial resolution" and other matters related to the Filing 11 application in a lawsuit filed against the Town in Garfield County District Court.

II Settlement Agreement – Amended Application

After the lawsuit was filed, the parties agreed that litigation of all of Applicant's claims against the Town other than the C.R.C.P. 106 claim challenging the denial resolution would be stayed until the Rule 106 claim was decided. The Court entered its decision on that claim in favor of the Town in September 2023. The Applicant chose to appeal that decision to the Colorado Court of Appeals but, before filing the appeal, the parties engaged in mediation to attempt to resolve the case as a whole.

As a result of the mediation and months of negotiation that took place after the mediation, the Applicant and the Town were able to reach a Settlement Agreement (terms presented in **Exhibit B**). Under the Settlement Agreement, the Town agreed to consider an amended version of the Filing 11 application at a public hearing that included only single-family homes. Other salient provisions of the Settlement Agreement relevant to consideration of the amended proposal are below:

- The Lawsuit will remain stayed until the Applicant receives a final approval of the amended application, subject to conditions agreed to by the Applicant. Otherwise, if the application is denied or approved with conditions unacceptable to the Applicant, the stay will be lifted, and litigation will proceed.

- The amended application will be considered and processed in accordance with

the version of Titles 13 & 14 of the New Castle Municipal Code in effect as of April 1, 2002 (**See relevant sections in Exhibit D)**.

- Town staff will prepare a staff report recommending approval of the Amended Application, with or without conditions, based on the supporting materials and the approval criteria set forth in Section 13-10-090 of the Code in effect as of April 1, 2002 (the "Approval Criteria"). Staff shall further recommend a vesting period of ten years based on CVRI's request for the same.

- Town Council will consider and decide the amended application based on the merits of the application, the staff report, information and testimony (including public comment) presented at the public hearing on the amended application, and the Title 13 approval criteria.

- Residential uses shall be permitted outright in compliance with Code Section 13-10-090(A)(4) including areas zoned as mixed-use without any requirement for commercial use.

- The Applicant is not required to identify its intended uses of neighboring Applicant-owned properties.

- Staff reports and ordinances shall acknowledge that a permitted use in each zone district is presumptively compatible with other permitted uses in the zone district.

- The applicable Comprehensive plan to be considered for Filing 11 will be the 1997 Community Plan Report (**Exhibit C**). The Applicant shall, however, demonstrate consideration of the value statements of the currently adopted 2009 Comprehensive Plan, specifically value statements 1-9, 11, and 12.

- Construction of paths and sidewalks within the Castle Valley Blvd. right-of-way and sidewalks adjacent to any street within the filing will be the responsibility of the Applicant.

- Construction of other bike, pedestrian, or recreational paths will the responsibility of the Town provided that the necessary easement within each phase is dedicated to the Town and recreational fees for each lot within said phase are paid at the time of recordation of the plat.

- Construction of buildings shall be subject to the applicable building codes then in effect within the Town.

- Public improvements shall comply with the Public Works Manual in effect at the time of review of each filing except that Bear Canyon Dr. sidewalks shall be reduced to five feet, and residential streets in Filing 11 shall comply with the width and sidewalk standards in Title 14.

III Staff Review

Pursuant to Section 3.e of the Settlement Agreement, staff review shall be based solely on the supporting materials (**Exhibit A**) and the approval criteria set forth in Section 13-10-090 of the Code in effect as of April 1, 2002 (**Exhibit D**). The amended application was determined complete on August 5th, 2024.

The PUD application shall be reviewed per the following criteria from Section 13-10-090(A):

1. Is generally compatible with adjacent land uses;
2. Is consistent with the Comprehensive Plan;
3. The Town has the capacity to serve the proposed use with water, sewer, fire and police protection;
4. The uses proposed within the PUD are uses permitted outright or by special review under Chapter 13-08 within the zoning district or districts contained within the PUD;
5. The number of dwelling units permitted by the underlying zoning districts is not exceeded by the PUD plan;
6. The PUD utilizes the natural character of the land, includes compatible land uses, provides for fire and police protection, off-street parking, vehicular, pedestrian and bicycle circulation, outdoor recreation, is of overall compatible architectural design, achieves adequate screening, buffering and aesthetic landscaping, avoids development of areas of potential hazard, ensure compliances with the performance standards and meets all other provision of this Title.

1. Is the application generally compatible with adjacent land uses?

Initially, P&Z and Council aired concerns with the compatibility of the *original* multifamily site proposal and existing single family homes on S Wildhorse Dr. and Harvard Ct. The relatively close proximity of larger scale single family homes to the denser duplexes and triplexes seemed too disproportionate without screening, distancing, or varied architecture. Ultimately, when Council compared certain values in the 2009 Comprehensive Plan with the *originally* proposed density, the aesthetic between filings, pedestrian connectivity & open space, property values, etc., Council found that the original proposal did not meet this requirement.

The amended Filing 11 application proposes only single-family dwellings in the filing. Pursuant to Section 5.b of the Settlement Agreement, permitted uses in each zone district, as identified in the PUD Guide (i.e. permitted uses listed in the supplemental materials for Ordinance 2002-2), are presumptively compatible with the other permitted uses in the zone district (**Exhibit B, page 5**). Because the Applicant is electing SF-2 zoning for Filing 11, and the adjacent areas of Harvard Ct. and S Wildhorse (i.e. CVR Filing 8) are similarly zoned SF-2 with single-family homes, the single-family use proposed in the amended application is presumptively compatible with those adjacent uses.

2. Is consistent with the Comprehensive Plan;

Other apprehension with the *original* Filing 11 application centered on consistency with the Comprehensive Plan. P&Z and Council both found room for

improvement with: 1) Higher density multifamily & the concern of the compatibility with adjacent land uses (see above); 2) Quality-of-life (i.e. “livability”) questions related to pedestrian circulation, snow storage, single-car garages, and on-street parking; 3) Absence of commercial amenities and diversity particularly within a mixed-use zone. Even with the ’97 Comprehensive Plan taken into consideration, per 5.c of the Settlement Agreement, the concerns with the original multi-family proposal seem to persist. For example, in the ’97 Comprehensive Plan the following principles are observed (**Exhibit C**):

- Section V.A.3 – “Residential and commercial developments should be well designed to fit the character of the land/site, and planned to fit the overall community of New Castle”;
- Section V.A.7 – “Attain pedestrian access from public streets to stream banks, ridges, and public lands where appropriate and practical”;
- Section V.A.8 – “Plan for opens space, trails, and parks prior to private developments”;
- Section V.A.16 – “Commercial growth should occur to maintain the necessary level of services and income for the community”;
- Section V.A.20 – “Develop a parks, trails, and open space system that provides recreation opportunities and interconnections between otherwise separated neighborhoods and other community facilities”;
- Section V.A.21 – “Building size and design should be directly related to the size, shape and other characteristics of the building lot/site, to maintain an appropriate quality of physical/visual scale with the site and surrounding area”;

In its amended proposal, the Applicant has made significant amendments to the *original* application to address prior concerns. ***Firstly, the Applicant has modified the type of residential units proposed from multi-family to single-family.*** This move alone resolves several matters: 1) It significantly reduces the density from 85 units to 57 units; 2) It provides for greater consistency with neighboring parcels such as those on S Wildhorse Dr. and Harvard Ct; 3) Two-car garages double the parking, reducing the dependency for on-street parking in the Town right-of-way.

Secondly, the Applicant has improved the open space and enhanced the pedestrian experience by: 1) Providing a central open space/park with a bisecting path for recreation and buffering; 2) Committing to an easement for a future single-track path on the south end of the development for community wide use; 3) Separating sidewalks on Bear Canyon Dr and contributing to both pedestrian safety and snow storage.

In sum, the improvements to the *original* application are commendable and commensurate with recommendations voiced by P&Z and Council over the course of the application process. Though a few minor concerns are addressed below, Staff is confident that the *amended* application presented to Council for consideration demonstrates sufficient consistency with both the ’97 Comprehensive Plan and the relevant portions of the currently adopted 2009 Comprehensive Plan.

3. The Town has the capacity to serve the proposed use with water, sewer, fire and police protection;

***Police*:** Though a population estimate was not provided, it can be assumed that 57 single family units with 3.5 occupants totals approximately 200 new residents. The Police Department currently consists of twelve FTEs which is ideal for New Castle's population. Generally, additional FTEs are considered for every increase of 500 residents. Therefore, the Police Chief concludes that there would be no compromise with police service as a result of the expected increase.

Fire: In light of the current multi-year drought and ongoing expansion of the wildland-urban interface, Colorado River Fire Rescue now stresses improving the resiliency of structures and expanding the surrounding defensible space (**Goal EN-8**). Substituting conventional materials with those of more robust fire resistance, particularly in buildings along open space, buys time for firefighters and potential evacuees during a wildland fire incident. Hardened structures also inhibit fires from spreading to unaffected homes. In 2024, the Town adopted standards for fire resistant materials and improved defendable space for new structures. Future construction in Filing 11 will be expected to meet to those standards per Settlement Agreement Section 5.f. Furthermore, CRFR is concerned with the incompletion of Bear Canyon Dr by the end of Phase 2. The fire marshal recommends that Bear Canyon Dr. be completed with, minimally, an impervious surface at the end of Phase 2 to better accommodate emergency personnel and any evacuation needs (**Exhibit E**).

Public Works: The CVR PUD is approved for 1,400 residential units and up to 100,000sf of commercial space. These totals were primarily the result of calculations performed on the basis of water dedicated from Elk Creek. At present the PUD has approximately 895 built units and no commercial development. With 57 proposed units in this Application, the PUD remains well short of the 1,400 total rooftops allocated for CVR. The current sewer treatment plant is also sufficiently sized to process the full build-out of both CVR and Lakota. According to the '97 Comprehensive Plan (V.A.6), the 2009 Comprehensive Plan and the CVR Master Plan, a raw water loop for all landscape hydration should be featured. A water sample station for the Filing 11 should also be planned per Public Works recommendation (**Exhibit F**).

Streets: The Town contemplates taking ownership and maintenance of Serenity Park Circle and Bear Canyon Dr. once all public improvements are completed by Applicant and accepted by the Town. Public Works agrees that speed, safety, and costs are priorities in road design. Staff's preferred road design (58' ROW, with two 11' travel lanes and separated 6' sidewalks) is meant to optimize quality of life by providing pedestrian safety, speed control, on-street parking, and space for snow storage, deliveries, trash collection, & emergency vehicles. The Applicant proposes a 50' ROW for Serenity Park Circle with 10' travel lanes and attached sidewalks (**Exhibit A, pages 36-37**). As discussed in the original application, this configuration has historically been difficult to manage snow (e.g. Redstone Dr.). Bear Canyon, as a collector street, will better approximate Town road standards with 10.5' travel lanes and separated sidewalks.

Snow Storage: Proposed snow storage is identified on the site plan (**Exhibit A, page 7**). More than 15% of the total roadway area has been designated for snow storage. With separated sidewalks, snow removal on Bear Canyon Dr. should proceed effectively. The Applicant has provided a 7' snow storage easement behind sidewalks along Serenity Park Cir. Moreover, the Applicant has provided additional locations in recognition that the 7' easement may not be accessible under certain conditions. With these additional locations, Staff is content with the final snow storage strategy as illustrated. All snow storage locations will be specified on each phase plat.

Raw Water: The Town does have raw water capacity for Filing 11. Per the '97 Comprehensive Plan, "[N]ew development shall provide required additional raw water supply and pay for all additional new services to be provided by the Town." Raw water is proposed on the site plan and per attorney response (**Exhibit H**).

4. The uses proposed within the PUD are uses permitted outright or by special review under Chapter 13-08 within the zoning district or districts contained within the PUD;

The site plan for Filing 11 spans two Planning Areas (PA) within the CVR Master Plan, namely PA #17 (mixed use) and a portion of PA #19 (residential). The original application proposed only residential multifamily units and no commercial space. Questions were raised at earlier hearings whether planning areas designated mixed use zoning required at least some commercial component mixed-in with the residential.

The Settlement Agreement addresses this concern. Section 5.a specifies that residential uses listed as permitted uses in the PUD Guide are deemed "uses permitted outright". For present purposes, this means that commercial space is merely an eligible use rather than a required use within any mixed-use zone depicted on the Master Plan. Several undeveloped Planning Areas are still available for commercial development. With this qualification, the proposed uses within Filing 11 may be considered uses permitted outright and consistent with the approved Master Plan.

5. The number of dwelling units permitted by the underlying zoning districts is not exceeded by the PUD plan;

The number of dwelling units in Castle Valley Ranch is restricted in two ways: 1) total number of units for all of Castle Valley (1,400 total) and 2) minimum lot area per dwelling unit provided in MC 17.104.080 §H (i.e. 4,000sf/unit). Currently there are approximately 530 vacant lots in the Castle Valley PUD. 57 new lots would not exceed the total allowed. Furthermore, with approximately 15.6 bulk acres in Filing 11, the maximum number of units for SF-2 as elected by the applicant would be 179 total units and far more than proposed. 57 units on 15.6acres equates to a density of 3.6 units per acre which fairly typical for a development of single family homes in New Castle.

6. The PUD utilizes the natural character of the land, includes compatible land uses, provides for fire and police protection, off-street parking, vehicular, pedestrian and bicycle circulation, outdoor recreation, is of overall

compatible architectural design, achieves adequate screening, buffering and aesthetic landscaping, avoids development of areas of potential hazard, ensure compliances with the performance standards and meets all other provision of this Title.

Off-Street Parking: The purpose of off-street parking in CVR "is to ensure that safe and convenient off-street parking is provided to serve the requirements of all land uses in the Castle Valley Ranch PUD and to avoid congestion in the streets" (MC 17.104.100). Single family homes require a minimum of two off-street parking spaces per unit. The plans submitted by Applicant do not show off-street parking areas, but an email from the Applicant's attorney dated August 13th, 2024 (**Exhibit H**) states as follows:

> "This project intends to supply 4 [parking spaces] per lot, 2 per garage, 2 per driveway. Total Parking for Filing 11: (57 lots X 4) 228 spaces."

The Applicant is therefore committed to providing double the required off-street parking.

Open Space: Designated open space is depicted in **Exhibit A, page 44**. Notable will be the 1.42ac Tract E located in the center of Filing 11 (an area much discussed in the *original* application) and 0.83ac Tract A known as the C-Avenue connector which provides access to the downtown core. Internal mobility within these spaces will be via connecting trails. The Applicant has also agreed to an easement for a future single tract path which will overlook portions of the Colorado River from the south rim of the parcel. The status of the open space areas with respect to their being active or passive is still undetermined. In total the proposed open space amounts to 24% of the gross acreage.

Open space tracts A, B, C, and F are to be dedicated to the Town. The Town shall be responsible for any improvement within these tracts. Recreational facilities development fees collected for new homes shall fund these improvements. The Applicant shall be responsible for constructing "paths or sidewalks within the Castle Valley Blvd. right-of-way and sidewalks adjacent to any street constructed within [the] filing", as well as the path bisecting open space Tract E.

Utilizes the natural character of the land: The site plan (**Exhibit A, page 8**) follows the sloping topography downhill from north to south. To remain under the maximum 8% slope for proposed roads, the development will require grade to be modestly lowered on the northern half of the property and significantly raised on the south half. Lots 24-26 will have upwards of 30-35' of fill material from which to design. As discussed in the *original* application, this is less than ideal and comes with potentially higher build costs for future owners. However, this cut-and-fill process is not uncommon and is perhaps the only means to maintain a necessary road slope short of an entire redesign of the road infrastructure. Extensive fill, furthermore, will likely need to be introduced near the vacant parcel to the east as Bear Canyon is built out. **Exhibit A, page 8** demonstrates that the grade below Bear Canyon Dr. will be raised to ~20' of natural grade to match the drive in Phase 3. Retaining walls are also expected near Ganley Hill to stabilize soils in the vicinity of structures. Retention needs on individual lots are generally

smaller in scale and can be assessed at the building permit stage. All of the aforementioned measures are commonplace in other filings within New Castle.

Lastly, To conserve water and limit landscape maintenance such as mowing, Staff requests the applicant consider drought resistant vegetation and seeding with native grasses to restore disturbed areas to their original state. Sod and landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance. Modestly mowed buffers and borders can provide a satisfying manicured look needing little maintenance.

Provides pedestrian and bicycle circulation: Proposed sidewalks help to provide safe egress from the street-to-home or from home-to-home. The '97 Comprehensive plan envisions "parks, trails and open space that provides recreation opportunities and interconnects between otherwise separated neighborhoods and other community facilities" (**Exhibit A, page 44**). The Applicant has provided signification upgrades to the original site plan to addresses this standard. The trail bisector through Tract E, the C Ave. connector to the town center, the single-track trail along the property's southern boundary, and the extension of the asphalt trail along Castle Valley Blvd. provide an abundance of non-vehicular options to navigate the neighborhood and beyond.

Outdoor recreation: Recreation is provided by the anticipated Avenue C trail and the Ganley Hill single tract as well as a small centrally located pocket. No hardscape type park infrastructure such as playground equipment or courts were contemplated during the Filing 11 review process.

Achieves adequate screening, buffering and aesthetic landscaping: A landscape plan is shown in **Exhibit A, page 44**. A mixture of conifers and deciduous will border each lot. The Applicant shall provide lot-specific landscape plans as defined in the New Castle building code.

Is of overall compatible architectural design: Designs for the homes to be built in Filing 11 will be subject to the CVR design guidelines, which will help ensure the architecture is consistent and compatible with adjacent development. Staff recommends including a condition that Applicant submit architectural designs showing the scale, massing, color scheme, and variations of the different models of homes prior to recordation of the first phase plat for Filing 11 pursuant to Section 13-10-060(5).

Vehicular Circulation: Discussed elsewhere;

Ensures compliance with performance standards: Not applicable;

IV. Staff Recommendations:

Staff recommends approval of Ordinance *TC 2024 -03* with the following conditions:

A. Specify ownership and management of all open space areas identified on the plat. Open spaces A, B, C, and F are suitable for future public trails and should be dedicated to the Town or easements for such trails dedicated to the Town.

B. Paths or sidewalks within the Castle Vally Ranch Boulevard right-of-way, Tract E shown on the Site Plan, and sidewalks adjacent to any street constructed within Filing 11 shall be constructed by Applicant. Paths within any open space dedicated to the Town shall be constructed by the Town provided that (i) the open space is dedicated to the Town in the first phase of development of Filing 11 that includes residential lots, and (ii) the recreational facilities development fees for each lot within said phase are paid at the time of recordation of the subdivision plat.

C. The covenants for Filing 11 shall prohibit the parking of boats, trailers, campers, RVs, and inoperative vehicles in driveways or on public rights of way for more than 48 consecutive hours. The final version of the covenants shall be subject to review and approval by the Town Attorney prior to recordation so as not to conflict with any conditions of approval as set forth herein or in the SIA.

D. Snow storage locations shall be specified on each phase plat as depicted in **Exhibit A, page 7.** Fences, utility boxes, bushes, large landscape boulders, or other obstructions which, on the opinion of the Public Works Department, may inhibit snow storage are prohibited.

E. Consistent with representations made in the Application, two-car garages and two-car driveways shall be provided for each single-family unit.

F. Prior to recordation of first phase plat, the Applicant shall dedicate for public use a single-track hiking and biking easement at the base of Ganley Hill as a trail connector between Mount Medaris and Prendergast Hill as shown in Exhibit A, page 6.

G. Prior to recordation of the first phase plat, the Applicant shall submit architectural designs showing the scale, massing, color scheme, and variations of the different models of homes for staff review and comment.

H. Landscaping shall incorporate native grasses and plants that minimize maintenance, moving, and irrigating. The landscaping plan shall be approved by the Parks Department. Plans submitted to obtain a building permit for any building shall demonstrate no more than 2,500 square feet of sod per dwelling unit as specified in 13.20.060 of the Municipal Code.

I. All disturbed areas in the project shall be revegetated and maintained in a predominantly weed free condition. Any disturbed areas shall be regraded and reseeded within six months of work completion. The Applicant shall consult with Public Works for the appropriate seed-mixture. Staging of fill, materials, debris, and/or equipment used in the construction of public improvements shall be removed from the property or any adjacent property no later than six months after acceptance of each phase.

J. Provide a construction phasing plan. Identify, at minimum, each of the following components:

- Buildout phases;
- Schedule that identifies the sequencing of construction, sequencing of occupancy, traffic flow, and traffic control plans during construction;
- Storage and staging areas for construction equipment and materials;

- Illustrate drainage and erosion control best management practices (BMP's);
- Conformance to all requirements and specifications approved by the fire marshal concerning temporary access for each phase including, but not limited to, temporary hammerhead turnarounds at dead end streets and any necessary ingress/egress routes for emergency personnel and equipment during construction.

K. Prior to recordation of the first phase plat, obtain approval of street names through Garfield County Communications to avoid any duplication of names in the county dispatch area.

L. Demonstrate that all exterior illumination, including street lighting and exterior lighting of all new homes or structures, shall comply with acceptable International Dark-sky Association (IDA) standards.

M. Designate locations of mailbox kiosks with written authorization from the local postmaster.

N. Prior to recordation of each phase plat, submit an exhibit and conveyance document(s) in a form acceptable to the Town Attorney outlining the necessary water rights (potable and/or raw) required for dedication for each phase of Filing 11.

O. Prior to the recordation of any Filing 11 phase plat, the Applicant shall enter into a subdivision improvements agreement with the Town for each phase of the development in a form acceptable to the Town Attorney. The subdivision improvements agreement for the first phase shall address the allocation of work and costs between Applicant and the Town necessary to mitigate potential fuel hazards for wildland fires in areas identified as threats by Colorado River Fire & Rescue.

P. Pursuant to Code Section 14-14-040, no grading or construction related to public improvements shall occur on any portion of the Property until such time as the phase plat involving such work and the related SIA have been recorded and any required performance guarantee provided.

Q. The sale of individual units within Filing 11 may not occur until a plat creating the unit is approved by the Town Attorney and recorded with Garfield County.

R. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application before the Commission or Town Council shall be considered part of the Application and binding on the Applicant.

S. The Applicant shall comply with all applicable building, residential, electrical and municipal code requirements, including all sign code regulations as well as all recommendations of the Town Engineer and Town Public Works Director set forth in their letters dated April 1, 2022, August 16, 2024, and August 13, 2024, respectively, when developing Filing 11;

T. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.

U. The vested rights period will be ten (10) years from the effective date of this Ordinance. Vested rights for each individual phase of Filing 11 shall be valid for three (3) years from the recording of the final plat for that phase, subject to the maximum vested rights period of 10 years.

V. Exhibits:

A. Applicant Submittal Packet (i.e. Settlement Agreement Exhibit 2), including:
    - Phase 1 Plat
    - Phasing Plan
    - Erosion Controls
    - Utility Plans
    - Street & Sidewalk Design
    - Signing and Striping
    - Open Space
    - Landscaping
B. Signed Settlement Agreement
C. Section V of the 1997 New Castle Comprehensive Plan
D. Code Sections from Title 13 of the New Castle Municipal Code prior to April 1, 2002
E. Fire Marshal Comment and Applicant Response
F. Public Works Director Comment
G. Town Engineer Comment and Applicant Response
H. Town Attorney Comment and Applicant Response
I. Notice of Public Hearing
J. Affidavit of Public Hearing Noticing
K. Affidavit of Newspaper Publication
L. Public Comment Letter

August 28, 2024

TO: Town Council, Town of New Castle
FR: Denise and Steve Scheberle, Myrna Candreia, and Jeanne Huyser
RE: Filing 11 application

We write to express our continuing concerns regarding the Filing 11 application to develop the property behind South Wildhorse Drive and Mount Harvard Court by CVR Investors, Inc. (CVR).

Citizens, Planning and Zoning Commissioners and the Town Planner identified issues with the original Filing 11 application that ultimately resulted in a unanimous vote by Council to reject it. It appears that some of these earlier issues have been addressed in the new submission for Filing 11. Most notable of these changes is the switch from multi-family units to single-family homes. We believe that this change reflects the desire of many current residents to own a home. It also offers more congruity with the adjacent homeowners. Also, the number of units for this 13-acre parcel has been reduced from 85 to 57, addressing the concerns citizens had about unit density in the development. Finally, it appears that the new application provides for more open space in the center of the development. Reducing the number of units and providing more open space are welcome modifications.

While we recognize these positive changes, we urge the Council to take the following concerns into account before approving the application as presented.

1. Consider traffic flow on Castle Valley Boulevard (CVB).

The application creates a new street connecting to CVB. This is a concern with increasing traffic on CVB as the town population grows, especially during work-commute and school drop-off times. Making a left-hand turn onto CVB will be very difficult during these times. We wonder why the new street proposed as part of Filing 11 does not connect to the existing roundabout, as this would improve traffic flow on CVB. Since the developer owns acreage adjacent to the roundabout and will likely build units close to the roundabout in the future, it seems a logical way to reduce traffic issues on CVB.

2. Consider requiring a park inside or adjacent to the development.

We assume that the development of 57 homes will add close to 200 people to the town. These homes are likely to bring children to the town who would enjoy a park. The Comprehensive Plan calls for the creation of park space to meet the standard of an additional 14 acres of usable park land for every thousand-person increase in the town's population. Data from the Comprehensive Plan showed that the town was just under the minimum in 2007 (13.6 acres to service roughly 4,000 people). New Castle is falling further behind in this standard as its population continues to grow. This is particularly true for the west side of CVB with only one park (Hot Shot Park). We appreciate the proposed Serenity Park, but that appears to be an area of open space and not a green space for kids to recreate. More park space is needed as development in the town continues.

3. Require an alternate emergency evacuation route.

We must consider how people in New Castle will evacuate should we be faced with a wildfire or other emergency. We've watched how quickly fires can move, such as in Lahaina in 2023 and in Louisville and Superior in 2021. This proposal will only add to the traffic loading on CVB, which is a grave concern for

everyone, but also has the issue of creating a congested area *within* the development due to concentrated housing and only one exit. We urge the Council to require that the developer create an emergency exit that connects the development to C Street so that residents could evacuate.

4. Consider adding more open space between existing homes and the development and the effect of building a walkway that connects to South Wildhorse Drive.

The current application has a black-top walkway running between the development and existing homes. This is potentially an attractive feature, though it would be improved by additional open space. The proposal reveals just a narrow strip of open space with a walkway running in the middle. Expanding this space would make it more inviting and complement the Comprehensive Plan.

Additionally, the town must consider the effects of increasing pedestrian traffic at the intersection of South and North Wildhorse Drive and CVB. The Filing 11 map shows a sidewalk ending at South Wildhorse. We urge the Council to, at minimum, add crosswalks running across South Wildhorse and across CVB on the south side. Currently, crosswalks exist across CVB on the north side of the intersection and across North Wildhorse Drive. This intersection requires more attention from the town to improve pedestrian safety particularly as this development and other developments are built, bringing more traffic and more people crossing the street. At minimum, additional crosswalks across CVB to the south and South Wildhorse are needed. Speed bumps or reduced speeds at that intersection would also help.

5. Consider infrastructure capacity, snow removal requirements, parking and future development

We encourage the Council to carefully consider physical and safety elements that add to the quality of life in our town. These include sufficient infrastructure capacity, both for water and wastewater, but also adequate police, public works, and fire personnel. Water, especially during drought, will be scarce. Additional costs of processing wastewater and providing drinking water should be carefully reviewed. As development continues and impervious surfaces increase, stormwater is a concern. Stormwater from both sides of CVB drain into the Filing 11 area. The application appears to place snow in the front yards of residents, which is not a palatable solution to snow removal.

Parking on the street will be challenging. We understand that lot sizes vary between 5,600 square feet and 7,000 square feet, with just 5’ setbacks between lot lines. North Wildhorse is somewhat comparable to this density, with one important difference: houses are only on ONE side of the street. Imagine doubling the density of North Wildhorse (both sides of the street with houses) and one gets a sense of what parking may be like in this development for residents in these 57 homes.

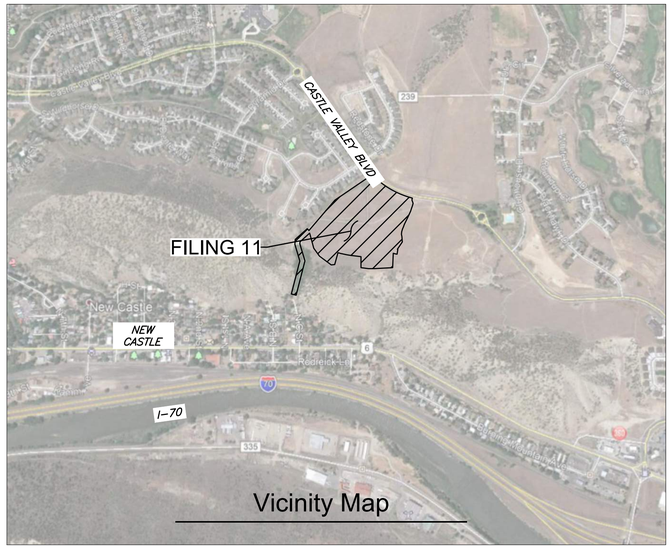
Finally, we encourage careful thinking about anticipated future building on the remaining acreage. We note that parts of this area are zoned mixed use, for example. What will the remaining 100 or so acres look like in the future? It’s hard to know what the cumulative and connected impacts of this development are without understanding plans for the much larger remaining acreage.

We ask the Council to not approve this application until consideration is given to these concerns. We believe that changes will make the development more closely reflect the value that residents place on open spaces, recreation, safety, and sense of community and make the development more inviting to future residents.

Thank you for your time.

Castle Valley Ranch

Preliminary/Final Plat and Development Plan Set, Filing 11



Vicinity Map

Land Use Chart Filing 11, Phase I	
PROPOSED LAND USE	SF-1
TYPE OF DWELLING UNITS	SINGLE FAMILY HOMES
SF-1 ACREAGE	3.62 ACRES
OPEN SPACE ACREAGE	2.81 ACRES
RIGHT OF WAY ACREAGE	1.23 ACRES

Density Calculation Table Filing 11, Phase 1			
	ACRES	NUMBER OF DWELLING UNITS	D.U. / ACRE
GROSS DENSITY	7.67 ACRES	24 DWELLING UNITS	3.13 D.U. / ACRE
NET DENSITY (MINUS R.O.W.)	6.44 ACRES	24 DWELLING UNITS	3.73 D.U. / ACRE
NET DENSITY (MINUS R.O.W. & OPEN SPACE)	3.63 ACRES	24 DWELLING UNITS	6.61 D.U. / ACRE

Additional Planned Development

Land Use Chart Filing 11, Phase II & III	
PROPOSED LAND USE	SF-1
TYPE OF DWELLING UNITS	SINGLE FAMILY HOMES
SF-1 ACREAGE	5.43 ACRES
OPEN SPACE ACREAGE	0.93 ACRES
RIGHT OF WAY ACREAGE	1.56 ACRES

Density Calculation Table Filing 11, Phases II & III			
	ACRES	NUMBER OF DWELLING UNITS	D.U. / ACRE
GROSS DENSITY	7.91 ACRES	33 DWELLING UNITS	4.17.D.U. / ACRE
NET DENSITY (MINUS R.O.W.)	6.35 ACRES	33 DWELLING UNITS	5.20 D.U. / ACRE
NET DENSITY (MINUS R.O.W. & OPEN SPACE)	5.60 ACRES	33 DWELLING UNITS	5.89 D.U. / ACRE

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Project Engineer

Daniel J. Cokley, P.E. 29799

Owner / Applicant

CVR Investors Inc.
5105 DTC Parkway, Ste. 312
Greenwood Village, Co., 80111
303.549.1916
Attn: Aaron Atkinson

Town of New Castle

Mayor	- Art Riddile
Mayor Pro Tem	- Grady Hazelton
Council Members	- Brandy Copeland
	- Bruce Leland
	- Crystal Mariscal
	- Graham Riddile
	- Caitlyn Carey

Preliminary/Final Plat and Development Plan Set
July 2024

Sheet Index

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5	General Notes
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8	Overall Grading and Drainage Plan
9	Erosion Control Plan
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36 - 41	Details
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43	Signing and Striping Plan
44	Landscape and Irrigation Plan

There are no Identified Hazardous areas for this development

811 Know what's below. Call before you dig.
UNCC 1-800-922-1987

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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By:
1	Preliminary Not For Construction		

Project Milestone:

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-Cover

Title: Cover Sheet

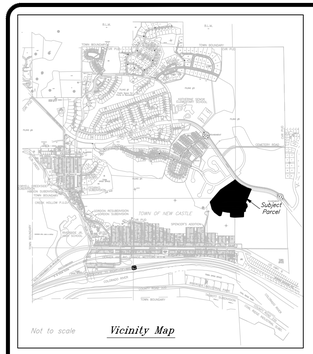
Dwg No. 1

Of: 44

I:\2000\2000-109\029\11-pd\17-civil\1-Dwgs\Civil\pre-sheets\CVR17-Cover.dwg Plotted: 7/25/2024 4:16 PM By: Frances Brickenkar

Exhibit A

Final Plat
Castle Valley Ranch Subdivision, Filing No. 11, Serenity Park
a Portion of Initial Property 1 and Initial Property 2,
W 1/2, NW 1/4 Section 32 and E 1/2, NE 1/4 Section 31 in Township 5 South, Range 90 West of the 6th Principal Meridian,
Town of New Castle, Garfield County, Colorado



Not to scale — *Vicinity Map*

LAND USE TABLE

LOT 1	6,907 S.F.	0.16 Ac.±
LOT 2	6,240 S.F.	0.14 Ac.±
LOT 3	6,240 S.F.	0.14 Ac.±
LOT 4	6,228 S.F.	0.14 Ac.±
LOT 5	7,782 S.F.	0.18 Ac.±
LOT 6	11,077 S.F.	0.25 Ac.±
LOT 7	7,457 S.F.	0.17 Ac.±
LOT 8	5,964 S.F.	0.14 Ac.±
LOT 9	5,582 S.F.	0.13 Ac.±
LOT 10	6,503 S.F.	0.15 Ac.±
LOT 11	7,179 S.F.	0.17 Ac.±
LOT 12	5,794 S.F.	0.13 Ac.±
LOT 13	5,646 S.F.	0.13 Ac.±
LOT 14	5,689 S.F.	0.13 Ac.±
LOT 15	5,799 S.F.	0.13 Ac.±
LOT 27	6,094 S.F.	0.14 Ac.±
LOT 28	5,408 S.F.	0.12 Ac.±
LOT 29	5,408 S.F.	0.12 Ac.±
LOT 30	6,014 S.F.	0.14 Ac.±
LOT 31	6,018 S.F.	0.14 Ac.±
LOT 32	7,100 S.F.	0.16 Ac.±
LOT 33	7,089 S.F.	0.16 Ac.±
LOT 34	8,283 S.F.	0.19 Ac.±
LOT 35	7,095 S.F.	0.16 Ac.±
Single Family Res. Total	158,596 S.F.	3.62 Ac.±
Bear Canyon Dr	15,005 S.F.	0.34 Ac.±
Serenity Park Cir	38,652 S.F.	0.89 Ac.±
Roads Total	53,657 S.F.	1.23 Ac.±
Open Space A	35,932 S.F.	0.83 Ac.±
Open Space B	13,858 S.F.	0.32 Ac.±
Open Space D	10,400 S.F.	0.24 Ac.±
Open Space E	61,636 S.F.	1.42 Ac.±
Total Open Space	121,826 S.F.	2.81 Ac.±
24 LOTS		3.62 Ac.± 47%
Roads		1.23 Ac.± 16%
OPEN SPACE PARCELS		2.81 Ac.± 37%
TOTAL		7.67 Ac.± 100%

PLAT NOTES:

1. The purpose of this plat is to subdivide the parcels as shown.
2. Basis of Bearings: Bearings shown hereon are based on a bearing of N27°11'32"W, between a 3/4" Rebar and 2.5" Aluminum Cap Stamped LS No. 36572, West 16th Cor., Sec. 29 & 32, T5S, R90W, and a 3/4" Rebar and 3.25" Aluminum Cap Stamped BLM, West 1/4 Corner, Sec. 29, T5S, R90W, as shown hereon.
3. Field Survey Date: TBD
4. Private open space areas may contain project identification monument signs, landscape areas, trails, and other recreational activities listed in the Filing 11 Application.
5. Open Space Tract A and Tract B is hereby dedicated to the Town of New Castle, which is to include the use of areas as reasonably necessary for the installation, maintenance, repair and replacement of utilities, including water, sewer, irrigation, electrical, telephone, gas, cablevision, pedestrian trail, facilities and installations for water drainage and the control of water flow, as well as for any reasonable necessary cut/fill slopes and related facilities.
6. Open Space Tract D and Tract E will be conveyed to the Serenity Park HOA by separate deed after the completion of the issuance of the last Certificate of Occupancy for Filing #11, Phase 1. The open space tracts may contain project identification monument signs, landscape areas, and trails. Open Space Tracts D & E are reserved for construction and dedication of a neighborhood park to serve the residents of Serenity Park. Open Space Tracts D & E and all trails and improvements therein shall be maintained by the Serenity Park Homeowner's Subassociation.
7. Filing 11 is located within FEMA Zone C according to FIRM Panel 08045C111E, 1109E, 110BE – Areas of minimal flooding and is not subject to 100 year floodplain of any drainage with tributary areas in excess of 40 acre sites.
8. All disturbed areas in the project shall be re-vegetated and maintained in a predominately weed free condition in conformance with the Town of New Castle Noxious Weed Management Plan.
9. The applicant shall comply with the recommendations of the geotechnical engineers contained in the reports dated June 12, 2006 and September 27, 2006 completed by A.G. Wassenaar Geotechnical and Environmental Consultants.
10. Single Family Lots:
    A. There is hereby dedicated a public utility and drainage easement over and across all areas not within building footprints. "Utility easement" includes without limitation water, sewer, electric, gas, telephone, and cable tv.
    B. HOA maintained areas shall be all areas within a lot not covered by a townhome structure, concrete flatwork, patios, and/or decks. Within the HOA maintained areas the HOA shall maintain all landscaping, irrigation systems and fencing.

ABBREVIATIONS:

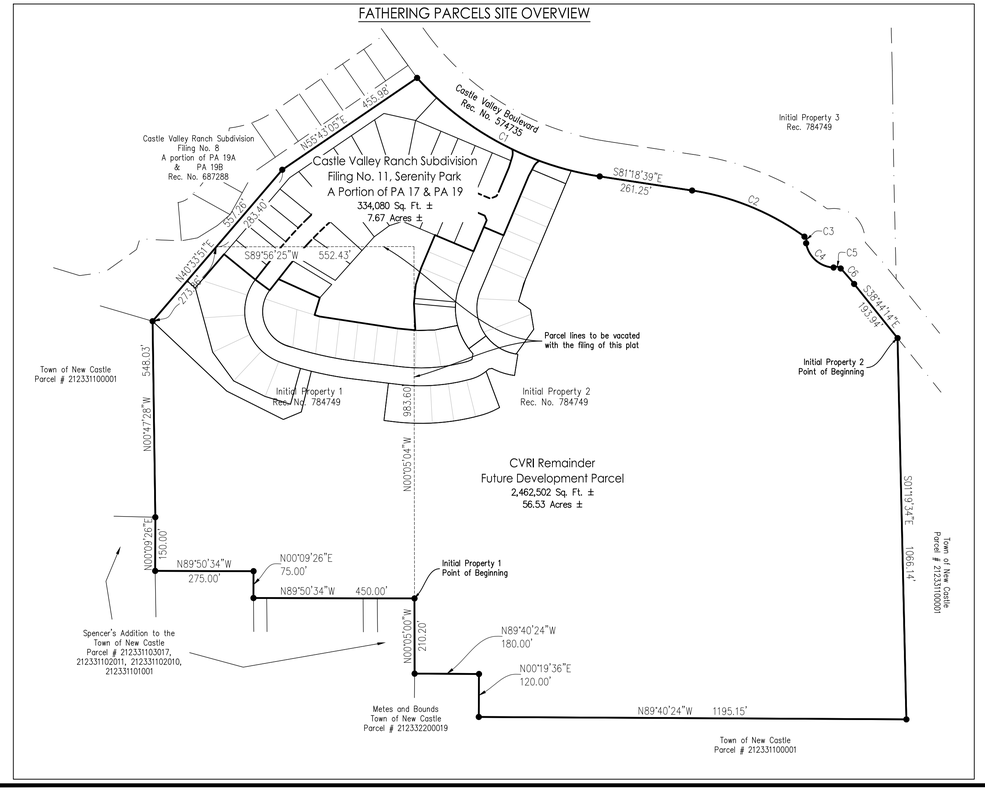
Ac. – Acres
Sq. Ft. (S.F.) – Square Feet
Rec. No. – Reception Number

LEGEND

- ● – Set 18" long No. 5 Rebar and 1.25" Orange Plastic Cap LS No. 38182
- Property Line
- Right-of-Way Line
- Adjoining Parcel

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	591.52'	862.01'	39°19'00"	S61°39'09"E	579.98'
C2	342.58'	719.98'	27°15'45"	S67°40'47"E	339.36'
C3	20.52'	15.23'	77°10'58"	S14°30'47"E	19.00'
C4	110.68'	82.00'	77°20'15"	S48°27'33"E	102.47'
C5	21.65'	15.97'	77°41'58"	S82°08'49"E	20.03'
C6	57.31'	719.98'	4°33'37"	S41°01'02"E	57.29'

FATHERING PARCELS SITE OVERVIEW



CERTIFICATE OF DEDICATION AND OWNERSHIP:

Know all men by these presents that, CVR Investors, Inc., a Colorado Corporation, being sole owner in fee simple of all that real property, described as follows:

INITIAL PROPERTY 1 as described at Reception No. 784749:
A parcel of land situate in the NE1/4 Section 31, 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:

COMMENCING at the West 1/16 Corner between said Sections 29 and 32, a rebar and aluminum cap LS No. 36572 in place; thence S 29°45'20" W 2647.04 feet to a point on the southerly boundary line of Castle Valley Ranch, P.U.D. as filed with the Garfield County Clerk and Recorder's office recorded August 10, 1983 under Reception No. 344590, the TRUE POINT of BEGINNING;

thence along said southerly boundary line the following four (4) courses:
1. N 89°50'34" W 450.00 feet;
2. N 00°09'26" E 75.00 feet;
3. N 89°50'34" W 275.00 feet;
4. N 00°09'26" E 150.00 feet;

thence departing said southerly boundary line N 00°47'28" W 548.03 feet to a point on the southerly boundary line of Castle Valley Ranch, PA19A & PA19B as filed with the Garfield County Clerk and Recorder's Office recorded November 29, 2005 under Reception No. 687288;

thence along said southerly boundary line N 40°33'51" E 273.86 feet;
thence departing said southerly boundary line N 89°56'25" E 552.43 feet;
thence S 00°05'00" E 983.59 feet to the Point of Beginning. County of Garfield, State of Colorado.

INITIAL PROPERTY 2 as Described at Reception No. 784749:
A parcel of land situate in the NE1/4 Section 31 and the NW1/4 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: COMMENCING at the West 1/16 Corner between said Sections 29 and 32 a rebar and aluminum cap LS No. 36572 set in place;
thence S 01°19'34" E 1570.62 feet to a point on the southerly right of way of line Castle Valley Boulevard, as filed with the Garfield County Clerk and Recorder's Office recorded January 9, 2001 under Reception No. 574735, also being a point on the easterly boundary line of Castle Valley Ranch P.U.D. as filed with the Garfield County Clerk and Recorder's Office recorded August 10, 1983 under Reception No. 344590 the TRUE POINT of BEGINNING;

Thence departing said right of way S 01°19'34" E and along said easterly boundary line 1066.14 feet to a point on the southerly boundary line of said Castle Valley Ranch, P.U.D.

thence along said southerly boundary line the following four (4) courses:
1. N 89°40'24" W 1195.15 feet;
2. N 00°19'36" E 120.00 feet;
3. N 89°40'24" W 180.00 feet;
4. N 00°05'00" W 210.20 feet;

thence departing said southerly boundary line N 00°05'00" W 983.59 feet;
thence S 89°56'25" W 552.43 feet to a point on the easterly boundary line of Castle Valley Ranch, PA19A and PA19B as filed with the Garfield County Clerk and Recorder's Office recorded November 29, 2005 under Reception No. 687288;

thence N 40°33'51" E along said easterly boundary line 283.40 feet;
thence continuing along said easterly boundary line N55°43'05" E 455.98 feet to a point on said southerly right of way line of Castle Valley Boulevard;

thence departing said easterly boundary line and along said southerly right of way line along the arc of a curve to the left having a radius of 862.01 feet; an arc length of 591.52 feet (chord bears S 61° 39' 09" E 579.97 feet);

thence continuing along said southerly right of way line the following seven (7) courses:
1. S 81°18'39" E 261.25 feet;
2. along the arc of a curve to the right having a radius of 719.98 feet, an arc length of 342.58 feet (chord bears S 67°40'47" E 339.36 feet);
3. along the arc of a non-tangent curve to the left having a radius of 115.42 feet, an arc length of 19.02 feet (chord bears S 14°30'47" E 19.00 feet);
4. along the arc of a curve to the left having a radius of 82.00 feet, an arc length of 110.68 feet (chord bears S 48°27'33" E 102.47 feet);
5. along the arc of a non-tangent curve to the right having a radius of 115.42 feet, an arc length of 20.06 feet (chord bears S 82°08'49" E 20.03 feet);
6. along the arc of a curve to the right having a radius of 719.98 feet, an arc length of 57.31 feet (chord bears S 41°01'02" E 57.29 feet);
7. S 38°44'14" E 193.94 feet to the Point of Beginning. County of Garfield State of Colorado.

Said Parcels containing 2,796,492 square feet, 64.20 acres more or less. Have by these presents laid out, platted and subdivided the same into lots and blocks as shown hereon and designate the same as CASTLE VALLEY RANCH FILING 11, SERENITY PARK, in the Town of New Castle, County of Garfield, State of Colorado; and do hereby grant to the Town of New Castle, County of Garfield, Colorado, for public use the streets shown hereon, including avenues, drives, courts, places and alleys, the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only; 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. 2024.

Owner CVR Investors, Inc., a Colorado Corporation

STATE OF COLORADO)
COUNTY OF GARFIELD) ss.
TOWN OF NEW CASTLE)

The foregoing dedication was acknowledged before me this _____day of _____, A.D. 2024,

by _____.

My commission expires _____.

WITNESS MY HAND AND SEAL,

_____
Notary Public

TITLE CERTIFICATE:

CVR Investors, Inc. 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: _____.

This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easements or other encumbrances of record has been taken from a title insurance commitment issued by Land Title Guarantee Company dated January 10, 2020 as Order No. ABS63014515.

Every attempt has been made to show all easements, rights-of-way, etc. referred to in the Schedule B2 Exceptions recited in said title insurance policy. Some such items may not be shown (i.e. Items 1 thru 8) if they are standard title commitment exceptions, or if not sufficiently described in recorded documents (Items 9, 10, 14–18, 20, 21, 23, 25, 27–30, 35–37, 41, 42, 46–49, 51–52) to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc. In regards to other such items:

Pertaining to schedule B–2 of said Order No. ABS63014515:

Item 11: A right of way for a road as conveyed to the Town of New Castle as described in instrument recorded June 14, 1898 under Reception No. 21051. Does not affect describes a right of way in Section 29.

Item 12: A right of way for road purposes as conveyed to the Town of New Castle recorded June 24, 1898 under Reception No. 21072. Does not affect situated northerly of subject parcels.

Item 13: A map and statement of the Red Rock Ditch recorded October 19, 1901 under Reception No. 24337. Does not affect the subject parcel describes ditch situated in Section 24.

Item 19: The terms, conditions and provisions of agreement recorded January 07, 1982 in Book 590 at Page 65. Does not affect situated northwesterly of subject parcels.

Item 22: The terms, conditions and provisions of Subdivision Improvements Agreement recorded August 15, 1983 in Book 632 at Page 951, and Amendment recorded May 30, 1989 in Book 755 at Page 62. Does not affect the subject parcels

Item 24: The terms, conditions and provisions of subdivision improvements agreement recorded August 03, 1984 in Book 654 at Page 55. Does not affect the subject parcel.

Item 26: The terms, conditions and provisions of deed of easement recorded December 21, 1999 in Book 1165 at Page 966. Does not affect the subject parcel.

Item 31: The restrictive covenants, which do not contain a forfeiture or reverter clause, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as contained in instrument recorded March 09, 2006, in Book 1778 at Page 731. Affects on the subject parcels cannot be graphically depicted. Assignment regarding development agreement recorded April 17, 2008 under Reception No. 746712. Does not affect the subject parcels

Item 32: The terms, conditions and provisions of agreement recorded March 16, 2006 in Book 1780 at page 501. Affects on the subject parcels cannot be graphically depicted. Agreement regarding town agreements recorded April 17, 2008 under Reception No. 746713. Does not affect the subject parcels.

Item 33: The terms, conditions and provisions of Ordinance #2006–11 recorded August 08, 2006 in Book 1829 at Page 736. Does not affect the subject parcels.

Item 34: The terms, conditions, provisions, burdens, obligations and easements as set forth and granted in deed of easement recorded March 15, 2007 under Reception No. 719068. Does not affect the subject parcels.

Item 38: The terms, conditions and provisions of agreement regarding grant of easement recorded April 17, 2007 in Book 1915 at Page 975. Does not affect the subject parcels.

Item 39: The terms, conditions and provisions of agreement regarding Silverado Trail recorded April 17, 2007 in Book 1915 at Page 987. Does not affect the subject parcels.

Item 40: The terms, conditions and provisions of easement agreement recorded April 17, 2007 in Book 1915 at Page 997. Does not affect the subject parcels.

Item 43: The terms, conditions, provisions, burdens and obligations as set forth in declaration and assignment of restrictive covenants recorded April 17, 2008 under Reception No. 746714. Does not affect the subject parcels.

Item 44: The terms, conditions, provisions, burdens and obligations as set forth in assignment of declarant rights under second amendment to the declarant rights under second amendment to the declaration of covenants, conditions and restrictions for Castle Valley Ranch, planned unit development, as amended and supplemented recorded April 17, 2008 under Reception No. 746715. Does not affect the subject parcel.

Item 45: The terms, conditions, provisions, burdens and obligations as set forth in easement agreement recorded April 17, 2008 under Reception No. 746716. Does not affect the subject parcels.

Item 50: The terms, conditions, provisions, burdens and obligations as set forth in resolutions recorded July 28, 2011 under Reception No. 805834 affects on the subject parcel cannot be graphically depicted, 805836 does not affect subject parcels and 805837 does not affect subject parcels.

SURVEYOR'S CERTIFICATE:

I, Scott A. Hemmen, 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 plat the of Castle Valley Subdivision Filing 11, Phase 1 as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me, or 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 _____ regulations governing the subdivision of land.

In witness whereof, I have set my hand and seal this ___ day of , A.D. 2024.

_____
Registered Land Surveyor
Scott A. Hemmen
Colorado P.L.S. # 38182
For, and on Behalf of SGM

PRELIMINARY - FOR REVIEW ONLY

TOWN COUNCIL CERTIFICATE:

This plat approved by the Town Council of the Town of New Castle, Garfield County, Colorado, this ___ day of _____, A.D. 2024, 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.

_____
Mayor
Witness my hand and the seal of the Town of New Castle.

Attest:

_____
Town Clerk

CLERK AND RECORDER'S CERTIFICATE:

This plat was filed for record in the Office of the Clerk and Recorder at ___ o'clock ___M., _____, 2024, and is duly recorded in Book ___, Page No.___.

_____
Clerk and Recorder

By _____
Deputy

Graphic Scale
0 100 200 400
In U.S. Feet : 1" = 200'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Castle Valley Ranch Subdivision Filing 11, Serenity Park

No.	Revision	Date	By:
1			
2			
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Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Job No.	2000-109.029
Drawn by:	AO
Date:	7/17/2024
Approved:	PLS: SAH
File:	CVR17-Subdivision-F11

Title: **Final Plat**

Sheet No. **1**
Of : 2

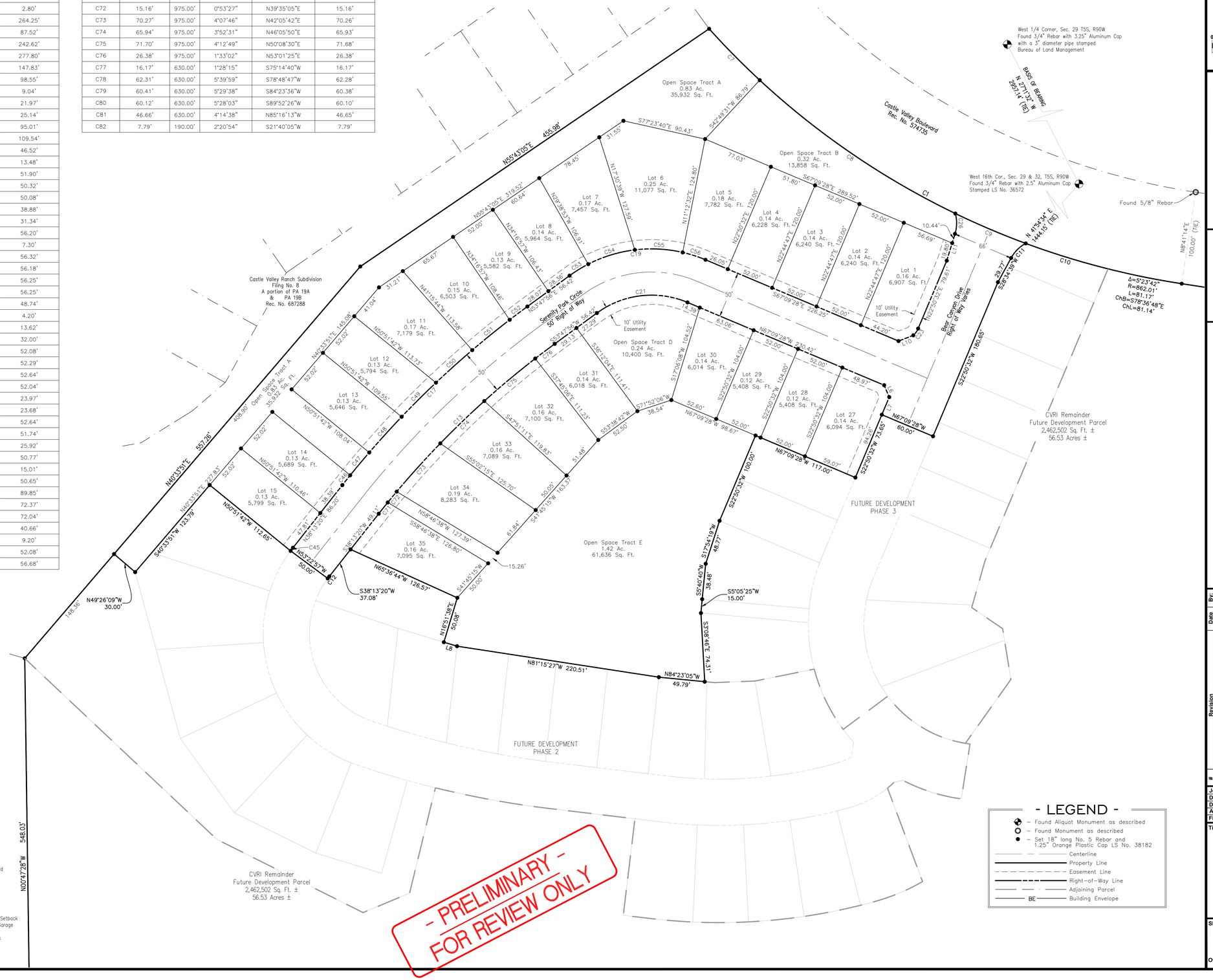
I:\2000\2000-109\029F11-PA17-CVR\1H-Dwgs\Surv\Dwgs\BaseMaps\CVR17-Subdivision-F11.dwg Plotted: 7/26/2024 8:19 AM By: Scott Hemmen

Exhibit A

Final Plat
Castle Valley Ranch Subdivision, Filing No. 11, Serenity Park
a Portion of Initial Property 1 and Initial Property 2,
W 1/2, NW 1/4 Section 32 and E 1/2, NE 1/4 Section 31 in Township 5 South, Range 90 West of the 6th Principal Meridian,
Town of New Castle, Garfield County, Colorado

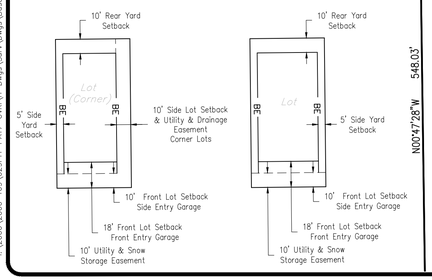
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	77.94'	862.01'	5°10'49"	S44°35'03"E	77.91'
C8	256.68'	862.01'	17°03'39"	S55°42'17"E	255.73'
C9	82.55'	862.01'	5°29'14"	S66°58'44"E	82.52'
C10	93.18'	862.01'	6°11'36"	S72°49'09"E	93.13'
C11	22.53'	39.58'	32°37'06"	S44°53'13"W	22.23'
C12	2.80'	100.00'	1°36'17"	S37°25'11"W	2.80'
C13	265.07'	975.00'	15°34'36"	S46°00'38"W	264.25'
C15	87.54'	1025.00'	4°53'36"	N73°46'22"W	87.52'
C16	282.60'	150.00'	107°56'36"	N17°21'15"W	242.62'
C17	278.66'	1025.00'	15°34'36"	N46°00'38"E	277.80'
C19	154.58'	150.00'	59°02'36"	N83°19'14"E	147.83'
C21	103.05'	100.00'	59°02'36"	S83°19'14"W	98.55'
C23	9.12'	19.64'	26°36'41"	N35°24'10"E	9.04'
C26	22.26'	39.58'	32°13'41"	N00°59'15"E	21.97'
C28	25.18'	130.00'	11°05'53"	S17°17'36"W	25.14'
C29	97.26'	130.00'	42°52'00"	S09°41'21"E	95.01'
C30	113.07'	130.00'	49°49'56"	S56°02'19"E	109.54'
C31	46.85'	115.00'	23°20'22"	S62°50'22"W	46.52'
C32	13.48'	525.06'	1°28'14"	S75°14'48"W	13.48'
C33	51.92'	525.06'	5°39'57"	S78°48'53"W	51.90'
C34	50.34'	525.06'	5°29'35"	S84°23'40"W	50.32'
C35	50.10'	525.06'	5°28'01"	S89°52'28"W	50.08'
C36	38.89'	525.06'	4°14'36"	N85°16'14"W	38.88'
C37	31.34'	1025.00'	1°45'07"	N75°20'36"W	31.34'
C38	56.20'	1025.00'	3°08'30"	N72°53'48"W	56.20'
C39	7.30'	150.00'	2°47'18"	N69°55'54"W	7.30'
C40	56.66'	150.00'	21°38'29"	N57°43'01"W	56.32'
C41	56.51'	150.00'	21°35'10"	N36°06'11"W	56.18'
C42	56.58'	150.00'	21°36'50"	N14°30'11"W	56.25'
C43	56.58'	150.00'	21°36'50"	N07°06'39"E	56.25'
C44	48.96'	150.00'	18°41'59"	N27°16'03"E	48.74'
C45	4.20'	150.00'	1°36'17"	N37°25'11"E	4.20'
C46	13.62'	1025.00'	0°45'40"	S38°36'10"W	13.62'
C47	32.00'	1025.00'	1°47'20"	S39°52'40"W	32.00'
C48	52.08'	1025.00'	2°54'41"	S42°13'40"W	52.08'
C49	52.29'	1025.00'	2°55'23"	S45°08'42"W	52.29'
C50	52.65'	1025.00'	2°56'34"	S48°04'41"W	52.64'
C51	52.05'	1025.00'	2°54'33"	S51°00'14"W	52.04'
C52	23.98'	1025.00'	1°20'25"	S53°07'44"W	23.97'
C53	23.71'	150.00'	9°03'21"	S58°19'36"W	23.68'
C54	52.92'	150.00'	20°12'47"	S72°57'40"W	52.64'
C55	52.00'	150.00'	19°51'45"	N87°00'04"W	51.74'
C56	25.95'	150.00'	9°54'44"	N72°06'50"W	25.92'
C57	50.93'	190.00'	15°21'27"	S12°48'55"W	50.77'
C58	15.02'	190.00'	4°31'42"	S02°52'21"W	15.01'
C59	50.80'	190.00'	15°19'13"	S07°03'06"E	50.65'
C60	90.71'	190.00'	27°21'16"	S28°23'21"E	89.85'
C61	72.44'	475.00'	8°44'18"	S78°52'42"W	72.37'
C62	72.11'	475.00'	8°41'53"	S87°35'48"W	72.04'
C63	40.67'	475.00'	4°54'22"	N85°36'05"W	40.66'
C64	9.20'	975.00'	0°32'27"	N82°52'41"W	9.20'
C65	52.09'	975.00'	3°03'39"	N81°04'37"W	52.08'
C66	56.69'	975.00'	3°19'53"	N77°52'51"W	56.68'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C67	66.36'	975.00'	3°53'58"	N74°15'56"W	66.34'
C68	16.84'	975.00'	0°59'23"	N71°49'15"W	16.84'
C69	161.08'	100.00'	92°17'33"	N25°10'47"W	144.22'
C70	30.12'	100.00'	17°15'20"	N29°35'40"E	30.00'
C71	15.61'	975.00'	0°55'02"	N38°40'51"E	15.61'
C72	15.16'	975.00'	0°53'27"	N39°35'05"E	15.16'
C73	70.27'	975.00'	4°07'46"	N42°05'42"E	70.26'
C74	65.94'	975.00'	3°52'31"	N46°05'50"E	65.93'
C75	71.70'	975.00'	4°12'49"	N50°08'30"E	71.68'
C76	26.38'	975.00'	1°33'02"	N53°01'25"E	26.38'
C77	16.17'	630.00'	1°28'15"	S75°14'40"W	16.17'
C78	62.31'	630.00'	5°39'59"	S78°48'47"W	62.28'
C79	60.41'	630.00'	5°29'38"	S84°23'36"W	60.38'
C80	60.12'	630.00'	5°28'03"	S89°52'26"W	60.10'
C81	46.66'	630.00'	4°14'38"	N85°16'13"W	46.65'
C82	7.79'	190.00'	2°20'54"	S21°40'05"W	7.79'



LINE TABLE		
LINE #	BEARING	DISTANCE
L6	N23°11'10"W	14.03'
L7	N22°50'32"E	20.61'
L8	N73°11'06"W	14.88'
L9	N84°23'05"W	10.30'
L10	N68°52'15"E	17.09'
L11	N17°06'25"E	30.24'

Single Family Lots



- LEGEND -

- Found Aliquot Monument as described
- Found Monument as described
- Set 18" long No. 5 Rebar and 1.25" Orange Plastic Cap LS No. 38182
- Centerline
- Property Line
- Easement Line
- Right-of-Way Line
- Adjoining Parcel
- BE — Building Envelope

- PRELIMINARY - FOR REVIEW ONLY -

Graphic Scale
0 25 50 100
In U.S. Feet : 1" = 50'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Castle Valley Ranch Subdivision
Filing 11, Serenity Park

#	Revision	Date	By:
1			
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Job No.	2000-109.029
Drawn by:	AO
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Approved:	PLS: SAH
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Title: **Final Plat**

Sheet No. **2**

Of : 2

I:\2000\2000-109\029F11-PA17-CVRVH-Dwgs\Surv\Dwgs\BaseMaps\CVR17-Subdivision-F11.dwg Plotted: 7/17/2024 8:42 AM By: Austin O'Hagan

Legend

Linetypes

EXISTING	PROPOSED	DESCRIPTION
T — — —OH— — —	T OH	OVERHEAD TELEPHONE LINE
— — — T — — — T — — —	T T	UNDERGROUND TELEPHONE LINE
— — — G — — — G — — —	G G	LOW PRESSURE GAS LINE
G — — —HP— — —	G HP	HIGH PRESSURE GAS LINE
— — — —TV — — — —TV — — —	TV TV	UNDERGROUND CABLE TELEVISION LINE
—TV— — —OH— — —	TV OH	OVERHEAD CABLE TELEVISION LINE
— — — E — — — E — — —	E E	UNDERGROUND ELECTRICAL LINE
— E — — —OH— — —	E OH	OVERHEAD ELECTRICAL LINE
———12"DR———		STORM DRAIN LINE & SIZE
— — —8"W— — —8"W— — —	8"W	WATER LINE & SIZE
— — — WS — — — WS — — —	WS	WATER SERVICE LINE
— — —8"S— — —8"S— — —	8"S	SANITARY SEWER LINE & SIZE
— — — SS — — — SS — — —	SS	SANITARY SEWER SERVICE LINE
— — —FO— — —FO— — —	F.O.	FIBER OPTIC LINE
— — —IRR— — —IRR— — —	IRR	IRRIGATION LINE
— — — — — — — — — — — —		DRAINAGE SWALE FLOWLINE
— — —x— — —x— — —x— — —x— — —	x x x x	BARBED-WIRE FENCE LINE
— — —//— —//— —//— —//— —//— —	// // // //	COMBINATION FENCE
— — —o— —o— —o— —o— —o— —	o o o o	CHAIN LINK FENCE
	PF PF	PLASTIC FENCE
	SF SF	SILT FENCE
18" CMP 24" CMP		CULVERT, SIZE & FES
		EDGE OF PAVEMENT
		EDGE OF WATER
		CENTERLINE
		GUARDRAIL
		ROCK WALL
		CONTOURS
		RIGHT-OF-WAY
		VEGETATION
	LDA LDA LDA	LIMITS OF DISTURBED AREA
		RAILROAD TRACKS
		TOP OF CUT
		TOP OF FILL
		EASEMENT
		BUILDING ENVELOPE

Symbols

EXISTING	PROPOSED	DESCRIPTION
		DECIDUOUS TREE
		CONIFEROUS TREE
		MONUMENT MARKER
		CONTROL POINT
T	T	TELEPHONE PEDESTAL
C	C	CABLE PEDESTAL
ET	ET	ELECTRIC TRANSFORMER
EP	EP	ELECTRIC PEDESTAL
EV	EV	ELECTRIC VAULT
		ELECTRIC SERVICE T-POST
EM	EM	ELECTRIC METER
HVAC		HEATING/AIR CONDITIONING UNIT
G	G	GAS MARKER
GM	GM	GAS METER
GV	GV	GAS VALVE
G	G	GAS WELL
(T)(D)(S)(W)(E)		MANHOLES-TELE/DRAINAGE/SEWER/ WATER/ELEC PER PLAN REFERENCE
		CURB INLET
		STORM DRAIN INLET
		CLEAN-OUT
		WATER VALVE
		FIRE HYDRANT
		WATER SHUT-OFF VALVE
WM	WM	WATER METER
		WATER SPIGOT
W	W	WELL
IRR	IRR	IRRIGATION VALVE
ICV	ICV	IRRIGATION CONTROL VALVE
icb	icb	IRRIGATION CONTROL BOX
		IRRIGATION HEADGATE
IR	IR	IRRIGATION MANHOLE
SH	SH	IRRIGATION SPRINKLER HEAD
		PVC PIPE
		UTILITY POLE
		GUY WIRE
		STREET LIGHT POLE
		FLOOD LIGHT
		SIGN
MB	MB	MAILBOX
		BOLLARD
F.O.		FIBER OPTIC LINE MARKER
42.77FL		FINISHED SPOT ELEV. W/ DESCRIPTION
		NEW FLARED END SECTION (HDPE)
		NEW FLARED END SECTION (CMP)
SB		SOIL BORING LOCATION
TP		TEST PIT LOCATION
		EROSION CONTROL LOG
R	R	LARGE ROCK/BOULDER
		"T" POST
		SATELLITE DISH
	T	TRANSITION FROM SPILL TO CATCH GUTTER
		MINIMUM 4" TOP SOIL OR SPECIFIED ALTERNATIVE
		EROSION CONTROL LOGS
		INLET/OUTLET PROTECTION

Hatching

EXISTING	PROPOSED	DESCRIPTION
		ASPHALT MILLING
Asph.		ASPHALT
Conc.		CONCRETE SURFACING (PLAN VIEW)
Conc.		CONCRETE SURFACING (SECTION VIEW)
Grav.		GRAVEL SURFACING
		RIPRAP/RIVER ROCK
		RE-ESTABLISH NATIVE VEGETATION
		WOOD DECK
		FLAGSTONE
		UNDISTURBED SOIL
		RECOMPACTED SOIL

Abbreviations

@	AT
°	DEGREE
ø	DIAMETER
#	NUMBER
AAC	ALUMINUM ARCH CULVERT
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABC	AGGREGATE BASE COURSE
ABUT	ABUTMENT
ACM	ASBESTOS CONTAINING MATERIAL
ACP	ASBESTOS CEMENT PIPE
ADA	AMERICANS W/ DISABILITIES ACT
ADT	AVERAGE DAILY TRIPS
ALT	ALTERNATE
AP	ANGLE POINT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AS	ASPHALT
ASD	ALLOWABLE STRESS DESIGN
ASPH	ASPHALT
ATB	ASPHALT TREATED BASE
BBL	BARRELS
BCKF	BACK FACING
BLKF	BLOCK FACING
BLM	BUREAU OF LAND MANAGEMENT
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES
BOW	BACK OF SIDEWALK
BPP	BEGIN PROJECT, BEGINNING POINT
BT	BEGIN TRANSITION
BVCE	BEGINNING VERTICAL CURVE ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
C	CURB
CBC	CONCRETE BOX CULVERT
CC	CURB CUT
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CDPHE	COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CG	CURB AND GUTTER
CIP	CAST IN PLACE
CL	CENTERLINE
CLOMR	CONDITIONAL LETTER OF MAP REVISION
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CONCRETE
COM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
COR	CORNER
CPE	CORRUGATED POLYETHYLENE PIPE
CSP	CORRUGATED STEEL PIPE
CTB	CEMENT TREATED BASE
CU	CUBIC
CY	CUBIC YARD
D	DEEP
DB	DECIBELS
DEG	DEGREES
DHV	DESIGN HOUR VOLUME
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DOW	DIVISION OF WILDLIFE
DR	DRAIN
DTM	DIGITAL TERRAIN MODEL
DW	DRIVEWAY
DWG	DRAWING
E	EASTING
EA	EACH
EB	EAST BOUND
EG	EXISTING GRADE
EL	ELEVATION
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EOD	EDGE OF DRIVEWAY
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EOM	EDGE OF MILLNGS
EOP	EDGE OF PAVEMENT
EP	END PROJECT, END POINT
EPA	ENVIRONMENTAL PROTECTION AGENCY
ES	ELECTRIC SERVICE
ESMT	EASEMENT
EST	ESTIMATE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
EXIST	EXISTING
EXT	EXTERIOR
FAA	FEDERAL AVIATION ADMINISTRATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FHWA	FEDERAL HIGHWAY ADMINISTRATION
FL	FLOWLINE
FOW	FACE OF WALL
FPS	FEET PER SECOND
FRTF	FRONT FACE
FT	FEET
G	GAS
GAL	GALLONS
GALV	GALVANIZED
GB	GRADE BREAK
GIS	GEOGRAPHICAL INFORMATION SYSTEM
GPM	GALLONS PER MINUTE
GPS	GLOBAL POSITIONING SYSTEM
GR	GRAVEL
GRAV	GRAVEL
GS	GAS SERVICE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
HAZMAT	HAZARDOUS MATERIALS
HC	HANDICAP RAMP
HCL	HORIZONTAL CONTROL LINE
HDPE	HIGH DENSITY POLYETHYLENE
HMA	HOT MIXED ASPHALT
HORIZ	HORIZONTAL
HOV	HIGH OCCUPANCY VEHICLE
HP	HIGH POINT
HPG	HIGH PRESSURE GAS
HWY	HIGHWAY
HYD	HYDRANT
ID	INSIDE DIAMETER
INT	INTERSECTION
INV	INVERT
IP	INLET PROTECTION
JB	JUNCTION BOX
KIP	THOUSAND POUNDS
KW	KILOWATT
L	LEFT
LGTH	LENGTH
LB	POUNDS
LB/FT	POUNDS PER FOOT
LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
LF	LINEAR FOOT
LOMR	LETTER OF MAP REVISION
LPFM	LOW PRESSURE FORCE MAIN
LP	LOW POINT
LS	LUMP SUM
LSA	LANDSCAPED AREA
LT	LIGHT POLE
LTB	LIME TREATED BASE
LUM	LUMINARY
M	METERS
MAT'L	MATERIAL
MAX	MAXIMUM
MH	MANHOLE
MHT	METHOD OF HANDLING TRAFFIC
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MEGALUG
MLW	MASONRY LANDSCAPE WALL
MP	MILE POST
MPH	MILES PER HOUR
MSE	MECHANICALLY STABILIZE EARTH
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
MW	MONITORING WELL
N	NORTHING
N/A	NOT APPLICABLE
NAT	NATIVE GRASS AREA
NAVD	NORTH AMERICAN VERTICAL DATUM
NB	NORTH BOUND
NE	NORTHEAST
NEPA	NATIONAL ENVIRONMENTAL POLICY ACT
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NGVD	NATIONAL GEODETIC VERTICAL DATUM 1929
NHS	NATIONAL HIGHWAY SYSTEM
NIP	NAIL IN PLACE
NO	NUMBER
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
O/S	OFFSET
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OP	OUTLET PROTECTION
OT	OVERHEAD TELEPHONE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PED	PEDESTRIAN
PERM	PERMANENT
PG	PAGE
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PM	PROJECT MANAGER
PNT	POINT
POC	POINT ON CURVE
POT	POINT ON TANGENT
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FEET
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PUD	PLANNED UNIT DEVELOPMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
Q	PEAK DISCHARGE
QA/QC	QUALITY ASSURANCE/QUALITY CONTROL
QTY	QUANTITY
R	RIGHT
R-R	REMOVE AND REPLACE
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
REQ	REQUIRED
REVEG	REVEGETATE
RFTA	ROARING FORK TRANSIT AUTHORITY
ROW	RIGHT OF WAY
RP	RADIUS POINT
RSS	REINFORCED SOIL SLOPE
RW	RETAINING WALL
SAC	STEEL ARCH CULVERT
SAN	SANITARY
SB	SOUTH BOUND
SCF	SEDIMENT CONTROL FENCE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SECT	SECTION
SF	SQUARE FEET
SHLDR	SHOULDER
SL	SANITARY SEWER LINE
SMH	SANITARY SEWER MANHOLE
SOD	GRASS AREA
SS	SANITARY SEWER SERVICE
SSD	STOPPING SIGHT DISTANCE
STA	STATION
STBK	SETBACK
SW	SIDEWALK
SY	SQUARE YARDS
SYM	SYMMETRICAL
T	TREAD STAIRS
TAN	TANGENT
TBC	TOP BACK OF CURB
TBLK	THRUST BLOCK
TC	TOP OF CURB
TCE	TEMPORARY CONSTRUCTION EASEMENT
TCP	TRAFFIC CONTROL PLAN
TELE	TELEPHONE
TEMP	TEMPORARY
TONC	TOWN OF NEW CASTLE
TP	TOP OF PIPE
TRANS	TRANSITION
TRFLG	TRAFFIC FLANGE OF FIRE HYDRANT
TW	TOP OF WALL
TYP	TYPICAL
UCTV	UNDERGROUND CABLE TELEVISION LINE
UE	UNDERGROUND ELECTRIC LINE
UG	UNDERGROUND GAS LINE
USACE	US ARMY CORPS OF ENGINEERS
USGS	US GEOLOGICAL SURVEY
UT	UNDERGROUND TELEPHONE LINE
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VP	VALLEY PAN
VTC	VEHICLE TRACKING CONTROL
W	WIDE
W/	WITH
WB	WEST BOUND
WL	WATER LINE
WS	WATER SERVICE
WQCD	WATER QUALITY CONTROL DIVISION
WS	WATER SERVICE
WWM	WELDED WIRE MESH
X-S	CROSS SLOPE
YD	YARD

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Castle Valley Ranch
Preliminary PA 15

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.030
Drawn by:	GJF
Date:	7.25.24
QC:	DK | PE: DJC
File:	CVR-LegAbbGen

Title: Legend and Abbreviations

Dwg No. 4

Of : 44

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GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE TOWN OF NEW CASTLE PUBLIC WORKS MANUAL.
2. LIMITS OF CONSTRUCTION SHALL BE 5' BEYOND GRADING LIMITS, BASE OF FILL SLOPES OR TOP OF CUT SLOPES, AND 20' EITHER SIDE OF THE CENTERLINE OF UTILITY INSTALLATIONS. PROJECT LIMITS SHALL ADDITIONALLY INCLUDE ANY DESIGNATED BORROW AREAS, EXCAVATION DISPOSAL AREAS OR MATERIAL OR TOPSOIL STOCKPILE AREAS. RESPECT ALL TREE/VEGETATION PRESERVATION ZONES (PER SPECS).
3. TRAFFIC CONTROL REQUIREMENTS:
   - MAINTAIN ACCESS TO OTHER STRUCTURES AT ALL TIMES. TEMPORARY CLOSURE ALLOWED FOR UTILITY WORK — PROVIDE FOR EMERGENCY ACCESS CONTINUOUSLY.
   - PROVIDE SAFETY CONES, FLAG PERSONS, VERTICAL PANELS WITH BEACONS, SIGNAGE AND BARRICADES AS NECESSARY TO PROTECT PUBLIC AND WORK SITE.
   - PROVIDE SIGNAGE AS REQUIRED BY OWNER AND LOCAL GOVERNMENT WITH JURISDICTION OVER ADJACENT ROADS.
4. PRIME COAT NOT REQUIRED UNLESS INDICATED ON DRAWINGS. PREPARED BASE COURSES SHALL BE PRIMED AT CONTRACTOR'S EXPENSE IF THE SURFACE HAS DETERIORATED DUE TO TRAFFIC, WEATHER OR TIME LAPSE BETWEEN SURFACE PREPARATION AND PLACEMENT OF BITUMINOUS MATERIALS, SUCH THAT, IN THE OPINION OF THE ENGINEER, USE OF PRIME COAT IS REQUIRED. APPLICATION RATE SHALL BE 0.3 GALS/SQ.YD.
5. DILUTED EMULSIFIED ASPHALT OR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED AND 1 PART WATER. RATES OF APPLICATION SHALL BE DETERMINED BY THE ENGINEER AT THE TIME OF APPLICATION. APPROXIMATE RATE SHALL BE 0.1 GALS./SQ.YD.
6. THE FOLLOWING SHALL BE USED WITH EACH BITUMINOUS PAVER:
   a. A SKI-TYPE DEVICE AT LEAST 30 FEET IN LENGTH.
   b. SHORT SKI OR SHOE.
7. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE SECTIONS OF THE SITE SUBSOIL STUDY. CONTRACTOR TO NOTE REQUIREMENTS FOR EXCAVATION, BACKFILL AND SUPPORT MATERIALS.
8. SPOT ELEVATIONS ALONG CURB/GUTTER ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
9. SOURCE OF MAPPING: EXISTING FIELD TOPO WAS SURVEYED BY SGM INC.
10. THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE AS NECESSARY BY CLEANING, SWEEPING AND SPRINKLING WITH WATER OR OTHER MEANS AS NECESSARY. THE CONTRACTOR SHALL HAVE TWENTY-FOUR (24) HOURS AFTER THE DEPOSIT OF ANY EARTH, GRAVEL OR OTHER EXCAVATED MATERIAL TO REMOVE SUCH DEPOSIT. IN THE EVENT THAT THE EARTH, GRAVEL OR OTHER EXCAVATED MATERIAL IS NOT REMOVED, THE ENGINEER SHALL CAUSE SUCH REMOVAL AND THE COST INCURRED SHALL BE DEDUCTED FROM THE BOND. DUST CONTROL MEASURES WILL BE UTILIZED AT ALL TIMES DURING CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE DUST AND DUST CONTROL MEASURES SHALL BE REQUIRED OUTSIDE OF REGULAR CONSTRUCTION HOURS TO MINIMIZE DUST LEAVING THE SITE AS A RESULT OF ON-SITE TRAFFIC, WINDS, LOOSE SOILS OR OTHER CAUSES.
11. BUILDERS WILL ENSURE ADEQUATE VEHICLE ACCESS DURING CONSTRUCTION OF THE PROJECT, INCLUDING PARKING OF COMPANY/PRIVATE VEHICLES SO AS TO MAINTAIN A MINIMUM 8-FOOT WIDE DRIVELINES.
12. BUILDERS WILL ALLOW FOR A CLEAR 24 INCH WIDE PATH FOR STRETCHER ACCESS TO PROJECT DOORWAYS.
13. PROPER STREET NAME AND HOUSE NUMBERS SHALL BE VISIBLE DURING CONSTRUCTION THROUGH COMPLETION OF THE PROJECTION.
14. RAMP AND WING SLOPES SHALL NOT BE STEEPER THAN 12:1; DIMENSIONS SHOWN SHALL BE MODIFIED, AS NECESSARY, TO MEET THIS REQUIREMENT.
15. ALL CONCRETE SHALL BE CLASS B.
16. NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA.
17. IF POSSIBLE, DRAINAGE STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS; LOCATION OF THE RAMP SHALL TAKE PRECEDENCE OVER LOCATION OF THE DRAINAGE STRUCTURE, EXCEPT WHERE EXISTING STRUCTURES ARE BEING UTILIZED IN THE NEW CONSTRUCTION.

SHALLOW UTILITY NOTES:

1. EXISTING UTILITY LOCATIONS ARE A COMBINATION OF SURVEYED FIELD LOCATIONS, OBSERVATIONS, AND EXISTING MAPPING. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
2. ALL WORK TO BE DONE IN STRICT COMPLIANCE WITH RESPECTIVE UTILITY COMPANY REQUIREMENTS.
3. SHALLOW UTILITIES SHOWN ON THE PLANS ARE SHOWN AS DESIGN LOCATIONS. FIELD CONDITIONS MAY REQUIRE MINOR UTILITY AJUSTMENTS.
4. PROVIDE CONDUIT SIZE AND TYPE PER LOCAL UTILITY PROVIDER.
5. PROVIDE CONDUIT STUB A MINIMUM OF 6" ABOVE FINAL GRADE AT LOCATIONS DESIGNATED FOR PEDESTAL INSTALLATION AND CAP.
6. DUCT TAPE EACH UTILITY CONDUIT GROUPING (I.E. TELEPHONE, CABLE, ELEC.) TOGETHER ABOVE GRADE AND LABEL.
7. PROVIDE PULL STRING IN EACH CONDUIT.
8. TRANSITION CONDUIT FROM TYPICAL UTILITY TRENCH SPACING TO PROVIDE SEPARATION FROM VERTICAL APPURTENANCES OF DEEPER UTILITIES.
9. GAS UTILITY WILL INSTALL GAS PIPING.
10. GAS- OWNER PROVIDED TRENCH REQUIREMENTS – XCEL ENERGY:
    GAS LINE TRENCH SHALL BE EXCLUSIVE TO XCEL ENERGY, AND SHALL BE LOCATED SO THAT GAS MAIN AND SERVICES ARE A MINIMUM OF 5 FEET FROM ALL ELECTRICAL LINES.
11. GAS MAIN SHALL HAVE A MINIMUM OF 36" OF APPROVED BACK-FILL OR COVER.
12. GAS- WIDTH OF TRENCH SHALL NOT BE LESS THAN (10") FOR 2" MAIN INSTALLATION AND (14") FOR 4" MAIN INSTALLATION. WHERE TIE-INS OR CROSSINGS ARE LOCATED BELL-HOLES SHALL BE PROVIDED, SIZE OF WHICH SHALL ALLOW ADEQUATE WORKING SPACE FOR MEN AND EQUIPMENT.
13. GAS- BEDDING MATERIAL SHALL BE ROCK FREE. BEDDING MATERIAL SHALL NOT CONSIST OF ANY FRACTURED ROCK TYPE MATERIAL. ALL BEDDING MATERIAL TO BE PRE-APPROVED BY SOURCEGAS REPRESENTATIVE.
14. GAS- WHEN ROCKY CONDITIONS ARE ENCOUNTERED THE TRENCH BOTTOM SHALL BE CLEAN AND THE GAS MAIN BEDDED A MINIMUM OF 6" BELOW AND 12" ABOVE WITH PRE-APPROVED BEDDING MATERIAL.
15. GAS- PIPELINE TO BE BEDDED AND BACK-FILLED THE SAME DAY AS INSTALLED.
16. GAS- CONTRACTOR/DEVELOPER RESPONSIBLE FOR COMPACTION REQUIREMENTS PER SPECIFICATIONS.
17. GAS- PRIOR TO TRENCHING, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH SOURCEGAS REPRESENTATIVE AND EXCAVATION SUPERVISOR AND/OR SUB-CONTRACTOR SUPERVISOR.
18. ALL SITE CLEANUP AND LANDSCAPING TO BE COMPLETE BY CONTRACTOR/DEVELOPER.
19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO DISPOSE OF EXCESS MATERIALS OR SPOILS.
20. ELEC- CONTRACTOR TO INSTALL (1) 4"ø CONDUIT FURNISHED BY XCEL ENERGY; BED CONDUIT WITH 3/4" MINUS MATERIAL, 4" BELOW TO 4" ABOVE CONDUIT. PULL CORD TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
21. CABLE- COMCAST CABLE WILL PROVIDE ANY REQUIRED VAULTS AND PEDESTALS.
22. CABLE- COMCAST REQUESTS CONTRACTOR TO FURNISH 3" DIAMETER, SCHEDULE 40 PVC CONDUIT.
23. CABLE- CONTRACTOR TO INSTALL CONDUIT; BED CONDUIT WITH 3/4" MINUS MATERIAL, 4" BELOW TO 4" ABOVE CONDUIT; STUB CONDUIT ABOVE GROUND AT PEDESTAL LOCATIONS; PULL CORD TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
24. TELE- CENTURYLINK REQUESTS CONTRACTOR TO SUPPLY 4" SCHEDULE 40 PVC CONDUIT.
25. TELE- CENTURYLINK REQUESTS INSTALLATION OF SWEEPS TO HAVE A MINIMUM 9 FOOT RADIUS.
26. TELE- CENTURYLINK REQUESTS SWEEPS TO BE GLUED IN PLACE, EXTEND AT LEAST 12" ABOVE GROUND, AND TO BE PLACED CLOSELY TOGETHER TO FIT INSIDE A SINGLE PEDESTAL.

GENERAL WATER/SEWER NOTES:

1. THE APPROXIMATE LOCATION OF ALL KNOWN UTILITIES (WATER, SEWER, GAS, PHONE, ELECTRIC, CABLE, ETC.) ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL CONTACT ALL UTILITY OWNERS TO VERIFY BOTH LOCATION AND DEPTH OF UTILITIES BEFORE ANY WORK BEGINS. CONTRACTOR SHALL BEAR THE RESPONSIBILITY FOR THE PROTECTION OF UTILITIES DURING CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE MADE FOR UTILITIES LOCATED BUT NOT SHOWN IN DRAWINGS.
2. ALL WATER MAINS SHALL BE INSTALLED WITH A FIVE-FOOT SIX INCH MINIMUM DEPTH COVER. IF GRADE CONFLICTS OCCUR WITH EXISTING UTILITIES OR OTHER OBSTRUCTIONS, THE PROPOSED WATER MAIN GRADE CAN BE VARIED PROVIDED THE FIVE-FOOT SIX INCH MINIMUM DEPTH OF COVER IS MAINTAINED AND THE TOWN ENGINEER AND THE TOWN OF NEW CASTLE ARE NOTIFIED AND AGREE TO THE WORK PRIOR TO ALIGNMENT REVISIONS.
3. ALL FITTINGS (BENDS, CROSSED, PLUGS, VALVES AND TEES) TO HAVE A CONCRETE THRUST BLOCK INSTALLED IN ACCORDANCE WITH THE THRUST BLOCK TABLE SHOWN ON THE DETAIL SHEET. FOR CLARITY'S SAKE, ALL THRUST BLOCKS MAY NOT HAVE BEEN SHOWN ON THE PLAN VIEW DRAWINGS. MEG-A-LUGS MAY BE SUBSTITUTED FOR CONC. THRUST BLOCK UPON TOWN ENGINEER APPROVAL.
4. FOLLOW ALL CDH (COLORADO DEPARTMENT OF HEALTH) REGULATIONS FOR WATER AND SEWER LINE CROSSINGS.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR RESTORING ANY DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS.
6. ALL REMOVED WATER LINE APPURTENANCES TO BE SUPPLIED TO OWNER.
7. THE WATER LINE LOCATION SHOWN UTILIZES JOINT DEFLECTION. (A MAX. OF 3° PER JOINT)
8. MARK ENDS OF ALL SEWER SERVICE LINES WITH FENCE POST & COLORED INSULATED WIRE, 3-WAY SWING TIES, AND DEPTH TO SERVICE.
9. CONTRACTOR TO VERIFY THE GRADE OF ALL EXISTING SEWER LINES BEFORE INSTALLING ANY PIPE TO VERIFY INVERT ELEVATIONS. CONTACT ENGINEER WITH ANY DIFFERENCES IN ELEVATIONS SO THAT GRADES CAN BE ADJUSTED.
10. CONTRACTOR SHALL POTHOLE ALL MISCELLANEOUS UTILITIES THAT WILL CROSS OR PARALLEL THE LINE PRIOR TO INSTALLING NEW LINE. IF GRADE CONFLICTS OCCUR, CONTACT ENGINEER SO THAT GRADES CAN BE ADJUSTED.
11. PLAN VIEW DISTANCE BETWEEN MANHOLES IS CENTERLINE TO CENTERLINE OF MANHOLES. PROFILE DISTANCE AND SLOPE BETWEEN MANHOLES IS FROM INVERT OUT TO INVERT IN OF MANHOLES (CL. TO CL. MANHOLE DISTANCE MINUS 1/2 INSIDE DIAMETER OF EACH MANHOLE).
12. ALL KNOWN SERVICES WHICH TIE INTO THE EXISTING MAIN ARE SHOWN. ANY SERVICE WHICH IS NOT SHOWN BUT TIES INTO MAIN SHALL BE REPLACED AND TIED INTO NEW MAIN.
13. REPLACE ALL DISTURBED ASPHALT BY MATCHING EXIST. DEPTHS AT A MINIMUM, OTHERWISE, USE 3" ASPHALT, 4" CLASS 6 BASE COURSE & 10" CLASS 3 AGGREGATE. ALL ASPHALT WORK SHALL BE PERFORMED WITH A LAYDOWN MACHINE.
14. THE SEWER MANHOLES SHOWN IN PLAN VIEW INDICATE THE LOCATION OF THE STEPS WITHIN THE MANHOLE AND MANHOLE RIM LOCATION BY A BLACKENED CIRCLE. THIS WILL BE THE REQUIRED LOCATION FOR EACH MANHOLE SHOWN.
15. WATER LINE VALVES ARE TO BE PLACED IN ASPHALT AND AWAY FROM CONCRETE UNLESS OTHERWISE NOTED. HYDRANT VALVES ARE TO BE PLACED AS CLOSE AS POSSIBLE TO MAIN LINE TO KEEP IN ASPHALT.
16. WATER LINE SERVICES SHALL BE SPACED APART AND FROM FITTINGS AS PER MANUFACTURER'S RECOMMENDATIONS. THESE PLANS USE 2' SPACING AND 2' FROM FITTINGS. IF MANUFACTURER'S RECOMMENDATIONS DIFFER FROM THIS, SERVICES WILL NEED TO BE ADJUSTED ACCORDINGLY, MAINTAINING MIN. 10 FT. SPACING FROM SEWER SERVICES.
17. ALL FIRE HYDRANTS SHALL BE ORIENTIATED SO THE STREAMER CONNECTION IS FACING THE ROADWAY.
18. WATER MAIN SHALL BE CLASS 52 DIP WITH POLYWRAP PER TONC PUBLIC WORKS MANUAL.
19. SEWER MAIN SHALL BE PVC SDR 35 PER TONC PUBLIC WORKS MANUAL.
20. ALL WATER AND SEWER MAINS AND SERVICES TO BE INSTALLED WITH TRACER WIRE OR ANOTHER DEVICE TO ASSURE THE LINES ARE ELECTRONICALLY LOCATABLE.

GENERAL UTILITY NOTES:

1. THE APPROXIMATE LOCATION OF ALL KNOWN UTILITIES (WATER, SEWER, GAS, PHONE, ELECTRIC, CABLE, ETC.) ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL CONTACT ALL UTILITY OWNERS TO VERIFY BOTH LOCATION AND DEPTH OF UTILITIES BEFORE ANY WORK BEGINS. CONTRACTOR SHALL BEAR THE RESPONSIBILITY FOR THE PROTECTION OF UTILITIES DURING CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE MADE FOR UTILITIES LOCATED BUT NOT SHOWN IN DRAWINGS.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR RESTORING ANY DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS.
3. FOLLOW ALL CDPHE (COLORADO DEPARTMENT OF HEALTH & ENVIRONMENT) REGULATIONS FOR WATER AND SEWER LINE CROSSINGS & TOWN OF NEW CASTLE SEPARATION REQUIREMENTS.
4. REPLACE ALL DISTURBED ASPHALT WITH 4" CDOT S MIX ASPHALT (2" BASE LIFT + 2" TOP LIFT) ON 8" LIFT OF COMPACTED CLASS 6 ROAD BASE OVER NON-EXPANSIVE SUB-BASE MATERIAL. ALL ASPHALT WORK SHALL BE PERFORMED WITH A LAYDOWN MACHINE.

PAVEMENT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A PAVING SEQUENCE SCHEDULE TO THE ENGINEER AT LEAST 10 WORKING DAYS PRIOR TO BEGINNING THE PAVING OPERATION. PAVING SHALL NOT BEGIN UNTIL THE SCHEDULE HAS BEEN ACCEPTED IN WRITING BY THE ENGINEER.
2. THE CONTRACTOR SHALL SUBMIT HOT MIX ASPHALT LONGITUDINAL JOINT AND PAVEMENT MARKING PLAN PRIOR TO THE PRE-PAVING CONFERENCE PER CDOT STANDARD SPECIFICATIONS SECTION 401.
3. PAVING AND PLACEMENT OF BASE COURSE SHALL NOT BEGIN UNTIL THE ENGINEER HAS APPROVED THE SUBGRADE. THE SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF ANY SUBSEQUENT STRUCTURAL LAYERS. AREAS THAT DEFORM UNDER HEAVY WHEEL LOADS AS DETERMINED BY THE ENGINEER ARE NOT STABLE AND SHALL BE REMOVED AND REPLACED TO ACHIEVE A STABLE SUBGRADE. THE ENGINEER SHALL APPROVE THE TYPE AND WEIGHT OF THE VEHICLE TO BE USED FOR THE PROOF ROLL PER CDOT 203.07. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND LABOR NECESSARY FOR THE PROOF ROLL. PROOF ROLLING WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
4. FOR APPROXIMATE PLAN QUANTITIES OF PAVEMENT MATERIALS, THE FOLLOWING RATES OF APPLICATION WERE USED:

   TACK COAT EMULSIFIED ASPHALT (SLOW-SETTING)..... @ 0.1 GALS/SQ. YD. (DILUTED)
   BITUMINOUS PAVEMENT..... @ 147 LBS. / CU. FT.
   AGGREGATE BASE COURSE (CLASS 3)..... @ 133 LBS./ CU. FT.
   AGGREGATE BASE COURSE (CLASS 6)..... @ 133 LBS./ CU. FT.

STORM SEWER NOTES:

1. ALL PIPING SHALL BE HDPE CULVERT PIPE.
2. AT ALL STORMWATER/POTABLE WATER CROSSINGS SDR-26 PIPE SHALL BE USED IN THE STORM SEWER SYSTEM.
3. ALL MANHOLES SHALL BE 4'ø PRECAST CONCRETE, HAVE AN ECCENTRIC CONE AND COMPLY WITH THE NOTES ON THE STORM SEWER DETAIL.
4. ALL DRAIN INLETS SHOWN IN GUTTER PANS SHALL BE TYPE 1 DRAIN INLET AS SHOWN ON THE DRAINAGE DETAIL.

REVEGETATION NOTES:

1. ALL NON-BUILDING PAD AREAS DISTURBED BY ROAD OR UTILITY CONSTRUCTION OR OVER-LOT GRADING SHALL BE REVEGETATED WITH DRYLAND SEED MIXTURE. PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED.
2. FOR DRYLAND SEEDED AREAS, PROVIDE FERTILIZER WITH COMMERCIAL TYPE MIXTURE OF 16-16-8 OR SIMILAR RATION, NOT LESS THAN 15 LBS PER ACRE FOR NITROGEN RATE.
3. MULCH ALL SEEDED AREAS WITH CONWEB LONG FIBER MULCH, HAY OR STRAW. MATERIAL FOR STRAW MULCHING SHALL CONSIST OF STRAW OR OATS, BARLEY, WHEAT OR RYE AND SHALL NOT CONTAIN SEED OF NOXIOUS WEEDS. CLEAN FIELD HAY MAY BE SUBSTITUTED FOR STRAW WHEN APPROVED BY THE ENGINEER. STRAW OR HAY IN SUCH AN ADVANCED STAGE OR DECOMPOSITION AS TO SMOTHER OR RETARD THE NORMAL GROWTH OF GRASS WILL NOT BE ACCEPTED. CONWEB FIBER MULCH, PREVIOUSLY SPECIFIED, SHALL BE APPLIED AT A RATE OF 1500 LBS./ACRE. HAY OR STRAW SHALL BE APPLIED IN A UNIFORM MANNER AT A RATE OF 1.5 TONS/ACRE.
4. PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES OF 2:1 OR STEEPER.
5. PRIOR TO REVEGETATION, PLANTING OR TOPSOIL PLACEMENT, ALL CUT OR FILL SLOPES WILL BE CONTOURED TO BLEND WITH ADJACENT TERRAIN. VARIOUS SLOPE MOLDING TECHNIQUES WILL BE USED TO ENHANCE THE AESTHETIC QUALITY OF THE SLOPE, WHILE MAXIMIZING THE REVEGETATION POTENTIAL. ALL CUT AND FILL SLOPES ALSO BEING ROUNDED AT THE TOE TO BLEND WITH THE EXISTING TERRAIN. ADDITIONALLY, WHERE SOILS AND STEEPNESS OF SLOPES PERMIT, TERRACES WILL BE CONSTRUCTED TO AID THE REVEGETATION PROCESS.
6. SEEDING SHALL BE DONE BY HYDROSEEDING, DRILLING, OR HAND BROADCASTING. HYDROSEED SHALL BE APPLIED IN A WATER AND LIGHT MULCH SLURRY AFTER WHICH MULCH WILL BE APPLIED TO COVER THE SEED. ANY AREAS THAT CANNOT BE REACHED BY HYDROSEEDING OR DRILL SEEDING SHALL BE HAND BROADCAST. AREAS SEEDED BY HAND BROADCASTING SHALL BE LIGHTLY RAKED.
7. DRYLAND SEEDING SHALL BE PERFORMED AS SOON AS PRACTICAL AFTER COMPLETING OF CONSTRUCTION, WITHIN THE APPROPRIATE SEASON. SEEDING SHALL BE PERFORMED AFTER SPRING THAW UNTIL JUNE 30TH, OR AFTER SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE.
8. HYDROSEEDING WILL OCCUR WHERE THERE ARE HAZARDOUS DISTURBED SLOPES AND AREAS OF DISTURBANCE WITH 15% SLOPES OR GREATER (GARFIELD COUNTY RECLAMATION GUIDELINES).
9. SEEDING MATERIAL TO BE USED FOR RECLAMATION:

   SEEDING RATE: 2 LBS PER 1000 SQUARE FEET (OR 25 LBS PER ACRE)

%	SPECIES	COMMON NAME
17	ORYZOPSIS HYMENOIDES	INDIAN RICEGRASS
16	FESTUCA IDAHOENSIS	IDAHO FESCUE
10	CHRYSOTHAMNUS NAUSEOUSUS	RABBITBRUSH
10	PSEUDOREGNERIA SPICATA INERME	BEARDLESS BLUEBUNCH WHEATGRASS
10	PSEUDOREGNERIA SPICATA	BLUEBUNCH WHEATGRASS
10	PASCOPYRUM SMITHII	WESTERN WHEATGRASS
6	LEYMUS CINEREUS	BASIN WILDRYE
5	ARTEMESIA TRIDENTATA	MOUNTAIN SAGE
5	POA SECUNDA	SANDBERG'S BLUEGRASS
4	BOUTELOUS CURTIPENDULA	SIDE-OATS GRAMA
2	STIPA COMATA	NEEDLE AND THREAD
2	BOUTELOUA GRACILIS	BLUE GRAMA
2	HILARIA JAMESII	GALLETA
1	ELYMUS ELYMOIDES	BOTTLEBRUSH SQUIRRELTAIL

UTILITY CONTACT INFORMATION:

COMCAST – Cable Television MICHAEL JOHNSON 970-945-7292

CENTURYLINK – Telephone JASON SHARPE 970-384-0238

XCEL ENERGY – Electric & Gas SAMANTHA WAKEFIELD 970-625-6098

TOWN OF NEW CASTLE – Water and Sewer JOHN WENZEL 970-984-0669

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118 West Sixth Street, Suite 200
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Castle Valley Ranch
Preliminary PA 15

#	Revision	Date	By
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.030
Drawn by:	GJF
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR-LegAbbGen

Title: General Notes

Dwg No. 5

7.25.24

Of : 44

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Exhibit A

Graphic Scale
0 25 50 100
In Feet: 1" = 50'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-Site

Title: Overall Site Plan

Dwg No. 6

Of : 44

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Exhibit A

SNOW STORAGE CALCULATIONS (SF)

7/26/24 PHASE	PAVED AREA (SF)	REQUIRED 15%	AVAILABLE SNOW STORAGE			
			TEMPORARY	PERMANENT	TOTAL	NET
1	57500	8625	700	8350	9050	425
2	45000	6750	700	8500	9200	2875
3	16000	2400	350	3200	3550	4025
TOTAL	118500	17775		20050	21800	2275

REVISED TOTAL 24,200 SF

DESCRIPTION OF AREAS:
THE AREAS BELOW ARE CALCULATED IN THE TABLE ABOVE AND IDENTIFIED ON THE FINAL PLAT AS A 10 FT SNOW STORAGE AND UTILITY EASEMENT.

BEAR CANYON DRIVE – 5' BETWEEN BOC AND FOW
SERENITY PARK CIRCLE – 7' BOW OF WALK (EASEMENT)
ALLOWS FOR (SUBTRACTS WIDTH) 20' DRIVEWAY EACH LOT

TEMPORARY SNOW STORAGE AREA BETWEEN PHASES

SNOW STORAGE AREA

480 LF OF 12 FT DEEP SS AREAS (5 FT ADDITIONAL) = 2400 SF

PROVIDE 12 FT DEEP SNOW STORAGE AREAS IN HIGHLIGHTED LOCATIONS PER MTG JOHN W / PAUL S. (7 FT TYPICAL, 5 FT ADDITIONAL)

S. WILDHORSE DR.
MOUNT YALE
MOUNT HARVARD
CASTLE VALLEY BLVD.
OPEN SPACE A
SERENITY PARK CIRCLE
BEAR CANYON DRIVE
OPEN SPACE TRACT A
OPEN SPACE TRACT B
OPEN SPACE TRACT C
OPEN SPACE TRACT D
OPEN SPACE TRACT E
SERENITY PARK OPEN SPACE TRACT F
PHASE 1 FIRE DEPARTMENT TURNAROUND (GRAVEL)
PHASE 1
PHASE 2
PHASE 3

Graphic Scale
0 25 50 100
In Feet: 1" = 50'

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

By:	Date	Revision

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-31Phasing-Revised

Title: Phasing and Snow Storage Plan

Dwg No. 7

Of : 44

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Exhibit A

GRADING NOTE:

1. FOR OVERLOT GRADING, CONTRACTOR TO PROVIDE SWALE AT MINIMUM 2% SLOPE AND A MINIMUM 12" BELOW UNIT FOOTPRINT F.G. DETAILED GRADING PLAN TO BE SUBMITTED BY DEVELOPER AND APPROVED BY PROJECT ENGINEER AND TOWN AT TIME OF BUILDING PERMIT FOR THE DEVELOPMENT OF EACH LOT.
2. FINAL DETAILED GRADING TO BE COMPLETED IN ACCORDANCE WITH SITE SPECIFIC GEOTECHNICAL REPORT.
3. GRADING FOR PHASE 1 ONLY IS ANTICIPATED. EXCESS EXCAVATION AND TOPSOIL WILL BE STOCKPILE IN PHASE 2 AREAS WITH USING BMPS FOR EROSION CONTROL INCLUDING REVEGETATION AND PERIMETER CONTROL USING EROSION LOGS.

SUMMARY OF EARTHWORK QUANTITIES	FILING 11 TOTALS	PHASE 1
UNCLASSIFIED EXCAVATION NEAT QUANTITY (COMPUTER)	103,000 CY	69,000 CY
EMBANKMENT MATERIAL (COMPLETE IN PLACE) NEAT QUANTITY (COMPUTER)	58,000 CY	1,500 CY
ASSUME 15% COMPACTION FACTOR FOR EMBANKMENT	67,000 CY	2,000 CY
NET EXCAVATION	36,000 CY	67,000 CY
STRIP AND STOCKPILE TOPSOIL (6")	12,000 CY	6,000 CY

FOR INFORMATION ONLY
QUANTITIES CALCULATED FROM BOTTOM OF STRUCTURAL SECTION AND ASSUMING REMOVAL AND PLACEMENT OF 6" TOPSOIL

Graphic Scale
0 25 50 100
In Feet: 1" = 50'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

No.	Revision	Date	By:
8			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR-Grad&DetPhd

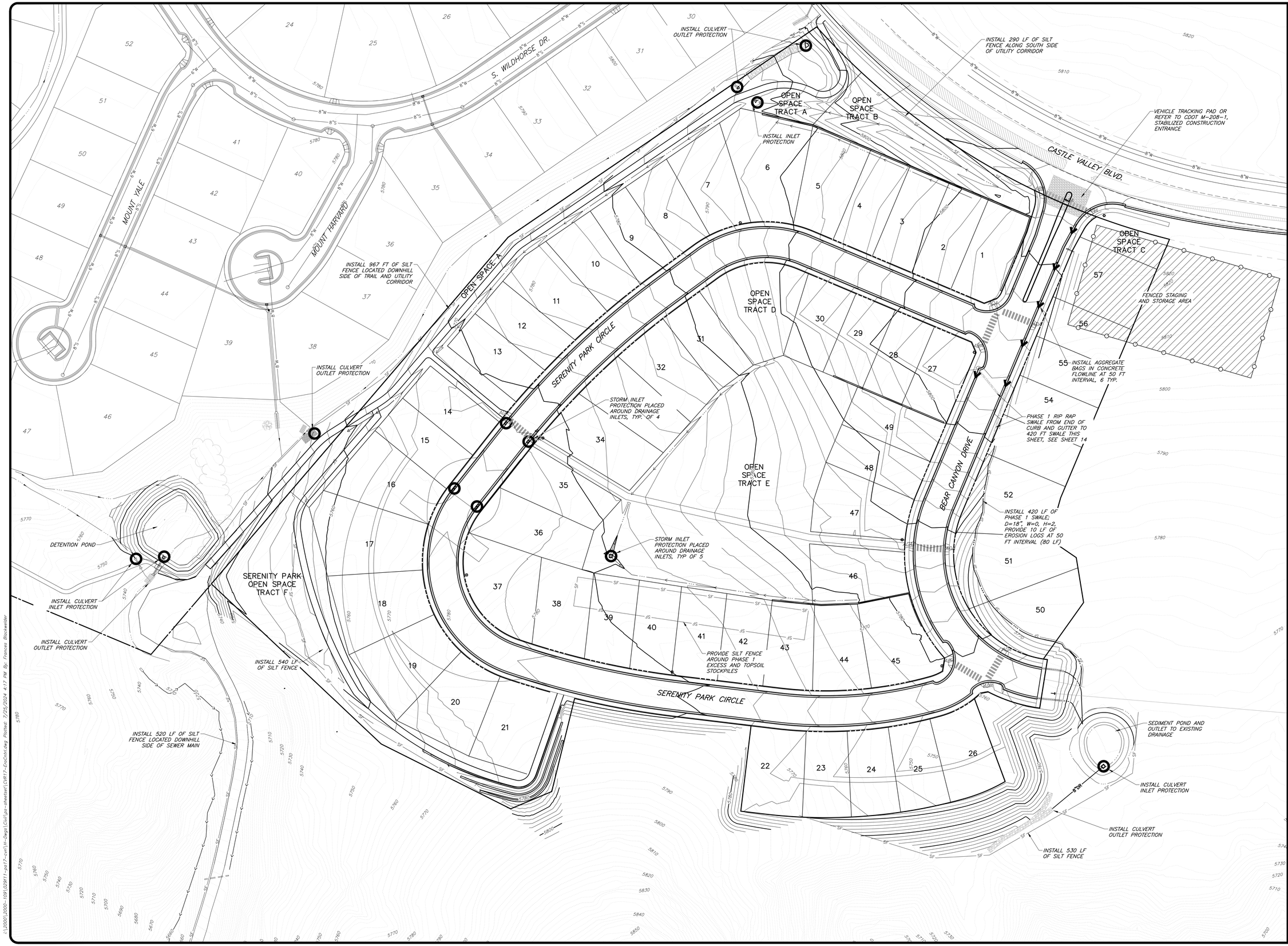
Title: Overall Grading and Drainage Plan

Dwg No. 8

Of : 44

I:\2000\2000-109\029\11-ps17-cvr\11-Dwgs\Civil\ps-sheets\CVR-Grad&DetPhd.dwg Plotted: 7/25/2024 4:16 PM By: Frances Blackwelder

Exhibit A



Graphic Scale
0 25 50 100
In Feet: 1" = 50'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By
1	Project Milestone: Preliminary Not For Construction		

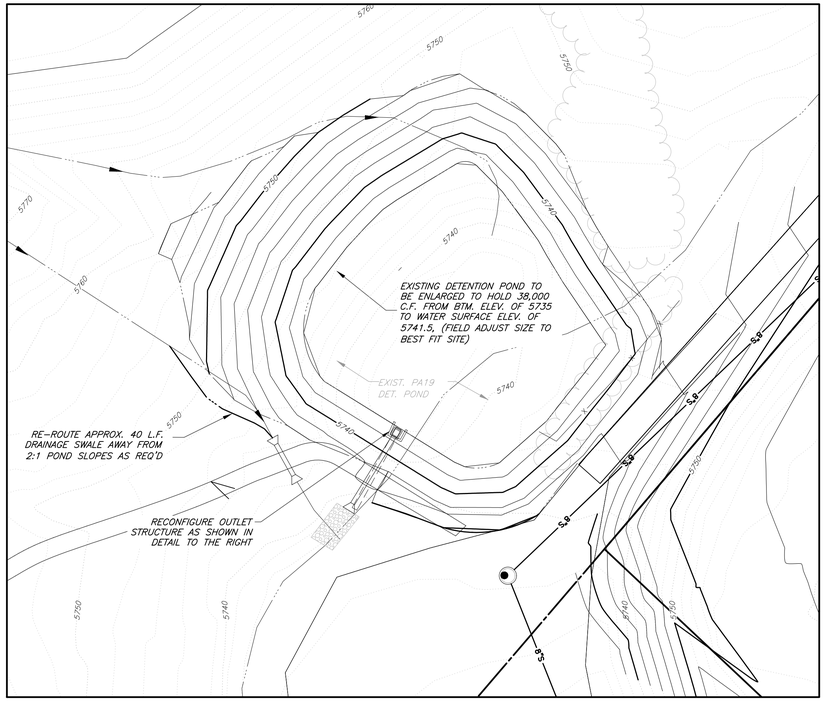
Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-EroCntrl

Title: Erosion Control Plan

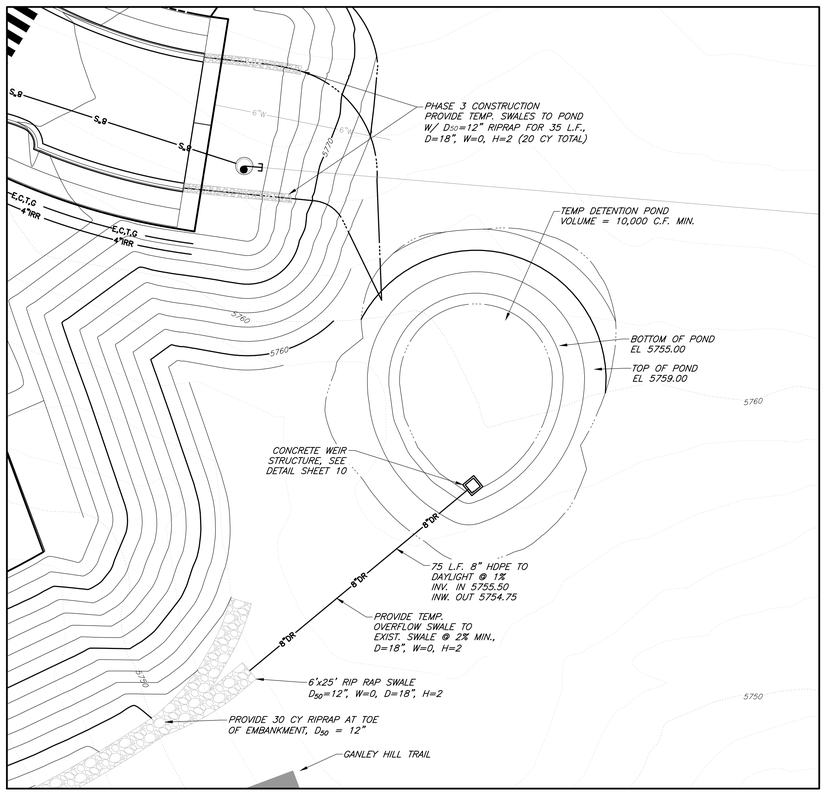
Dwg No. 9

Of : 44

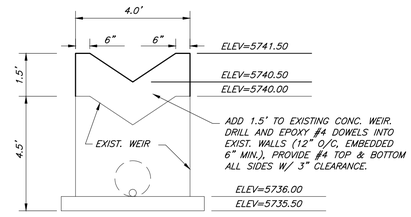
I:\2000\2000-109\029\11-ps\17-civil\vt-Dwgs\Civil\ps-sheetset\CVR17-EroCntrl.dwg Plotted: 7/25/2024 4:17 PM By: Frances Blackwelder



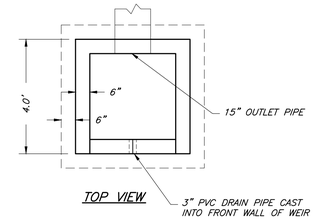
PROPOSED WEST POND
SCALE: 1" = 20'



PROPOSED EAST POND
SCALE: 1" = 20'

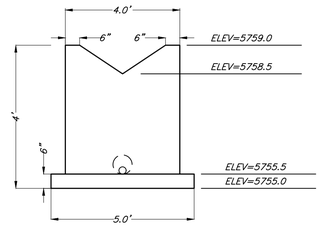


ELEVATION



TOP VIEW

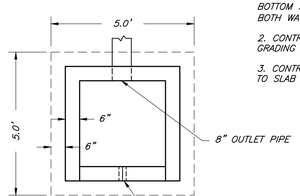
WEIR STRUCTURE PA17 (WEST)
N.T.S.



ELEVATION

NOTES:

1. CONCRETE REINFORCEMENT IN THE WALLS AND BOTTOM SLAB SHALL BE #4 @ 12" ON CENTER BOTH WAYS WITH 3" CLEARANCE
2. CONTRACTOR SHALL TIE 2:1 POND SLOPE GRADING INTO WEIR STRUCTURE
3. CONTRACTOR SHALL PREPARE SUBGRADE PRIOR TO SLAB PLACEMENT AND COMPACT TO 95%



TOP VIEW

WEIR STRUCTURE PA17 (EAST)
N.T.S. (SEE SHT. 26)

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By
1	Project Milestone: Preliminary Not For Construction		

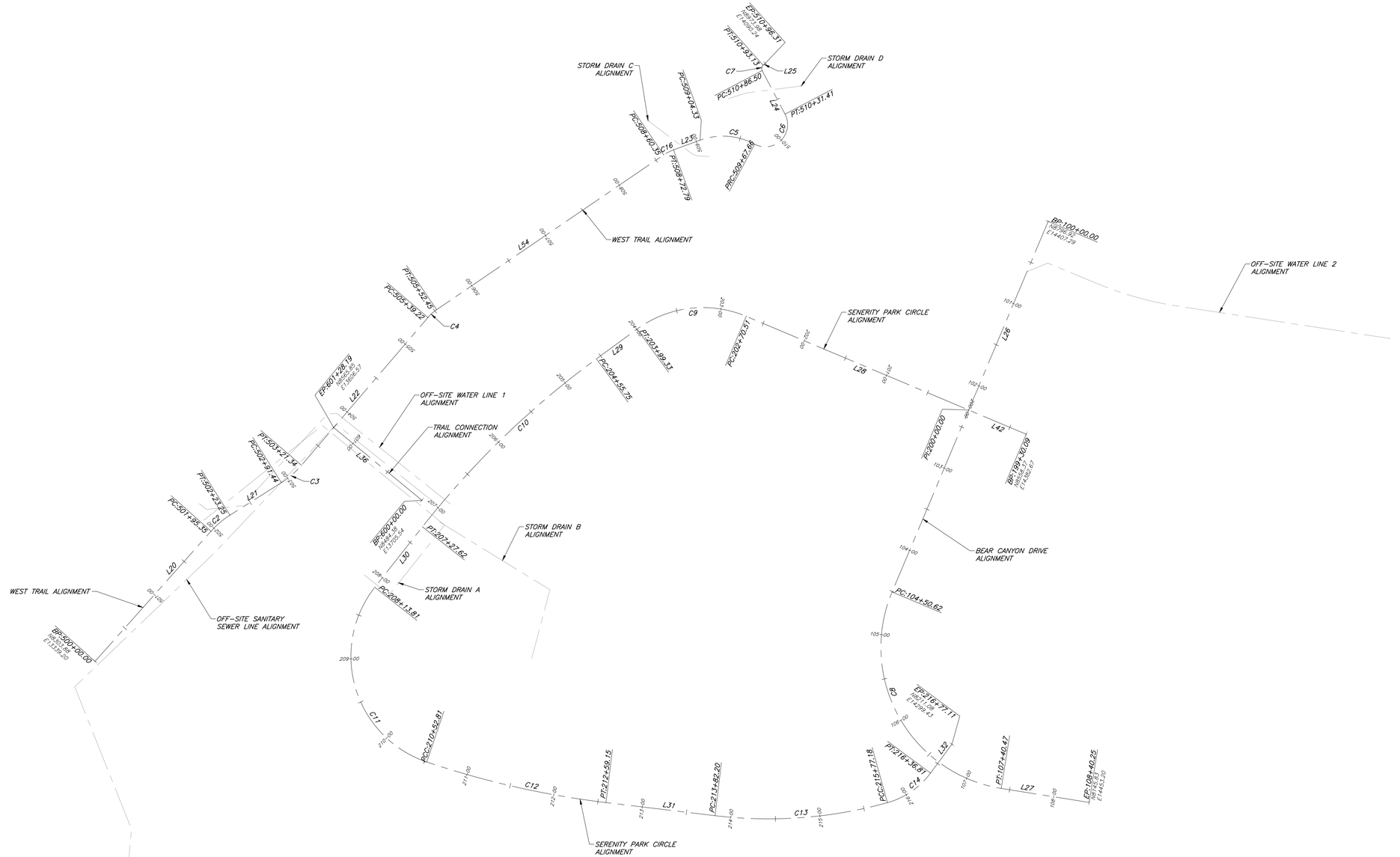
Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR-Grad&DetPnd

Title: Detention Pond

Dwg No. 10

Of : 44

L:\2000\2000-109\029\11-pa17-con\Int-Dwgs\Civil\pw-sheetset\CVR-Grad&DetPnd.dwg Plotted: 7/25/2024 4:17 PM By: Frances Blockwelder



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	100.00'	27.91'	14.04'	27.82'	N49°41'58"E	15° 59' 19"
C3	100.00'	29.90'	15.06'	29.79'	N49°07'44"E	17° 07' 47"
C4	50.00'	13.22'	6.65'	13.19'	N48°08'28"E	15° 09' 14"
C5	75.00'	63.33'	33.69'	61.46'	S85°50'24"E	48° 22' 36"
C6	25.00'	63.75'	82.04'	47.83'	N45°17'44"E	146° 06' 21"
C7	5.00'	6.63'	3.90'	6.15'	N10°13'26"E	75° 57' 45"
C8	160.00'	289.86'	204.04'	251.81'	S29°03'22"E	103° 47' 49"
C9	125.00'	128.81'	70.78'	123.19'	S83°19'14"W	59° 02' 36"
C10	1000.00'	271.87'	136.78'	271.03'	S46°00'38"W	15° 34' 36"
C11	125.00'	239.00'	177.03'	204.22'	S16°33'07"E	109° 32' 53"
C12	1000.00'	206.34'	103.54'	205.97'	S77°14'14"E	11° 49' 21"
C13	500.00'	194.97'	98.74'	193.74'	N85°40'50"E	22° 20' 33"
C14	90.00'	59.63'	30.96'	58.55'	N55°31'42"E	37° 57' 42"
C16	50.00'	12.44'	6.25'	12.41'	N62°50'41"E	14° 15' 13"

LINE TABLE		
LINE	BEARING	LENGTH
L20	N41°42'18"E	195.35'
L21	N57°41'38"E	68.19'
L22	N40°33'51"E	217.89'
L23	N69°58'18"E	31.54'
L24	N27°45'27"W	55.09'
L25	N48°12'18"E	3.18'
L26	S22°50'32"W	450.62'
L27	S80°57'17"E	99.78'
L28	N67°09'28"W	270.51'
L29	S53°47'56"W	56.42'
L30	S38°13'20"W	86.20'
L31	S83°08'54"E	123.05'
L32	N36°32'52"E	40.30'
L36	N50°32'21"W	128.19'
L42	N67°09'28"W	69.91'
L54	N55°43'05"E	307.90'

Graphic Scale
0 30 60 120
In Feet: 1" = 60'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By:
1	Project Milestone: Preliminary Not For Construction		

Job No. 2000-109.029
Drawn by: JM
Date: 7.25.24
QC: DK PE: DJC
File: CVR17-Geometry

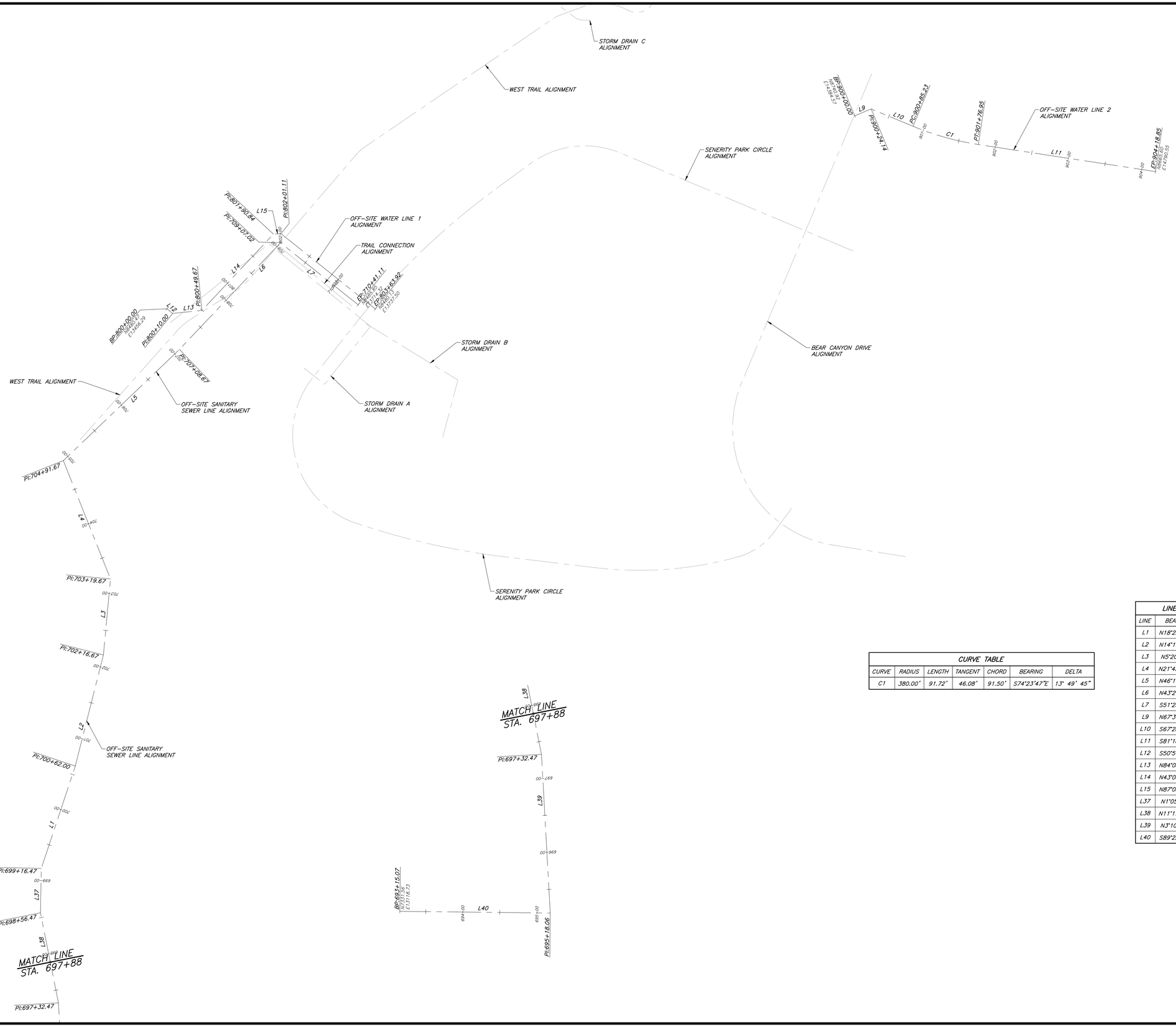
Title:
Roadway and Trail Geometry Plan

Dwg No.
11

Of : 44

L:\2000\2000-109\029\11-pp17-cvr\11-Page\Civil\pp-sheetset\CVR17-Geometry.dwg Plotted: 7/25/2024 4:17 PM By: Frances Blockwelder

Exhibit A



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	380.00'	91.72'	46.08'	91.50'	S74°23'47"E	13° 49' 45"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N18°22'22"E	145.53'
L2	N14°11'44"E	154.67'
L3	N5°20'53"E	103.00'
L4	N21°43'54"W	172.00'
L5	N46°14'01"E	217.00'
L6	N43°27'13"E	198.35'
L7	S51°23'00"E	134.09'
L9	N67°31'06"E	24.14'
L10	S67°28'54"E	61.09'
L11	S81°18'39"E	241.89'
L12	S50°51'42"E	10.00'
L13	N84°08'18"E	39.67'
L14	N43°08'18"E	141.17'
L15	N87°08'18"E	10.27'
L37	N1°05'15"E	60.00'
L38	N11°17'12"W	124.00'
L39	N3°10'16"W	214.42'
L40	S89°22'57"E	202.98'

Graphic Scale
0 30 60 120
In Feet: 1" = 60'

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By:

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-Geometry

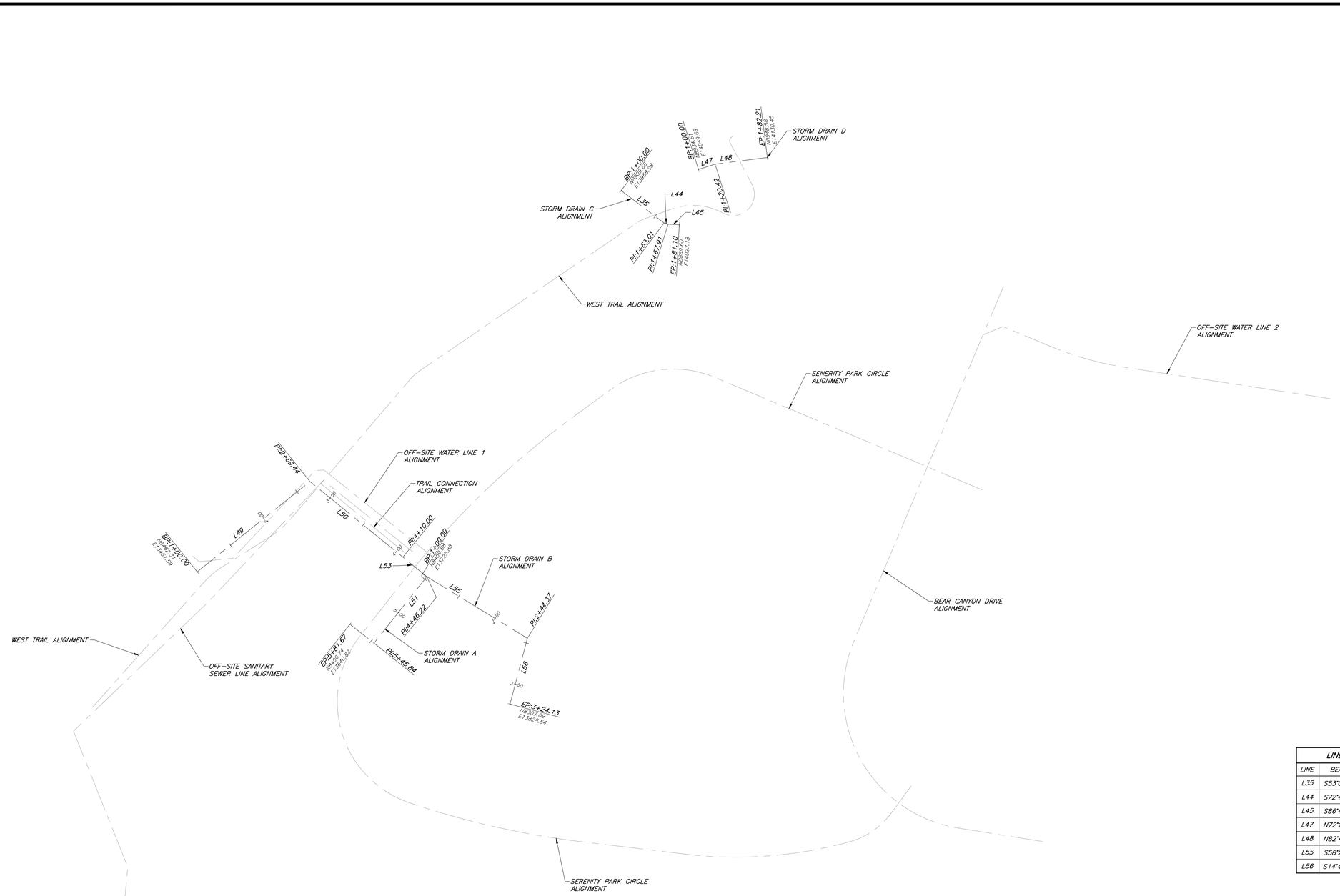
Title:
Sanitary Sewer Line and Water Line Geometry Plan

Dwg No.
12

Of : 44

I:\2000\2000-109\02Plf11-pa17-cvr\1\F-Dwgs\Civil\pis-sheets\el CVR17-Geometry.dwg Plotted: 7/25/2024 4:17 PM By: Frances Blackwelder

Exhibit A



LINE TABLE		
LINE	BEARING	LENGTH
L35	S53°02'45"E	63.01'
L44	S72°44'12"E	4.90'
L45	S86°44'19"E	13.19'
L47	N72°21'52"E	20.42'
L48	N82°45'58"E	61.80'
L55	S58°28'38"E	144.37'
L56	S14°49'05"W	79.76'

Graphic Scale
0 30 60 120
In Feet: 1" = 60'

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By:

Project Milestone: Preliminary Not For Construction

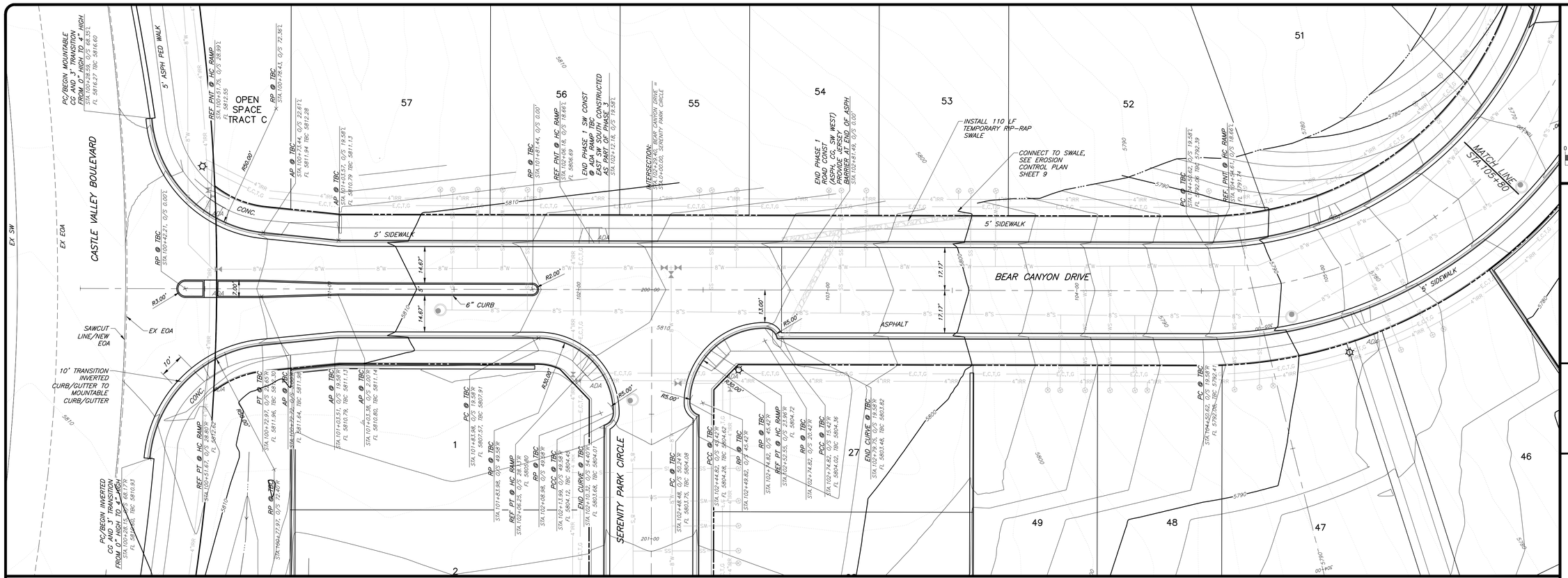
Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-Geometry

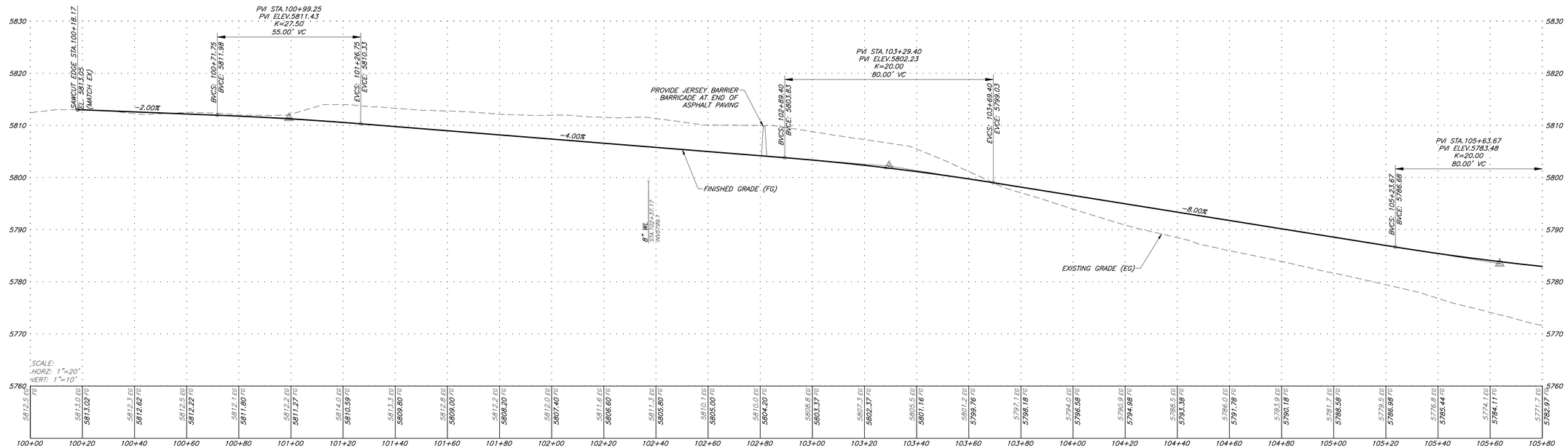
Title:
Storm Drain
Geometry Plan

Dwg No.
13
Of : 44

I:\2000\2000-109\02MT1-pa17-cvr\1#-Dwgs\Civil\pa-sheetset\CVR17-Geometry.dwg Plotted: 7/25/2024 4:17 PM By: Frances Blackwelder

Exhibit A





Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

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#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC:	DK PE: DJC
File:	CVR17-BearCanRdP&P

Title:
Bear Canyon Drive Plan and Profile Sta. 100+00 to 105+60

Dwg No.
14

Of : 44

I:\2000\2000-109\029\11_ps17-cvn\1#-Dwgs\Civil\ps--sheets\set\CVR17-BearCanRdP&P.dwg Plotted: 7/25/2024 4:17 PM By: Frances Blockwelder

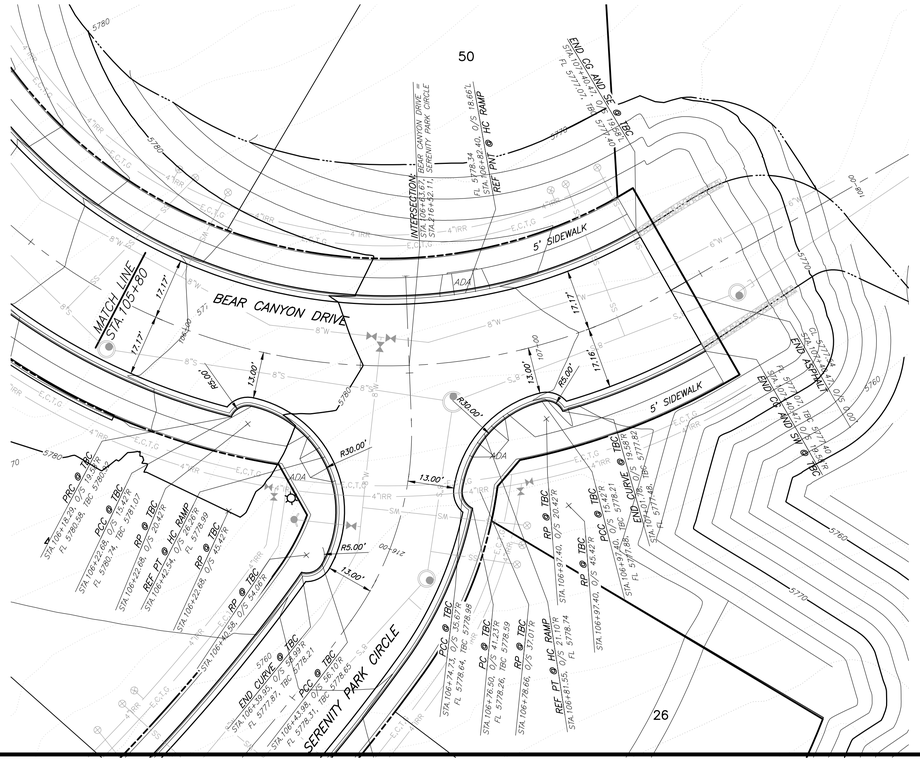
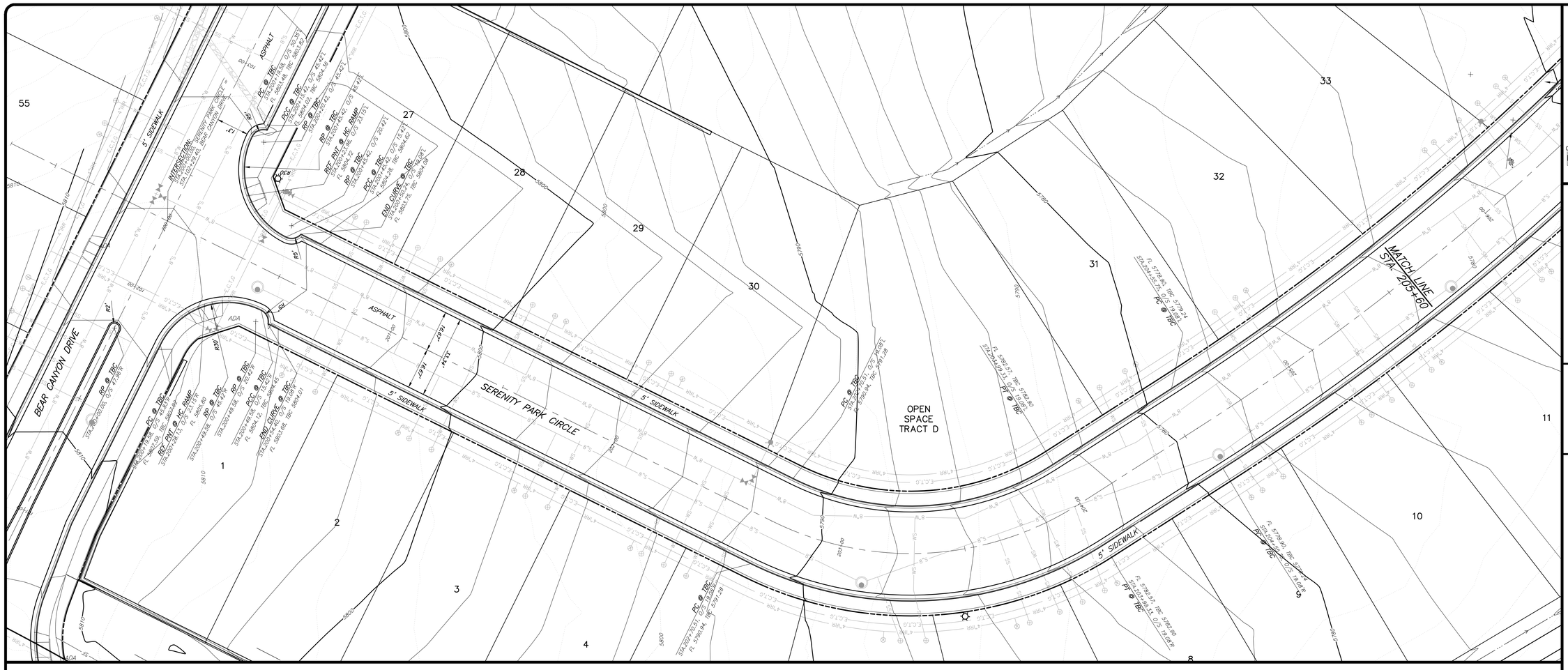
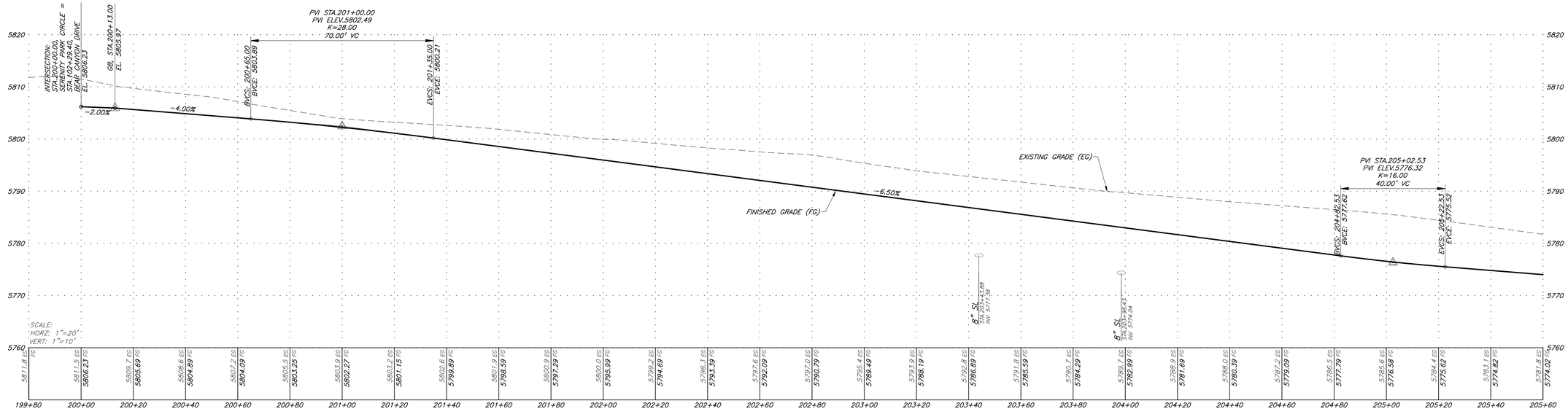

BEAR CANYON DRIVE
MATCH LINE STA 105+80
5' SIDEWALK
SERENITY PARK CIRCLE
INTERSECTION: BEAR CANYON DRIVE & SERENITY PARK CIRCLE
END CG AND SW @ RCP
END ASPHALT
END CURB @ TBC
REF PT @ HC RAMP
PRC @ TBC
PCC @ TBC
RP @ TBC
REF PT @ HC RAMP
END CURB @ TBC
PCC @ TBC
RP @ TBC
REF PT @ HC RAMP
PRC @ TBC
PCC @ TBC
RP @ TBC
REF PT @ HC RAMP
END CURB

Exhibit A





Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By:

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-EglRdgRdP&P

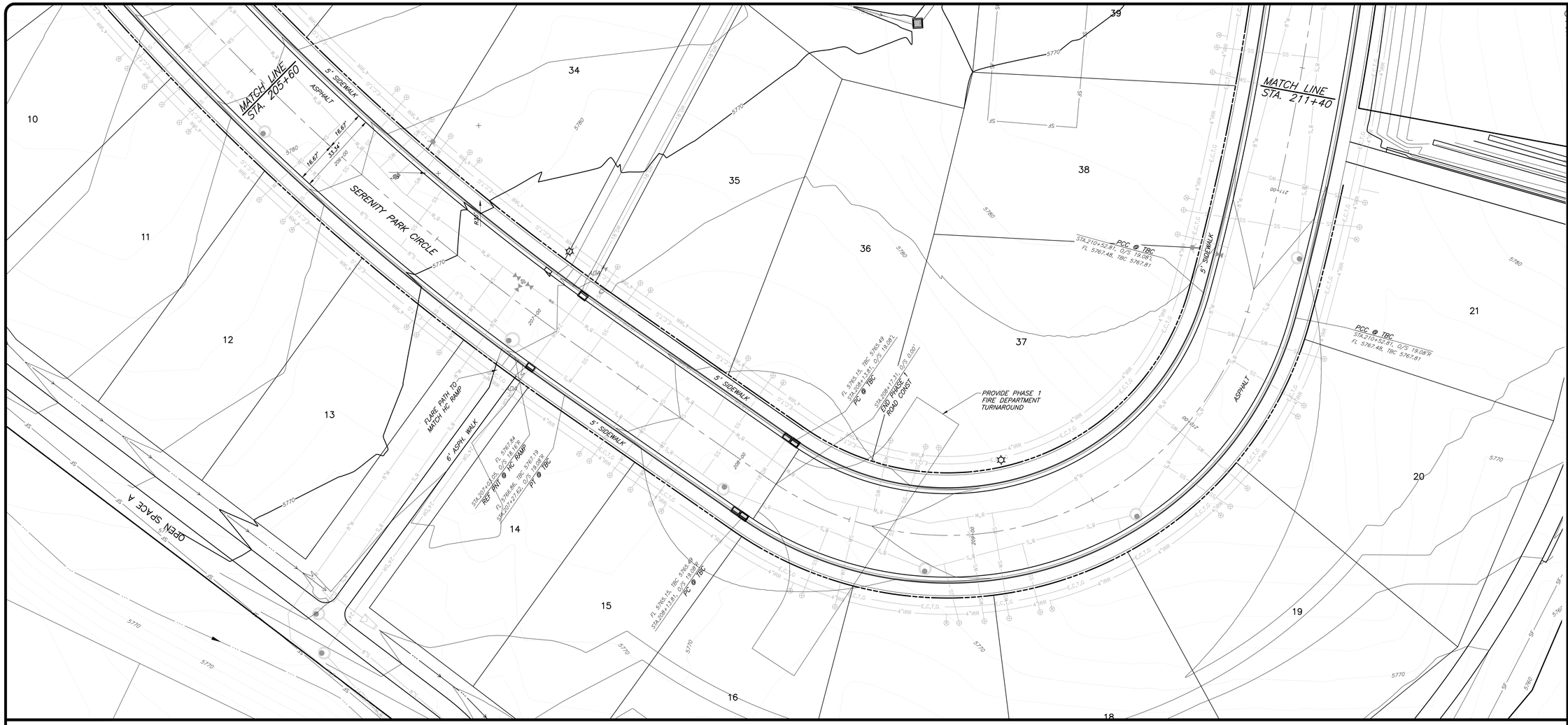
Title:
Serenity Park Circle Plan and Profile Sta. 200+00 to 205+60

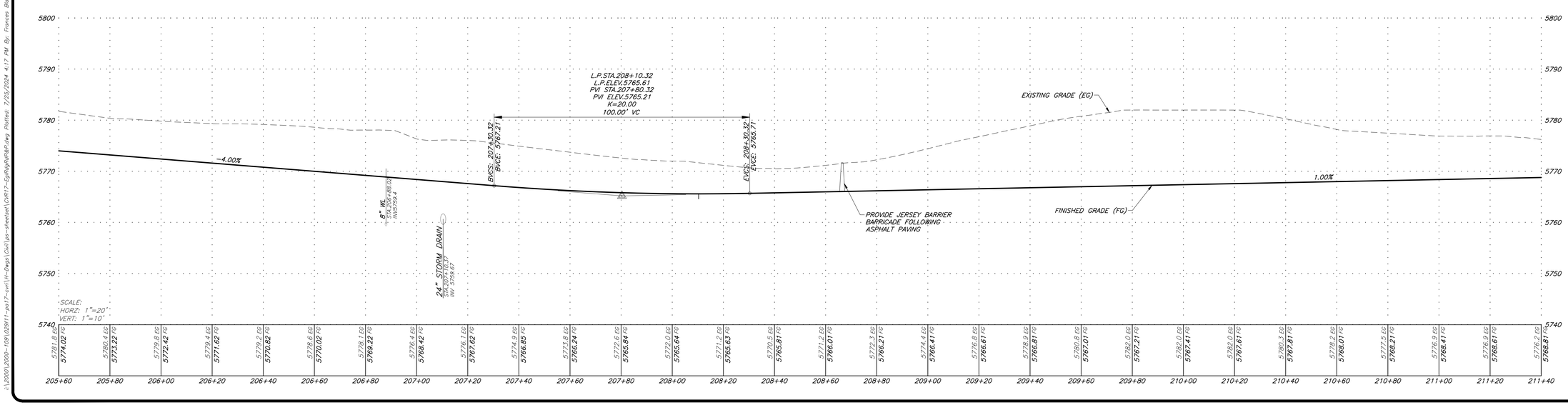
Dwg No.
16

Of : 44

I:\2000\2000-109\029\11-ps17-cvr\11-Dwgs\Civil\ps-streets\CVR17-EglRdgRdP&P.dwg Plotted: 7/25/2024 4:17 PM By: Frances Blackwelder

Exhibit A





Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By:

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-EglRdgRdP&P

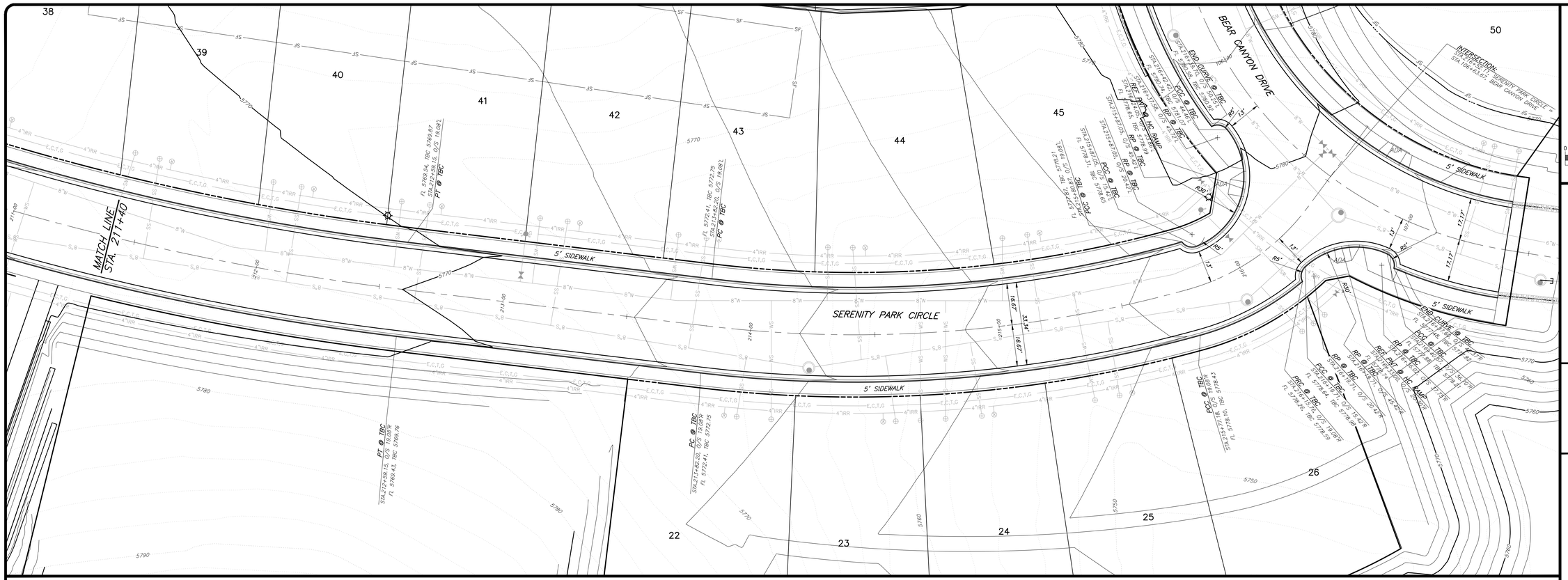
Title:
Serenity Park Circle Plan and Profile Sta. 205+60 to 211+40

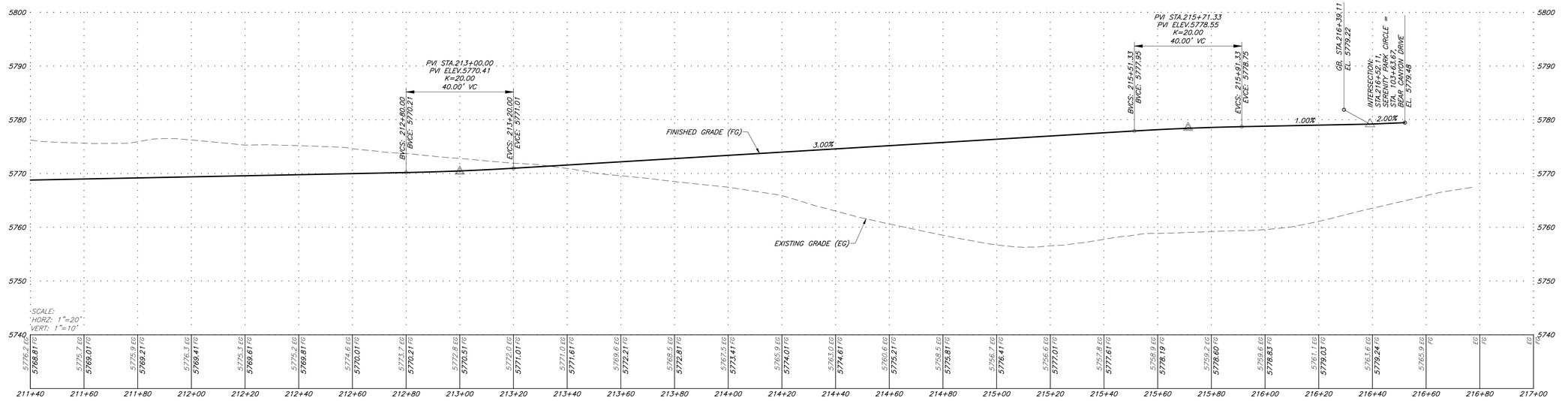
Dwg No.
17

Of : 44

I:\2000\2000-109\029\11-ps17-cvr\11-Dwgs\Civil\ps-streets\CVR17-EglRdgRdP&P.dwg Plotted: 7/25/2024 4:17 PM By: Frances Blackwelder

Exhibit A





Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-EglRdgRdP&P

Title:
Serenity Park Circle
Plan and Profile Sta.
211+40 to 216+60

Dwg No.
18

Of : 44

I:\2000\2000-109\029011-pa17-cvr\1-Dwgs\Civil\pa-sheetset\CVR17-EglRdgRdP&P.dwg Plotted: 7/25/2024 4:18 PM By: Frances Blackwelder

Exhibit A

MATCH TOP BACK OF CURB w/ WALK

PROVIDE SWALE AT MINIMUM 2% TO DIRECT SIDEWALK SHEET FLOW TO EAST

CONNECT NEW 5' ASPH. PED. WALK TO EXISTING CONCRETE SIDEWALK

2' GRAVEL SHOULDER

2' | 12' THRU LANE | 12' PAINTED MEDIAN | 12' THRU LANE | 2'

5' ASPH TRAIL

SAWCUT LINE

EX EOA

EXIST ASPH

SEE STRIPING PLAN FOR DETAILS, SHEET 43

EX SW

CASTLE VALLEY DRIVE

SAW CUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE TO ABUT NEW ASPHALT TO. (FIELD DETERMINE)

2' | 14' THRU LANE | 12' LEFT TURN LANE | 12' THRU LANE | 2'

PAINTED MEDIAN

R=200' L=17.6'

R=1232.77' L=233.51'

2' GRAVEL SHOULDER

EDGE OF ASPHALT

BP N14485.85 E14702.12 TANGENT

EP N14479.24 E14701.27 TANGENT

END SW N8723.97 E14513.42

BP N14485.5 E14480.91 REC

MATCH EX ROAD

EX EOA

CASTLE VALLEY R.O.W.

PROVIDE CURB TAPER

PROVIDE CURB TAPER

OPEN SPACE TRACT_A

OPEN SPACE TRACT_B

OPEN SPACE TRACT C

BEAR CANYON DRIVE

29

30

31

57

56

1

2

3

4

5

6

7

5810

5820

5800

5790

4"IRR

8"W

E.C.T.G

Graphic Scale

0 15 30 60

In Feet: 1" = 30'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By
1	Preliminary Not For Construction		

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-CastleVlyBlvd

Title:

Castle Valley Boulevard Turn Lane, Widening

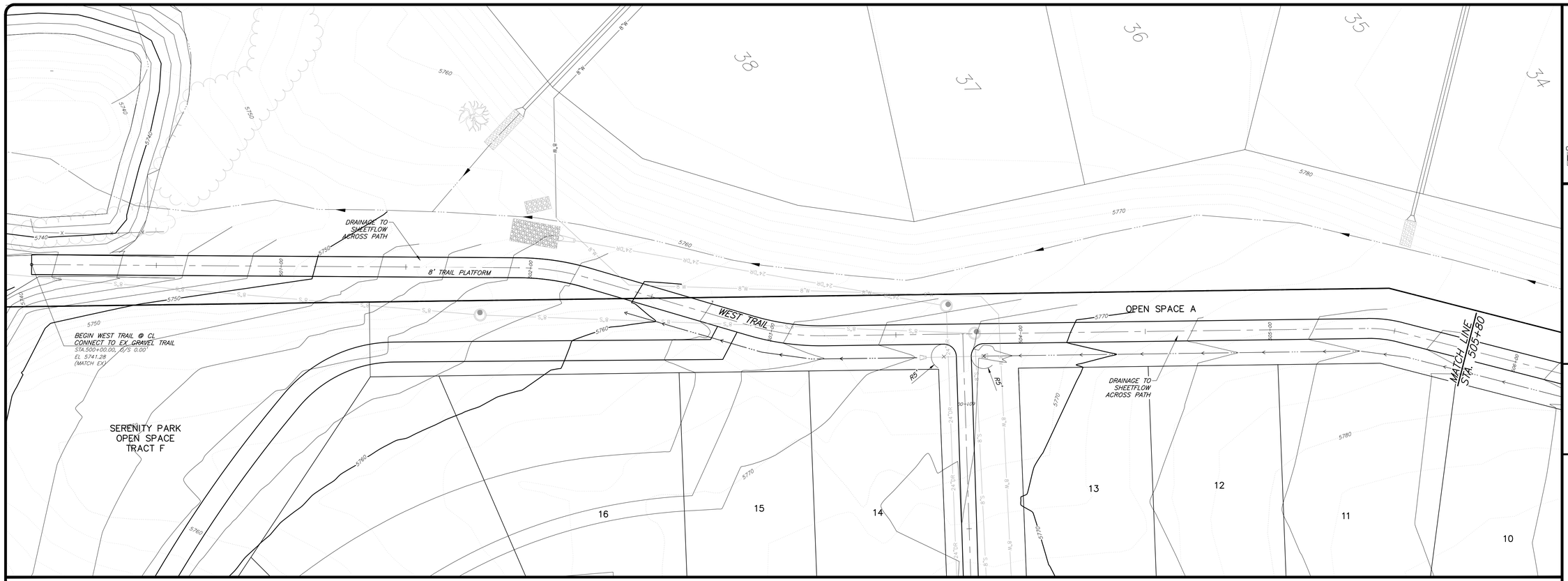
Dwg No.

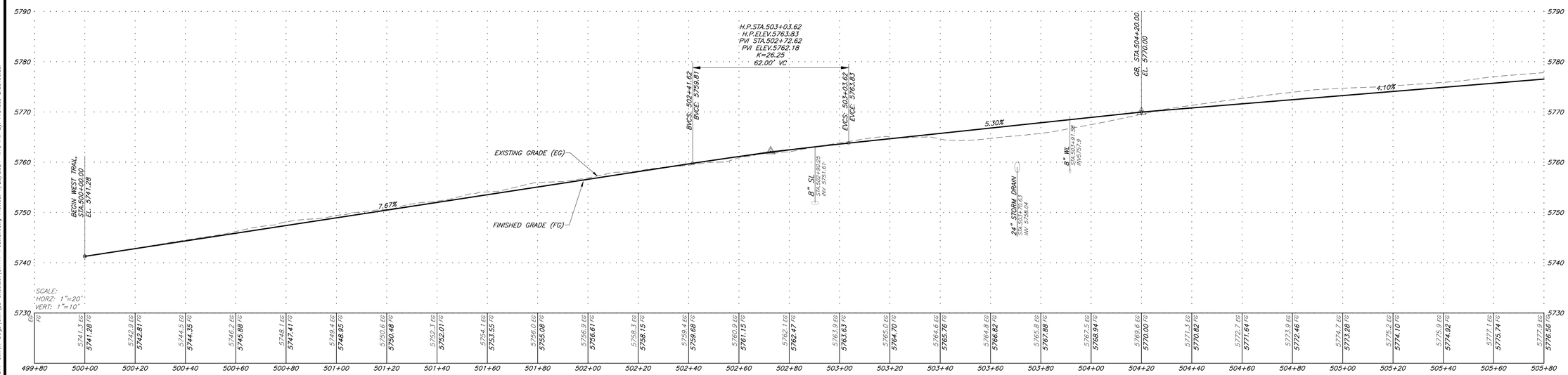
19

Of: 44

C:\2000\2000-109\029\17-par17-con\Ut-Dwgs\Civil\pp-sheetset\CVR17-CastleVlyBlvd.dwg Plotted: 7/25/2024 4:18 PM By: Frances Blackwelder

Exhibit A





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Graphic Scale
0 10 20 40
In Feet: 1" = 20'

Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By:
1	Project Milestone: Preliminary Not For Construction		

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-PedWalk

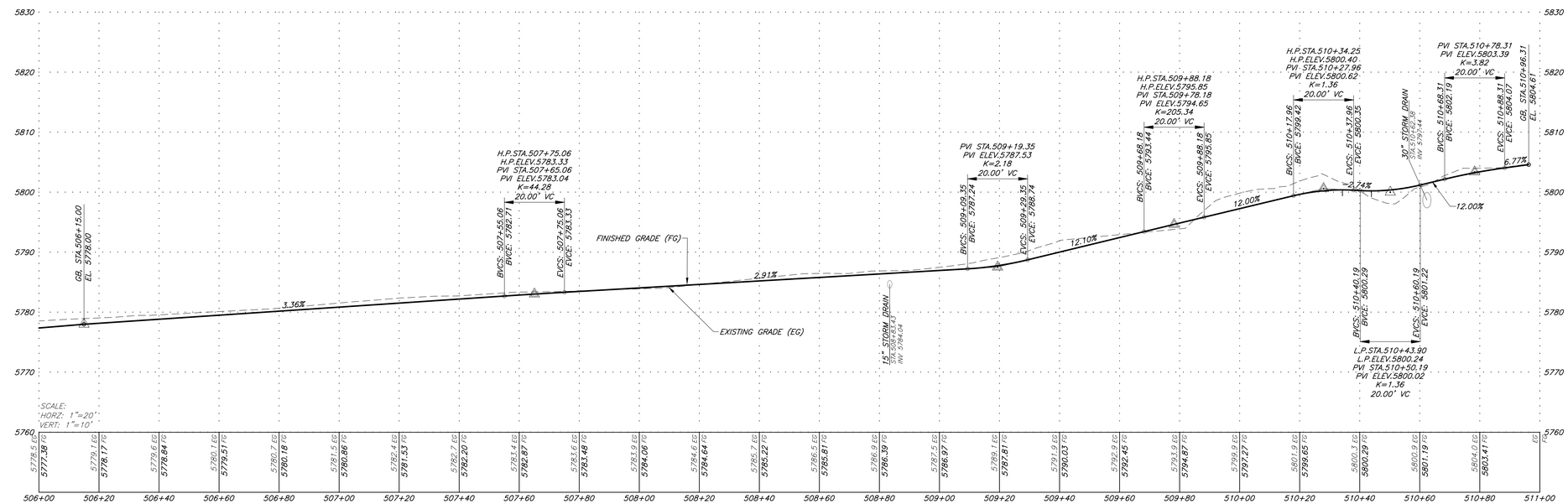
Title:
West Trail Plan & Profile
Sta. 500+00 to 505+80

Dwg No.
20

Of : 44

I:\2000\2000-109\029011-pa17-cvr\17-Dwgs\Cvr\pa-sheetset\CVR17-PedWalk.dwg Plotted: 7/25/2024 4:18 PM By: Frances Blockwelder

Exhibit A



Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By:
1			

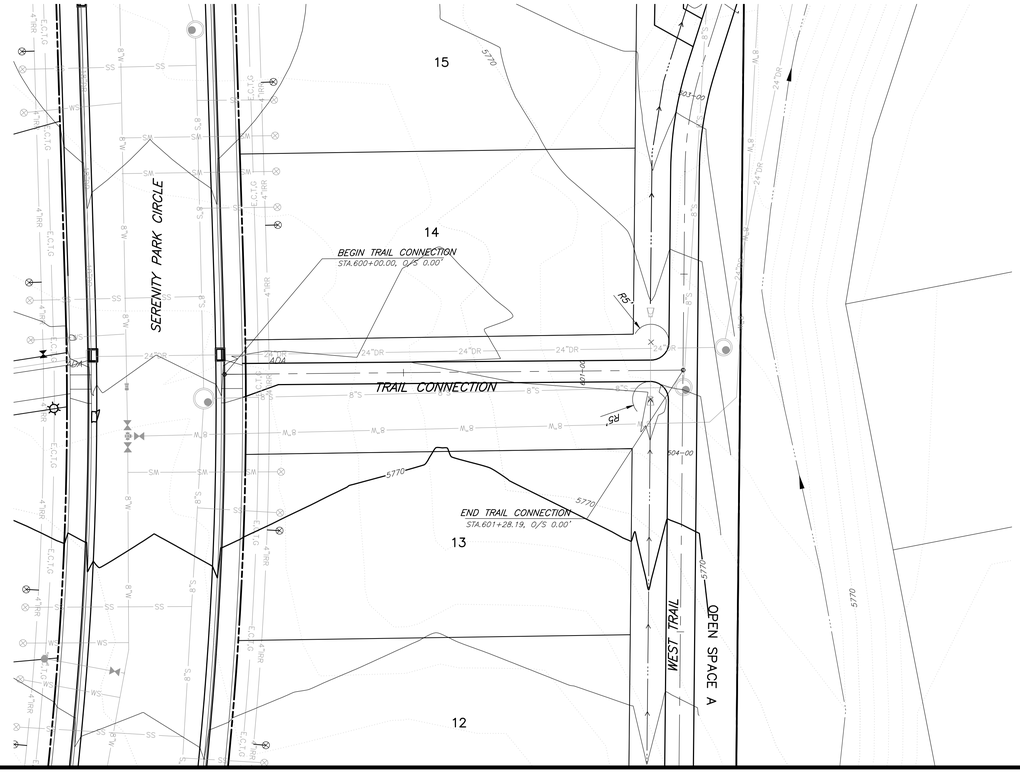
Project Milestone: Preliminary Not For Construction

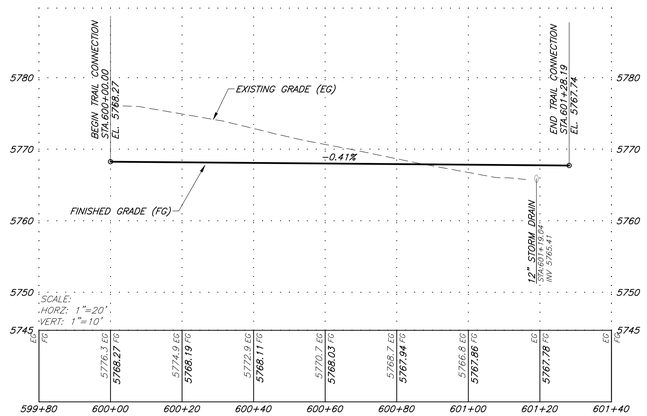
Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC:	DK PE: DJC
File:	CVR17-PedWalk

Title:
West Trail Plan & Profile
Sta. 505+80 to 511+00

Dwg No.
21
Of : 44

I:\2000\2000-109\029011_pa17-cvr\VF-Dwgs\Civil\pa--sheetset\CVR17-PedWalk.dwg Plotted: 7/25/2024 4:18 PM By: Frances Blackwelder





Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-PedWalk

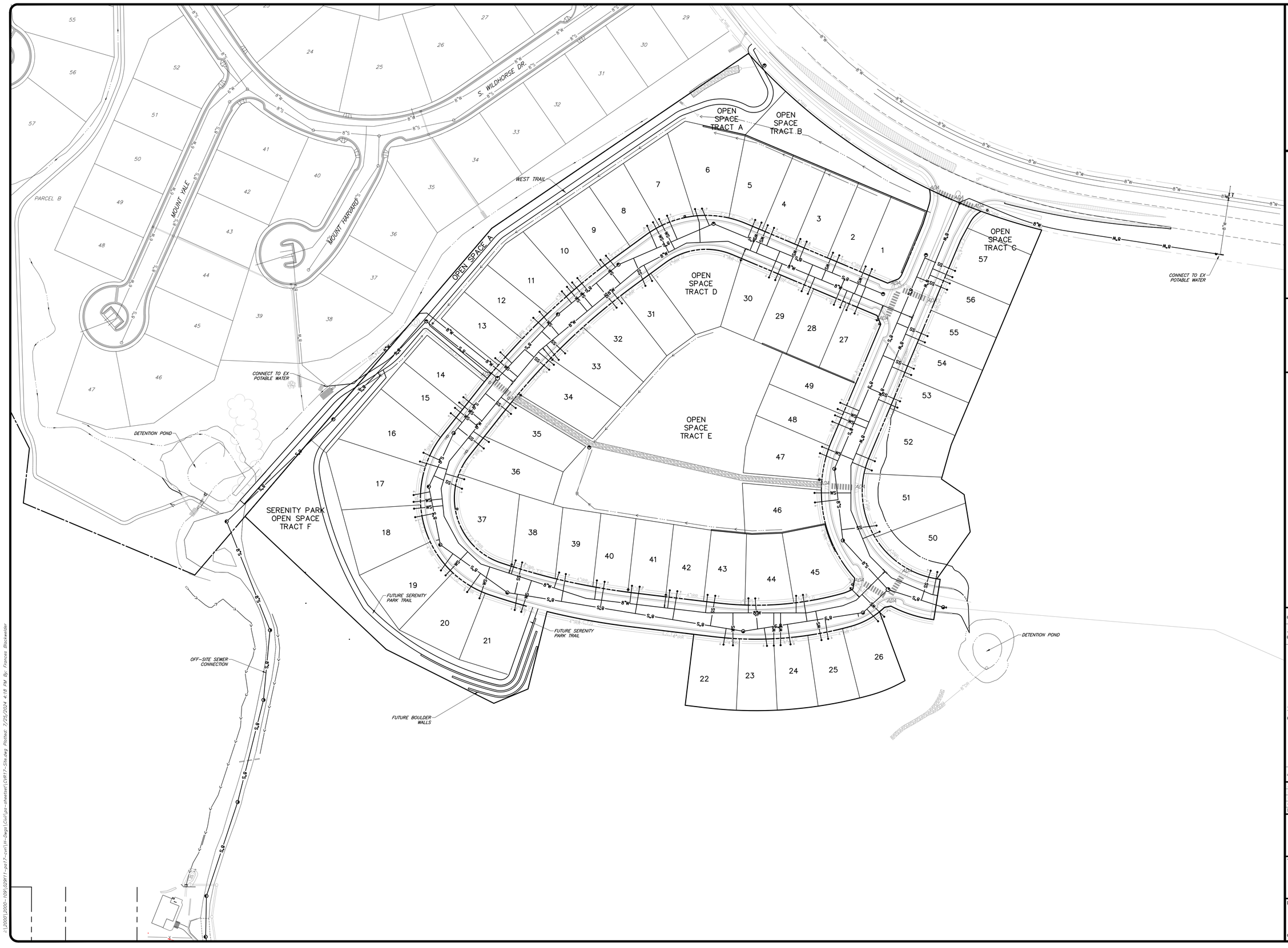
Title:
Trail Connection
Plan and Profile Sta.
600+.00 to 601+20

Dwg No.
22

Of : 44

I:\2000\2000-109\029\11-pa17-cvn\1F-Dwgs\Civil\pa-sheetset\CVR17-PedWalk.dwg Plotted: 7/25/2024 4:18 PM By: Frances Blackwelder

Exhibit A



Graphic Scale
0 30 60 120
In Feet: 1" = 60'

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By
1	Preliminary Not For Construction		

Project Milestone:

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-Site

Title:
Overall Water and Sewer Plan

Dwg No.
23

Of : 44

I:\2000\2000-109\029\11-pa17-cvr\1Fr-Dwgs\Civil\pas-sheets\CVR17-Site.dwg Plotted: 7/25/2024 4:18 PM By: Frances Blackwelder

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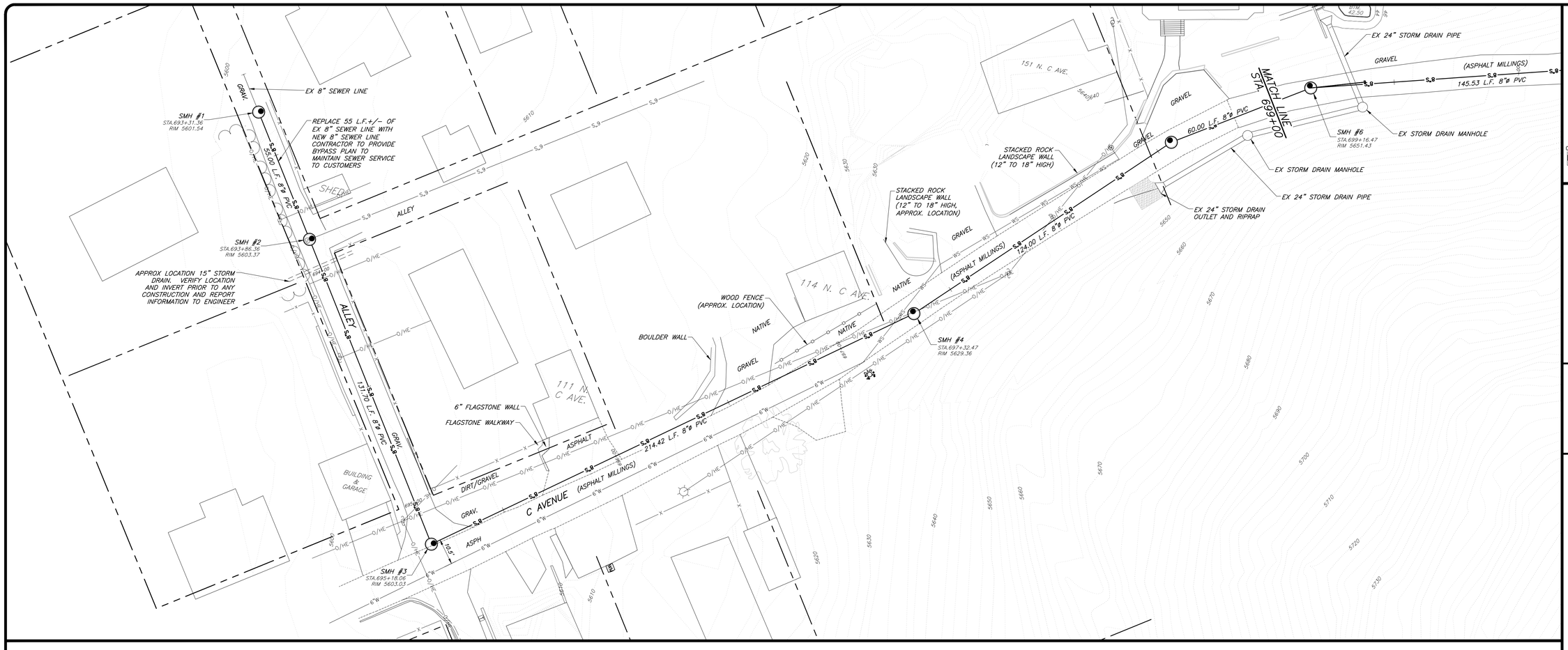

Graphic Scale
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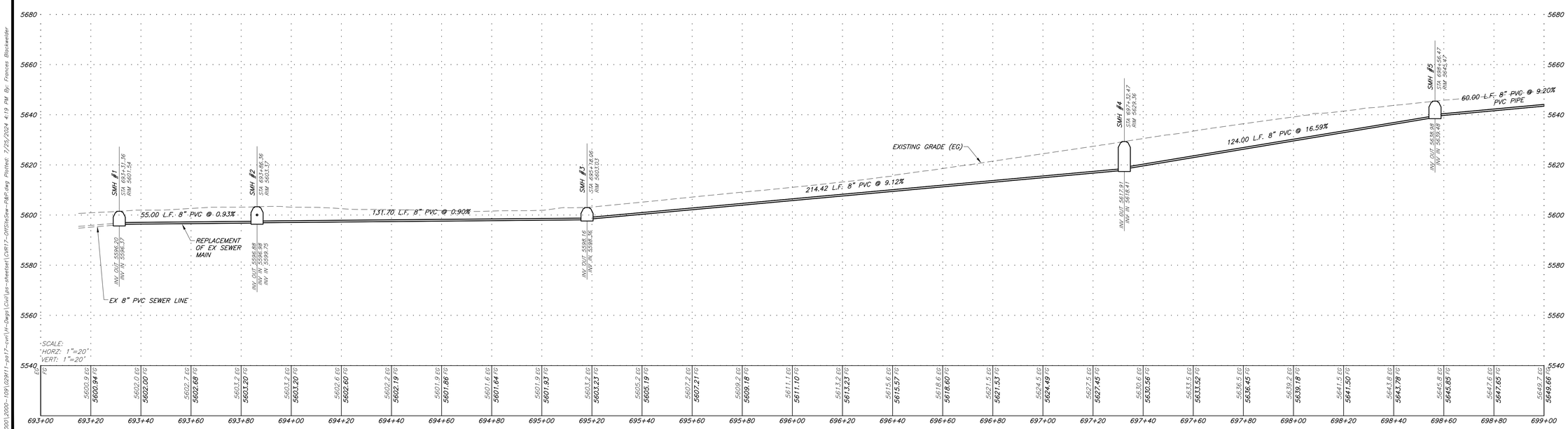
In Feet: 1" = 20'



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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By
1	Project Milestone: Preliminary Not For Construction		

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC:	DK | PE: DJC
File:	CVR17-OffSiteSew-P&P

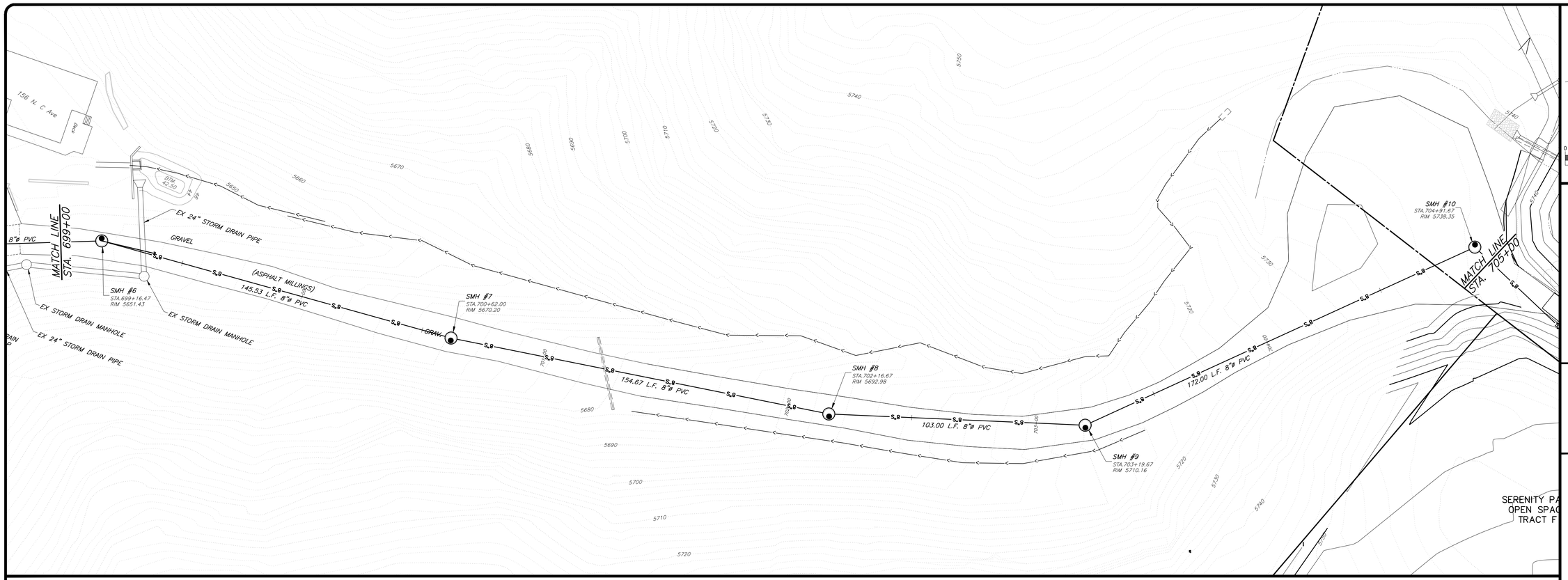
Title:
Off-Site Sewer Plan and Profile Sta. 693+80 to 699+00

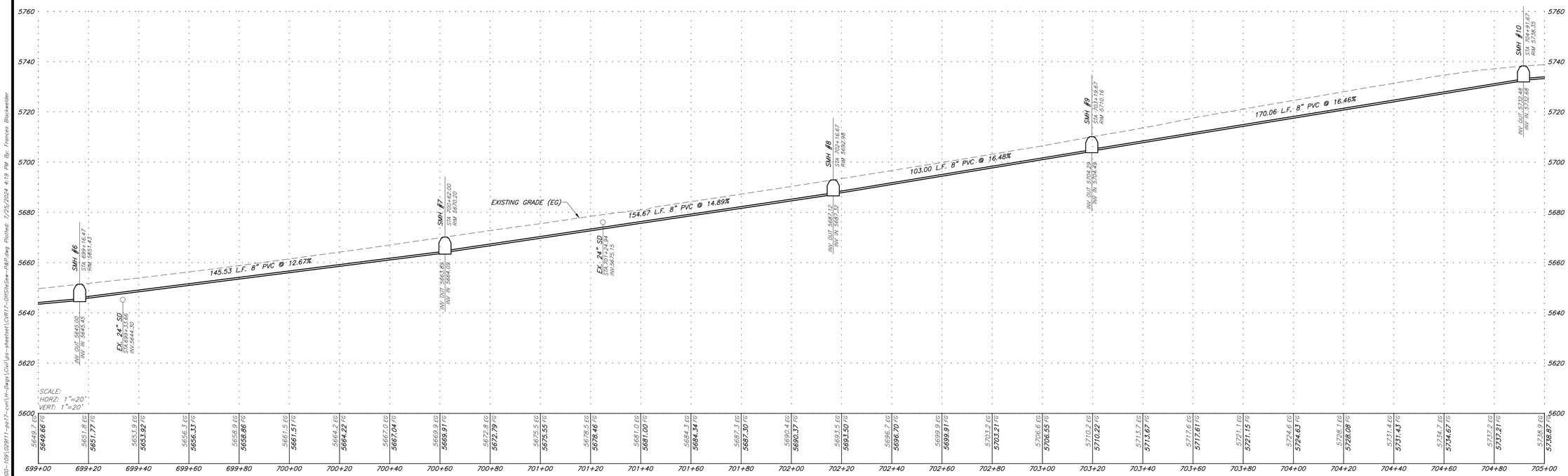
Dwg No.
24

Of : 44

\\2000\2000-109\029\11-ps\17-cvr\1-Dwgs\Civil\ps-sheetset\CVR17-OffSiteSew-P&P.dwg Plotted: 7/25/2024 4:19 PM By: Frances Blockwelder

Exhibit A





Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC:	DK PE: DJC
File:	CVR17-OffSiteSew-P&P

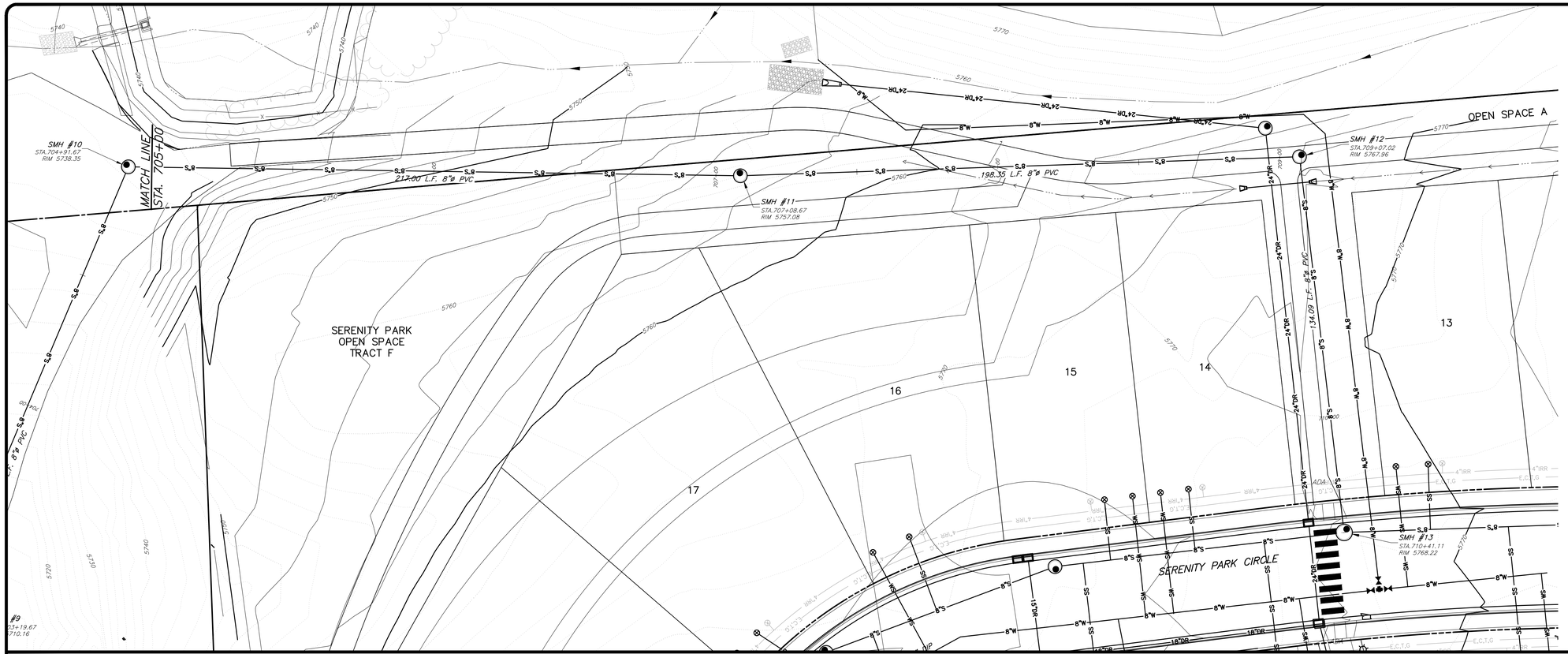
Title:
Off-Site Sewer Plan and Profile Sta. 699+00 to 705+00

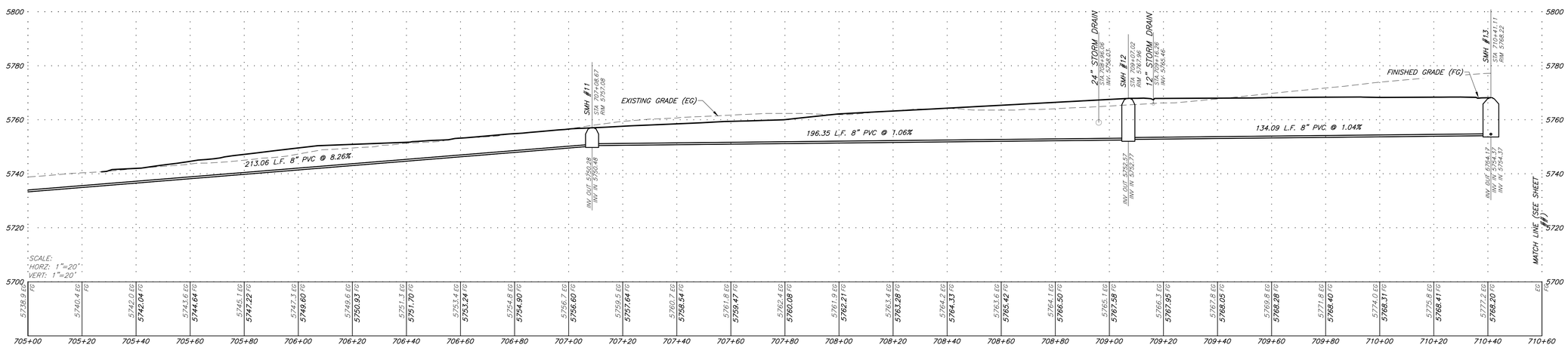
Dwg No.
25

Of : 44

I:\2000\2000-109\02\911_pa17-cvn\Vr-Dwgs\Civil\pa-sheetset\CVR17-OffSiteSew-P&P.dwg Plotted: 7/25/2024 4:19 PM By: Frances Blackwelder

Exhibit A





Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-OffSiteSew-P&P

Title:
Off-Site Sewer Plan and Profile Sta. 705+00 to 710+60

Dwg No.
26

Of : 44

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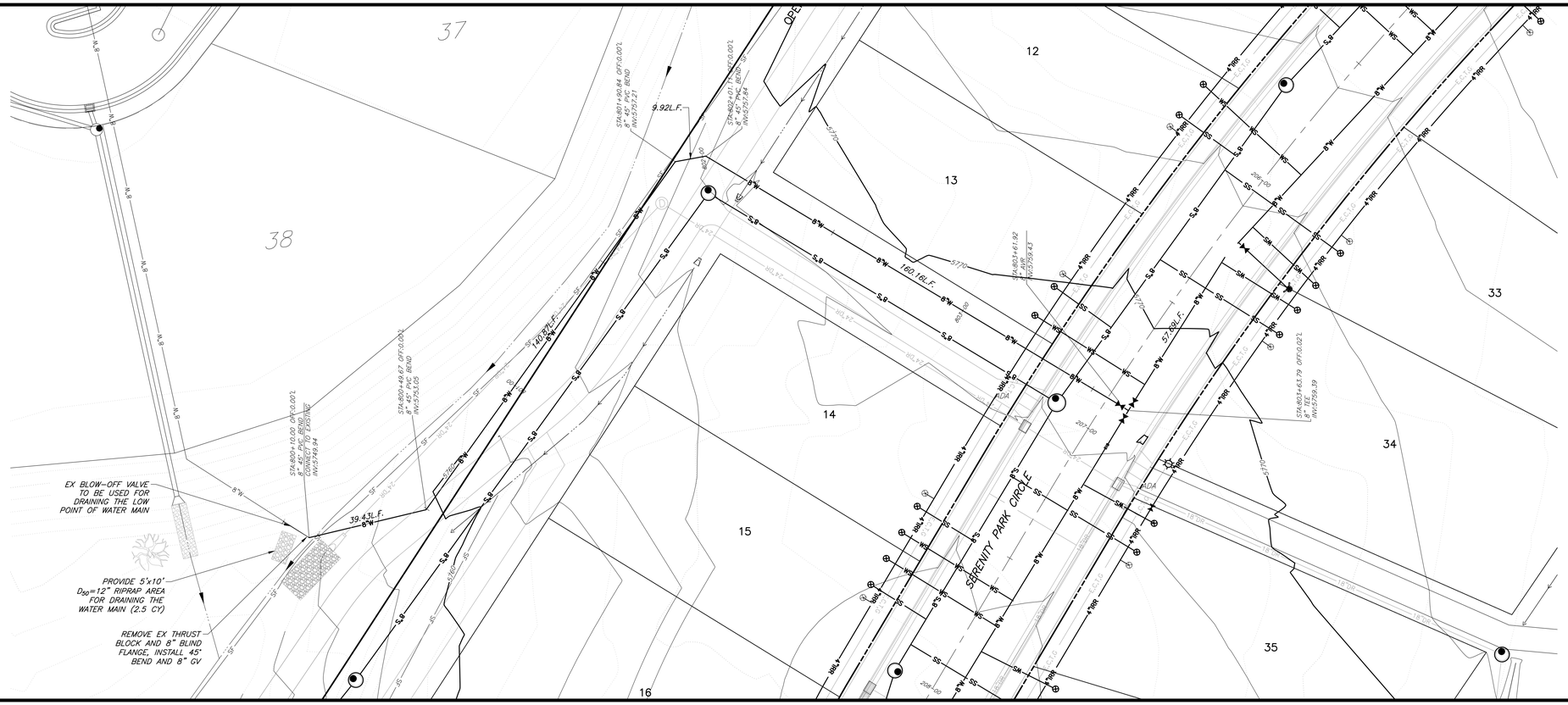
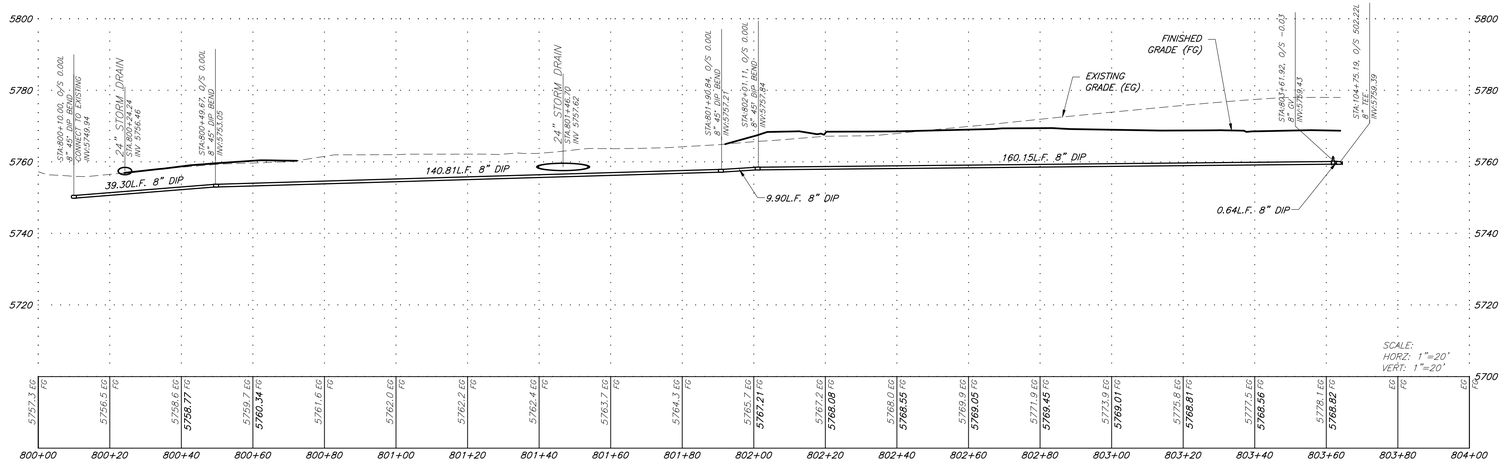
Exhibit A





Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-OffSiteWat-P&P

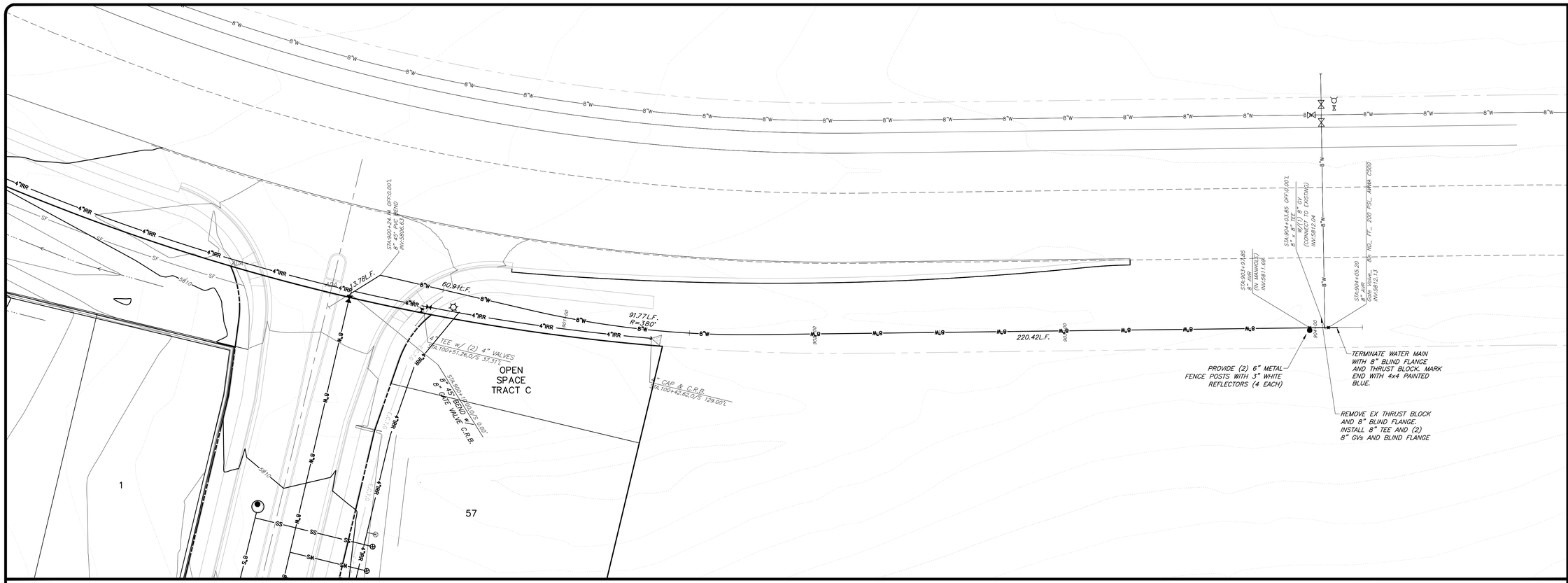
Title:
Off-Site Water 1 Plan and Profile Sta. 800+00 to 804+00

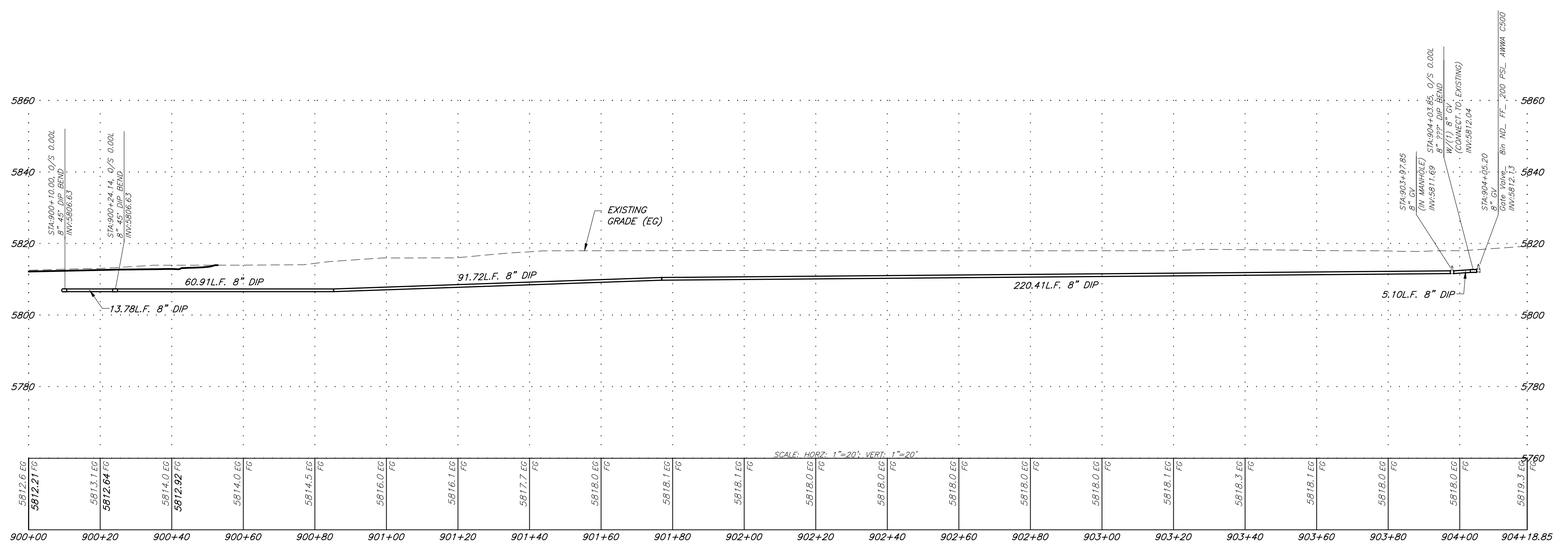
Dwg No.
27

Of : 44

I:\2000\2000-109\029011-pa17-cvr\1Pr-Dwgs\Civil\pa-sheetset\CVR17-OffSiteWat-P&P.dwg Plotted: 7/25/2024 4:19 PM By: Frances Blackwelder

Exhibit A





Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC:	DK PE: DJC
File:	CVR17-OffSiteWat-P&P

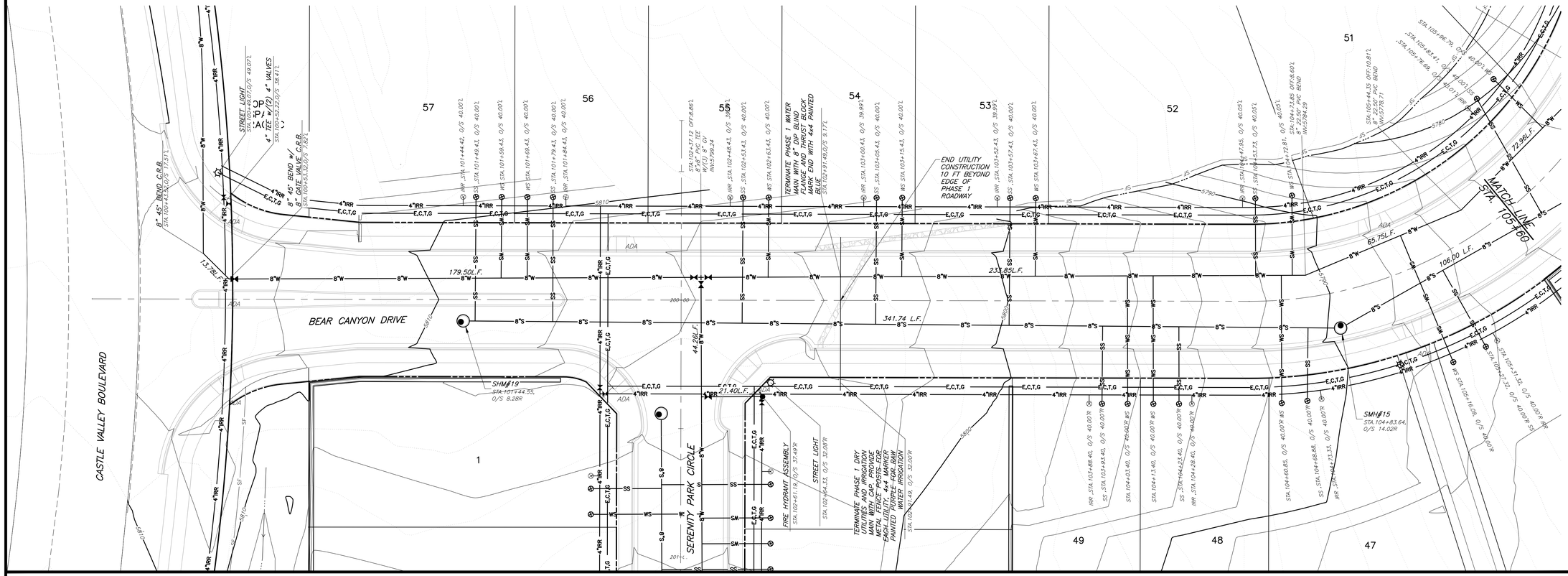
Title:
Off-Site Water 2 Plan and Profile Sta. 900+00 to 904+20

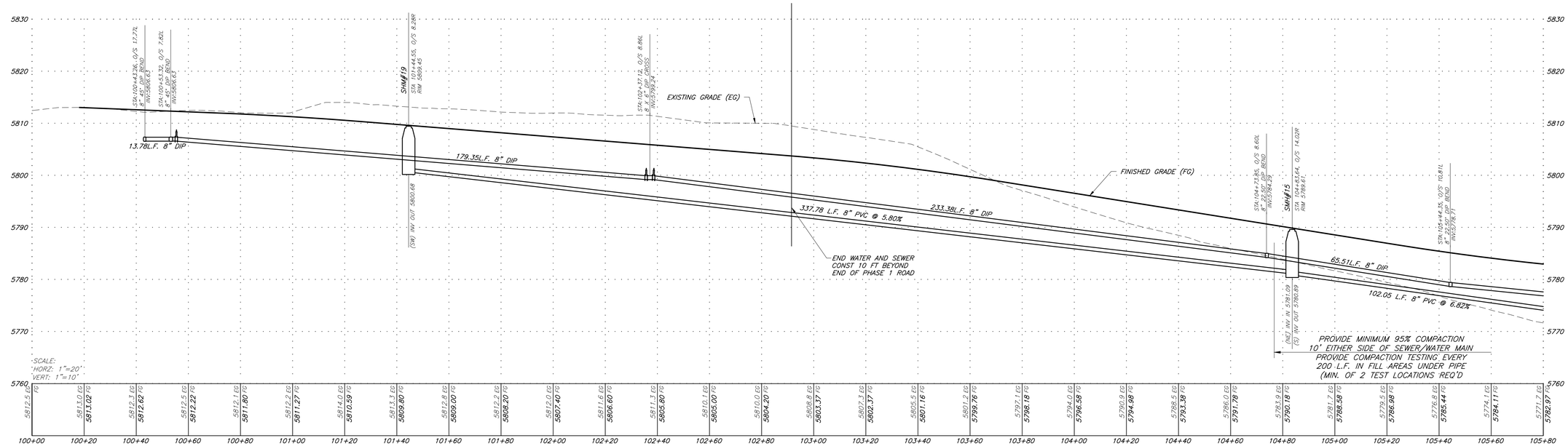
Dwg No.
28

Of : 44

I:\2000\2000-109\029011-pa17-cvr\Vir-Dwgs\Civil\pa-sheetset\CVR17-OffSiteWat-P&P.dwg Plotted: 7/25/2024 4:19 PM By: Frances Blackwelder

Exhibit A





Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

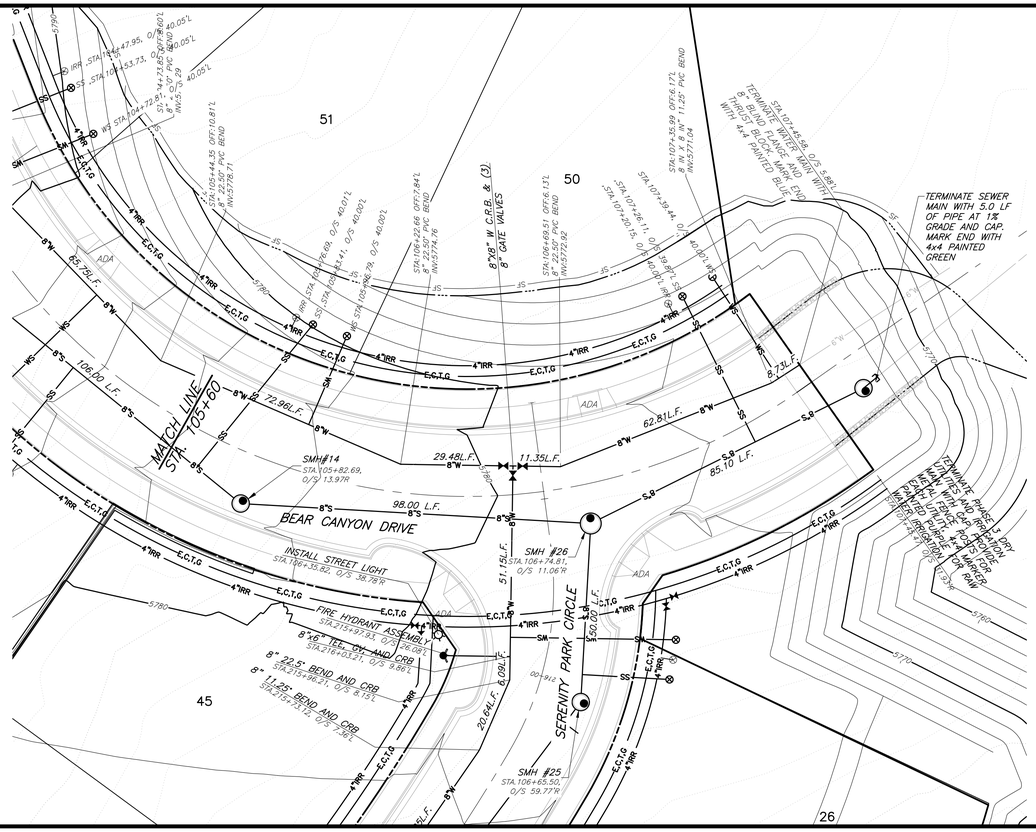
Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC:	DJ PE: DJC
File:	CVR17-BearCanUtilP&P

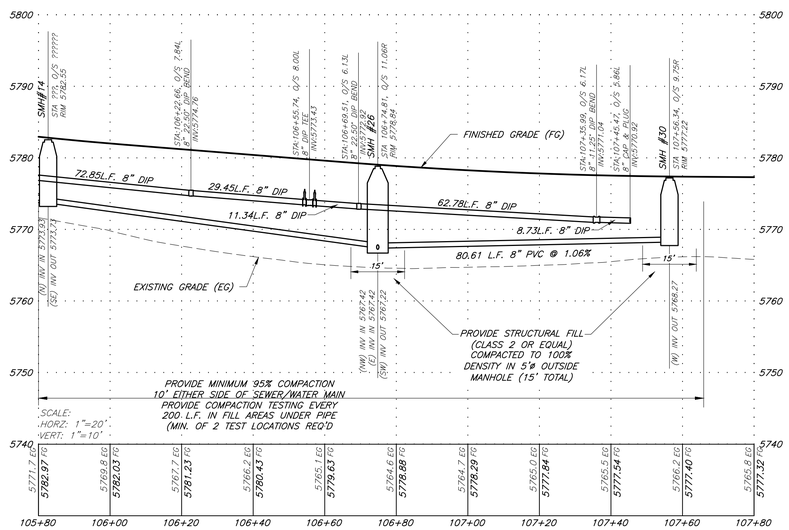
Title:
Bear Canyon Drive
Utilities Plan & Profile
Sta.100+00 to 105+80

Dwg No.
29

Of : 44

I:\2000\2000-109\029\11_pa17-cvn\Vf-Dwgs\Civil\pa--sheets\set\CVR17-BearCanUtilP&P.dwg Plotted: 7/25/2024 4:19 PM By: Frances Blockwelder





Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-BearCanUtilP&P

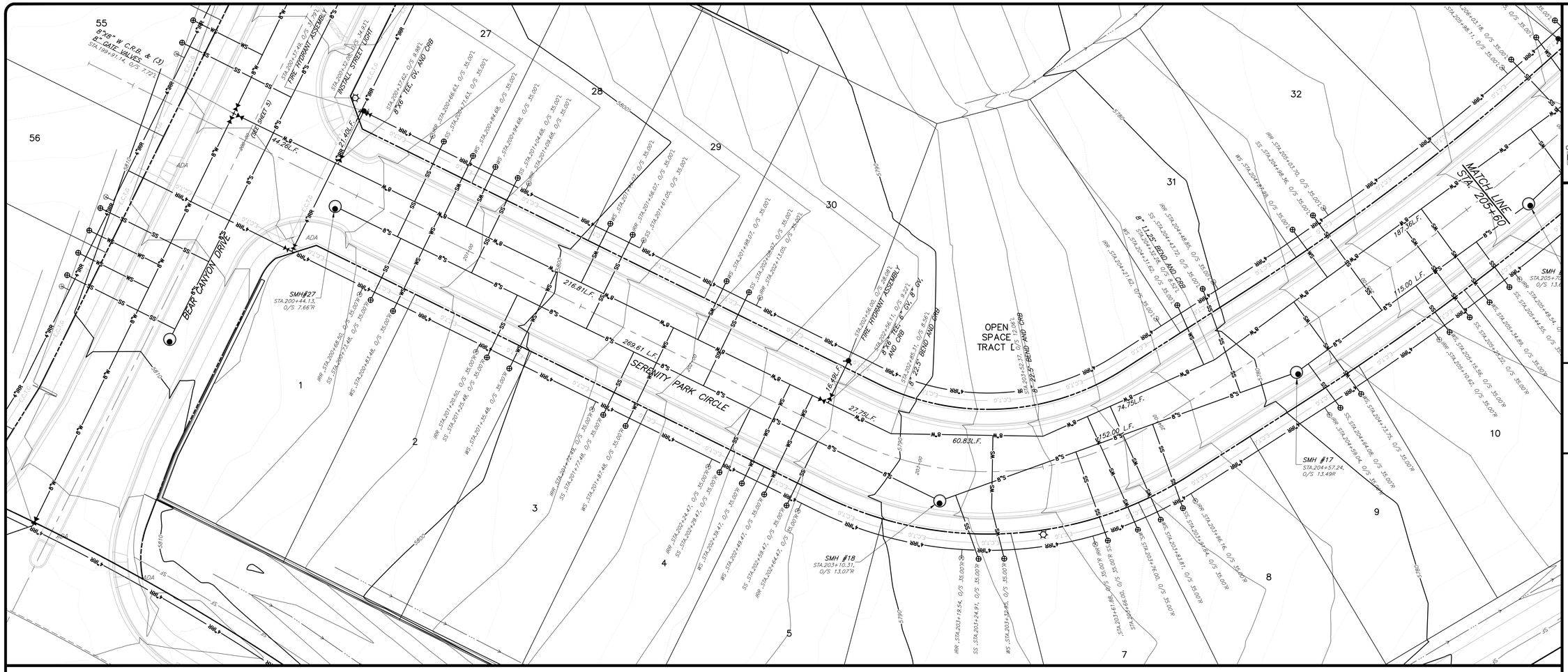
Title:
Bear Canyon Drive
UtilitiesPlan & Profile
Sta. 105+80 to 107+80

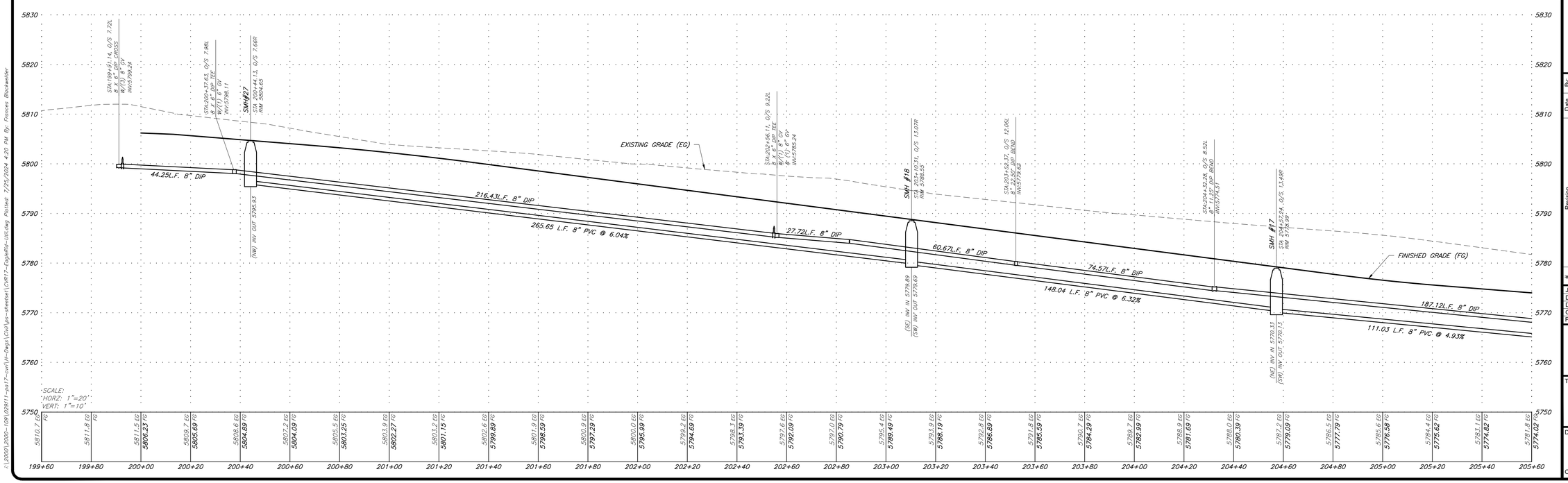
Dwg No.
30

Of : 44

I:\2000\2000-109\029\11_pa17-cvn\Vr-Dwgs\Civil\pa-sheetset\CVR17-BearCanUtilP&P.dwg Plotted: 7/25/2024 4:20 PM By: Frances Blackwelder

Exhibit A





Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By:

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029		
Drawn by:	JM		
Date:	7.25.24		
QC:	DK	PE:	DJC
File:	CVR17-EagleRid-Util		

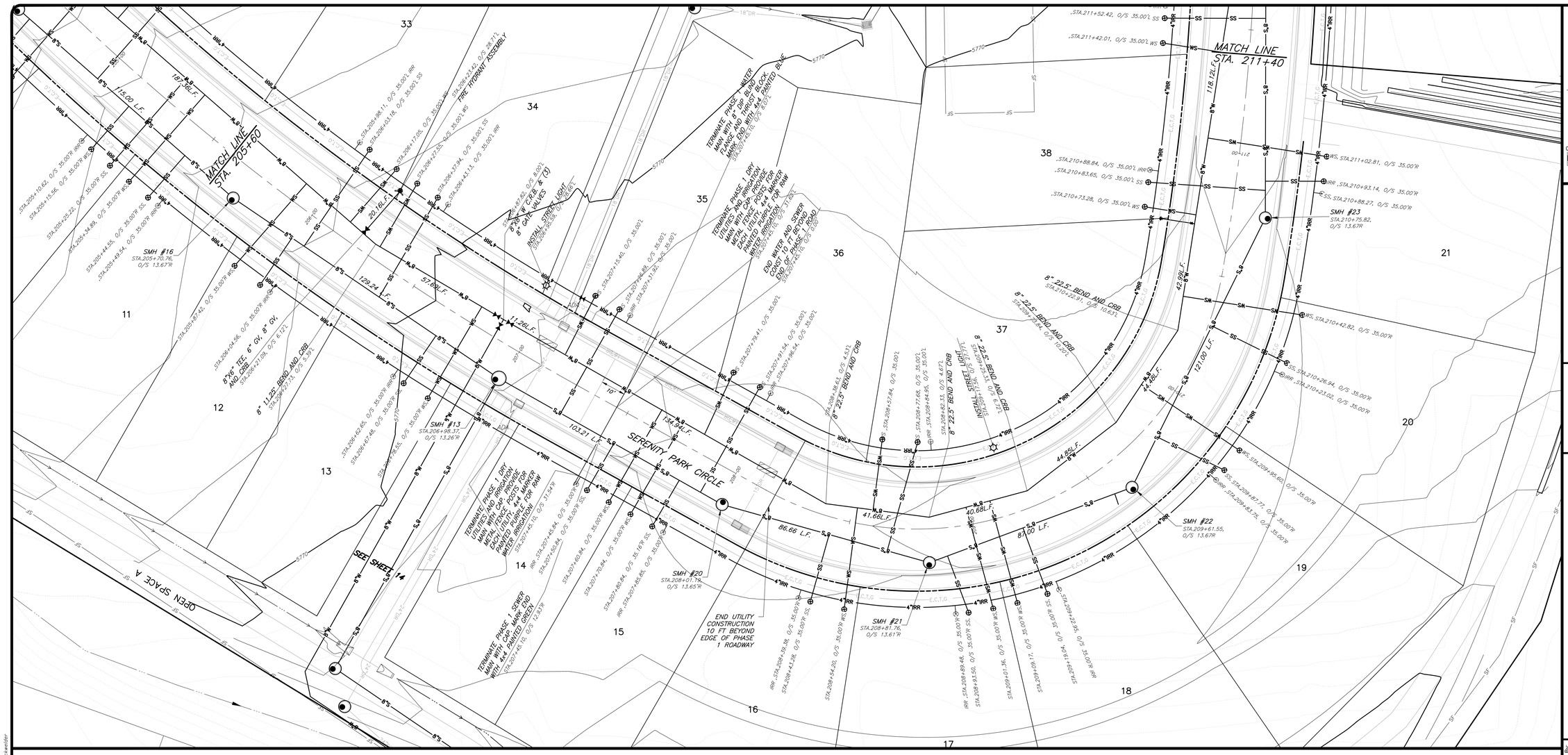
Title:
Serenity Park Cr.
Utilities Plan & Profile
Sta 200+00 to 205+60

Dwg No.
31

Of : 44

I:\2000\2000-109\029\11-ps\17-civil\1-Dwgs\Civil\ps-sheetset\CVR17-EagleRid-Util.dwg Plotted: 7/25/2024 4:20 PM By: Frances Blackwelder

Exhibit A



Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By
1			

Project Milestone: Preliminary Not For Construction

Job No. 2000-109.029
Drawn by: JM
Date: 7.25.24
QC: DK | PE: DJC
File: CVR17-EagleRd-Util

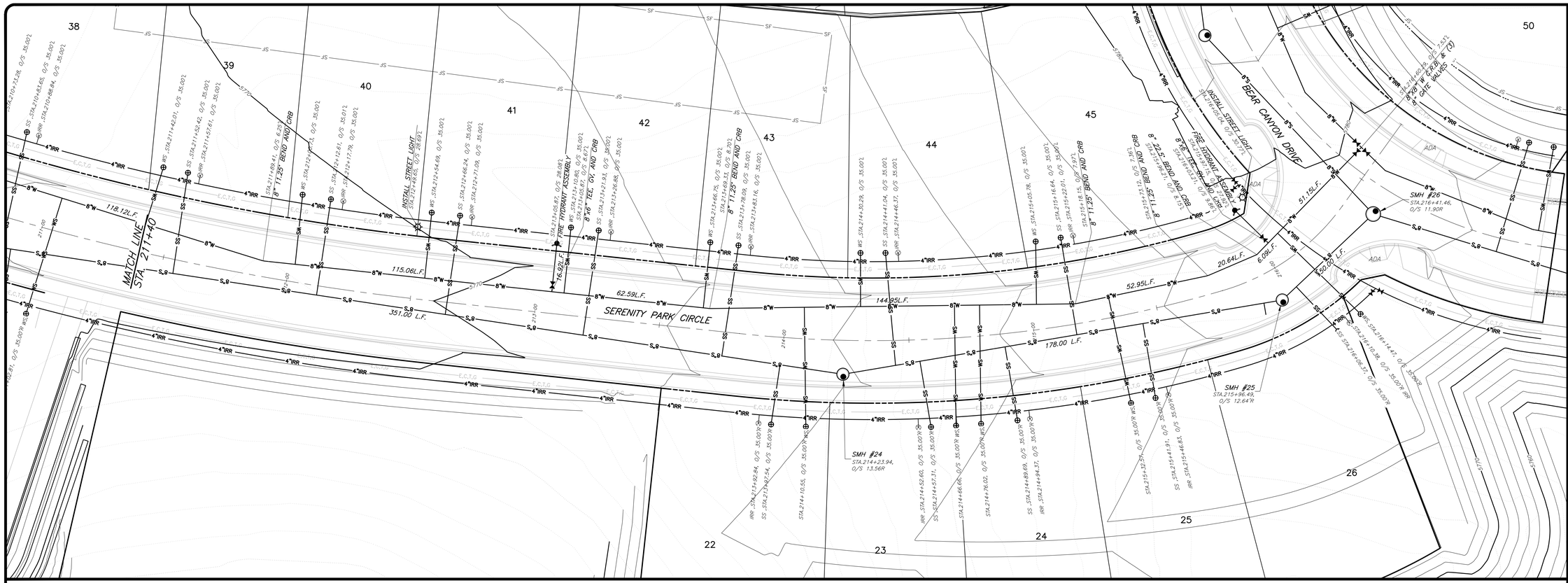
Title:
Serenity Park Cr.
Utilities Plan & Profile
Sta 205+60 to 210+60

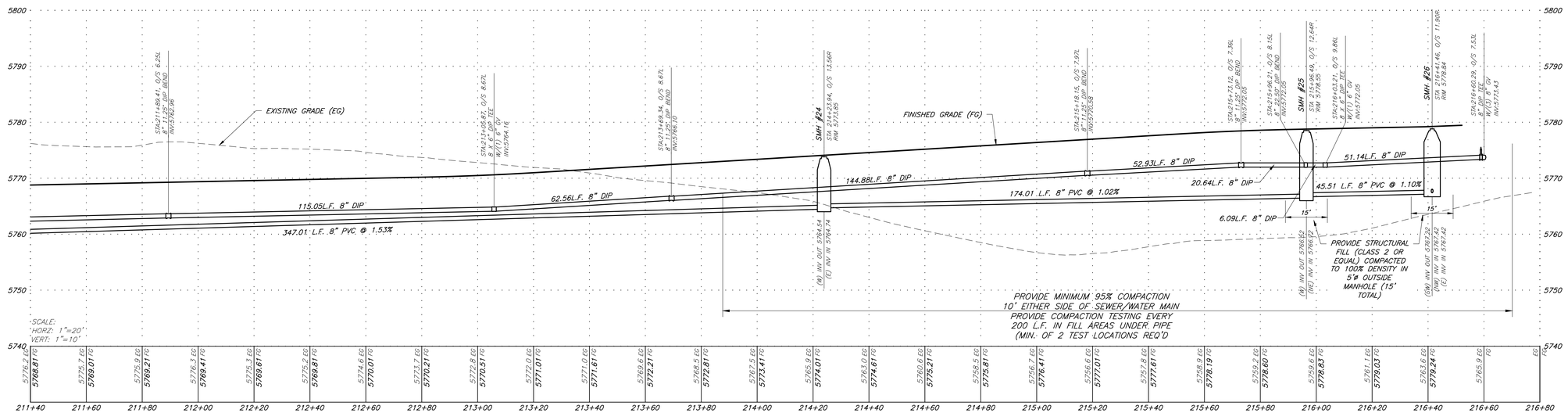
Dwg No.
32

Of: 44

\2000\2000-109\02#11-pp17-pm\11-Engr\Civil\pw-xhetsel\CVR17-EagleRd-Util.dwg Plotted: 7/25/2024 4:20 PM By: Frances Blockwelder

Exhibit A





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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-EagleRid-Util

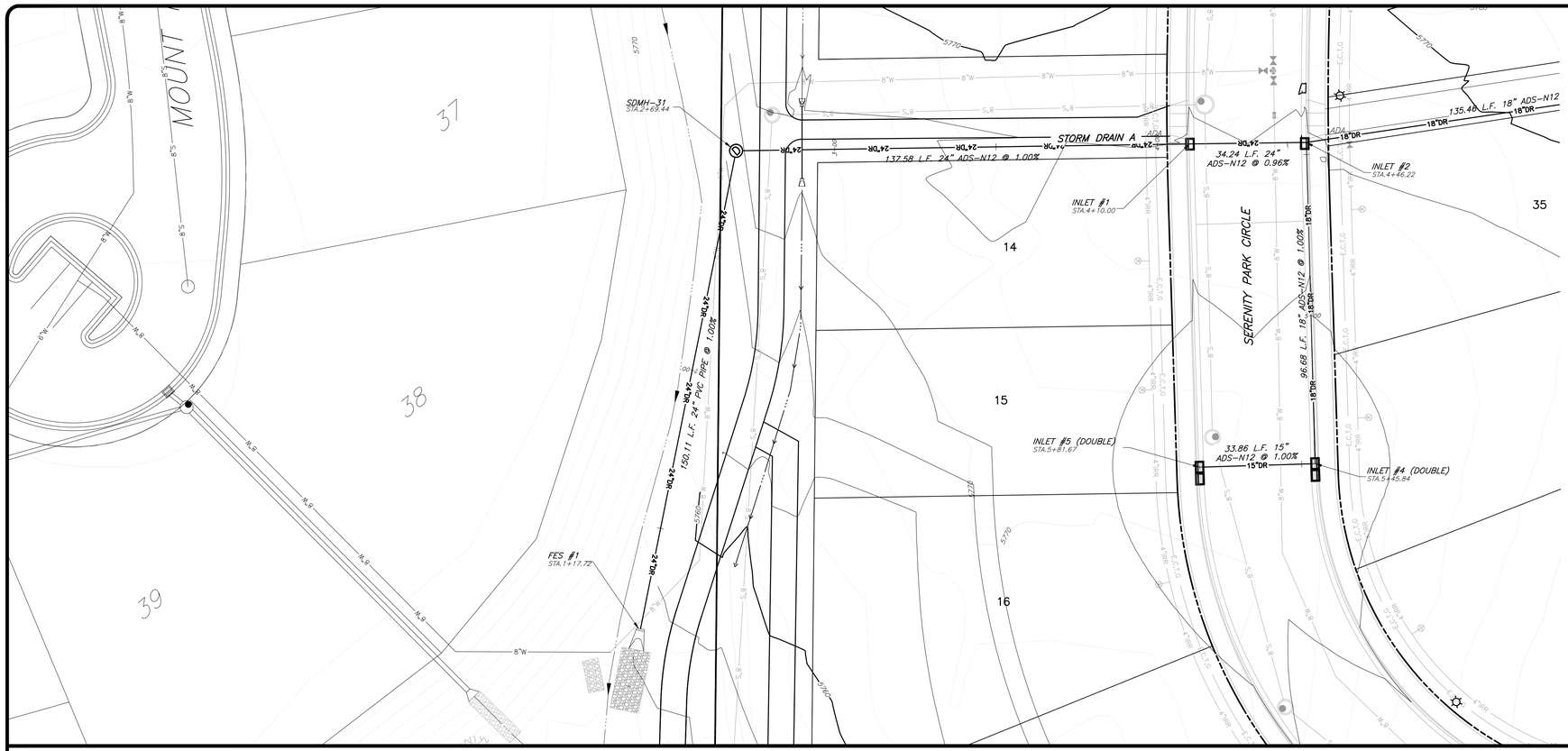
Title:
Serenity Park Cr.
Utilities Plan & Profile
Sta 210+60 to 216+60

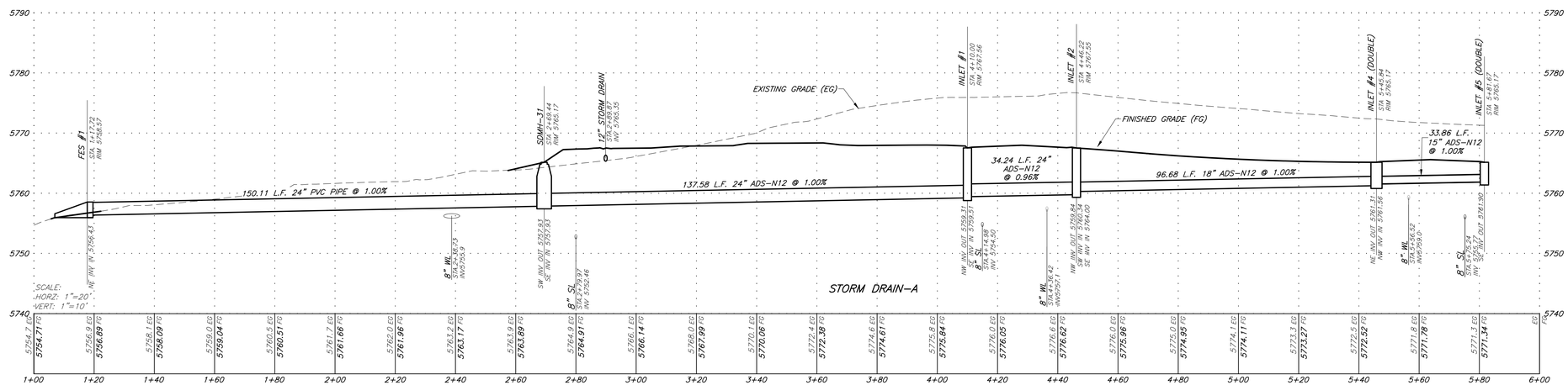
Dwg No.
33

Of : 44

I:\2020\2000-109\029011-pa17-cvr\1#-Dwgs\Civil\pa-sheetset\CVR17-EagleRid-Util.dwg Plotted: 7/25/2024 4:20 PM By: Frances Blackwelder

Exhibit A





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Graphic Scale
0 10 20 40
In Feet: 1" = 20'

Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By:
1	Project Milestone: Preliminary Not For Construction		

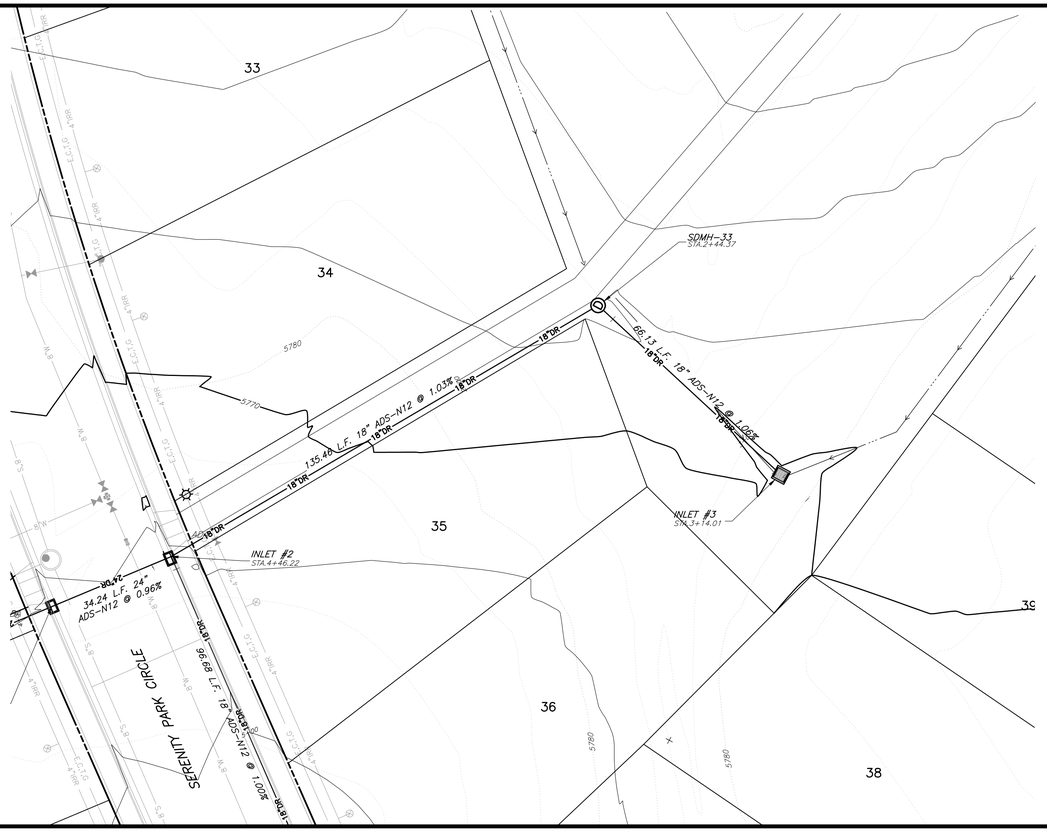
Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-StormDrainP&P

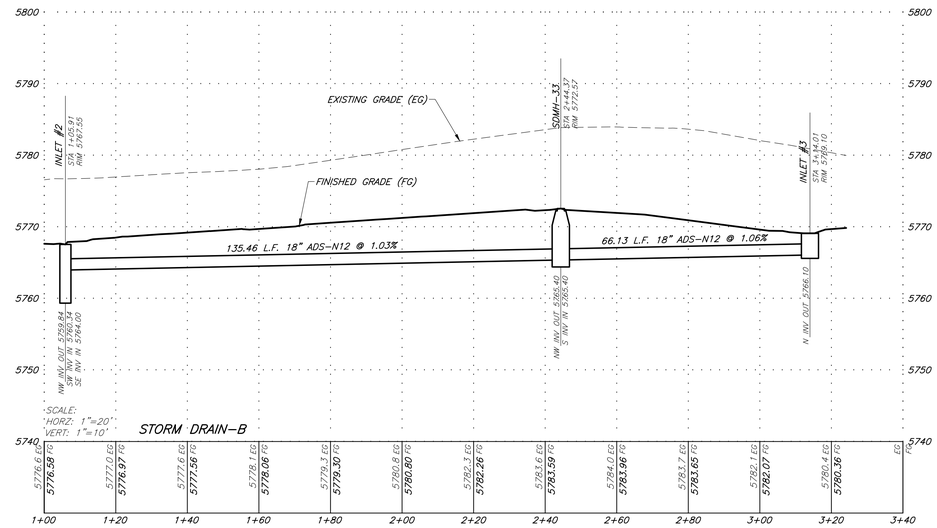
Title:
Storm Drain A
Plan and Profile

Dwg No.
34

Of : 44

I:\2000\2000-109\029\11-pa17-cvr\1#-Dwgs\Civil\pa-sheetset\CVR17-StormDrainP&P.dwg Plotted: 7/25/2024 4:20 PM By: Frances Blackwelder





Graphic Scale
0 ## ## ##
In Feet: 1" = ##'

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By:
1			

Project Milestone: Preliminary Not For Construction

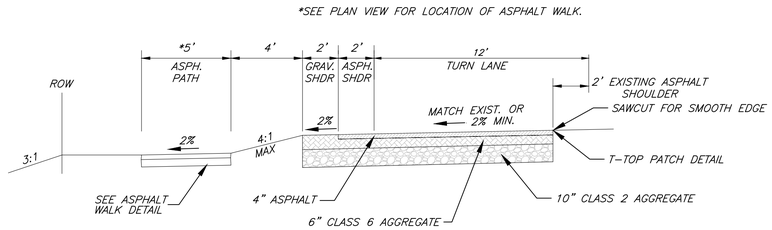
Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DC	PE: DJC
File:	CVR17-StormDrainP&P

Title:
Storm Drain B
Plan and Profile

Dwg No.
35

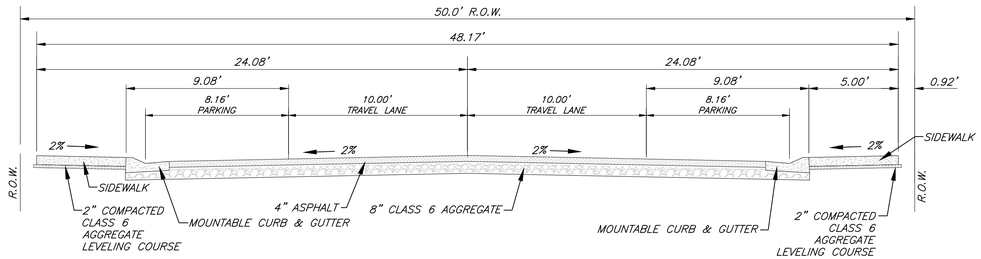
Of : 44

I:\2000\2000-109\029\11_pa17-cvr\1Fr-Dwgs\Civil\pa-sheetset\CVR17-StormDrainP&P.dwg Plotted: 7/25/2024 4:20 PM By: Frances Blackwelder



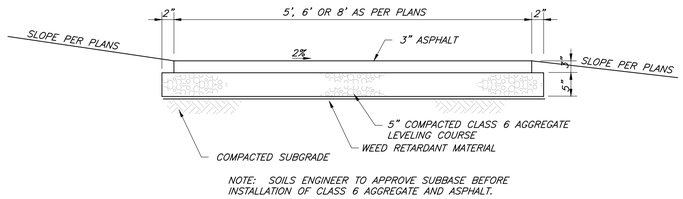
CASTLE VALLEY BLVD.-TURN LANE WIDENING

SCALE: 1" = 4'-0"



SERENITY PARK CIRCLE 10.0' TRAVEL LANES W/ PARKING

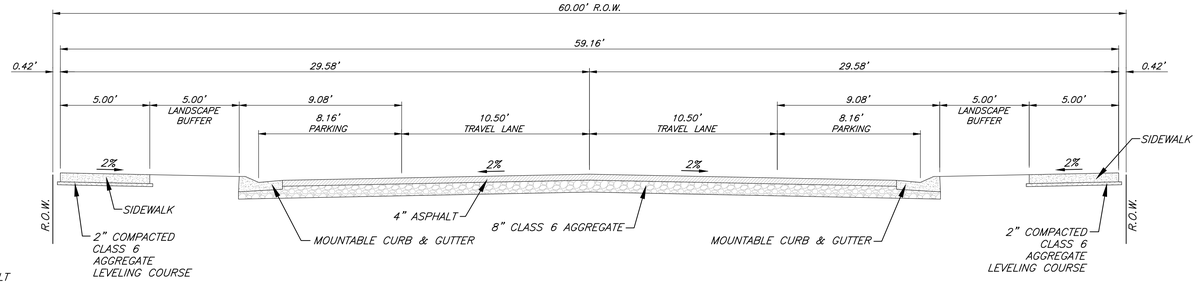
SCALE: 1" = 4'-0"



NOTE: SOILS ENGINEER TO APPROVE SUBBASE BEFORE INSTALLATION OF CLASS 6 AGGREGATE AND ASPHALT.

ASPHALT WALK

NOT TO SCALE

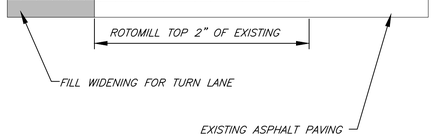


BEAR CANYON DRIVE 10.5' TRAVEL LANES W/ PARKING

SCALE: 1" = 4'-0"

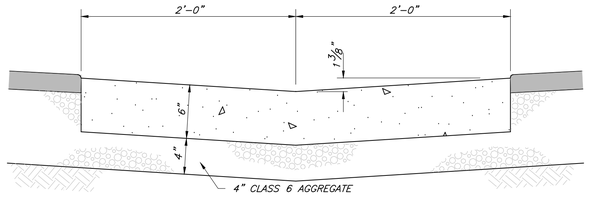
STANDARD 24" CURB & GUTTER

SCALE: 1 1/2"= 1'-0"



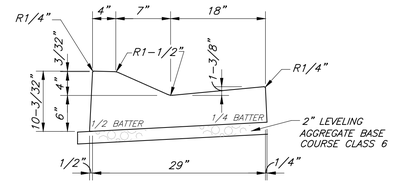
T-TOP PATCH DETAIL

NOT TO SCALE



VALLEY PAN DETAIL

SCALE: 1 1/2"= 1'-0"

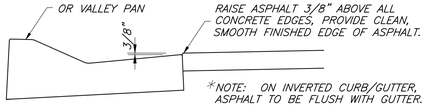


THIS MOLD IS BUILT WITH 1/4" PER FOOT SLOPE ON TOP OF CURB (SAME AS MONOLITHIC MOLD 66-2633M).

CURB JOINT: CONTRACTION = 8'-0"
INTERVALS: EXPANSION = 100'-0"

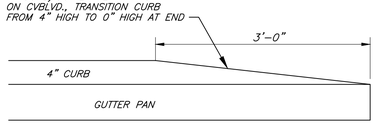
MOUNTABLE CURB & GUTTER

SCALE: 1" = 1'-0



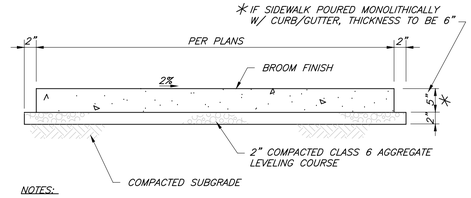
TYP. ASPHALT/CONCRETE CONNECTION

SCALE: 1" = 1'-0



CURB/GUTTER TERMINATION DETAIL

NOT TO SCALE

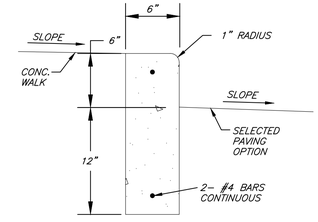


NOTES:

1) DUMMY JOINTS: 1" DEEP BY 1/8" - 1/4" WIDTH AT INTERVALS EQUAL TO SIDEWALK WIDTH.
2) USE 1/4" RADIUS ON ALL EDGES.
3) CURE FOR 72 HOURS USING CURING COMPOUND, PLASTIC COVERING OR MOISTURE.
4) USE 3750 PSI CONCRETE WITH FIBERMESH ADDITIVE AT 1-1/2 LBS./C.Y. MAXIMUM SLUMP 4".

CONCRETE SIDEWALK

NOT TO SCALE



CURB DETAIL

SCALE: 1 1/2"= 1'-0"

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

Revision	Date	By:

Project Milestone: Preliminary Not For Construction

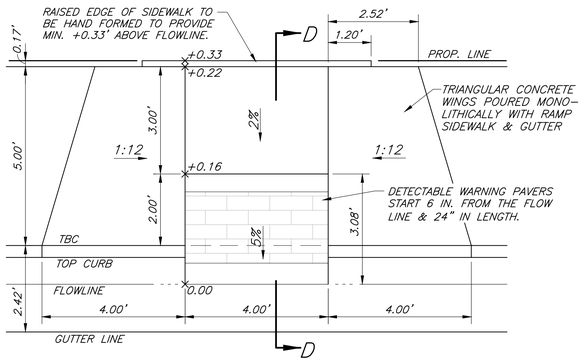
Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-RoadDets

Title: Roadway Details

Dwg No. 36

Of: 44

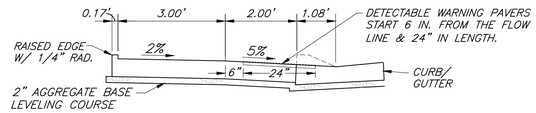
J:\2000\2000-109\029\11-ps\17-cvr\1\f-Dwgs\Civil\ps-sheets\1 CVR17-RoadDets.dwg Plotted: 7/25/2024 4:20 PM By: Frances Blackwelder



CURB RAMP STRAIGHT SECTION @ 5' SIDEWALK

SCALE: 1"= 2'

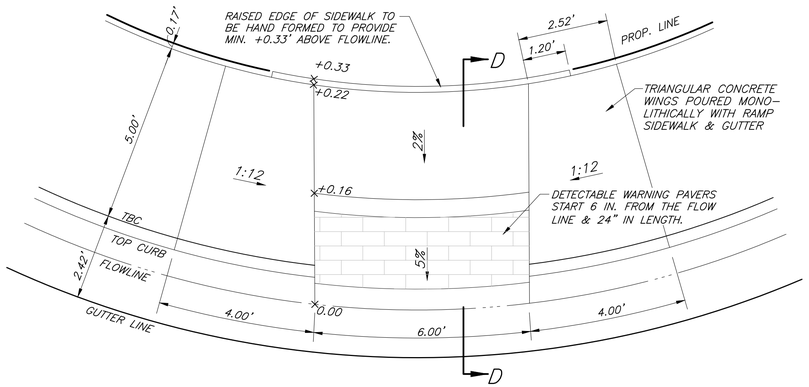
NOTES:
1. DIMENSIONS MAY BE ALTERED TO AVOID OBSTRUCTIONS WITH ENGINEER'S APPROVAL.
2. SURFACE OF RAMP TO HAVE COARSE BROOM FINISH.
3. TRUNCATED DOME SYSTEM: ENGINEERED PLASTIC INC. 1-800-682-2525, OR EQUAL



NOTE: CURB RAMPS SHALL BE 6" THICK CONCRETE ALL OTHER CONCRETE FLATWORK SHALL BE 5" THICK. AGGREGATE BASE FOR 4" CONCRETE FLATWORK SHALL BE 2" COMPACTED CLASS 6 AGGREGATE.

SECTION D-D

SCALE: 1"= 2'



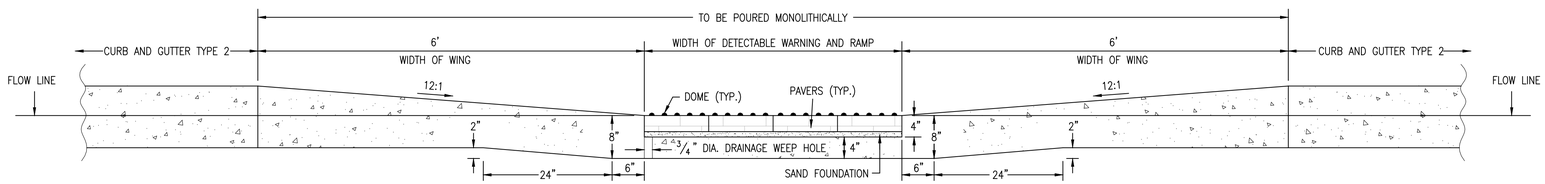
CURB RAMP CURVED SECTION & 5' SIDEWALK

SCALE: 1"= 2'

GENERAL NOTES

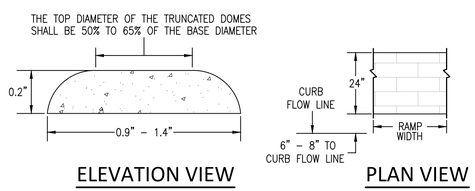
1. THE DETECTABLE WARNINGS SHALL BE INSTALLED AT SIDEWALK/STREET TRANSITIONS. THEY SHALL BE MADE IN PAVER FORM WITH A TRUNCATED DOME SURFACE. THE DOMES SHALL BE PLACED IN A SQUARE GRID, ALIGNED IN THE DIRECTION OF TRAVEL.
2. THE TOP OF THE DRAINAGE WEEP HOLE SHALL BE LOCATED AT THE LOWEST POINT OF THE DETECTABLE WARNING WELL.
3. ALL DETECTABLE WARNING AREAS SHALL START 6 INCHES FROM THE FLOW LINE OF THE CURB, AND BE 24 INCHES IN DEPTH, AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY.
4. THE DETECTABLE WARNING AREA SHALL BE INCLUDED IN THE COST OF THE CONCRETE CURB RAMP.

DETECTABLE WARNING PAVERS WITH A TRUNCATED BRICK SURFACE.



FRONT SECTION VIEW OF
DETECTABLE WARNING, WELL, CURB, AND GUTTER

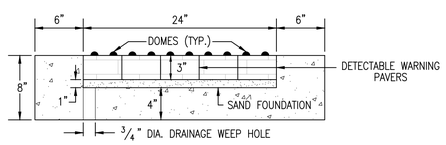
NOT TO SCALE



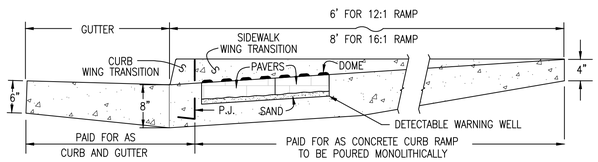
ELEVATION VIEW

PLAN VIEW

DOME AND DETECTABLE WARNING DETAILS

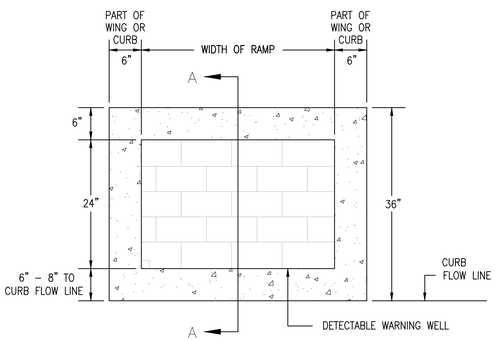


SECTION A-A



SIDE SECTION VIEW OF
DETECTABLE WARNING, WELL, CURB, AND GUTTER

P.J. = PERMISSIBLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BY 18 IN. BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING.



PLAN VIEW OF
DETECTABLE WARNING AND WELL

(PAVERS NOT DRAWN TO SCALE)

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029		
Drawn by:	JM		
Date:	7.25.24		
QC:	DK	PE:	DJC
File:	CVR17-SideWlkDet		

Title: Sidewalk Details

Dwg No. 37

Of : 44

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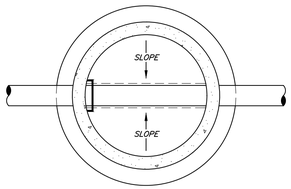
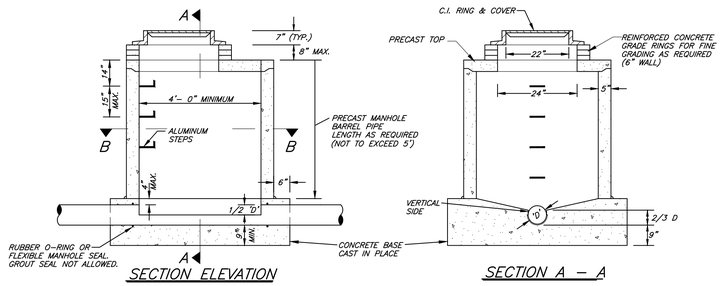


SECTION B – B

NOTES:

1. All bases shall be cast in place or precast concrete; use #4 rebar on 12" c–c both ways in poured bases.
2. Joint to be located on each side of all manholes, maximum of 24" from inside face.
3. Where available from pipe manufacturer, use expandable water stop or special sleeve as per manufacturer's specifications.
4. Stops to be located on side of bench or over upstream pipe.
5. Use Rub–R–Nek preformed gasket (2 layers) or grout in place between all bottom section, barrel sections, concrete grade rings, and top castings.
6. Backfill within 24" of manhole: Class 6 aggregate or native materials with less than 3" size.
7. Precast rings or metal riser ring course shall be utilized where required with 2 courses minimum and 12 courses maximum (2 minimum, 12" maximum height).
8. Grade adjustment as follows: Greater than, or equal to, 1 foot, concrete barrel sections; less than 1 foot, concrete or metal grade rings.
9. Finish grade as follows: With asphalt or concrete pavements flush; with base course surface or dirt/topsoil –3" below grade.

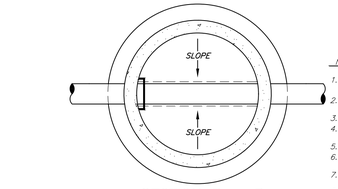


SECTION ELEVATION

SECTION A – A

SHALLOW MANHOLE DETAIL

N.T.S.



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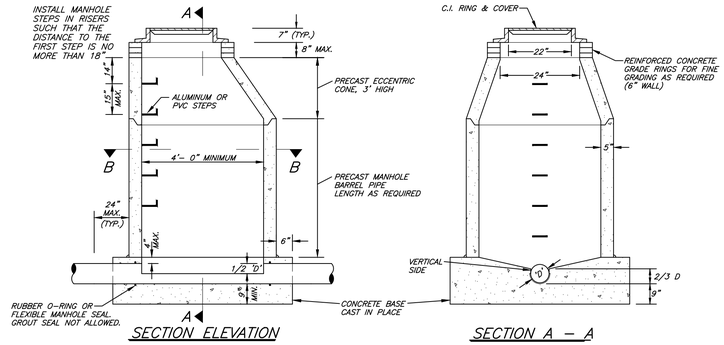
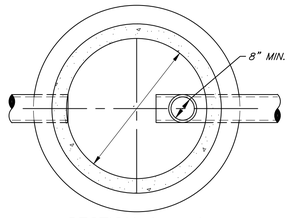


SECTION ELEVATION

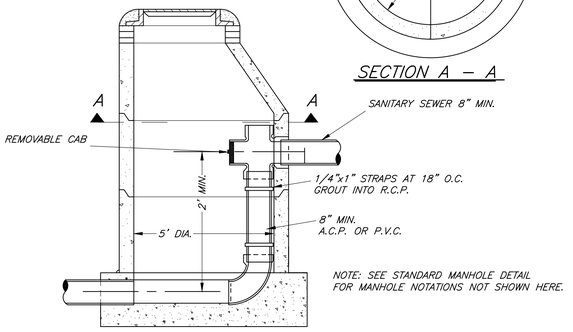
SECTION A – A

STANDARD MANHOLE DETAIL

N.T.S.

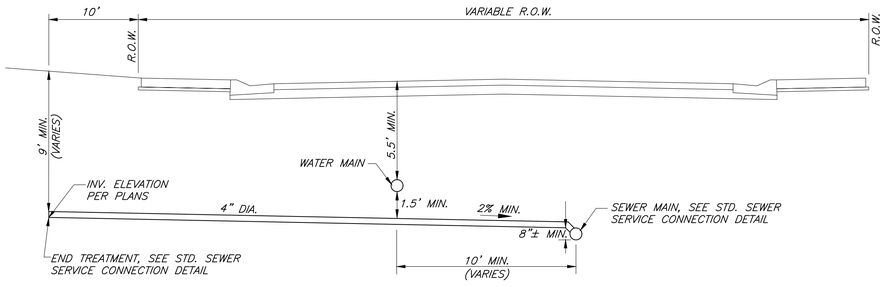


SECTION A – A



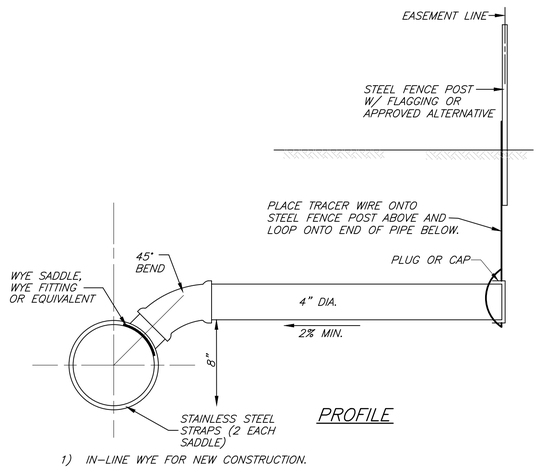
DROP CONNECTION TO STANDARD MANHOLE

N.T.S.



SEWER SERVICE PASSING UNDER WATER MAIN

SCALE: 1"= 4'



1) IN–LINE WYE FOR NEW CONSTRUCTION.
2) WYE SADDLE FOR OTHER SERVICES.
3) BACKFILL UNDER WYE TO BE SCREENED ROCK OR CLASS 6 AGGREGATE, 95% COMPACTION DENSITY PER ASTM D–698.
4) MINIMUM COVER – 5 FEET.

STANDARD SEWER SERVICE CONNECTION DETAIL

N.T.S.

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By:

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-UtilityDet

Title: Sanitary Sewer Details

Dwg No. 38

Of : 44

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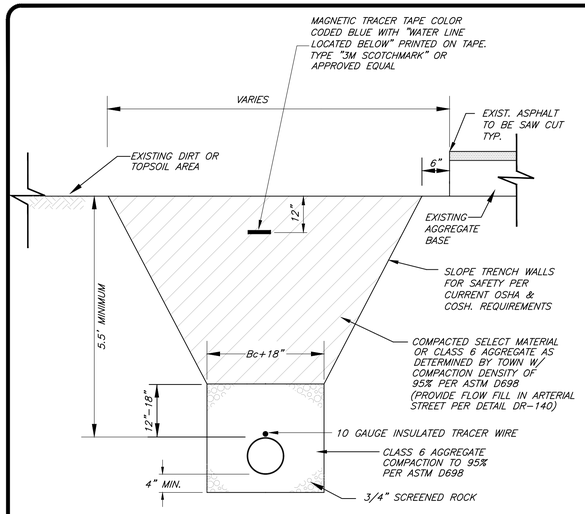


1) PAVEMENT REPLACEMENT SHALL MEET EXISTING THICKNESS AND KIND WITH THE FOLLOWING MINIMUMS: ASPHALT SURFACING = 3" MIN., AGGREGATE BASE COURSE = 8" MIN.
2) FOR UNPAVED SURFACES, BASE COURSE REPLACEMENT SHALL MEET EXISTING THICKNESS WITH THE FOLLOWING MINIMUMS: AGGREGATE BASE COURSE = 12" MIN.
3) DIRT / TOPSOIL PLACEMENT SHALL MEEET EXISTING THICKNESS AND KIND WITH THE FOLLOWING MINIMUMS: 4" TOPSOIL.
4) SELECT MATERIAL AS FOLLOWS: 6" MAXIMUM SIZE IN TOP 12" OF BACKFILL
12" MAXIMUM SIZE IN REMAINDER OF BACKFILL
5) PROVIDE TRACER WIRE TAPED TO THE TOP OF PIPE FOR PVC INSTALLATIONS. (TYPE OF TAPE TO BE APPROVED BY THE TOWN.)
6) PROVIDE POLYETHYLENE WRAP AROUND DUCTILE IRON PIPE INSTALLATIONS. USE A MINIMUM OF 12" LAPS WITH THE POLYETHYLENE WRAP. TAPE WRAP WITH TOWN APPROVED TAPE AT 3'-0" O.C.
7) DETAIL ABOVE FOR "DRY TRENCH" CONDITIONS. FOR UNSTABLE OR "WET TRENCH" CONDITIONS PROVIDE A MINIMUM OF 4" OF 1 1/2" SCREENED ROCK UNDER BEDDING MATERIAL WITH FILTER FABRIC PLACED BELOW AND ABOVE THE SCREENED ROCK.

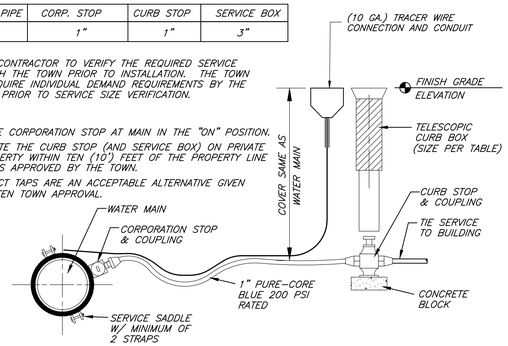
TRENCH CROSS SECTION

NOT TO SCALE

SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	3"

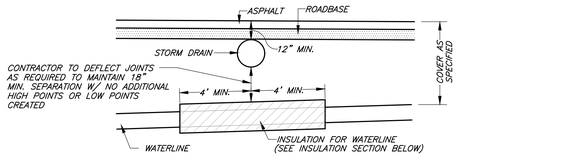
NOTE: CONTRACTOR TO VERIFY THE REQUIRED SERVICE SIZE WITH THE TOWN PRIOR TO INSTALLATION. THE TOWN WILL REQUIRE INDIVIDUAL DEMAND REQUIREMENTS BY THE SERVICE PRIOR TO SERVICE SIZE VERIFICATION.

NOTES:
1. LEAVE CORPORATION STOP AT MAIN IN THE "ON" POSITION.
2. LOCATE THE CURB STOP (AND SERVICE BOX) ON PRIVATE PROPERTY WITHIN TEN (10') FEET OF THE PROPERTY LINE OR AS APPROVED BY THE TOWN.
3. DIRECT TAPS ARE AN ACCEPTABLE ALTERNATIVE GIVEN WRITTEN TOWN APPROVAL.



TYP. WATER SERVICE DETAIL

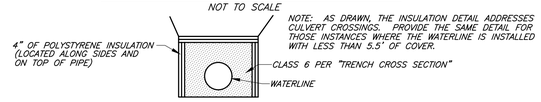
NOT TO SCALE



ELEVATION

WATERLINE/CULVERT CROSSING

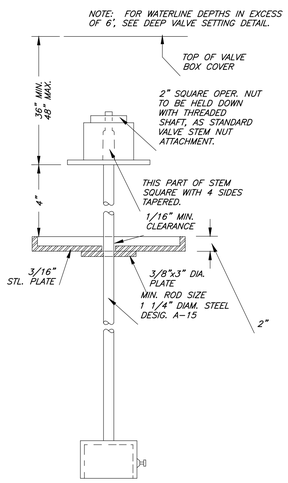
NOT TO SCALE



NOTE: AS DRAWN, THE INSULATION DETAIL ADDRESSES CULVERT CROSSINGS. PROVIDE THE SAME DETAIL FOR THOSE INSTANCES WHERE THE WATERLINE IS INSTALLED WITH LESS THAN 5.5' OF COVER.

INSULATION SECTION

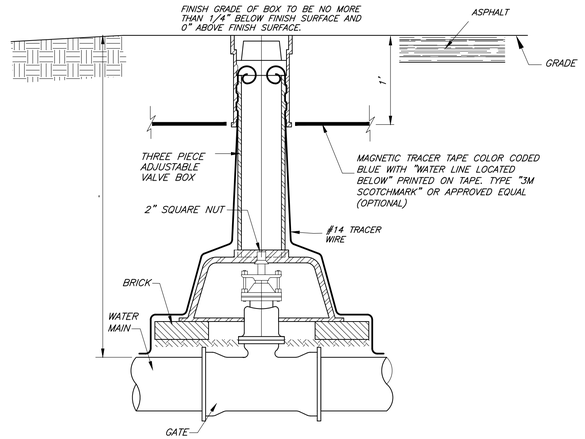
NOT TO SCALE



DEEP VALVE SETTING

NOT TO SCALE

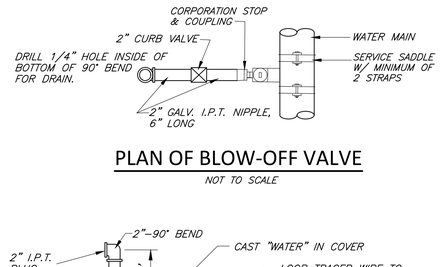
NOTES:
1. ALL VALVES ADJACENT TO FITTING SHALL BE FLANGE x MJ. FITTING SHALL BE FLANGED NEXT TO VALVE. LINE VALVES TO BE MJ x MJ.
2. DESIGN LOCATIONS OF VALVES ARE OUTSIDE OF CONCRETE CURB/GUTTER AND VALLEY PANS. INSTALLED VALVES WHICH CONFLICT WITH CONCRETE AREAS SHALL BE RELOCATED AT THE CONTRACTOR'S EXPENSE.
3. IN UNPAVED AREAS, PROVIDE A SLIGHT GRADE FOR FINISH GRADE AWAY FROM TOP OF VALVE BOX.
4. SEE CONCRETE RING NOTE FOR PLACEMENT OF CONCRETE RING IN UNPAVED AREAS.
5. INSTALLATION OF OTHER VALVE TYPES:
   a: INSTALL OTHER TYPES OF VALVES IN A SIMILAR MANNER AS SHOWN FOR THE GATE VALVE INSTALLATION.
   b: INSTALLATION OF OTHER VALVE TYPES IS ALLOWED ONLY BY WRITTEN APPROVAL FROM THE TOWN.



TYPICAL GATE VALVE

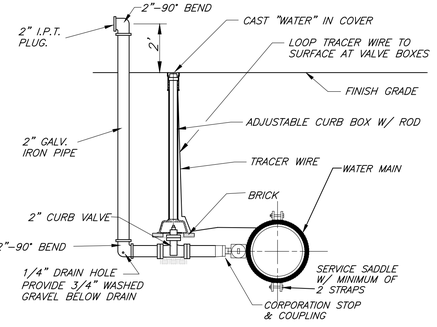
NOT TO SCALE

WATERLINE GENERAL NOTES:
1. CONTRACTOR TO ENSURE VALVES AND BOXES ARE LOCATED OUT OF CONCRETE CURB AND GUTTER, FILLETS AND VALLEY PANS.
2. WATERLINE TO BE INSULATED AT ALL DRAINAGE PIPE CROSSINGS OR WHERE COVER IS LESS THAN 5'-6" AS SHOWN ON THE "UTILITY DETAIL SHEET".
3. HYDRANTS TO BE LOCATED 3.5' MIN. IN BACK OF CURB OR AS APPROVED BY THE ENGINEER IF A CONFLICT OCCURS WITH LANDSCAPING, MISC. UTILITIES, ETC.



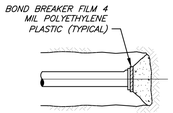
PLAN OF BLOW-OFF VALVE

NOT TO SCALE

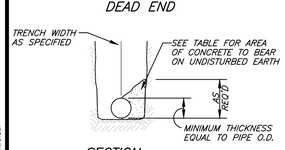


ELEVATION OF BLOW-OFF VALVE

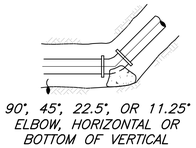
NOT TO SCALE



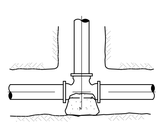
DEAD END



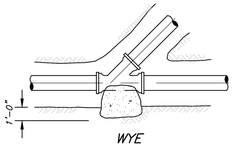
SECTION



90°, 45°, 22.5°, OR 11.25° ELBOW, HORIZONTAL OR BOTTOM OF VERTICAL



TEE



WYE

SCALE: 3/4"= 1'-0"

SIZE (INCHES)	ELBOWS				TEES & DEAD ENDS
	90° (SQ. FT.)	45° (SQ. FT.)	22.5° (SQ. FT.)	11.25° (SQ. FT.)	
4	1.8	1.0	0.5	0	1.3
6	4.0	2.2	1.1	0	2.8
8	7.1	3.8	2.0	1.0	5.0
10	11.1	6.0	3.0	1.5	7.8
12	16.0	8.6	4.4	2.2	11.3
14	21.7	11.8	6.0	3.0	15.4
16	28.4	15.3	8.0	4.0	20.0
18	36.0	19.4	10.0	5.0	25.4

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F= ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS.
ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS. PER SQ. FT.

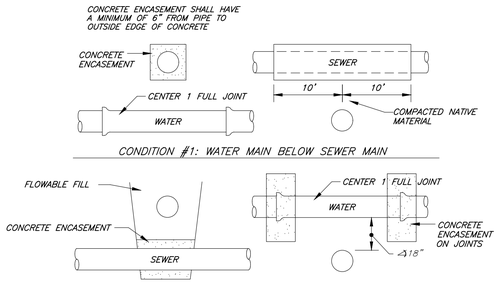
INSTALLATION OF THRUST BLOCKS ARE NOT ALLOWED FOR CONDITIONS OUTSIDE OF THOSE LISTED UNTIL SUBMITTAL OF CALCULATIONS FOR THE CORRECTION FACTOR ARE SUBMITTED TO AND REVIEWED BY THE TOWN AND WRITTEN APPROVAL BY THE TOWN IS GIVEN.

PROVIDE BOND BREAKER FILM 4 MIL. POLYETHYLENE PLASTIC AT ALL CONDITIONS SHOWN BETWEEN PIPE AND CONCRETE.

TABLE OF BEARING AREAS IN SQ. FT.

TYP. CONCRETE REACTION BLOCK DETAILS

NOT TO SCALE



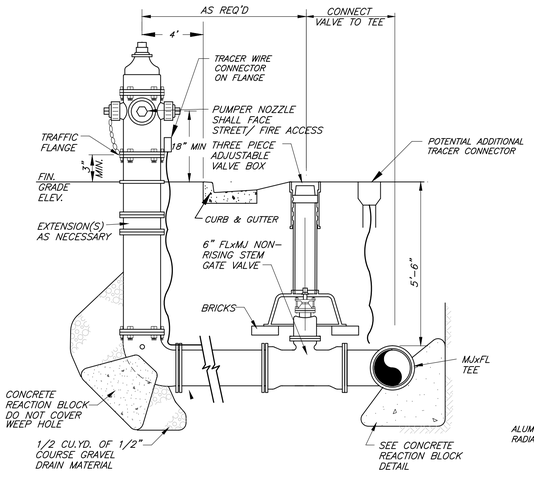
CONDITION #1: WATER MAIN BELOW SEWER MAIN

CONDITION #2: WATER MAIN LESS THAN 18" ABOVE SEWER MAIN

1) SEWER/WATER LINE TO BE CONSTRUCTED OF ONE JOINT (18' MINIMUM) OF C-900 PVC, DR-18 PIPE, CENTERED ON SEWER/WATER LINE FOR PERPENDICULAR CROSSING. FOR SKEW CROSSINGS, USE C-900 PIPE UNTIL HORIZONTAL SEPARATION EXCEEDS 10'.

WATER / SEWER CROSSING

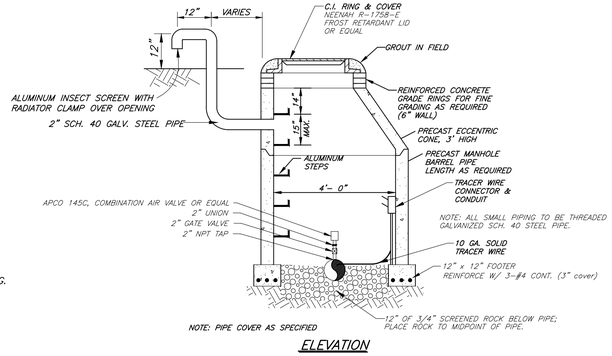
NOT TO SCALE



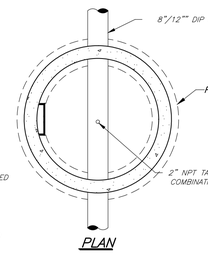
NOTES:
1) ALL JOINTS FROM MAIN TO HYDRANT SHALL BE RESTRAINED MECHANICALLY.
2) HYDRANT, VALVE AND FITTINGS TO BE 250 P.S.I. RATED.
3) POLYETHYENE WRAP SHALL COVER D.I.P. ASSEMBLY FROM HYDRANT BASE TO WATER MAIN.
4) ALL HYDRANT LEAD PIPING TO BE 6" D.I.P.
5) CENTERLINE OF HYDRANT TO BE 4'-0" FROM BACK OF CURB UNLESS OTHERWISE NOTED.
6) FOR FIRE HYDRANTS ON END OF WATER LINE.
7) CARE SHOULD BE TAKEN TO ASSURE THAT WEEP HOLE REMAINS FREE DRAINING.
8) ALL HYDRANTS TO BE MUELLER BRAND.

FIRE HYDRANT ASSEMBLY INSTALLATION DETAIL

NOT TO SCALE



ELEVATION



PLAN

MANHOLE CONSTRUCTION NOTES:
1. USE RUB-R-NEK PREFORMED GASKET (2 LAYERS) OR GROUT IN PLACE BETWEEN ALL BOTTOM SECTION, BARREL SECTIONS, CONCRETE GRADE RINGS, AND TOP CASTINGS.
2. BACKFILL WITHIN 24" OF MANHOLE: CLASS 2 AGGREGATE OR NATIVE MATERIALS WITH LESS THAN 3" SIZE.
3. PRECAST RINGS OR METAL RISER RING COURSE SHALL BE UTILIZED WHERE REQUIRED WITH 2 COURSES MINIMUM AND 12 COURSES MAXIMUM (2 MINIMUM, 12" MAXIMUM HEIGHT).
4. GRADE ADJUSTMENT AS FOLLOWS: GREATER THAN, OR EQUAL TO, 1 FOOT, CONCRETE BARREL SECTIONS; LESS THAN 1 FOOT, CONCRETE OR METAL GRADE RINGS.
5. FINISH GRADE AS FOLLOWS: WITH ASPHALT OR CONCRETE PAVEMENTS FLUSH; WITH BASE COURSE SURFACE OR DIRT/TOPSOIL -3" BELOW GRADE.
6. PROVIDE (2), 6 FT METAL FENCE POSTS W/REFLECTORS TO IDENTIFY AND PROTECT VENT PIPE.

AIR RELEASE VALVE MANHOLE DETAIL

NOT TO SCALE

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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

Revision	Date	By:
#		

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-UtilityDet

Title: Domestic Water Details

Dwg No. 39

Of : 44

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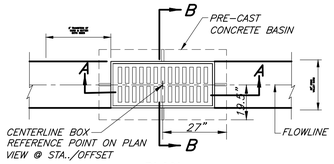
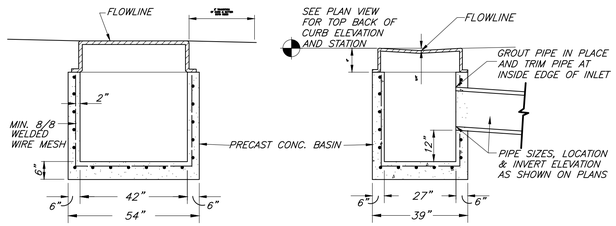


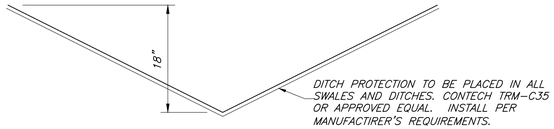
PLAN



SECTION A-A SECTION B-B

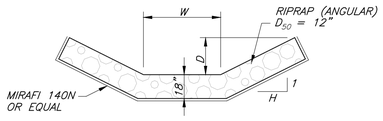
TYPE 2 DRAIN INLET DETAIL

NOT TO SCALE



TYP. DITCH SECTION

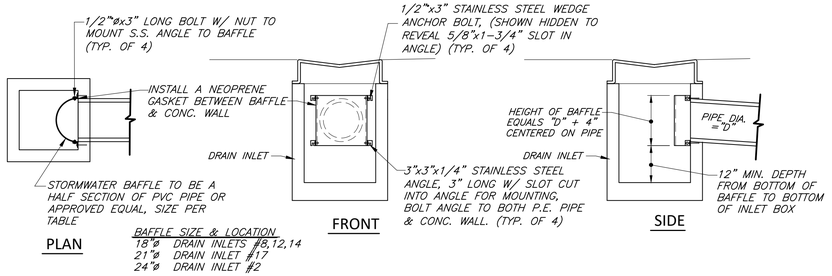
NOT TO SCALE



DITCH PROTECTION TO BE PLACED IN ALL SWALES AND DITCHES OUTSIDE OF UNIT LOT LINES. RIPRAP OR CONTECH TRM-C35 OR APPROVED EQUAL.

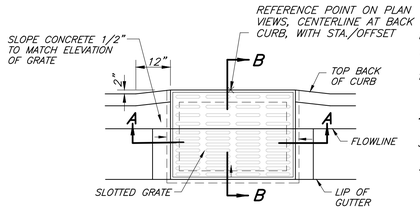
RIPRAP OUTLET SWALE

NOT TO SCALE



STORMWATER QUALITY INLET DETAIL

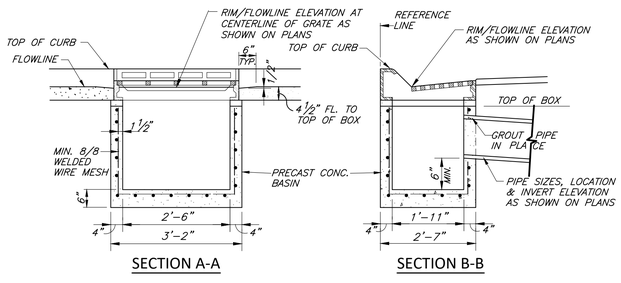
NOT TO SCALE



PLAN

NOTES:

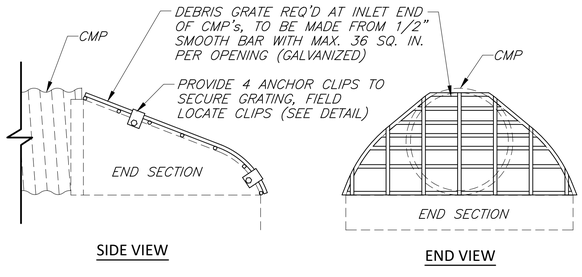
1) FRAME, GRATE & CURB INLET TO BE NEENAH R-3501-R OR APPROVED EQUAL. SEE BELOW.
1A) FRAME, GRATE & CURB INLET TO BE NEENAH R-3228-BC OR APPROVED EQUAL FOR DRAIN INLET #17 ONLY.
2) FRAME & GRATE SHALL BE ASPHALT PAINT-DIPPED BY MANUFACTURER.
3) PRECAST CONCRETE ADJUSTMENT RINGS (IF REQUIRED) SHALL BE GROUTED IN PLACE.
4) SET GRATE W/ CONC. LEVELING COURSE TO MATCH LONGITUDINAL SLOPE OF THE ROAD.



SECTION A-A SECTION B-B

DRAIN INLET TYPE 1

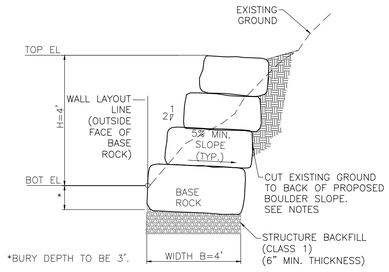
NOT TO SCALE



SIDE VIEW END VIEW

DEBRIS GRATE DETAIL

NOT TO SCALE



BOULDER SLOPE TYPICAL SECTION

N.T.S.

DESIGN DATA:

EQUIVALENT FLUID, γ = 35 PCF (RETAINED SOIL)
COHESION, C = 0.0 PSF (RETAINED SOIL)
ROCK UNIT WEIGHT, γ = 150 PCF
ALLOWABLE BEARING PRESSURE = 2000 PSF

DESIGN TABLE			
Max. Height H (ft)	Min. Base Rock Width B (ft)	Min. Rock Weight (lb)	
		Cap Rock	Base Rock
4.0'	3.0'	400	2000

NOTES:

1. PLACE EACH ROCK INDIVIDUALLY BY EQUIPMENT SUITABLE FOR LIFTING, MANIPULATING, AND PLACING ROCKS OF THE SIZE AND SHAPE SPECIFIED. ENSURE THAT EACH ROCK IS FIRMLY SET AND SUPPORTED BY UNDERLYING MATERIALS AND ADJACENT ROCKS. REPOSITION OR REPLACE LOOSE ROCKS.
2. A MAXIMUM TOLERANCE OF 6 INCHES MAY BE APPLIED TO THE TOTAL BASE ROCK WIDTH. USE ROCK WITH MINIMUM L OF B-6". WHEN BASE ROCK WIDTH (B) EXCEEDS 5'-6", TWO APPROXIMATELY EQUAL SIZE BASE ROCKS MAY BE USED, PROVIDED ROCKS ARE IN CONTACT AT TWO POINTS OR MORE. DO NOT CONSECUTIVELY PLACE BASE ROCKS WITH WIDTHS LESS THAN B.
3. PLACE BASE SO THAT THEIR HEIGHT DIMENSION IS NOT GREATER THAN THEIR WIDTH. THE LONGEST DIMENSION OF THE BASE ROCKS IS PERPENDICULAR TO THE FACE OF SLOPE.
4. WHERE LOOSE, SOFT, OR OTHERWISE UNSUITABLE FOUNDATION SOIL CONDITIONS ARE ENCOUNTERED, CONTACT THE ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS.
5. STABILITY OF TEMPORARY CUT SLOPES IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. DO NOT CONSTRUCT BOULDER SLOPES EXCEEDING THE HEIGHTS SHOWN ON THE PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
7. CUT EXISTING SLOPE TO MATCH THE BACK FACE OF THE BOLDERS, TO THE EXTENT PRACTICAL, TO MINIMIZE DISTURBANCE TO THE EXISTING BANK. IF EXISTING SLOPE CAN NOT BE CUT TO MATCH, CONTACT THE ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS.
8. EXCAVATION AND STRUCTURE BACKFILL WILL NOT BE MEASURED AND PAID FOR SEPARETELY BUT SHALL BE INCLUDED IN THE COST OF THE BOULDER SLOPE ITEM. AGGREGATE BASE COURSE (CLASS 6) MAY BE USED FOR STRUCTURE BACKFILL.
9. BOULDER MATERIAL AND SOURCE SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

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Castle Valley Ranch
Preliminary/Final Plat and
Development Plan Set, Filing 11

#	Revision	Date	By:

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-UtilityDet

Title: Storm Drain Details

Dwg No. 40

Of : 44

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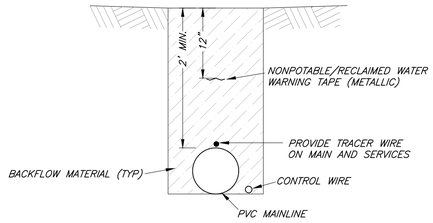

IRRIGATION TRENCH DETAIL

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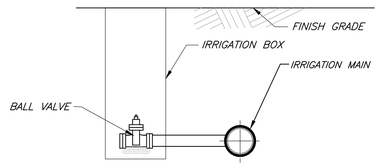
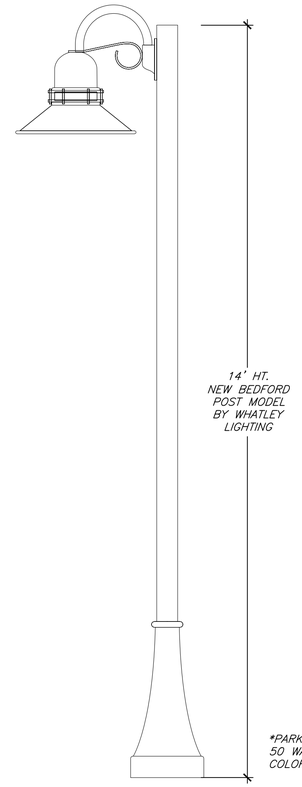


IRRIGATION SERVICE DETAIL

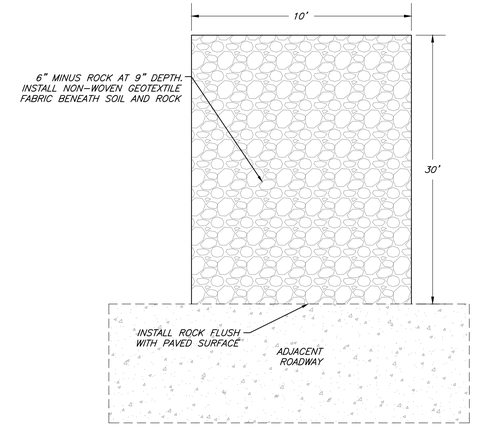
NOT TO SCALE



*PARK MODEL 357 BY WHATLEY LIGHTING
50 WATT HIGH PRESSURE SODIUM
COLOR: FEDERAL GREEN

STREET LIGHT DETAIL

NOT TO SCALE

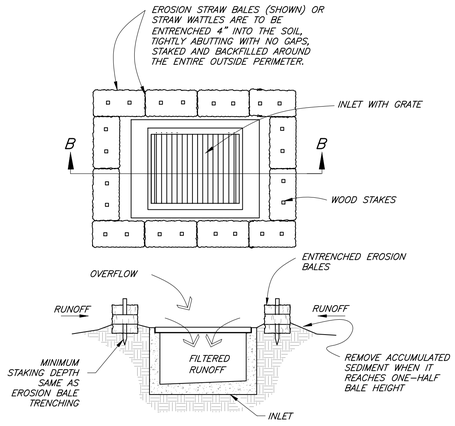


VTC INSTALLATION NOTES:

1. INSTALL SEE PLAN VIE FOR GENERAL LOCATION. CONTRACTOR TO DETERMINE FINAL LOCATION OF CONSTRUCTION SITE ENTRANCE. VTC SHALL BE LOCATED AT ALL ACCESS POINTS TO PUBLIC OR PRIVATE ROADWAY CORRIDORS.
2. VTC SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. INSPECT VTC DAILY AND MAINTAIN IN EFFECTIVE OPERATING CONDITION. INSPECT ALL BMPS AFTER ANY PRECIPITATION EVENT. AND PERFORM NECESSARY MAINTENANCE.
4. ROCK SHALL BE REPLACED OR REGRADED TO MAINTAIN CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS SHALL BE REMOVED THROUGHOUT THE DAY AND AT THE END OF EACH WORK DAY BY SHOVELING AND SWEEPING. SEDIMENT SHALL NOT BE DISPOSED OF INTO STORM DRAIN SYSTEM.

VEHICLE TRACKING CONTROL DETAIL (VTC)

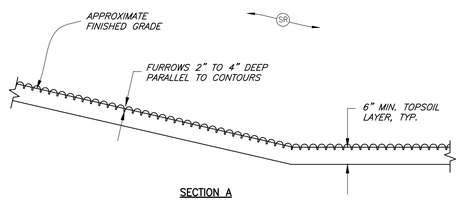
NOT TO SCALE



CROSS-SECTION B-B

EROSION CONTROL INLET PROTECTION (IP)

NOT TO SCALE



SECTION A

SURFACE ROUGHENING INSTALLATION NOTES

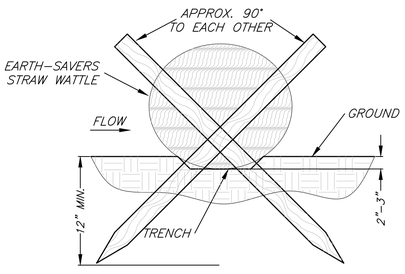
1. SURFACE ROUGHENING SHALL BE PROVIDED ON ALL FINISHED GRADES (SLOPES AND "FLAT" AREAS) WITHIN 2 DAYS OF COMPLETION OF FINISHED GRADE (FOR AREAS NOT RECEIVING TOPSOIL) OR WITHIN 2 DAYS OF TOPSOIL PLACEMENT.
2. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD IS TO BE PLACED WITHIN 7-DAYS OF FINISHED GRADING DO NOT NEED TO BE SURFACE ROUGHENED.
3. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.

SURFACE ROUGHENING MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT THE SURFACE ROUGHENING WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. VEHICLES AND EQUIPMENT SHALL GENERALLY BE CONFINED TO ACCESS DRIVES AND SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
3. IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
4. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER ANY RILL EROSION.

SURFACE ROUGHENING (SR)

NOT TO SCALE



STRAW WATTLE INSTALLATION DETAIL (SW)

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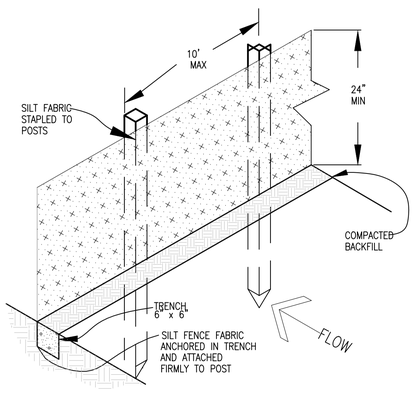
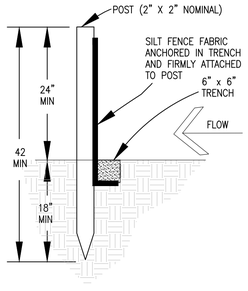
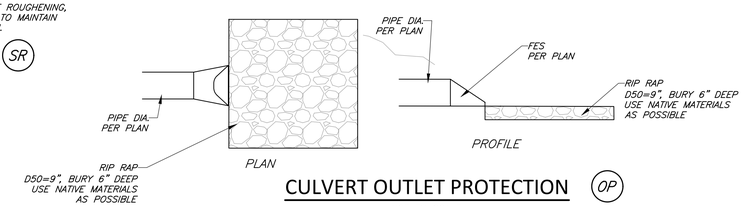


SILT FENCE

NOT TO SCALE





CULVERT OUTLET PROTECTION (OP)

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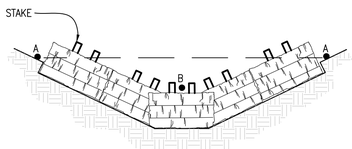
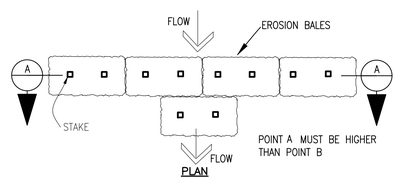


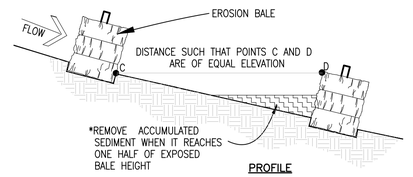
CROSS-SECTION AA



PLAN

EROSION BALE PLACEMENT IN CHANNELIZED DITCH

NOT TO SCALE



PROFILE

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By
1	Project Milestone: Preliminary Not For Construction		

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-UtilityDet

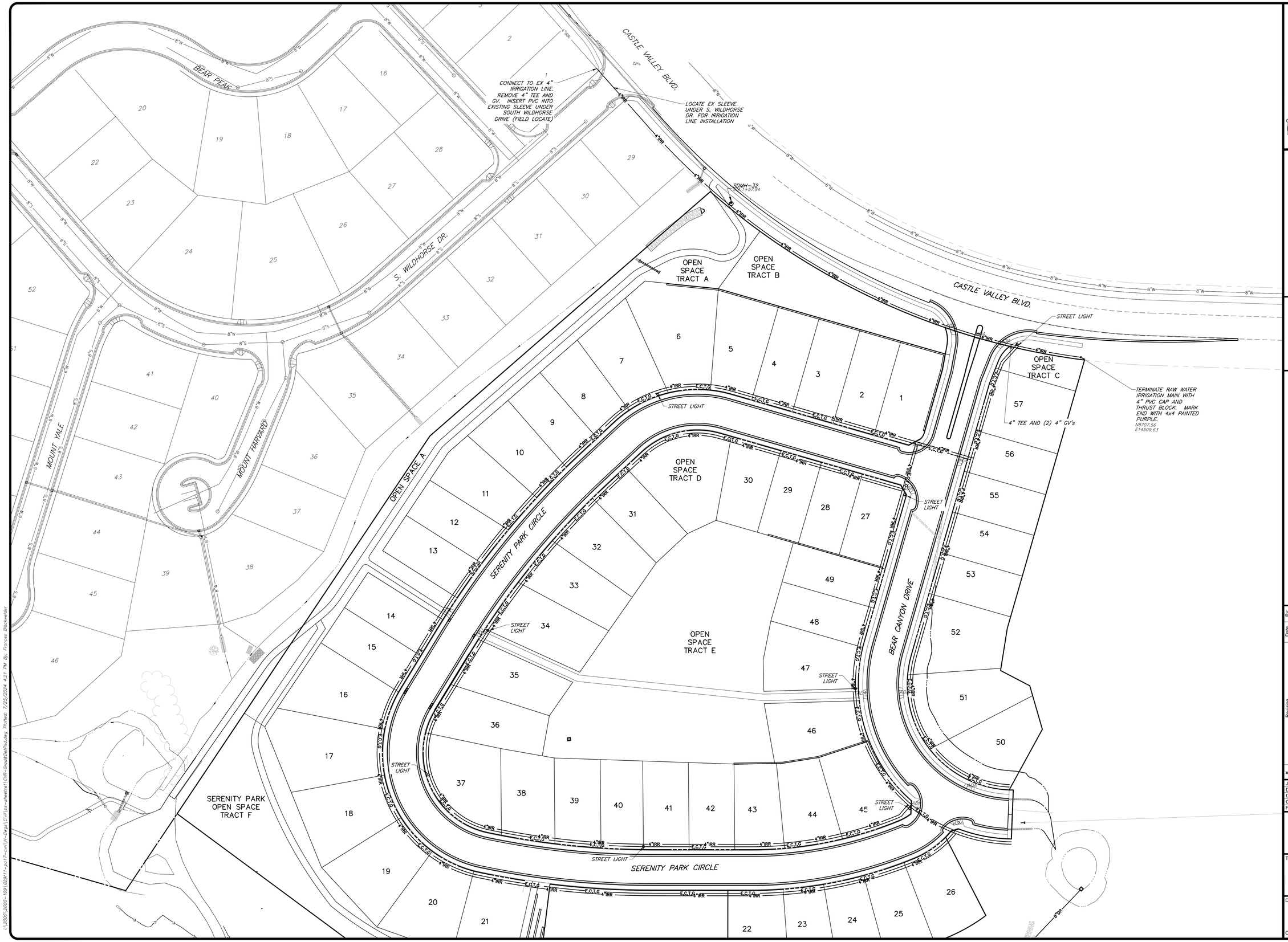
Title: Irrigation and Erosion Control Details

Dwg No. 41

Of : 44

I:\2000\2000-109\029\11-ps\17-cvr\14-Dwgs\Civil\ps-sheets\CVR17-UtilityDet.dwg Plotted: 7/25/2024 4:20 PM By: Frances Blockwelder

Exhibit A



Graphic Scale
0 25 50 100
In Feet: 1" = 50'

SGM
118 West Sixth Street, Suite 200
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Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

Revision	Date	By:
Project Milestone: Preliminary Not For Construction		

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR-Grad&DetPnd

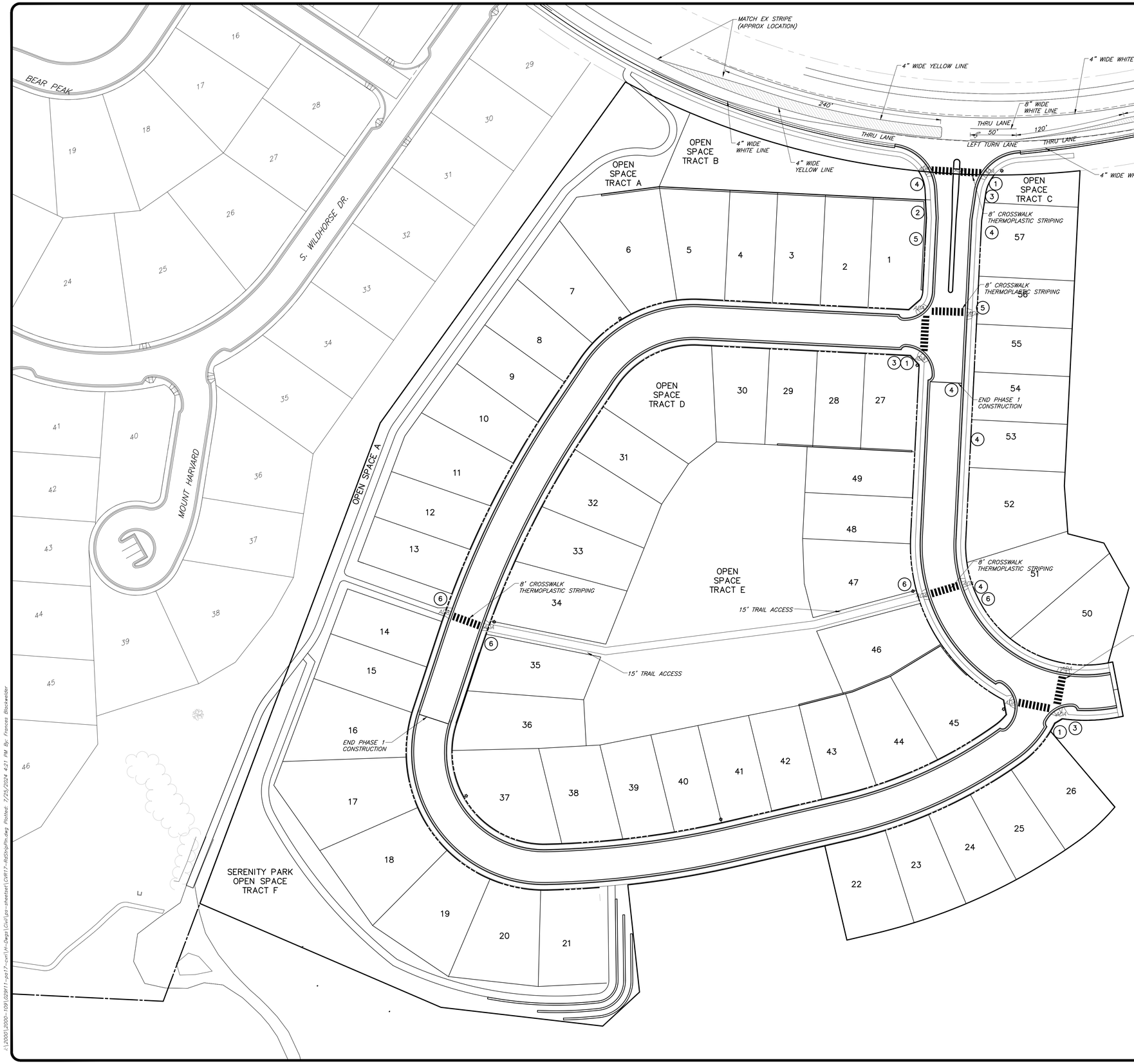
Title:
Overall Miscellaneous Utility and Street Light Plan

Dwg No.
42

Of : 44

I:\2000\2000-109\029\11-ps17-cvn\11-Dwgs\Civil\ps-sheets\[CVR-Grad&DetPnd.dwg] Plotted: 7/25/2024 4:21 PM By: Frances Blakeslee

Exhibit A



LEGEND

1. STOP (R1-1)
2. SPEED LIMIT 20 MPH (R2-1)
3. STREET NAME SIGNS (D3 OR TO MATCH LOCAL SIGNAGE)
4. NO PARKING ANY TIME (R7-1)
5. NO PARKING HERE TO CORNER (R7-1A)
6. PEDESTRIAN CROSSING (W11-2 AND W16-7P

ALL SIGNS ARE PER M.U.T.C.D.

WHENEVER POSSIBLE SIGNS ARE TO BE PLACED ADJACENT TO LOT JUNCTION POINTS

Graphic Scale
0 25 50 100
In Feet: 1" = 50'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

By:	Date	Revision

Project Milestone: Preliminary Not For Construction

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-RdStripPln

Title: Signing and Striping Plan

Dwg No. 43

Of : 44

I:\2000\2000-109\029\11-pa17-cvr\1\Dwgs\Civil\ps-sheetset\CVR17-RdStripPln.dwg Plotted: 7/25/2024 4:31 PM By: Frances Blackwelder

Exhibit A

LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- CONIFEROUS SHRUBS
- ORNAMENTAL GRASSES
- EDGER
- THREE RAIL FENCE
- SOD (LIMITED TO MAXIMUM OF 2500 SF PER UNIT)
- NATIVE SEED MIX
- SHREDDED CEDAR BARK MULCH

NOTE:

THIS CONCEPTUAL LANDSCAPE PLAN, BASED ON THE 2008 VILLAGE HOMES SUBMITTAL, IS REPRESENTATIVE OF THE LEVEL OF LANDSCAPE IMPROVEMENTS THAT CASTLE VALLEY RANCH INVESTORS RECENTLY COMPLETED ON FILING 10 AND PROPOSES TO INSTALL FOR FILING 11.

Graphic Scale

0 25 50 100

In Feet: 1" = 50'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Castle Valley Ranch
Preliminary/Final Plat and Development Plan Set, Filing 11

#	Revision	Date	By
1	Project Milestone: Preliminary Not For Construction		

Job No.	2000-109.029
Drawn by:	JM
Date:	7.25.24
QC: DK	PE: DJC
File:	CVR17-Landlnr

Title:

Landscape and Irrigation Plan

Dwg No.

44

Of : 44

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SETTLEMENT AGREEMENT

29.00

THIS SETTLEMENT AGREEMENT ("**Agreement**") made and entered into this ____ day of May, 2024 ("**Effective Date**"), by and between the TOWN OF NEW CASTLE, COLORADO, a Colorado home rule municipality, and the TOWN COUNCIL, TOWN OF NEW CASTLE, COLORADO (collectively, the "**Town**") and CVR INVESTORS, INC., a Colorado corporation ("**CVRI**") (CVRI, and together with the Town, the "**Parties**").

WHEREAS, the Town is a Colorado home rule municipality in Garfield County, Colorado; and

WHEREAS, the Castle Valley Ranch PUD is located within the jurisdictional boundaries of the Town and comprises the real property legally defined and described in the Second Amended Castle Valley Ranch Annexation Agreement and Site Specific Development Plan Agreement (the "**Development Agreement**") recorded in the real property records of the Garfield County Clerk and Recorder (the "**Records**") on April 26, 2002 at Reception No. 602245, which legal description is incorporated herein by reference ("**CVR**"); and

WHEREAS, CVRI is the owner of certain vacant real property within CVR including, but not limited to, the property commonly known as CVR Planning Areas 15 and 17 and more fully defined in CVRI's PUD Application ("**Filing 11**") and CVR Planning Area 19 ("**Filing 12**"); and

WHEREAS, development in CVR is subject to, among other things, the contractual and vested rights and obligations set forth in that certain Amended Castle Valley Ranch Annexation Agreement recorded in the Records on May 30, 1989 at Reception No. 401812 (the "**Annexation Agreement**"); Town of New Castle Ordinance 2002-02; the Development Agreement; and that certain Third Amended Castle Valley Ranch Annexation Agreement and Site Specific Development Plan Agreement last signed on August 20, 2013 (the "**Extension Agreement**" and collectively with the documents identified in this recital, the "**Entitlements**"); and

WHEREAS, Ordinance 2002-02, the Development Agreement, and the Extension Agreement granted vested rights in the CVR PUD Master Plan Map attached as Exhibit E to the Development Agreement (the "**PUD Map**") and the Updated Planned Unit Zoning Guide attached as Exhibit F to the Development Agreement (the "**PUD Guide**") (collectively, and solely for purposes of this Agreement, the "**Vested Rights**") through July 11, 2043; and

WHEREAS, the Parties acknowledge that, based upon development in CVR as of the Effective Date, 518 of the 1,400 residential dwelling units allowed under Paragraph 12.b of the Development Agreement remain available in CVR; and

WHEREAS, as of the Effective Date, the Town has received an application for commercial development within a portion of CVR zoned Mixed Use; and

WHEREAS, in 2020, CVRI submitted a land use application to the Town seeking PUD development plan and preliminary/final subdivision plat approval for Filing 11 (the "**PUD Application**"); and

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WHEREAS, on June 7, 2022, the Town adopted Resolution TC 2022-13 denying the PUD Application (the "**Denial Resolution**"); and

WHEREAS, in response to the Denial Resolution, CVRI filed a lawsuit against the Town in Garfield County District Court styled as *CVR Investors, Inc. v. Town of New Castle*, Case No. 2022CV30089 (the "**Lawsuit**"); and

WHEREAS, in the Lawsuit, CVRI asserted five claims against the Town related to Filing 11 and its contractual and Vested Rights for its CVR holdings, which claims included the following: (1) reversal of the Denial Resolution under C.R.C.P. 106(a)(4) ("**Rule 106 Claim**"); (2) breach of C.R.S. § 24-68-105; (3) declaratory judgment regarding applicability of certain municipal code chapters and the Town's comprehensive plan; (4) breach of the Development Agreement; and (5) regulatory takings under the state and federal constitutions (collectively, the "**Lawsuit Claims**"); and

WHEREAS, following a case management conference, the Court stayed all of the Lawsuit Claims except for the Rule 106 Claim pending the Court's ruling on the Rule 106 Claim; and

WHEREAS, the Court issued its order regarding the Rule 106 Claim on September 6, 2023, finding in favor of the Town; and

WHEREAS, after request by CVRI, the Court certified its ruling on the Rule 106 Claim as a final judgment for purposes of appeal and stayed the Lawsuit pending resolution of the Rule 106 Claim on appeal; and

WHEREAS, CVRI filed its Notice of Appeal of the Rule 106 Claim on December 22, 2023, initiating Colorado Court of Appeals Case No. 2023CA2206 (the "**Appeal**"); and

WHEREAS, as of the Effective Date, no land use application has been submitted for development of Filing 12; and

WHEREAS, as of the Effective Date, the Town has not adopted any affordability or affordable housing requirements for new developments within the Town; and

WHEREAS, as of the Effective Date, the public land dedication requirements set forth in Section 7.a of the Development Agreement have been satisfied; and

WHEREAS, the Parties desire to clarify how they process, analyze, and resolve disputes concerning development applications for Filings 11 and 12 without altering the contractual rights, Vested Rights, and obligations set forth in the Entitlements; and

WHEREAS, the Parties acknowledge that this Agreement does not address the Parties' rights and obligations with respect to other real property in CVR owned by CVRI, the construction and application of which the Parties anticipate will be addressed at the time CVRI or its successor(s) submits a development application or applications concerning that property; and

WHEREAS, the Town acknowledges that it has the authority to enter into this Agreement and that the provisions set forth herein do not constitute an improper delegation or the Town's legislative, quasi-judicial, or administrative authority; and

WHEREAS, without admitting any liability by any party to any other party, the Parties now desire to settle, compromise, and resolve the Lawsuit, the Lawsuit Claims, and the Appeal on the terms set forth below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are incorporated by this reference.

2. Stay of Appeal. On the business day immediately following the Effective Date, the Parties will file a joint motion to stay the Appeal pending completion of the proceedings set forth herein.

3. Resolution of Rule 106 Claim. To resolve the Rule 106 Claim, the Parties agree as follows:

a. The Town agrees to reopen the PUD Application and conduct a public hearing for the purpose of considering a revised site plan for Filing 11 that eliminates all triplex and duplex units and includes single-family homes only, as generally depicted in Exhibit 1 attached hereto (the "**Amended Application**").

b. Within sixty (60) days of the Effective Date, CVRI will submit to the Town the Amended Application that includes the supporting materials identified on Exhibit 2 (the "**Supporting Materials**"). Within seven (7) business days of receipt of the Supporting Materials, staff will make a completeness determination and request any additional information needed from CVRI to evaluate the Amended Application.

c. Upon Town staff's finding the Supporting Materials to be complete and sufficient, the Town will schedule a public hearing regarding the Amended Application for the next available Town Council meeting that is at least twenty-one (21) days after the completeness determination.

d. The Town will complete the public noticing requirements of Sections 13-10-080(C) and 14-14-060 of the New Castle Municipal Code as the same was in effect on April 1, 2002.

e. Subject to the further requirements set forth in Sections 5 and 6, Town staff will prepare a staff report recommending approval of the Amended Application, with or without conditions, based on the Supporting Materials and the approval criteria set forth in Section 13-10-090 of the Code in effect as of April 1, 2002 (the "**Approval Criteria**"). Staff shall further recommend a vesting period of ten years based on CVRI's request for the same.

f. Any conditions proposed by staff will be discussed with CVRI before the staff report is submitted for the Town Council packet. One such condition will be a requirement that CVRI and the Town enter into an SIA/development agreement based on the Town's standard and customary form, the final form of which shall be subject to mutual review and approval by the Parties.

g. The Town Attorney will draft a proposed approval ordinance including findings supporting approval, the Approval Criteria, and any proposed conditions of approval, subject to the obligations and limitations set forth in Sections 3.e-f. The ordinance will also propose a 10-year vested rights period for Filing 11.

h. Town Council will consider and make a decision regarding the Amended Application based on the merits of the application, the staff report, information and testimony (including public comment) presented at the public hearing, and the Approval Criteria. The Parties agree that, regardless of whether a public hearing is legally required, Town Council will take public comment regarding the Amended Application and may consider such comments as part of the record for any decision on the Amended Application. Nothing herein compels or otherwise binds Town Council to approve the Amended Application.

i. The Lawsuit (including the Appeal) will remain stayed at least until CVRI receives Final, Non-Appealable Approval (defined below) of the Amended Application, subject only to conditions agreed to by CVRI in its reasonable discretion. Alternatively, if the Amended Application is denied or approved with conditions unacceptable to CVRI, then the stay will be lifted, and litigation will proceed. The Town acknowledges and agrees that, should the Lawsuit and/or Appeal proceed as the result of a denial of the Amended Application or approval thereof on terms unacceptable to CVRI, the Denial Resolution shall remain the operative decision in the Lawsuit and the Appeal, and the Town shall not assert that the Denial Resolution has been vacated or superseded, that the Rule 106 Claim is moot, or otherwise attempt to argue that the proceedings contemplated in this Section 3 diminish CVRI's right to pursue the Lawsuit Claims or a court's authority to hear them. If an approval is challenged by a third party, then the Parties will cooperate to defend the Town's decision regarding the same and the Lawsuit will remain stayed pending the outcome of that third-party challenge.

4. Dismissal of Lawsuit. CVRI shall cause the Lawsuit, all of the Lawsuit Claims, and the Appeal to be dismissed with prejudice within 35 days of Final, Non-Appealable Approval of the Amended Application. "**Final, Non-Appealable Approval**" shall mean the passage of any time periods within which any referendum, administrative appeal, or request for review of such approval pursuant to C.R.C.P. 106(a)(4) must be brought, without any such referendum, administrative appeal, or C.R.C.P. 106(a)(4) action having been filed, commenced or asserted, or, if filed, commenced or asserted, after any such referendum, administrative appeal, or C.R.C.P. 106(a)(4) action is resolved with affirmation that such approval is effective.

5. Application of the Code and Other Matters. CVRI's PUD development plan applications for Filing 11 and Filing 12 shall be considered and processed in accordance with the version of Title 13 of the New Castle Municipal Code in effect as of April 1, 2002, and attached hereto as Exhibit 3 ("**Title 13**"). CVRI's subdivision applications for Filing 11 and Filing 12 shall be considered and processed in accordance with the version of Title 14 of the New Castle Municipal Code in effect as of April 1, 2002, and attached hereto as Exhibit 4 ("**Title 14**" and collectively with Title 13 the "**Code**"). The Parties further agree to, and each staff report and proposed resolution or ordinance for Filing 11 and Filing 12 shall reflect, the following interpretations of certain of the Approval Criteria and other matters:

a. Residential uses listed in the PUD Guide as permitted uses in the Residential district are "uses permitted outright" in compliance with Code Section 13-10-090(A)(4). Additionally, residential uses listed in the PUD Guide as permitted uses within the MU district are "uses permitted outright" in compliance with Code Section 13-10-090(A)(4) without any requirement for commercial use in the same filing because the MU zone district is considered as a whole and not on a filing-by-filing basis.

b. A showing of "general compatibil[ity] with adjacent land uses" under Code Section 13-10-090(A)(1) does not require an applicant to identify its intended uses of neighboring applicant-owned properties. Each staff report and proposed resolution or ordinance will further acknowledge that a permitted use in each zone district, as identified in the PUD Guide is presumptively compatible with the other permitted uses in the zone district, and it shall be the burden of the person or entity opposing the presumption to demonstrate otherwise.

c. Subject to Section 6 of this Agreement, the applicable comprehensive plan to be considered under Code Section 13-10-090(A)(2) of the Code for Filing 11 and Filing 12 will be that certain 1997 Community Plan Report, New Castle, Colorado for Future Land Use and Growth in the Surrounding 3-Mile Area (the "**1997 Comp Plan**") attached hereto as Exhibit 5.

d. Subject to Section 6 of this Agreement, in addition to the requirement set forth in Section 5.c., and consistent with Section 2 of Extension Agreement, CVRI shall "demonstrate consideration of the value statements of New Castle Comprehensive Plan then in effect." The Parties desire to clarify said requirement as follows:

   i. For Filing 11 and Filing 12, the "New Castle Comprehensive Plan then in effect" shall be the Town of New Castle Comprehensive Plan 2009 (the "**2009 Comp Plan**").

   ii. The "value statements" of the 2009 Comp Plan shall be Guiding Principle Nos. 1 – 9, 11 and 12, which begin on page 50 of the 2009 Comp Plan.

   iii. The term "demonstrate consideration of" shall be satisfied upon CVRI's explaining, in writing, how a development application addresses, accounts for, or incorporates the concepts discussed in each Guiding Principle. If the Town determines that a development application has satisfied Section 13-10-090(A)(2) of the Code as provided in Section 5.c. of this Agreement, the

Town shall not deny the development application on the grounds that the application lacks consistency or compliance with one or more Guiding Principles.

e. Pursuant to Paragraph 7.b of the Development Agreement, CVRI has no obligation to construct parks or recreational facilities or to fund construction of the same, except as set forth in Paragraph 4.b. of the Development Agreement, and nothing in the Approval Criteria shall be construed as adding such an obligation. The parties acknowledge and agree that paths or sidewalks within the Castle Vally Ranch Boulevard right-of-way and sidewalks adjacent to any street constructed within a filing do not constitute "recreational facilities" and will be the responsibility of CVRI. Further, to the extent the Town requires installation of a bike or pedestrian path within a filing as a condition of approval, the Town will fund the construction of such path, provided that (i) an easement for the path is dedicated in the first phase of development of the filing that includes residential lots, and (ii) the recreational facilities development fees for each lot within said phase are paid at the time of recordation of the subdivision plat.

f. Construction of buildings withing Filing 11 and Filing 12 shall be subject to compliance with all applicable building codes then in effect within the Town. Filing 11 and Filing 12 shall also comply with the Public Works Manual in effect at the time of review of each such filing, except as follows:

i. Collector streets, as that term is defined in Section 14.02.020(H)(3), which includes Bear Canyon Drive shown on Exhibit 1, shall comply with the standards for collector streets set forth in the current Public Works Manual, provided that sidewalk widths shall be reduced to 5 feet, thereby reducing total right-of-way width to 60 feet.

ii. The local residential streets, as that term is defined in Code Section 14.02.020(H)(4), shown on Exhibit 1 shall comply with the width and sidewalk standards in Title 14.

iii. Greenbelts between any sidewalk and street may be counted towards a filing's snow storage requirements.

6. Comprehensive Plan. The Town shall not construe or apply the 1997 or 2009 Comp Plans in a manner that alters, impairs, prevents, diminishes, imposes a moratorium on development, or otherwise delays development in accordance with the Vested Rights. Nothing in this Agreement shall be construed as modifying Section 2 of the Extension Agreement, and the provisions set forth in Section 5.d are for clarification only.

7. Dispute Resolution. For any dispute between the Town and CVRI arising under Sections 5 and 6 of this Agreement, the Parties' exclusive remedy shall be to refer the matter to Steve Rippy or, if Steve Rippy is unavailable or unable to serve, then another third-party mutually agreeable to the Town and CVRI (collectively with Steve Rippy, the "**Arbiter**") as more particularly set forth in this Section 7. The Arbiter is not a representative or agent of either party.

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The Arbiter's determination shall be binding on the Town and CVRI for Filing 11 and Filing 12 only. The purpose of this Section 7 being to resolve disputes regarding the construction and application of the Approval Criteria and 1997 and 2009 Comp Plans before the Town renders a final decision on an application, nothing in this Section 7 shall be construed as delegating to the Arbiter the Town's ultimate authority and obligation to determine whether an application satisfies the Approval Criteria, and the Town's final decision (as that term is used in C.R.C.P. 106(b)) that an application does not satisfy any of the Approval Criteria shall not be subject to review under this Section 7. The process for submitting matters to the Arbiter is intended to be informal, speedy, and decisive, without opportunity for judicial review or appeal. That process shall be as follows:

a. Subject to the exception set forth in Section 7.b, below, a dispute shall be deemed "at-issue" on the date a Party submits electronic or written notice to the other Party identifying, with reasonable particularity, the nature of the dispute to be submitted to the Arbiter.

b. If a dispute arises in the context of a public meeting or public hearing, any Party may inform the other Party of the dispute at the meeting or hearing, and the "at-issue" date shall be the date of the hearing. Upon the identification of a dispute, the Party asserting the dispute shall request a continuance to allow for the dispute's resolution before the Arbiter. The Party asserting the dispute shall send notice of the dispute in accordance with Section 7.a as soon as practicable following the meeting or hearing.

c. Within seven days of the "at-issue" date, the Parties shall submit their positions, limited to five, double-spaced pages (exclusive of a caption, signature block, and any exhibits), to the Arbiter and shall serve a copy of their position statement on the other Party. No responses or replies shall be permitted.

d. It is the Parties' desire that any dispute be decided upon the written submissions alone, and hearings are discouraged. Nevertheless, any Party may submit a request for a hearing in its position statement. The Arbiter may grant the request if, in the Arbiter's sole discretion, the Arbiter believes a hearing would materially assist his disposition of the dispute. No Party's hearing request shall be granted unless presented in that Party's position statement. Hearings shall be limited to thirty minutes, with each Party limited to fifteen minutes to present its position. The Parties shall not be permitted to call witnesses, and the rules of evidence and civil procedure shall not apply.

e. The Arbiter shall issue a decision within the later of 28 days after the at-issue date or 21 days after any hearing requested and held pursuant to Section 7.d.

f. The Arbiter's decision shall be final, non-appealable, and binding upon the Parties.

g. Each Party shall bear its own fees and costs incurred in the pursuit of dispute resolution pursuant to this Section 7, and the general fee-shifting provision set forth in Section 20 of this Agreement shall not apply to fees and costs incurred with dispute resolution pursuant to this Section 7.

8. Vested Rights. Each staff report and proposed resolution or ordinance concerning a Filing 11 or Filing 12 application will recommend a ten (10) year vested rights period for each of said filings to the extent the application requests such a vested rights period.

9. SGM. The Parties agree to make a good faith effort to secure a conflict waiver agreement with SGM in substantially the form attached hereto as Exhibit 6.

10. Litigation Fees and Costs. Each party will bear its own attorney fees and costs incurred in connection with the Lawsuit. CVRI's obligation to reimburse the Town for its consultant costs incurred in the review and analysis of CVRI's current and future land use applications—including the Amended Application—will remain unchanged and governed by the Town's Agreement to Pay Consulting and Administrative Costs.

11. Mutual Release. Upon dismissal as provided in Section 4 hereof, each Party shall be deemed to have waived and released any and all demands, liabilities, damages, claims, counterclaims, and causes of action, of whatever type or nature, it may have against the other Party that were or could have been brought in the Lawsuit or that otherwise arise out of or relate to the Property, the Development Agreement, or the facts and circumstances giving rise to the Lawsuit as of the date of dismissal; provided, however, that the Town shall be entitled to recover its consultant costs as provided in Section 10 of this Agreement. Except as set forth in Section 7 of this Agreement, nothing in this release shall be construed as preventing CVRI from protecting its contractual rights and Vested Rights under the Entitlements, including, without limitation, its right to pursue an action under C.R.S. Section 24-68-105 to protect its rights if, after dismissal as provided in Section 4 hereof, the Town acts contrary to those rights.

12. No Admissions. This Agreement is made as a compromise to avoid expense and to resolve the Lawsuit. None of the Parties to this Agreement admits liability of any sort, nor have any of the Parties made any agreements or promises to do or omit to do anything or act except as set forth herein.

13. Limited Purpose. The Parties acknowledge and agree that this Agreement is limited to Filings 11 and 12. It shall not be used for any purpose, municipal, judicial or otherwise, in connection with any properties other than Filings 11 or 12. For the avoidance of doubt, the Agreement shall not be introduced as evidence, for impeachment, or for any other purpose in connection with any development application concerning properties other than Filings 11 and 12 and/or any quasi-judicial or judicial proceeding arising out of a development application concerning property other than Filing 11 and 12.

14. Voluntary Agreement. The Parties acknowledge that they have read this Agreement, have had the assistance of legal counsel, and understand all of its terms, and that this Agreement is executed voluntarily, without duress, and with full knowledge of its legal significance.

15. Authority. The individuals executing this Agreement on behalf of the Parties represent and warrant that they have the authority to execute this document and bind the Party for which they are signing.

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16. Counterparts. This Agreement may be signed in counterparts and, when each party has signed one counterpart hereof, it shall be a binding and enforceable agreement.

17. Complete Agreement. This Agreement, with all Exhibits, contains the entire, integrated agreement between the Parties regarding the subject matter discussed herein and supersedes all prior agreement and representations, written or verbal. This Agreement may not be modified in any manner, nor may any rights provided for herein be waived, except by an instrument in writing signed by the party to be charged in such modification or waiver.

18. Severability. In the event that any provision of this Agreement is determined to be void, illegal, or unenforceable, all remaining provisions shall remain and in effect and shall be construed to effectuate, as nearly as possible, the original intentions of the Parties based on the entire Agreement, including the invalidated provision.

19. Binding Upon Successors. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and assigns and shall run with the land.

20. Colorado Law; Venue; Remedies. This Agreement shall be construed in accordance with and governed by the laws of the State of Colorado. Except as set forth in Section 7 of this Agreement, in the event of litigation to enforce this Agreement, the exclusive venue shall be in Garfield County District Court, and the prevailing party in any such lawsuit shall be entitled to recover its costs and attorney fees.

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date of the last signature set forth below:

TOWN OF NEW CASTLE, COLORADO, AND NEW CASTLE TOWN COUNCIL

By: _____
Art Riddile, Mayor

Attest: _____
Mindy Andis, Town Clerk

CVR Investors, Inc.

By: _____
Name:
Title:

DocuSign Envelope ID: 90653E9D-9050-4026-ACCE-25E03AF29C44

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date of the last signature set forth below:

TOWN OF NEW CASTLE, COLORADO, AND NEW CASTLE TOWN COUNCIL

By: _____
Art Riddile, Mayor

Attest:_____
Mindy Andis, Town Clerk

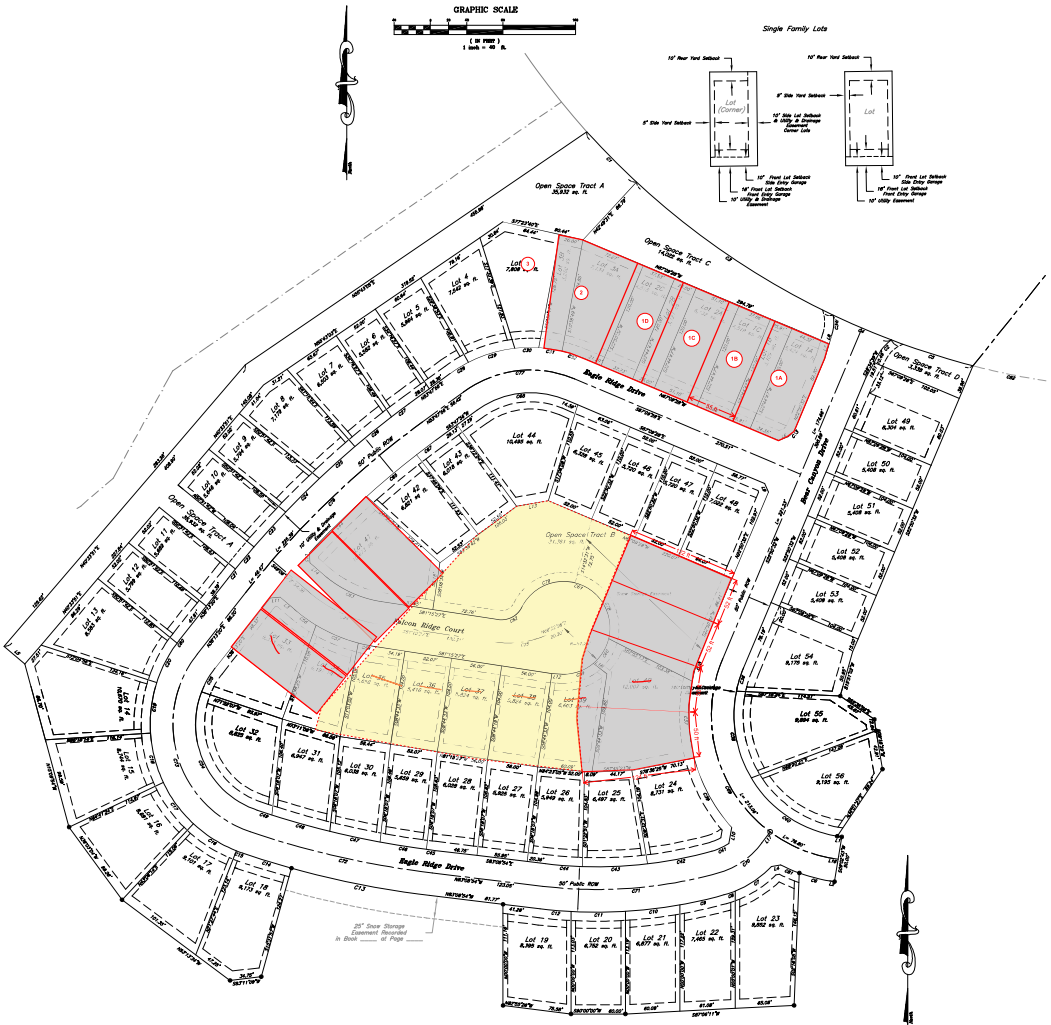
CVR Investors, Inc.

By: DocuSigned by: _____ 5/29/2024
D01B18E21B4845D...
Name: J. Aaron Atkinson
Title: President

2979998.13
2943141.10

DocuSign Envelope ID: 90653E9D-9050-4026-ACCE-25E03AF29C44

EXHIBIT 1
Single-Family Site Plan



CASTLE VALLEY RANCH FILING 11 - SINGLE FAMILY CONCEPT EXHIBIT
9/21/24

DocuSign Envelope ID: 90653E9D-9050-4026-ACCE-25E03AF29C44

EXHIBIT 2
Supporting Materials

1. Site Plan showing road widths, snow storage locations sufficient to accommodate fifteen (15) percent of plowable area, and a bike path extension from C Avenue to Castle Valley Boulevard through Open Space A (the design and construction of which will be the responsibility of the Town as provided in this Agreement).

2. Development Phasing Plan

3. Anticipated Utilities Plan

4. Proposal for easement area to be dedicated to the Town for a single-track hiking and biking trail at the base of Ganley Hill as a trail connector between Mount Medaris and Pendergast Hill.

5. Phase 1 Final Plat including snow storage locations sufficient to accommodate fifteen (15) percent of plowable area.

V. LAND USE PLAN - PRINCIPLES AND GOALS
Town of New Castle, Colorado 1997

The Land Use Plan incorporates the following principles for the following three Planning Areas:

A. The Present Town and close adjacent areas, and Intermediate surrounding Areas:

1. The more intensive growth and development should be contained within one-fourth mile of the present Town, or, within the Primary Growth/Service Area.

2. Most new development (outside the Primary Growth Area) should be limited to residential uses, but with appropriate convenience commercial service sites, as prescribed by the Secondary Growth/Service Area, or within one mile of the present Town.

3. Residential and commercial developments should be well designed to fit the character of the land/site, and planned to fit the overall community of New Castle.

4. Agricultural lands and uses are to be maintained and preserved as long as practicable.

5. Where appropriate, development should be encouraged to utilize the concept of "clustering" lots and building sites in a smaller area of the property to allow for more efficient use of streets and utilities and to provide more open space or agricultural use on the same property.

6. Require that new development shall provide required additional raw water supply and pay for all additional new services to be provided by the Town.

7. Attain pedestrian access from public streets to stream banks, ridges and public lands where appropriate and practical.

8. Plan for open space, trails, and parks prior to private developments.

9. Plan for additional Town service and administrative facilities.

10. Seek additional legal and physical water rights for future Town supply.

11. Protect the Town's natural water supply and its Elk Creek water shed for quality and quantity by monitoring land use and with agreements with appropriate government agencies.

12. Plan locations for extensions of water and sewer main lines.

13. Plan locations for extensions of Town streets.

14. Maintain the small town, historic and rural essence of the area.

15. Residential growth should be kept concurrent with the level of Town and other public services available.

16. Commercial growth should occur to maintain the necessary level of services and income for the community.

17. Economic development and employment opportunities should be sought and encouraged by the Town for the betterment of the community and citizens.

18. A variety of housing types and price levels should be developed in the area to provide for all citizens.

19. Developers and builders new to the Town area should be made aware of Town standards, values, goals and objectives and should include them in all of their enterprises and developments.

20. Develop a parks, trails and open space system that provides recreation opportunities and interconnections between otherwise separated neighborhoods and other community facilities.

21. Building size and design should be directly related to the size, shape and other characteristics of the building lot/site, to maintain an appropriate quality of physical/visual scale with the site and surrounding area.

B. The Outer-Rural-Agricultural Areas:

1. The existing agricultural properties should remain in such use for as long as practicable and be provided protective status.

2. Development should occur on non-arable areas out of the way of agriculture.

3. Development should be in small clusters of building sites to conserve agricultural land and avoid disturbance of larger agricultural lands; see examples in Appendix.

4. Small outdoor recreation/resort facilities developments would be appropriate land uses in this area.

5. New special service district areas should not be created without existing need or without agreement to join Town facilities.

6. Any new land, resort or resource developments should not be permitted by any agency without satisfactorily mitigating any and all impacts upon the Town and the area.

7. New streets should be extended from existing Town streets and bear the same street names, where practicable.

C. The Original or "Old Town" Area:

1. The Old Town Area, including "Coryell Town", is recognized as a particularly unique and individual area, with history, appearance and character to be maintained, restored and preserved.

2. The single family residence character of the area should be maintained with effective zoning and guidelines for new building and remodeling.

3. Building size and design should be directly related to the size, shape and other characteristics of the building lot/site, to maintain an appropriate quality of visual scale.

4. Each side street off from Main Street should be viewed as a separate neighborhood with distinct visual and building characteristics where new building should adhere to those characteristics.

5. Preserve the historic character of the Downtown Main Street Commercial District.

6. Encourage and assist property owners to renovate and protect existing historic buildings.

7. Identify and maintain a Downtown development style.

8. Encourage and assist rejuvenation of the Downtown District.

9. Anticipate more interest in the Downtown from out-of-town parties, and provide direction and guidance.

10. Develop an on/off-street parking plan.

11. Establish and identify the Town Hall, the Library and the Community Recreation Center as the Civic Center of New Castle.

12. Anticipate that the Civic Center buildings, particularly the Town Hall, will need to be enlarged or relocated as the Town population increases and requirements for additional services increase.

13. Develop a walkway/trails system that encourages walking between the Downtown and the separate residential areas.

14. Pursue the Downtown development goals as prescribed in the 1982 Land Use Plan.

D. SUMMARY - Observations and Goals:

1. The Old Town is essentially "built out" and should not accommodate redevelopment that changes the historic and social character of the area.

2. The Castle Valley Ranch Subdivision as planned and approved in 1982 will house about 7,000 persons when completed, with adequate commercial and open space areas, but will require additional public (Town) facilities.

3. The Three-Mile area outside the Town may contain a population of 2,800 persons in about 20 years from now, based on land area and projections of population illustrated in this Plan.

4. The Three-Mile Area could potentially accommodate 30,000-40,000 persons on present buildable private property, given all other facilities are available, particularly a potable water supply.

5. The Town must make a plan and funding program for future improvements or enlargements of Town Services and facilities, as are Waste Water Treatment Facilities provided for in the "201 Plan" adopted by the Town in 1997.

6. Additional growth and development must "pay its own way" for new Town Services.

7. The Town must attract more commercial and employment enterprises (as appropriate to the area) for the benefit of its citizens and to improve its financial base.

8. The Plan is designed to anticipate future growth of 2,700 residences, or 7,500 persons, by the year 2015, or the pace at which that growth may occur.

9. The Plan is designed with real and attainable goals and can best be accomplished with direct cooperation and partnerships between the Town government, property owners, the County and other government agencies.

10. The land uses and developments permitted in the Area by County, State, Federal or other government agencies must mitigate, or be required to mitigate, any adverse or negative effects upon the Town or the Area, including any public facilities and any of the natural or cultural environments.

11. The natural environment of the Area must be protected and enhanced by considering the values and qualities of the Colorado River and Elk and Alkali Creeks' riparian areas, the surface and ground waters, open spaces, wildlife habitat, soils, vegetation, air and the open vistas.

12. The characteristics of the small town and rural nature of the area must be retained as much as possible, by retaining agricultural uses and directing building design as much as is practicable, and by retaining the older stable population.

Castle Valley Ranch PUD Zoning Regulations

13-22-010 Purpose

The purpose and intent of the Castle Valley Ranch PUD Zone District Regulations are to:

(A) Encourage variety in the physical development pattern of Castle Valley Ranch.

(B) Provide a variety of housing densities greater than would be normally possible.

(C) Encourage the use of a more creative approach to the development of land.

(D) Encourage a more efficient, aesthetic and desirable use of open space.

(E) Encourage a more efficient use of energy through solar orientation, native vegetation, and water conservation.

(F) Provide a variety of dwelling and building designs.

(G) Provide high standards of development and provide amenities appropriate to the densities involved in the project.

(H) Provide an integrated open space system throughout areas as outlined on the Castle Valley Ranch PUD Zoning Plan as well as throughout individual districts.

(I) Provide for a variety of housing types in order to best meet the housing demands of all age groups.

(J) Maintain and preserve the general alignment of drainage ways for aesthetic, energy and functional purposes.

(K) Provide pedestrian networks throughout the open space districts as well as throughout individual districts thereby providing an integrated network throughout the entire development.

(L) Provide landscape areas and tree plantings throughout the entire development.

13-22-020 Zone District Classifications

Castle Valley Ranch, a Planned Unit Development, is further divided into the following Zone District Classifications:

(A) Public Space District

(B) Residential/Single Family Low Density District (R/1/40)

(C) Residential/Single Family Low Density District (R/1/10)

(D) Residential/Single Family Medium Density District (R/1/8)

(E) Residential/Single Family High Density District (R/1/6)

(F) Residential/Multi-Family Cluster Home District (R/M-F/1)

(G) Residential/Multi-Family Townhouse/Patio Home District (R/M-F/2)

(H) Residential/Multi-Family Apartments District (R/M-F/3)

(I) Residential/Multi-Family Duplex Home District (R/M-F/4)

(J) Commercial Core Zone District (C/1)

13-22-030 Public Space District

(A) Purpose. To provide recreation and open space areas throughout the Castle Valley Ranch PUD.

(B) Permitted Uses.

Town to pay such legal and consultant review fees incurred.

(E) A PUD Master Plan application shall be processed in accordance with the requirements of Section 13-10-070 hereof. A PUD Master Plan application shall be approved in accordance with the criteria and conditions contained in Section 13-10-090 hereof.

Source: Ord. 261, Sec. 15.05.050, 1983; R & R, Ord. 98-4, 1998; A, Ord. 98-8, 1998

13-10-060 Final Application

The final application shall be filed within one (1) year of approval of the preliminary application unless the applicant and Planning Commission mutually agree, in writing, to an extension of the filing deadline. The application shall be made on a form provided by the Town and shall include fifteen (15) copies of the following:

(A) A final plan illustrating:

(1) Boundary, overall size and a legal description of the site;

(2) Proposed topographic character of land at a contour interval of two (2) feet if the slope is less than ten percent (10%) (spot elevations may be required if the land is too flat for contours) and five (5) feet if the slope is greater than ten percent (10%);

(3) The proposed land uses and their respective acreage;

(4) The location and size, or building envelopes of all buildings, structures and improvements;

(5) The architectural character of all buildings and structures, including their maximum height;

(6) The density and type of dwellings, if applicable;

(7) The internal vehicular circulation system, including arterial, collector, and local street design, right-of-way widths, curb cuts, turning movement and access control;

(8) Pedestrian and bicycle circulation system;

(9) Off-street parking areas, loading areas, service areas, including refuse disposal;

(10) Areas that are to be dedicated for public use or reserved as common open space;

(11) The location and design of proposed signs and exterior lighting plan;

(12) Areas of known hazards, such as 100-year floodplain, rockslides, subsidence or other similar hazards, and mineral areas of potentially economically feasible extraction value;

(13) A landscape plan illustrating size, type and location of plant materials and an irrigation plan, if applicable;

(14) Anticipated utility requirements; and

(15) Development phasing.

(B) A written statement including:

(1) An explanation of the character of the PUD and the manner in which it has been planned to take advantage of the PUD regulations;

(2) A statement of the present ownership and legal description of all the land included with the PUD;

(3) A brief statement describing the environmental impact of the PUD with specific reference to the performance standards identified in this Title;

(4) Compliance with Comprehensive Plan; and

(5) Fiscal impact study as specified by the Planner.

Source: Ord. 221, Sec. 3.22, 1981; R & R, Ord. 261, Sec. 15.05.060, 1983

13-10-070 Processing of Preliminary Application

(A) The applicant shall submit the complete preliminary application to the Planner. Upon finding the application complete, the Planner shall submit the preliminary application to the Planning Commission.

(B) Within thirty (30) days of receipt of the preliminary application from the Planner, the Planning Commission shall hold a public hearing to consider the application. Public notice of the hearing shall be published in a newspaper of general circulation within the Town at least fifteen (15) days prior to such hearing. Additionally, owners of property within two hundred fifty (250) feet of the subject property shall be notified of the public hearing by certified mail and the property shall be posted at least fifteen (15) days prior to the hearing along the part of such property fronting on a street, subject to the Planner's approval.

(C) Within thirty (30) days following the public hearing or within such time as is mutually agreed by the Planning Commission and the applicant, the Planning Commission shall either approve the application, with or without conditions, or deny the application.

(D) The applicant may take a disputed decision of the Planning Commission to the Town Council for review. If, in the Town Council' sole discretion, the finding of the Planning Commission may have been in error, the Town Council shall refer the application back to the Planning Commission for reassessment.

(E) Approval of the preliminary application shall be valid for one (1) year. A one-year extension of approval time may be granted by the Town Council upon written request by the applicant.

Source: Ord. 261, Sec. 15.05.070, 1983

13-10-080 Processing of Final Application

(A) All or any portion of an approved preliminary application may be submitted for final application approval. In the case of a partial submission, the approval of the remaining portion of the preliminary application shall automatically gain an extension of one (1) year.

(B) The applicant shall submit the complete final application to the Planner. Upon finding the application complete, the Planner shall submit the final application to the Planning Commission.

(C) Within thirty (30) days of receipt of the final application from the Planner, the Planning Commission shall hold a public hearing to consider the application. Public notice of the hearing shall be published in a newspaper of general circulation within the Town at least fifteen (15) days prior to such hearing. Additionally, owners of property within two hundred fifty (250) feet of the subject property shall be notified of the public hearing by certified mail and the property shall be posted at least fifteen (15) days prior to the hearing along the part of such property fronting on a street, subject to the Planner's approval.

(D) Within thirty (30) days following the submittal of the complete final application or within such time as is mutually agreed by the Planning Commission and the applicant, the Planning Commission shall either approve the final application, with or without conditions, or deny the application and recommend the same to the Town Council.

(E) Within thirty (30) days of receipt of the Planning Commission recommendation, the Town Council shall approve the application, with or without conditions, or deny the application.

(F) An approved PUD plan shall not be conducted until the Planner has issued a PUD certificate. The certificate shall be issued only after the applicant has entered into an agreement with the Town specifying that all conditions imposed by the Town Council will be completed and that the use and improvements will be in accordance with the approved final application.

Source: Ord. 261, Sec. 15.05.080, 1983

13-10-090 Approval Criteria and Conditions

(A) A PUD application shall be approved only if the Town Council finds that the application:

(1) Is generally compatible with adjacent land uses;

(2) Is consistent with the Comprehensive Plan;

(3) The Town has the capacity to serve the proposed use with water, sewer, fire and police protection;

(4) The uses proposed within the PUD are uses permitted outright or by special review under Chapter 13-08 within the zoning district or districts contained within the PUD;

(5) The number of dwelling units permitted by the underlying zoning districts is not exceeded by the PUD plan;

(6) The PUD utilizes the natural character of the land, includes compatible land uses, provides for fire and police protection, off-street parking, vehicular, pedestrian and bicycle circulation, outdoor recreation, is of overall compatible architectural design, achieves adequate screening, buffering and aesthetic landscaping, avoids development of areas of potential hazard, ensures compliance with the performance standards and meets all other provisions of this Title.

(B) In considering an application for a PUD, the Town Council may impose conditions on the final application to ensure compliance with this Chapter.

Source: Ord. 261, Sec. 15.05.090, 1983

13-10-100 Plans To Be Endorsed and Made Part of Zoning Map

All approved final PUD development plans and PUD Master Plans, including modifications and conditions, shall be endorsed by the Town Council and made a permanent part of the zoning district map.

Source: Ord. 261, Sec. 15.05.100, 1983; R & R, Ord. 98-4, 1998

13-10-110 Alterations

No approved PUD plan shall be altered unless the final development plan is amended and approved in accordance with the procedures applicable to the approval of a final application as set out in this Chapter, except that minor changes in the location, siting, or character of buildings and structures may be authorized by the Planner, if required by engineering or other circumstances not foreseen at the time the final development program was approved.

Source: Ord. 261, Sec. 15.05.110, 1983

13-10-120 Court Appeals

Any person applying to the courts for a review of any decision made under the terms of this Chapter shall apply for review within thirty (30) days after the date of decision and shall pay the cost of preparing a transcript of the proceedings.

Source: Ord. 261, Sec. 15.05.120, 1983

Chapter 13-12

From: Andrew Peters <apeters@ottenjohnson.com>
Sent: Tuesday, August 20, 2024 1:29 PM
To: Haley Carmer <hcarmer@garfieldhecht.com>
Subject: RE: COMPLETION CHECK - CVR Filing 11 Exhibit 2 Submittal material

(Applicant responses below in red.)

From: Orrin Moon <Orrin.Moon@Crfr.us>
Sent: Thursday, August 15, 2024 9:36 AM
To: Paul Smith <psmith@newcastlecolorado.org>
Subject: RE: COMPLETION CHECK - FW: CVR Filing 11 Exhibit 2 Submittal material

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,
I have reviewed this set of plans for CVR Filing 11 Exhibit 2 and have the following comments:

1. Phasing for the access road shows phase 1, a Fire Dept Apparatus turnaround designed at the end of the phase or lot 15. Then phase 2 shows a turnaround at the end of lot 26. The phase 3 road section is only around 333' in length. If phase 2 turnaround is installed, a travel distance from the start to the turnaround is around 1.850'. For safety reasons for all Phase 1 and Phase 2 residences, the road must be finished in Phase 2 to complete the second way out of the subdivision.
    a. Based on this and previous comment on Phasing. We suggest consolidating to two phases, Phase 1 as shown, Phase 2 to include Phase 3.

2. Phase 1 and Phase 2 Fire Department Turnarounds shall be constructed to carry the weight of fire apparatus and shall be all-weather driving surfaces. The surface shall be maintained throughout their use.
    a. Add at "Construction Level" submittal.
3. Trees and vegetation shall not interfere with fire hydrants. Trees shall be placed away from fire hydrants so their growth does not obstruct the view or operation of a fire hydrant. All fire hydrants shall be at the correct height and have the steamer connection facing the roadway. With street parking allowed on both access roads, we will require a 5' red-painted area on the curb in front of each fire hydrant. This will help to eliminate parking in front of the fire hydrants.
    a. Add at "Construction Level" submittal.

I have no other requirements or concerns with this proposed development. Please feel free to contact me with any questions.

Thank You,

Orrin D. Moon
Prevention Division Chief/Fire Marshal
Colorado River Fire Rescue
970-625-1243
orrin.moon@crfr.us

Public Works Department
(970) 984-0669 ex200
jwenzel@newcastlecolorado.org

Town of New Castle
801 W Main Street
New Castle, CO 81647

August 13, 2024

Paul,

The Public Works Department has had the opportunity to review the revised site plan for filling 11 and has the following comments:

Plat Notes:
Open spaces A, B, C, and F are ideally suited for future public trails and should be dedicated to the Town of New Castle.

Maintenance and Service of Raw Water Irrigation Pipes and Fixtures. The owner of the premises for which a raw water irrigation tap is made shall at all times keep all service pipes, fixtures, and appliances from the point of connection at the mainline tight and in good working order to prevent any waste of raw water. In case any pipe or fixture shall be found to leak, or be damaged, the owner shall forthwith repair and correct the same, the owner shall be responsible for preventing the pipes from freezing from the point of connection with the main to his or her premises. (This raw water maintenance definition should be included in the Final Plat.)

Utilities
A potable water service line and curb stop, for a sample station, should be installed in open space D. The sample station will allow utility crews to regularly test water quality.

All potable water connections are to be protected by a Reduced Pressure Principle Assembly check valve. This is required to prevent possible cross contamination between the raw water system and the potable water supply.

The Fire Hydrant manufacturing type should be Kennedy.

Potable water main lines shall be C900 DR14. The current plans propose the water lines as Ductile Iron Pipe (DIP).

A potable water blow off should be installed on the dead-end line, located on Bear Canyon Drive.

Sewer Manholes, where main line grades exceed 7%, should not be spaced more than 100 feet apart. Our Maintenance crew are concerned with effectively jetting steep grades for a long distance.

The raw water irrigation design should include the following:

- A top-of-pipe bury depth of approximately 2 feet.
- Gravity drains for winterization, located at elevation low points.
- Raw water main line pipes to be sized appropriately. Material type to be gasketed bell C900 DR18, 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.
- The maintenance responsibilities of the raw water service lines should be defined in the Final Plat
- Each raw water tap should include a weeping curb stop and appropriate drainage.

Streets, Sidewalks and Trails

The snow storage plan is inadequate. It does not account for residential driveways. All newly constructed streets shall be designed to accommodate snow storage. Turf areas, without obstructions, may be utilized for this purpose. A minimum functional area equaling fifteen percent (15%) of the paved area shall be provided contiguous to the right-of-way. Individual snow storage areas shall not be separated by more than 300 feet. Obstructions in the snow storage areas include fences, utility boxes, bushes and large landscape boulders.

A 5-foot trail is proposed on Castle Valley Boulevard. It should be an 8-foot trail to match existing.

After the sewer line is installed, the C Ave. roadway must be repaired with like materials. A portion of the roadway is hot mix asphalt (HMA) and the other portion is recycled asphalt millings.

MOUNTAIN CROSS ENGINEERING, INC.
Civil and Environmental Consulting and Design

August 16, 2024

Mr. Paul Smith, Town Planner
Town of New Castle
P.O. Box 90
450 West Main Street
New Castle, CO 81647

RE: Preliminary and Final Plan Review: Castle Valley Ranch, Filing 11

Applicant Responses in red, received August 20, 2024

Dear Paul:

This office has performed a review of the documents provided for the Preliminary and Final Plan application of Castle Valley Ranch, Filing 11. The review generated the following comments:

SGM - General comments are intended to to addressed at "Construction Level" submittal.

General Comments:

1. The disturbed area will be over an acre. The Applicant will need to obtain a CDPHE Permit for Stormwater Discharge. A copy of the permit should be provided to the Town.
2. The Plans show the water line material as ductile iron. The plans should be changed to the Town preference of C900 PVC.
3. The profile views of most sheets do not include all of the utility crossing details. Storm drain profiles should include sewer and water crossings. Sewer and water profiles should include storm crossings. Some sheets have these, but generally speaking, the profiles are missing this key information.
4. The water line plans need to include specifications on pipe jointing to be provided.
5. The plans also need to specify where mega-lugs are proposed and where thrust-blocks are to be used.
6. The slope and invert elevations of all sewer services should be added to all applicable sheets.
7. The plans need to include a construction detail for the boulder retaining walls. The plans need to account for any associated drains; where they will daylight and any necessary easements.
8. More information is necessary for the equipment locations that will be necessary for dry utilities (power, gas, cable TV, phone/data).

Plat: *SGM - Can add the Note to the Final Plat*

9. There are boulder retaining walls to separate elevations between adjacent lots. These walls should be protected in an easement with language to prevent modifications by lot owners.

Page 5: *SGM - Page by page comments are intended to to addressed at "Construction Level" submittal.*

10. Note 6 under “General Water/Sewer Notes” states that all removed water line appurtenances need to be supplied to Owner. This should be changed to the Town instead of the Owner.
11. The notes should include specification on water-line fittings, type, materials, and poly-wrap.
12. Note 4 under “Revegetation Notes” should require Erosion Control blanket on all slopes steeper than 4:1 instead of 2:1.

Page 6:

13. It appears that the riprap swale from the detention pond outlet will discharge onto a trail. A culvert should be installed beneath the trail to convey these flows.

Page 7:

14. Snow storage is shown on the wrong side of the temporary fire department turnaround.
15. Consideration should be given to the Phase 3 snow storage location and the need for a fire department turnaround.

Page 8:

16. The inlet in Open Space Tract E needs to be redesigned to prevent flooding of downstream properties in the inevitable case that the inlet plugs from mud and/or debris. A storage volume, a domed inlet grate, an emergency overflow path, an upstream overflow inlet are all ideas to mitigate flooding. Otherwise, an emergency swale with an easement should be designed along the property lines of downstream properties.
17. Consideration should be given to relocation of the SE detention pond out of the way of future road extension. The pond will cause mud, debris, and saturated conditions that almost certainly will complicate the construction of the future road platform.

Page 9:

18. Aggregate bags are only shown in the curb and gutter of Phase 1 Bear Canyon Drive. Aggregate bags (or equal) should be included in all curb and gutter of roadways for all phases.
19. Similarly, aggregate bags for erosion control in swales should be provided, too.

Page 14:

20. Future lots 54 to 57 will gain access off of Bear Canyon Drive but the plans seem to indicate that the east side will be high-back curb and gutter. This should be changed to mountable curb and gutter to allow for future driveways.
21. The east side of Bear Canyon Drive is unclear on if there is or is not a detached sidewalk with a park strip. There appears to be line work to indicate a park strip but both areas are labelled as 5' sidewalk. Consideration should be given to future driveways.
22. Based on how the above comment is addressed, the ADA ramp should be redesigned accordingly.

Page 17:

23. Provide dimensions for the Fire Department Turnaround at the end of Phase 1.

Page 18:

24. The fill at the end of Serenity Park Circle is significant. Even if the fill is compacted to 95% per the specifications of the geotechnical engineer, some settlement should be anticipated. Fill placement and compaction should be included in the Phase 1 construction and then the fill allowed to consolidate for the next few years. Recommendations from the geotechnical engineer specific to this area should be obtained to prevent damage to road and utilities from differential settlement.

Page 19:

25. The note for the swale to the west state that the contractor is to "Provide Swale at Minimum 2" …" This note should be revised. The 2" is unclear. This might be a typo and meant to be 2% minimum. A more descriptive note should be included.
26. The note seems to indicate a sawcut and new asphalt would abut the existing asphalt. The details indicate that a "T-top" on asphalt sawcut would be required. The note should be changed to indicate reference the T-top detail for the asphalt tie with Castle Valley Drive.

Page 20:

27. Trail surface construction and type needs to be specified. No typical section is included for construction efforts.
28. The swale ends and spills runoff over and across the trail. This needs to be remedied.

Page 22:

29. The drainage and grading for the Trail Connection needs to be better detailed.

Page 24 to 26:

30. The plans need to include the property lines and how the construction will be contained in either an easement or right-of way.
31. The construction will likely damage existing private property. More detail is required on the plans for what is to be protected, repaired, and/or replaced.
32. The plans need to include more detail on how the connection to the existing sewer is expected to be made.
33. The water crossing is crossing at a 45°. This angle should be changed to a 90° crossing to minimize the potential for cross-contamination. Additionally, the required separation distance should be verified both horizontally and vertically. Any method employed to prevent cross-contamination should be noted on the plans.
34. Adequate separation between storm drains and sewer should be verified.

Page 27:

35. The plans need to include more detail on how the connection to the existing water line is expected to be made.
36. A gate valve should be included at the connect to isolate the water system at the property line.
37. The plans should include a blow-off at the low point. The engineer should work with the Town to determine if the existing is adequate or a new one should be provided.
38. The plan shows a long crossing with the 24" storm drain above the water line. Adequate cover is questionable. The alignment of the water and the storm drain needs to be reconfigured to avoid conflicts, provide separation, and sufficient separation.
39. At sta. 803+61.92 an "8" AVR" is specified. Verify this is correctly noted.

Page 28:

40. The 4" irrigation line is not shown correctly and should be revised.
41. The gate valve conflicts with the irrigation line and should be evaluated for need and location.
42. At sta. 903+97.85 an "8" AVR" is specified. Verify this is correctly noted.
43. Label the topo lines.

Page 29:

44. The 4" irrigation line conflicts with the fire hydrant and hydrant line at the intersection of Serenity Park Circle and Bear Canyon Drive and needs to be realigned.
45. The termination of the utility construction at the end of Phase 1 will be problematic for the sewer. The termination of the sewer should be at a manhole instead of between manholes. Sewer needs to be constructed to the next manhole or a manhole added at the end of Phase 1 to prevent a future deflection in the sewer line.

Page 30:

46. The fill at the end of Serenity Park Circle is significant. Even if the fill is compacted to 95% per the specifications of the geotechnical engineer, some settlement should be anticipated. The sewer line should be lowered to have the manholes in native material instead of fill.

Page 32:

47. The water line tee should be located at the low point to prevent air pockets.
48. There are multiple notes that specify different ending locations for the Phase 1 utilities.

Page 33:

49. Due to the large amount of fill, the sewer-pipe joints should be specified as mechanically jointed.
50. Similarly, the water-line joints should be specified as restrained joints rather than push-on.
51. Verify that there is adequate separation between sewer laterals and the water main between sta. 211+40 and sta. 213+70.

Page 34:

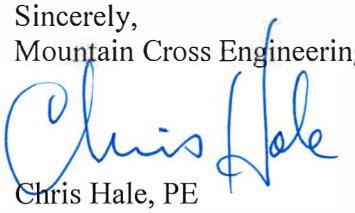
52. There is a 12" culvert beneath the path. This should instead be captured and connect to the adjacent 24" storm drain.
53. The swale terminates and drains across the proposed trail. The runoff in this swale should be captured and conveyed beneath the trail to the detention pond.

Page 36:

54. There should be a typical section included for trail construction.

Thank you for the opportunity to provide this letter. The extent of our review was limited to the areas discussed above. The conclusions and opinions that are expressed above are based on the information available at the time of preparation of this letter. Any additional information presented afterward may require that these opinions be modified. Feel free to call if any of the above needs clarification or if you have any questions or comments.

Sincerely,
Mountain Cross Engineering, Inc.



Chris Hale, PE

Mountain Cross Engineering, Inc.
Civil and Environmental Consulting and Design
826 ½ Grand Avenue, Glenwood Springs, CO 81601
P: 970.945.5544 F: 970.945.5558 www.mountaincross-eng.com

From: Andrew Peters <apeters@ottenjohnson.com>
Sent: Tuesday, August 13, 2024 2:11 PM
To: Haley Carmer <hcarmer@garfieldhecht.com>
Subject: RE: Filing 11 completeness

(Applicant responses below in red.)

From: Haley Carmer
Sent: Tuesday, August 6, 2024 10:21 AM
To: Peters, Andrew L.W. <apeters@ottenjohnson.com>
Subject: Filing 11 completeness

Hi Andy,

Staff has reviewed the updated Filing 11 submittal materials and has deemed the submittal to be complete. The public hearing will take place on September 3rd. Staff is putting together the public notice for the meeting and will mail, publish, and post the notice.

Based on our initial review of the submittal materials, we identified a few items that need clarification before the hearing. An initial list of those issues is below. If any other questions or comments come up, I will let you know. Thanks, Andy.

1. The materials identify SF-1 as the preferred zone district, but lot sizes and setbacks meet SF-2 requirements, not SF-1 requirements. Is the intent to stick with SF-1 zoning and alter the zoning standards as allowed under the PUD guide, or would CVRI prefer to change the zoning to SF-2? Updated to SF-2 in the attached. We confirmed that the 2008 Village Homes plan used SF-2 as well.

2. The Town needs to know the lot sizes for the other phases so that staff can confirm whether future plats for those phases are consistent with what may be approved in the application. Updated in the attached.

3. The applicant materials do not include any parking calculations. Those are needed to confirm compliance with applicable parking requirements. The parking standards in section 13-22-130(E) in Title 13 call for 2 off-street parking per Single Family Lot (>6000sf). This project intends to supply 4 per lot, 2 per garage, 2 per driveway. Total Parking for Filing 11: (57 lots X 4) 228 spaces.

4. The application materials do not specify whether irrigation will use raw or potable water. Please specify so that we can determine water rights dedication requirements. If raw water will be used, please confirm the HOA will take over ownership and management of the system and that sufficient water rights will be dedicated to the HOA for that purpose. The intent is to use raw water. Awaiting confirmation as to the second component.

5. Will Open Spaces C and F be dedicated to the HOA or to the town? Town.

6. The grading plan states that grading for Phase 1 only is anticipated and that excess excavation will be stored in Phase 2. It was previously stated that the whole filing would be graded up front. Please confirm that the note on the grading plan is correct. The note on the plan is correct.

From: Andrew Peters <apeters@ottenjohnson.com>
Sent: Tuesday, August 13, 2024 2:11 PM
To: Haley Carmer <hcarmer@garfieldhecht.com>
Subject: RE: Filing 11 completeness

(Applicant responses below in red.)

From: Haley Carmer <hcarmer@garfieldhecht.com>
Sent: Monday, August 12, 2024 12:17 PM
To: Andrew Peters <apeters@ottenjohnson.com>
Subject: RE: Filing 11 completeness

Hi Andy,

Hope you had a nice weekend. I received some additional comments/questions from staff regarding the application materials. We're still waiting on referral comments, which I'll send you as they come in. Thanks.

1. The road splitter at the north end of Bear Canyon Drive blocks access to the two northernmost lots on the east side of Bear Canyon. The splitter isn't required and should be removed or redesigned, at CVRI's election.
   Noted. (We assume there is nothing to revise at this time.)

2. Please explain the snow storage strategy along Serenity Park Circle. Is the Town pushing snow past the sidewalk onto private lots, or would the snow be piled on the sidewalks and residents or the HOA expected to remove the snow from the sidewalks into the 10 ft. snow storage/utility easement to be created at the front of each lot?
   The Town would push snow past the sidewalk into the snow storage easement.

3. The fire marshal has some concern about Bear Canyon not being completed until Phase 3 as it will require emergency responders (and residents) to wrap back around through Serenity Park Circle. This is also problematic for construction because the heavy-duty construction trucks will increase wear and tear on Serenity Park Circle. Would it be possible to complete Beary Canyon Drive in Phase 2 or at least lay road base sufficient for emergency vehicles and construction traffic?
   Response pending.

NOTICE OF PUBLIC HEARING
Town of New Castle

Date: September 3, 2024

Time: 7:00 PM

Place of hearing: New Castle Recreation Center, 423 W. Main St.

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet:
https://us02web.zoom.us/j/7096588400
If you prefer to telephone in:
Please call: 1-346-248-7799
Meeting ID: 709 658 8400

Follow the prompts as directed. Be sure to set your phone to mute until called on

Public body conducting hearing: Town Council

Brief description of application: Amended Final Application for PUD Development Plan in Castle Valley Ranch, Filing 11, proposing the development of up to 57 single-family homes in up to three phases and Final Phase 1 Subdivision Plat for same

Legal description: Town of New Castle, Garfield County, State of Colorado:

- **Parcel A:** A PARCEL OF LAND SITUATE IN THE NE1/4 SECTION 31 AND THE NW1/4 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: COMMENCING AT THE WEST 1/16 CORNER BETWEEN SAID SECTIONS 29 AND 32 A REBAR AND ALUMINUM CAP LS NO. 36572 SET IN PLACE; THENCE S 01° 19' 34" E 1570.62 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LINE CASTLE VALLEY BOULEVARD, AS FILED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE RECORDED JANUARY 9, 2001 UNDER RECEPTION NO. 574735, ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF CASTLE VALLEY RANCH PUD AS FILED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE RECORDED AUGUST 10, 1983 UNDER RECEPTION NO. 344590 THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAD RIGHT OF WAYS 01°19' 34" E AND ALONG SAID EASTERLY BOUNDARY LINE 1066.16 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID CASTLE VALLEY RANCH, P.U.D.; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1. N 89° 40' 24" W 1195.15 FEET; 2. N 00° 19' 36" E 120.00 FEET; 3. N 89° 40' 24" W 180.00 FEET; 4. N 00° 05'00" W 210.20 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE N 00° 05'00" W 983.59 FEET; THENCE S 89° 56' 5" W 552.43 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF CASTLE

VALLEY RANCH, PA19A AND PA19B AS FILED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE RECORDED NOVEMBER 29, 2005 UNDER RECEPTION NO. 687288; THENCE N 40° 33' 51" E ALONG SAID EASTERLY BOUNDARY LINE 283.40 FEET; THENCE CONTINUING ALONG SAD EASTERLY BOUNDARY LINE N 55° 43' 05" E 455.98 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF CASTLE VALLEY BOULEVARD; THENCE DEPARTING SAD EASTERLY BOUNDARY LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 862,01 FEET; AN ARC LENGTH OF 591.51 FEET (CHORD BEARS S61° 39' 09" E 579.98 FEET); THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1.S 81° 18' 39" E 261.25 FEET; 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 719.98 FEET, AN ARC LENGTH OF 342.58 FEET (CHORD BEARS 5 67° 40' 47" E 339.36 FEET); 3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 115.42 FEET, AN ARC LENGTH OF 19.02 FEET (CHORD BEARS S 14° 30' 47" E 19.00 FEET); 4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 82.00 FEET, AN ARC LENGTH OF 110.68 FEET (CHORD BEARS S 48° 27' 33" E 102.47 FEET); 5. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 115.42 FEET, AN ARC LENGTH OF 20.06 FEET (CHORD BEARS S 82° 08' 49" E 20.03 FEET); 6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 719.98 FEET, AN ARC LENGTH OF 57.30 FEET (CHORD BEARS S 41° 01' 02" E 57.29 FEET); 7. S 38° 44' 14" E 193.94 FEET TO THE POINT OF BEGINNING.

- **Parcel B:** A PARCEL OF LAND SITUATE IN THE NE1/4 SECTION 31, 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: COMMENCING AT THE WEST 1/16 CORNER BETWEEN SAID SECTIONS 29 AND 32, A REBAR AND ALUMINUM CAP LS NO. 36572 SET IN PLACE; THENCE S29° 45' 20" W 2647.04 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF CASTLE VALLEY RANCH, P.U.D. AS FLED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE RECORDED AUGUST 10, 1983 UNDER RECEPTION NO. 344590, THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1. N 89° 50' 34" W 450.00 FEET; 2. N 00° 09' 26" E 75.00 FEET; 3, N 89° 50' 34" W 275.00 FEET; 4, N 000 09' 26" € 150.00 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE N00° 47' 28" W 548.03 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF CASTLE VALLEY RANCH, PA 19A & WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE RECORDED NOVEMBER 29, 2005 UNDER RECEPTION NO. 687288; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE N 40° 33' 51" E 273.86 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE N 89° 56' 25" E 552.43 FEET; THENCE S 00° 0500" E 983,59 FEET TO THE POINT OF BEGINNING (a/k/a Assessor Account No. R043084.)

Common address or Description:	13.538 acres east of S. Wild Horse Dr. (CVR Filing 8) & south of Castle Valley Blvd.
Applicant:	CVR Investors, Inc. and its assigns
Landowner:	CVR Investors, Inc.

The complete application is available at the Town Clerk's office at 450 West Main Street, P. O. Box 90, New Castle, CO 81647. All interested persons are invited to appear and state their views, protests or objections. If you cannot appear personally at such hearing, then you are urged to state your views by letter.

AFFIDAVIT AS TO NOTICE OF PUBLIC HEARING

I, Paul L. Smith, do hereby certify that pursuant to ordinances of the Town of New Castle, Colorado, I provided notice of a public hearing before the New Castle Town Council on **September 3, 2024**, regarding an **Amended Final PUD Application** by doing the following:

1. At least fifteen **(15) days prior** to such hearing, the Town of New Castle sent a copy of the attached Notice of Public Hearing by **certified mail to the owners of all property within two hundred and fifty (250) feet** of the subject property and to the Town of New Castle.

2. At least fifteen **(15) days prior** to such hearing, the Town of New Castle **posted notice of the hearing on the property on a sign** approved by the Town at least twenty-two (22) inches wide, twenty-six (26) inches high, with letters at least one (1) inch in height. The sign was posted so that it was visible from a public street.

3. At least **(15) days prior** to such hearing, the attached Notice of Public Hearing was published on the **Town's website**.

4. At least **(15) days prior** to such hearing, the attached Notice of Public Hearing was **published in a newspaper of general circulation within the Town**.

Paul L. Smith
Signature

ROCHELLE FIRTH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20174051788
My Commission Expires December 20, 2025

STATE OF COLORADO)
) ss.
COUNTY OF Garfield)

Subscribed and sworn to before me this 29 day of August, 2024, by Rochelle Firth.

Witness my hand and official seal.

Rochelle Firth
Notary Public
My commission expires: December 20, 2025

Column

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

State of Texas, County of Bexar, ss:

Hayden Lipsky, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Glenwood Springs Post Independent, that the same weekly newspaper printed, in whole or in part and published in the County of Garfield, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Garfield for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 16 Aug 2024 in the issue of said newspaper.

That said newspaper was regularly issued and circulated on those dates.

Total cost for publication: $193.16
NOTICE ID: pPG08FA0xEEcWjwJSNQu
NOTICE NAME: 8CD09 Notice of Public Hearing

(Signed) Hayden Lipsky

VERIFICATION

State of Texas
County of Bexar

NOTARY PUBLIC STATE OF TEXAS

Robert Hollie III
ID NUMBER
133582194
COMMISSION EXPIRES
February 10, 2026

Subscribed in my presence and sworn to before me on this: 08/19/2024

Notary Public
Electronically signed and notarized online using the Proof platform.

NOTICE OF PUBLIC HEARING
Town of New Castle

Date : September 3, 2024
Time : 7:00 PM
Place of hearing : New Castle Recreation Center, 423 W. Main St.

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Please call: 1-346-248-7799
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Public body conducting hearing : Town Council

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PUBLISHED IN THE GLENWOOD SPRINGS POST INDEPENDENT ON FRIDAY, AUGUST 16, 2024.

August 28, 2024

TO: Town Council, Town of New Castle
FR: Denise and Steve Scheberle, Myrna Candreia, and Jeanne Huyser
RE: Filing 11 application

We write to express our continuing concerns regarding the Filing 11 application to develop the property behind South Wildhorse Drive and Mount Harvard Court by CVR Investors, Inc. (CVR).

Citizens, Planning and Zoning Commissioners and the Town Planner identified issues with the original Filing 11 application that ultimately resulted in a unanimous vote by Council to reject it. It appears that some of these earlier issues have been addressed in the new submission for Filing 11. Most notable of these changes is the switch from multi-family units to single-family homes. We believe that this change reflects the desire of many current residents to own a home. It also offers more congruity with the adjacent homeowners. Also, the number of units for this 13-acre parcel has been reduced from 85 to 57, addressing the concerns citizens had about unit density in the development. Finally, it appears that the new application provides for more open space in the center of the development. Reducing the number of units and providing more open space are welcome modifications.

While we recognize these positive changes, we urge the Council to take the following concerns into account before approving the application as presented.

1. Consider traffic flow on Castle Valley Boulevard (CVB).

The application creates a new street connecting to CVB. This is a concern with increasing traffic on CVB as the town population grows, especially during work-commute and school drop-off times. Making a left-hand turn onto CVB will be very difficult during these times. We wonder why the new street proposed as part of Filing 11 does not connect to the existing roundabout, as this would improve traffic flow on CVB. Since the developer owns acreage adjacent to the roundabout and will likely build units close to the roundabout in the future, it seems a logical way to reduce traffic issues on CVB.

2. Consider requiring a park inside or adjacent to the development.

We assume that the development of 57 homes will add close to 200 people to the town. These homes are likely to bring children to the town who would enjoy a park. The Comprehensive Plan calls for the creation of park space to meet the standard of an additional 14 acres of usable park land for every thousand-person increase in the town's population. Data from the Comprehensive Plan showed that the town was just under the minimum in 2007 (13.6 acres to service roughly 4,000 people). New Castle is falling further behind in this standard as its population continues to grow. This is particularly true for the west side of CVB with only one park (Hot Shot Park). We appreciate the proposed Serenity Park, but that appears to be an area of open space and not a green space for kids to recreate. More park space is needed as development in the town continues.

3. Require an alternate emergency evacuation route.

We must consider how people in New Castle will evacuate should we be faced with a wildfire or other emergency. We've watched how quickly fires can move, such as in Lahaina in 2023 and in Louisville and Superior in 2021. This proposal will only add to the traffic loading on CVB, which is a grave concern for

everyone, but also has the issue of creating a congested area *within* the development due to concentrated housing and only one exit. We urge the Council to require that the developer create an emergency exit that connects the development to C Street so that residents could evacuate.

4. Consider adding more open space between existing homes and the development and the effect of building a walkway that connects to South Wildhorse Drive.

The current application has a black-top walkway running between the development and existing homes. This is potentially an attractive feature, though it would be improved by additional open space. The proposal reveals just a narrow strip of open space with a walkway running in the middle. Expanding this space would make it more inviting and complement the Comprehensive Plan.

Additionally, the town must consider the effects of increasing pedestrian traffic at the intersection of South and North Wildhorse Drive and CVB. The Filing 11 map shows a sidewalk ending at South Wildhorse. We urge the Council to, at minimum, add crosswalks running across South Wildhorse and across CVB on the south side. Currently, crosswalks exist across CVB on the north side of the intersection and across North Wildhorse Drive. This intersection requires more attention from the town to improve pedestrian safety particularly as this development and other developments are built, bringing more traffic and more people crossing the street. At minimum, additional crosswalks across CVB to the south and South Wildhorse are needed. Speed bumps or reduced speeds at that intersection would also help.

5. Consider infrastructure capacity, snow removal requirements, parking and future development

We encourage the Council to carefully consider physical and safety elements that add to the quality of life in our town. These include sufficient infrastructure capacity, both for water and wastewater, but also adequate police, public works, and fire personnel. Water, especially during drought, will be scarce. Additional costs of processing wastewater and providing drinking water should be carefully reviewed. As development continues and impervious surfaces increase, stormwater is a concern. Stormwater from both sides of CVB drain into the Filing 11 area. The application appears to place snow in the front yards of residents, which is not a palatable solution to snow removal.

Parking on the street will be challenging. We understand that lot sizes vary between 5,600 square feet and 7,000 square feet, with just 5’ setbacks between lot lines. North Wildhorse is somewhat comparable to this density, with one important difference: houses are only on ONE side of the street. Imagine doubling the density of North Wildhorse (both sides of the street with houses) and one gets a sense of what parking may be like in this development for residents in these 57 homes.

Finally, we encourage careful thinking about anticipated future building on the remaining acreage. We note that parts of this area are zoned mixed use, for example. What will the remaining 100 or so acres look like in the future? It’s hard to know what the cumulative and connected impacts of this development are without understanding plans for the much larger remaining acreage.

We ask the Council to not approve this application until consideration is given to these concerns. We believe that changes will make the development more closely reflect the value that residents place on open spaces, recreation, safety, and sense of community and make the development more inviting to future residents.

Thank you for your time.

TOWN OF NEW CASTLE, COLORADO
ORDINANCE NO. TC 2024-03

AN ORDINANCE OF THE NEW CASTLE TOWN COUNCIL APPROVING A FINAL PUD DEVELOPMENT PLAN AND PHASE 1 FINAL SUBDIVISION PLAT FOR PORTIONS OF PA 17 & 19, CASTLE VALLEY RANCH PUD

WHEREAS, CVR Investors, Inc. (the "Applicant") is the owner of certain real property within the Town of New Castle described in Exhibit A, which property is part of Planning Areas 17 and 19 of the Castle Valley Ranch Master Plan (the "Property," or "Filing 11"); and

WHEREAS, the PA 19 portion of the Property is zoned Residential (R), and the PA 17 portion is zoned Mixed Use (MU); and

WHEREAS, the Applicant submitted an application requesting approval of a combined Preliminary/Final PUD Development Plan for a 13.538-acre portion of the Property ("Filing 11") and a Preliminary/Final Plat for the first phase of Filing 11 (the "Original Application"); and

WHEREAS, the Town of New Castle Planning & Zoning Commission ("Commission") held a duly noticed public hearing on May 13, 2020, that was continued to May 27, 2020, to consider the Original Application; and

WHEREAS, after the public hearing was closed on May 27, 2020, the Commission, as the governing body responsible for final decisions regarding preliminary PUD plans and plats, voted to deny the preliminary portion of the Application and adopted Resolution PZ 2020-6 effective as of August 7, 2020, to document its decision; and

WHEREAS, pursuant to Section 17.100.070(D) of the Town Municipal Code, the Applicant took the Commission's decision regarding the preliminary PUD portion of the Application (the "original Preliminary Plan") to Town Council for review; and

WHEREAS, on July 21, 2020, Town Council reviewed the Commission's decision regarding the original Preliminary Plan and decided to refer the original Preliminary Plan back to the Commission for reassessment; and

WHEREAS, at its August 26, 2020, meeting, the Commission reconsidered the original Preliminary Plan based on the information and evidence presented during prior public hearings and continued a decision regarding the original Preliminary Plan to September 23, 2020; and

WHEREAS, at the September 23, 2020 meeting, the Applicant elected to amend its original Preliminary Plan, which amendments included a new narrative, revised site plan, conceptual landscape layout, and 3-D renderings (the "Amended Preliminary Plan");

WHEREAS, a decision regarding the Amended Preliminary Plan and a public hearing regarding the same was continued to and held on November 23, 2020; and

WHEREAS, after the public hearing was closed, the Commission continued its consideration of the Amended Preliminary Plan to December 9, 2020, and again to January 13, 2021, with the consent of Applicant; and

WHEREAS, on January 13, 2021, the Commission adopted Resolution PZ 2020-9 recommending conditional approval of the Amended PUD Plan and directing applicant to submit an updated final PUD plan and preliminary/final Phase 1 subdivision consistent with the conditions set forth in Resolution PZ 2020-9; and

WHEREAS, following the adoption of Resolution PZ 2020-9, Applicant asserted that it should not be required to proceed through the final PUD and combined preliminary/final subdivision application procedures but, instead, that it should proceed directly to Council because the Commission's decisions under Resolutions PZ 2020-6 and 2020-9 were recommendations, not final decisions; and

WHEREAS, on January 4, 2022, Town Council considered Applicant's argument and determined that, all things considered, Applicant could proceed to Council review of the final PUD plan and combined preliminary/final Phase 1 subdivision plat without the need for a subsequent public hearing before the Commission; and

WHEREAS, on January 13, 2022, Applicant submitted additional PUD plan and Phase 1 subdivision materials and subsequently revised the same in response to Town comments (the "Supplemental Materials"); and

WHEREAS, on May 3, 2022, Town Council held a duly-noticed public meeting to consider the Application and took comments from Town Staff, the Applicant, and members of the public, and continued its decision to May 17, 2022; and

WHEREAS, Town Council ultimately voted to deny the Application as set forth in Resolution 2022-13; and

WHEREAS, Applicant appealed the denial of the Application to Garfield County District Court in Case No. 2022CV30089 (the "Lawsuit") and asserted additional claims against the Town therein; and

WHEREAS, the Lawsuit remains pending but the Town and Applicant have entered into a Settlement Agreement pursuant to which the Town agreed to consider and hold a public hearing regarding an amended version of the Application that includes only single-family homes and to process the amended application under those versions of the New Castle Municipal Code ("2002 Code") and other documents listed in Section 3 of this Ordinance; and

WHEREAS, Applicant has submitted the amended Application called for in the Settlement Agreement consisting of those materials listed on Exhibit B to this Ordinance (the "Amended Application"); and

WHEREAS, Applicant has requested vested rights for the Amended Application, which Amended Application constitutes a site-specific development plan under Section 14-14-020 of the 2002 Code; and

WHEREAS, pursuant to 2002 Code Section 14-14-060, a duly-noticed public hearing was held by Town Council on September 3, 2024, to consider the Amended Application and vested rights for the Amended Application along with testimony and other evidence from Staff, the Applicant, and members of the public concerning the Amended Application; and

WHEREAS, Town Council has determined that vested rights for the Amended Application are appropriate considering the phasing of development of Filing 11, market conditions, the benefits conferred upon the Town and its citizens by the additional parks and open space and housing opportunities, and the other unique characteristics of the proposed development; and

WHEREAS, based on the testimony and other information presented, subject to compliance with the terms and conditions of this Ordinance, Town Council finds that:

1. the Amended Application is generally compatible with adjacent land uses;
2. the Amended Application is consistent with the 1997 Community Plan Report and applicable provisions of the 2009 Comprehensive Plan;
3. the Town has the capacity to serve the uses proposed in the Amended Application with water, sewer, fire and police protection;
4. the uses proposed within the Amended Application are uses permitted outright within the zoning district contained within the PUD;
5. the number of dwelling units permitted by the underlying zone district is not exceeded by the PUD plan; and
6. the Amended Application utilizes the natural character of the land, includes compatible land uses, provides for fire and police protection, off-street parking, vehicular, pedestrian and bicycle circulation, outdoor recreation, is of overall compatible architectural design, achieves adequate screening, buffering and aesthetic landscaping, avoids development of areas of potential hazard, ensure compliances with the performance standards and meets all other provision of the land use code; and

WHEREAS, based on the Amended Application and the testimony and other evidence presented to the Town Council, the Town Council desires to approve the Amended Application subject to the terms and conditions set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NEW CASTLE, COLORADO:

1. Recitals. The foregoing recitals are incorporated by reference as findings and determinations of the New Castle Town Council.

2. Definition of "Application" and "Amended Application." As used in this Ordinance, "Application" means and consists of, collectively, the Original Application, Amended PUD Plan, and Supplemental Materials listed in Exhibit B to Resolution 2022-13, and "Amended

Application" means the Application as amended and supplemented by the documents and information listed on Exhibit B hereto, which has been prepared by the Town Clerk based upon the materials properly submitted to the Town and entered into the record of the public hearings. Additionally, the "Amended Application" includes all representations of the Applicant reflected in the minutes of the public hearing held on September 3, 2024.

3. Applicable Provisions. Pursuant to the Settlement Agreement between the Town and Applicant, the Amended Application has been processed, reviewed, and considered in accordance with and is subject to the following:

A. Title 13 of the Town Municipal Code in effect as of April 2002
B. Title 14 of the Town Municipal Code in effect as of April 2002
C. 1997 Community Plan Report
D. Guiding Principle Nos. 1 – 9, 11 and 12 of the Town of New Castle Comprehensive Plan 2009
E. Ordinance 2002-02
F. the Second Amended Castle Valley Ranch Annexation Agreement and Site-Specific Development Plan Agreement (the "Development Agreement")
G. the CVR PUD Master Plan Map attached as Exhibit E to the Development Agreement (the "PUD Map"); and
H. the Updated Planned Unit Zoning Guide attached as Exhibit F to the Development Agreement (the "PUD Guide")

4. Zoning and PUD Approval.

A. Zoning. The Property remains zoned as "MU" (PA 17) and "R" (PA 19) pursuant to Section 13-22-020 and 13-22-080 of the 2002 Code; provided, however, that the development and use of Filing 11 shall be subject to the restrictions and requirements of the SF-2 Zone District of the Castle Valley Ranch PUD Zoning Regulations, Section 13.22.080 of the 2002 Code (Zone District), as may be modified by the final plats for Filing 11. In the event of any conflict between the Zone District text and the final plats and/or PUD Plan for Filing 11, the Filing 11 PUD plan and final plats shall control.

B. PUD Approval. Subject to compliance with all conditions set forth in Section 8 of this Ordinance, the Town Council hereby approves the Amended Application as a final PUD development plan allowing for the development of up to 57 single family residential units on 57 lots, with the dwellings, lots, roads, and open space to be platted and developed in accordance with the site plan dated July 25, 2024, as updated August 13, 2024 (the "Site Plan"). To the extent, if at all, this approval provides for any increase in density, it shall apply only to the Filing 11 PUD development plan included in the Amended Application and shall not increase the total number of residential units allowed within the entire Castle Valley Ranch PUD, which is capped at 1,400 units. Filing 11 may be platted and developed in up to two phases.

5. Subdivision Approval. The Town Council hereby grants the Applicant's request to subdivide Filing 11 into six open space parcels (A through F) and up to 57 lots as depicted on the Site Plan. For all phases of Filing 11, including Phase 1, each phase plat shall identify separate parcels and easements to be dedicated to the owners' association and rights-of-way and open space

parcels to be dedicated to the Town. The Phase 1 Plat included as part of the Amended Application is hereby approved, subject to final review and approval by the Town Attorney and compliance with any applicable conditions. Future phase plats may be approved on a staff level without further action by the Town Council, provided that each phase plat is in substantial conformance with the Amended Application and Site Plan approved by this Ordinance. No individual lot shall be sold or conveyed into separate ownership until and unless the phase plat creating the lot depicting the boundaries of such lot has been approved by Town staff in accordance with this Ordinance and recorded in the real estate records of Garfield County.

6. Vested Rights. Town Council finds that the requirements of Chapter 14.14 of the 2002 Code for obtaining vested rights for Filing 11 have been satisfied and hereby approves the following vested rights for Filing 11:

A. The Amended Application for Filing 11 constitutes the "site specific development plan" described in 2002 Code Sec. 14-14-020(A). The rights vested pursuant hereto are the rights to undertake and complete development and use of the Property under the terms and conditions of the Amended Application approved by this Ordinance.

B. The vested rights period will be ten (10) years from the effective date of this Ordinance.

C. All phase plats for Filing 11 shall be recorded within ten (10) years of the effective date of this Ordinance.

D. Vested rights for each individual phase of Filing 11 shall be valid for three (3) years from the recording of the final plat for that phase, subject to the maximum vested rights period of 10 years.

E. The recordation of a phase plat will not extend the maximum vested rights period for Filing 11 beyond 10 years.

F. Applicant shall update the Amended Application to include the language required under 2002 Code Section 14-14-090 and shall be responsible for publishing the vested rights notice required under said 2002 Code section within 14 days of the effective date of this Ordinance.

7. Subdivision and PUD Development Agreement. The approvals herein are contingent upon the execution and recording of a Subdivision and Site-Specific Development Plan Agreement ("SIA") approved by Town Council prior to recordation of each phase plat.

8. Conditions. The Application is approved subject to compliance with the following conditions:

A. Ownership and management responsibilities of all open space areas shall be identified on the plat. Open spaces A, B, C, and F are suitable for future public trails and shall be dedicated to the Town. Tract E shall be dedicated to the owner's association for Filing 11.

B. Paths or sidewalks within the Castle Vally Ranch Boulevard right-of-way, Tract E shown on the Site Plan, and sidewalks adjacent to any street constructed within Filing 11 shall be

constructed by Applicant. Paths within any open space dedicated to the Town shall be constructed by the Town provided that (i) the open space is dedicated to the Town in the first phase of development of Filing 11 that includes residential lots, and (ii) the recreational facilities development fees for each lot within said phase are paid at the time of recordation of the subdivision plat.

C. The covenants for Filing 11 shall prohibit the parking of boats, trailers, campers, RVs, and inoperative vehicles in driveways or on public rights of way for more than 48 consecutive hours. The final version of the covenants shall be subject to review and approval by the Town Attorney prior to recordation so as not to conflict with any conditions of approval as set forth herein or in the SIA.

D. Snow storage locations shall be specified and easements therefor dedicated on each phase plat in the locations depicted in Exhibit A, page 7, to the staff report. Fences, utility boxes, bushes, large landscape boulders, or other obstructions which, in the opinion of the Public Works Department, may inhibit snow storage are prohibited in snow storage areas.

E. Consistent with representations made in the Application, two-car garages and two-car driveways shall be provided for each single-family unit.

F. Prior to recordation of the first phase plat, Applicant shall dedicate for public use a single-track hiking and biking easement at the base of Ganley Hill as a trail connector between Mount Medaris and Prendergast Hill as shown in the Amended Application materials.

G. Prior to recordation of the first phase plat, Applicant shall submit architectural designs showing the scale, massing, color scheme, and variations of the different models of homes for staff review and comment.

H. Landscaping shall incorporate native grasses and plants that minimize maintenance, moving, and irrigating. A landscaping plan shall be approved by the Parks Department prior to issuance of the first building permit for Filing 11. Plans submitted to obtain a building permit for any building shall demonstrate no more than 2,500 square feet of sod per dwelling unit as specified in 13.20.060 of the Municipal Code.

I. All disturbed areas in Filing 11 shall be revegetated and maintained in a predominantly weed free condition. Any disturbed areas shall be regraded and reseeded within six months of work completion. The Applicant shall consult with Public Works for the appropriate seed-mixture. Staging of fill, materials, debris, and/or equipment used in the construction of public improvements shall be removed from the Property or any adjacent property no later than six months after acceptance of each phase.

J. Prior to commencement of construction in any phase, Applicant shall provide a construction phasing plan for review and approval by Town Staff that identifies, at minimum, each of the following components:
   - Buildout phases;

- A schedule that identifies the sequencing of construction, sequencing of occupancy, traffic flow, and traffic control plans during construction;
- Storage and staging areas for construction equipment and materials;
- Drainage and erosion control best management practices (BMP's);
- Conformance to all requirements and specifications approved by the fire marshal concerning temporary access for each phase including, but not limited to, temporary hammerhead turnarounds at dead end streets and any necessary ingress/egress routes for emergency personnel and equipment during construction;

K. Prior to recordation of first phase plat, Applicant shall obtain approval of street names through Garfield County Communications to avoid any duplication of names in the county dispatch area.

L. All exterior illumination within Filing 11 shall comply with acceptable International Dark-sky Association (IDA) standards.

M. Applicant shall designate locations of mailbox kiosks and provide written authorization of the locations by the local postmaster.

N. Prior to recordation of each phase plat, Applicant shall submit an exhibit and conveyance document(s) in a form acceptable to the Town Attorney quantifying and dedicating water rights as provided in the Development Agreement (i) to the Town in amounts sufficient to satisfy potable uses in such phase; (ii) to the Town for irrigation of open space dedicated to the Town in such phase; and (iii) to the Filing 11 owner's association for irrigation of privately-owned open space dedicated in such phase.

O. Prior to the recordation of any Filing 11 phase plat, the Applicant shall enter into an SIA with the Town for each phase of the development in a form acceptable to the Town Attorney and approved by Town Council at a public meeting and provide any security required for the public improvements to be constructed pursuant to the SIA. The SIA for the first phase shall address the allocation of work and costs between Applicant and the Town necessary to mitigate potential fuel hazards for wildland fires in areas identified as threats by Colorado River Fire & Rescue.

P. Pursuant to 2002 Code Section 14-14-040, no grading or construction related to public improvements shall occur on any portion of the Property until such time as the phase plat involving such work and the related SIA have been recorded and any required performance guarantee provided.

Q. The sale of individual lots within Filing 11 may not occur until a plat creating the lot is approved by the Town Attorney and recorded with Garfield County.

R. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Amended Application before Town Council shall be considered part of the Amended Application and binding on the Applicant.

S. The Applicant shall comply with all applicable building, residential, electrical and municipal code requirements, including all sign code regulations, in effect at the time of building permit as well as all recommendations of the Town Engineer and Town Public Works Director set forth in their letters dated April 1, 2022, August 16, 2024, and August 13, 2024, respectively, when developing Filing 11.

T. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.

9. Effective Date. This Ordinance shall be effective 14 days after final publication pursuant to Section 4.3 of the New Castle Charter.

10. Severability. Each section of this Ordinance is an independent section and a holding of any section or part thereof to be unconstitutional, void, or ineffective for any cause or reason shall not be deemed to affect the validity or constitutionality of any other section or part thereof, the intent being that the provisions hereof are severable.

INTRODUCED on September 3, 2024, at which time copies were available to the Council and to those persons in attendance at the meeting, read by title, passed on first reading, and ordered published in full and posted in at least two public places within the Town as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the Town of New Castle, Colorado, on September 17, 2024, read by title and number, approved, and ordered published as required by the Charter.

TOWN OF NEW CASTLE, COLORADO,
TOWN COUNCIL

_____
Art Riddile, Mayor

ATTEST:

_____
Mindy Andis, Town Clerk

EXHIBIT LIST

A Property Description

B Amended Application Materials

EXHIBIT A
Legal Description

Parcel A: A PARCEL OF LAND SITUATE IN THE NE1/4 SECTION 31 AND THE NW1/4 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: COMMENCING AT THE WEST 1/16 CORNER BETWEEN SAID SECTIONS 29 AND 32 A REBAR AND ALUMINUM CAP LS NO. 36572 SET IN PLACE; THENCE S 01° 19' 34" E 1570.62 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LINE CASTLE VALLEY BOULEVARD, AS FILED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE RECORDED JANUARY 9, 2001 UNDER RECEPTION NO. 574735, ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF CASTLE VALLEY RANCH PUD AS FILED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE RECORDED AUGUST 10, 1983 UNDER RECEPTION NO. 344590 THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAD RIGHT OF WAYS 01°19' 34" E AND ALONG SAID EASTERLY BOUNDARY LINE 1066.16 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID CASTLE VALLEY RANCH, P.U.D.; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1. N 89° 40' 24" W 1195.15 FEET; 2. N 00° 19' 36" E 120.00 FEET; 3. N 89° 40' 24" W 180.00 FEET; 4. N 00° 05'00" W 210.20 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE N 00° 05'00" W 983.59 FEET; THENCE S 89° 56' 5" W 552.43 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF CASTLE VALLEY RANCH, PA19A AND PA19B AS FILED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE RECORDED NOVEMBER 29, 2005 UNDER RECEPTION NO. 687288; THENCE N 40° 33' 51" E ALONG SAID EASTERLY BOUNDARY LINE 283.40 FEET; THENCE CONTINUING ALONG SAD EASTERLY BOUNDARY LINE N 55° 43' 05" E 455.98 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF CASTLE VALLEY BOULEVARD; THENCE DEPARTING SAD EASTERLY BOUNDARY LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 862,01 FEET; AN ARC LENGTH OF 591.51 FEET (CHORD BEARS S61° 39' 09" E 579.98 FEET); THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: 1.S 81° 18' 39" E 261.25 FEET; 2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 719.98 FEET, AN ARC LENGTH OF 342.58 FEET (CHORD BEARS 5 67° 40' 47" E 339.36 FEET); 3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 115.42 FEET, AN ARC LENGTH OF 19.02 FEET (CHORD BEARS S 14° 30' 47" E 19.00 FEET); 4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 82.00 FEET, AN ARC LENGTH OF 110.68 FEET (CHORD BEARS S 48° 27' 33" E 102.47 FEET); 5. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 115.42 FEET, AN ARC LENGTH OF 20.06 FEET (CHORD BEARS S 82° 08' 49" E 20.03 FEET); 6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 719.98 FEET, AN ARC LENGTH OF 57.30 FEET (CHORD BEARS S 41° 01' 02" E 57.29 FEET); 7. S 38° 44' 14" E 193.94 FEET TO THE POINT OF BEGINNING.

Parcel B: A PARCEL OF LAND SITUATE IN THE NE1/4 SECTION 31, 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: COMMENCING AT THE WEST 1/16 CORNER BETWEEN SAID SECTIONS 29 AND 32, A REBAR AND ALUMINUM CAP LS NO. 36572 SET IN PLACE; THENCE S29° 45' 20" W 2647.04 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF CASTLE VALLEY RANCH, P.U.D. AS FLED WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE RECORDED AUGUST 10, 1983 UNDER RECEPTION NO. 344590, THE TRUE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1. N 89° 50' 34” W 450.00 FEET; 2. N 00° 09' 26" E 75.00 FEET; 3, N 89° 50' 34" W 275.00 FEET; 4, N 000 09' 26" € 150.00 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE N00° 47' 28" W 548.03 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF CASTLE VALLEY RANCH, PA 19A & WITH THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE RECORDED NOVEMBER 29, 2005 UNDER RECEPTION NO. 687288; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE N 40° 33' 51" E 273.86 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE N 89° 56' 25" E 552.43 FEET; THENCE S 00° 0500" E 983,59 FEET TO THE POINT OF BEGINNING

EXHIBIT B

Application Materials

1. Applicant Submittal Packet included as Exhibit A to staff report for September 3, 2024, Council meeting

2. Applicant responses to referral and staff comments (various dates) included as exhibits to staff report for September 3, 2024, Council meeting

Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

Administration Department
Phone: (970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

Memorandum

To: Mayor & Council

From: David Reynolds

Re: Council Workshop: Update on Raw Water Irrigation Project – John Wenzel

Date: 09/03/24

Purpose:
This agenda item is intended to provide time for Public Works Director John Wenzel to update the Town Council on the upcoming Raw Water Irrigation Project.

Background:
As the Town Council is aware, the Town of New Castle operates two water delivery systems: a treated potable water system from our Water Treatment Plant and a Raw Water Irrigation System that draws untreated water from East Elk Creek, delivering it directly to consumers for irrigation purposes only. With ongoing development in New Castle, expanding our raw water irrigation capacity helps to reduce the demand on our treated water supply, conserving more valuable resources for essential uses.

Project Overview:
Funded in part by a grant from FMLD, the Public Works Department has designed an expansion of the Raw Water Irrigation System. This expansion will include the addition of a new holding pond, a new pump station, and additional delivery system piping.

John Wenzel will present the details and timelines of the project to the Town Council and will be available to answer any questions.

New Castle Town Council Regular Meeting
Tuesday, August 20, 2024, 7:00 PM

Call to Order
Mayor Art Riddile called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call

	Councilor Carey
	Councilor Mariscal
	Councilor Hazelton
	Councilor Copeland
	Mayor A. Riddile
	Councilor Leland
	Councilor G Riddile
Absent	None

Also present at the meeting were Town Clerk Mindy Andis, Administrator Dave Reynolds, Town Treasurer Viktoriya Ehlers, and members of the public.

MOTION: Councilor Copeland made a motion to excuse Councilor Mariscal and absence. Mayor A. Riddile seconded the motion and it passed unanimously.

Meeting Notice
Clerk Andis verified that her office gave notice of the meeting in accordance with resolution TC 2024-1.

Conflicts of Interest
There were no conflicts of interest

Agenda Changes
There were no agenda changes

Citizen Comments on Items not on the Agenda
There were no Citizen Comments

Consultant Reports
Consultant Attorney – not present
Consultant Engineer – not present

Items for Consideration

2023 Audit Presentation - John Cutler & Associates
Town Treasurer Viktoriya Ehlers told the council that John Cutler was attending to present the 2023 audited financial reports for 2023. She introduced Mr. Cutler.
Mr. Cutler greeted the council and said that first there were certain things he was required to tell the council as the governing board. He said that there were no difficulties in performing the audit, which was good. He said that there was one minor adjustment to

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correct the ending fund balance which was nothing to be alarmed about. He also said there were no disagreements with management, which was good. Mr. Cutler said the town did sign a letter stating the town would take responsibility for the final statements and John Cutler & Associates did not need to consult with any other auditors. He also said that New Castle is a good financially sound town which is important.

Consider a Motion to Accept the 2023 Audit as Presented
MOTION: Councilor G. Riddile made a motion to accept the 2022 Audit as presented. Councilor Mariscal seconded the motion, and it passed unanimously

Presentation A Way Out – Becky Gordon
Administrator Dave Reynolds introduced Executive Director Becky Gordon to the council. He said A Way Out is a non-profit organization that assists residents in the New Castle area with substance use disorders, mental health assessments, addiction counseling, referrals to treatment programs, and a host of other valuable resources for those in need. As a non-profit helping residents of New Castle, A Way Out qualifies to apply for funding through the Town's outgoing grant program. While A Way Out has not yet applied to the town for funding assistance they have worked with the River Center, participated in this summer's Ice Cream Social, and have been actively working behind the scene in our community to help residents confront and manage a host of disorders, addictions, and other mental wellness concerns.
Ms. Becky Gordon explained the program. (Exhibit A)
Councilor Carey asked about working with juveniles.
Ms. Gordon said the only requirement for the program is a desire to get sober. They will refer teens to local resources such as YouthZone.
Council encouraged Ms. Gordon to apply for a grant from the town.

Staff Introductions: - Officer Jerry Alcorta
Administrator Reynolds introduced Officer Alcorta to the council. Officer Alcorta gave a brief background on himself. The council welcomed Officer Alcorta.

Consider Letter of Support for Northwest Colorado Council of Governments – Grant Application
Administrator Reynolds said the letter of support sis on behalf of Northwest Colorado Council of Governments (NWCCOG) effort to obtain grant funding from the U.S. Department of Transportation's Charging & Fueling Infrastructure Grant. At the request of CLEER, local municipalities and community-based organizations have been asked to help support an effort to bring additional EV Charging Stations to the I-70 corridor. CLEER and NWCCOG are working together to pursue federal grant funds that if successful could help add strategically located EV Charging Stations in our area and possibly in New Castle.
Councilor Leland said if NWCCOG is in need of more support letters, the businesses in the City Market Plaza is interested in supporting the project.

MOTION: Councilor Hazelton made a motion to Approve the Support Letter for Northwest Colorado Council of Governments Grant Application. Councilor Carey seconded the motion and it passed unanimously

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Consent Agenda

Items on the consent agenda are routine and non-controversial and will be approved by one motion. There will be no separate discussion of these items unless a council member or citizen requests it, in which case the item will be removed from the consent agenda.

August 6, 2024, Minutes

MOTION: Councilor G. Riddile made a motion to approve the Consent Agenda. Mayor A. Riddile seconded the motion and it passed unanimously.

Staff Reports

Town Administrator – Administrator Reynolds said at the last council meeting there was conversation about how to conduct the staff reviews for the town administrator, town clerk and town treasurer. He explained a couple of suggestions to the council. The council decided to keep the reviews the same for this year and revisit in the spring. Administrator Reynolds said Representative Velsaco was scheduled to have a "Meet and Greet" at Drifters on Wednesday, August 21, 2024. Staff have been reaching out to her office for a new location since Drifters is under construction and there has been no response. Administrator Reynolds said CML is hosting an on the road executive training, Wednesday, August 21, 2024, in Glenwood Springs. He said Mayor A. Riddile and himself were invited to speak at the event about town manager and council relationship. Mayor A. Riddile would not be able to attend therefore, Mayor Pro Tem Hazelton will attend on his behalf. Administrative Renyolds said the grant applied for through Congresswoman Bobert's office was reduced to $750,000. There are a couple more committees the application must be approved by. The town should have word in October if the $750,000 was granted to the town. Administrator Reynolds said Councilor Mariscal has asked for his assistance on a project with the Mexican Consulate in Denver. The Mexican Consulate their mission is to help Mexicans who live in the states in various ways with different services. The Mexican Consulate had reached out to Councilor Mariscal for an introduction with the Garfield County Commissioners with a "Meet and Greet". Councilor Mariscal has reached out to the County Commissioners, for an introduction Friday, August 23, 2024, at 4pm at the Community Center. The agenda for the meeting would be an introduction from the Mexican Consulate. Councilor Mariscal would like for the event to be a Town of New Castle sponsored or host the event. After discussion the council decided not to host or sponsor the event at this time. The council would be happy to host a "Meet and Greet" after the first of the year.

Town Clerk – Clerk Andis said at the last P&Z meeting Deputy Remi Bordelon had come up with an idea to expand the Land Use Development Application Process flyer with an explanation of what materials are to be expected at each phase. Clerk Andis handed out the updated flyer to the council. The council liked the flyer and found it helpful. The council suggested creating a summary of development for Castle Valley Ranch and Lakota Canyon Ranch.

Town Treasurer – Treasurer Ehlers said the town had received the second quarter bag fees and the fees are down. Treasurer Ehlers said the June financials are complete with half the year left. Sales tax is down by 4% compared to 2023 and about 8% under budget. The budget calendar is out to department heads along with the budget

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worksheets. There is currently an unknown for the property tax.

Town Planner – not present
Public Works Director – not present

Commission Reports
Planning & Zoning Commission – have not met
Historic Preservation Commission – have not met
Climate and Environment Commission – have not met
Senior Program – have not met
RFTA – Mayor A. Riddile said was Dan Blankenship's last meeting as CEO, he will be retained as a consultant until the end the year. The new CEO will start in September 1st, 2024.
AGNC – Councilor Hazelton said they were the host of the 9th Annual Economic Summit in Rifle. Councilor Hazelton said it was very informative especially for small businesses.
GCE – Councilor Leland said they will be coming to council for the annual update in September.
EAB – have not met
Detox – have not met

Council Comments
Councilor Hazelton asked if Administrator Reynolds was able to find out anything regarding Mountain Waste and Recycling not picking up cardboard and extra trash cans. Administrator Reynolds said he did speak with Mountain Waste, and they stated there are guidelines the drivers follow, therefore if there is anything outside of the bins it will not be picked up. It must be in the bin to be picked up. Councilor Leland said that Mountain Waste needs to take it off their website. Administrator Reynold said Mountain Waste said they do have several households that have multiple trash cans. Councilor Hazelton said he had seen on Facebook about a lady had posted about their stay at a local Airbnb and her son had left his stuffed animal. Councilor Hazelton reached out to her for more information. Councilor Hazelton had seen where the stuffed animal was returned back to her son. The lady had told Councilor Hazelton New Castle is a very extraordinary town. Councilor Leland had asked for staff to look into the microphone on the owl. At the last meeting when he was ZOOM the microphone kept fading in and out.

Items for Future Council Agenda
Councilor G. Riddile would like to have Public Works Director John Wenzel present to the council the Raw Waterline Project.

Adjourn

DRAFT

MOTION: Mayor A. Riddile made a motion to adjourn. Councilor Hazelton seconded the motion and it passed unanimously.

The meeting adjourned at 8:26p.m.

Respectfully submitted,

Mayor Art Riddile

Town Clerk Mindy Andis, CMC

DRAFT

TOWN OF NEW CASTLE - BILLS ALLOWED SUMMARY - August 2024

08/2024 INVOICES PAID	$463,414.77
VIX PARK LOAN PAYMENT	5,129.61
NET PAYROLL (2)	179,189.97
FED & STATE EMPLOYMENT TAXES (2)	67,786.96
RETIREMENT PLAN PAYMENTS (2)	35,306.82
CREDIT CARD FEES	1,536.33
08/2024 TOTAL PAYMENTS	**$ 752,364.46**

LESS CAPITAL EXPENDITURES *	(10,163.72)	
LESS CHARGE-BACKS **	(4,020.50)	
LOAN PAYMENTS	(5,129.61)	
RESTITUTION PAYMENTS	-	
DEPOSIT REFUNDS	(700.00)	
08/2024 OPERATING EXPENSES:		**$ 732,350.63**

*** CAPITAL:**		****CHARGE-BACKS:**	
Paint for Town Hall offices	177.27		
Round-a-bout desing Phase 1, 2, 3, 4 - FLMD Grant	6,688.01		
Raw Water Irrigation - FMLD/ARPA	597.00		
Digester Blower Building - FMLD Grant	2,402.94		
South Side Interceptor Engineering Fees	298.50	Developer costs	4,020.50
Total	10,163.72		

Report Criteria:
Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
93	A-1 Heating & Cooling, Inc	64240	TH HVAC maintenance-TH	07/17/2024	842.84	.00	842.84	57399	08/02/2024
Total 93:					842.84	.00	842.84		
207	Aerzen USA Corporation	SPI-24-0004	Aerzen Delta blower-digest	06/10/2024	168,691.98	.00	168,691.98	Multiple	Multiple
Total 207:					168,691.98	.00	168,691.98		
213	AFLAC	035168	08.2024 premium	08/12/2024	143.39	.00	143.39	57454	08/15/2024
Total 213:					143.39	.00	143.39		
325	All State Communications,I	36009	vehcile repair-2017 Tahoe-	08/12/2024	320.00	.00	320.00	0	08/29/2024
Total 325:					320.00	.00	320.00		
377	Alpine Bank	0298-Aug 10	jurassicparliament-training	08/10/2024	57.00	.00	57.00	0	08/29/2024
		0314-Aug 10	amazon-office supplies-ps	08/10/2024	11.42	.00	11.42	0	08/29/2024
		0314-Aug 10	amazon-office supplies-ps	08/10/2024	95.55	.00	95.55	0	08/29/2024
		0314-Aug 10	usps-postage-ps	08/10/2024	5.80	.00	5.80	0	08/29/2024
		0314-Aug 10	usps-postage-ps	08/10/2024	73.00	.00	73.00	0	08/29/2024
		0314-Aug 10	usps-postage-ps	08/10/2024	5.80	.00	5.80	0	08/29/2024
		0314-Aug 10	usps-postage-ps	08/10/2024	1.19	.00	1.19	0	08/29/2024
		0314-Aug 10	id cards-ID cards-ps	08/10/2024	15.50	.00	15.50	0	08/29/2024
		0314-Aug 10	amazon-equipment-ps	08/10/2024	40.17	.00	40.17	0	08/29/2024
		0314-Aug 10	amazon-office supplies-ps	08/10/2024	47.30	.00	47.30	0	08/29/2024
		0314-Aug 10	id cards-equipment refund-	08/10/2024	25.00-	.00	25.00-	0	08/29/2024
		0330-Aug 10	harbortools-tools-wtr	08/10/2024	26.67	.00	26.67	0	08/29/2024
		0330-Aug 10	wal-mart-mouse traps-wwtr	08/10/2024	59.62	.00	59.62	0	08/29/2024
		0346-Aug 10	etsy-staff picnic-admin	08/10/2024	45.01	.00	45.01	0	08/29/2024
		0346-Aug 10	wal-mart-staff picnic-admin	08/10/2024	7.97	.00	7.97	0	08/29/2024
		0346-Aug 10	lowes-hose caddy & key-re	08/10/2024	69.98-	.00	69.98-	0	08/29/2024
		0346-Aug 10	amazon-snowcones baseb	08/10/2024	24.49	.00	24.49	0	08/29/2024
		0346-Aug 10	amazon-soccer balls-rec	08/10/2024	109.99	.00	109.99	0	08/29/2024
		0346-Aug 10	epic sports-micro soccer-re	08/10/2024	408.92	.00	408.92	0	08/29/2024
		0346-Aug 10	city-market-kids kitchen-rec	08/10/2024	8.28	.00	8.28	0	08/29/2024
		0346-Aug 10	wal-mart-DHD airhorn-rec	08/10/2024	11.87	.00	11.87	0	08/29/2024
		0346-Aug 10	city-market-propane-rec	08/10/2024	54.99	.00	54.99	0	08/29/2024
		0353-Aug 10	wal-mart-part for toilet-ps	08/10/2024	5.54	.00	5.54	0	08/29/2024
		0353-Aug 10	amazon-part for toilet-ps	08/10/2024	8.50	.00	8.50	0	08/29/2024
		0355-Aug 10	adobe-adobe-b&p	08/10/2024	23.99	.00	23.99	0	08/29/2024
		0355-Aug 10	city-market-coffee-admin	08/10/2024	25.17	.00	25.17	0	08/29/2024
		0355-Aug 10	hobby-lobby-decor-admin	08/10/2024	7.15	.00	7.15	0	08/29/2024
		0355-Aug 10	amazon-laptop case-admin	08/10/2024	25.65	.00	25.65	0	08/29/2024
		0355-Aug 10	family dollar-decor-admin	08/10/2024	5.00	.00	5.00	0	08/29/2024
		0355-Aug 10	adobe-adobe-admin	08/10/2024	140.93	.00	140.93	0	08/29/2024
		0355-Aug 10	faxpipe-fax svcs-admin	08/10/2024	10.95	.00	10.95	0	08/29/2024
		0355-Aug 10	zoom-zoom-admin	08/10/2024	15.99	.00	15.99	0	08/29/2024
		0355-Aug 10	starbucks-meal - institute-a	08/10/2024	12.65	.00	12.65	0	08/29/2024
		0355-Aug 10	chick-fil-a-meal - institute-a	08/10/2024	14.90	.00	14.90	0	08/29/2024
		0355-Aug 10	marriott-meal - institute-ad	08/10/2024	5.50	.00	5.50	0	08/29/2024
		0355-Aug 10	marriott-clerk institute lodgi	08/10/2024	957.64	.00	957.64	0	08/29/2024
		0355-Aug 10	windy city eats-meals-ps	08/10/2024	22.85	.00	22.85	0	08/29/2024
		0355-Aug 10	adobe-adobe-rec	08/10/2024	23.99	.00	23.99	0	08/29/2024

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		0355-Aug 10	tractor supply-weed spraye	08/10/2024	35.13	.00	35.13	0	08/29/2024
		0355-Aug 10	tractor supply-parts-strts	08/10/2024	25.16	.00	25.16	0	08/29/2024
		0355-Aug 10	tractor supply-hardware-str	08/10/2024	24.91	.00	24.91	0	08/29/2024
		0355-Aug 10	adobe-adobe-wtr	08/10/2024	23.99	.00	23.99	0	08/29/2024
		0363-Aug 10	mnt tool and feed-meal - in	08/10/2024	14.45	.00	14.45	0	08/29/2024
		0363-Aug 10	amazon-meal - institute-ad	08/10/2024	15.43	.00	15.43	0	08/29/2024
		0363-Aug 10	city-market-meal - institute-	08/10/2024	14.48	.00	14.48	0	08/29/2024
		0363-Aug 10	city-market-meal - institute-	08/10/2024	8.78	.00	8.78	0	08/29/2024
		0363-Aug 10	osmdelivery-delivery-wtr	08/10/2024	83.00	.00	83.00	0	08/29/2024
		0371-Aug 10	city-market-treats - Grady b	08/10/2024	33.21	.00	33.21	0	08/29/2024
		0371-Aug 10	sams club-water-ice cream	08/10/2024	12.84	.00	12.84	0	08/29/2024
		0371-Aug 10	conoco-oil-admin	08/10/2024	19.68	.00	19.68	0	08/29/2024
		0371-Aug 10	co motor veh-lien release-	08/10/2024	25.44	.00	25.44	0	08/29/2024
		0371-Aug 10	co motor veh-filing of lien-w	08/10/2024	25.43	.00	25.43	0	08/29/2024
		0397-Aug 10	hogback-staff picnic-admin	08/10/2024	50.00	.00	50.00	0	08/29/2024
		0397-Aug 10	amazon-crafts-rec	08/10/2024	96.48	.00	96.48	0	08/29/2024
		0397-Aug 10	amazon-crafts-rec	08/10/2024	54.89	.00	54.89	0	08/29/2024
		0397-Aug 10	amazon-table cloths-rec	08/10/2024	123.11	.00	123.11	0	08/29/2024
		0397-Aug 10	city-market-DHD concessio	08/10/2024	128.16	.00	128.16	0	08/29/2024
		0397-Aug 10	customink-BMF shirts-rec	08/10/2024	2,192.10	.00	2,192.10	0	08/29/2024
		0405-Aug 10	awwa-water book-wtr	08/10/2024	111.37	.00	111.37	0	08/29/2024
		0405-Aug 10	fedex-shipping-wtr	08/10/2024	28.24	.00	28.24	0	08/29/2024
		0405-Aug 10	wal-mart-bug repellent-wtr	08/10/2024	48.44	.00	48.44	0	08/29/2024
		0405-Aug 10	amazon-pool noodles-wtr	08/10/2024	169.98	.00	169.98	0	08/29/2024
		0405-Aug 10	amazon-desiccant packs-w	08/10/2024	8.98	.00	8.98	0	08/29/2024
		0405-Aug 10	wal-mart-fly traps-wtr	08/10/2024	58.87	.00	58.87	0	08/29/2024
		0405-Aug 10	mesa county health-lab tes	08/10/2024	102.00	.00	102.00	0	08/29/2024
		0405-Aug 10	mesa county health-lab tes	08/10/2024	75.00	.00	75.00	0	08/29/2024
		0405-Aug 10	mesa county health-lab tes	08/10/2024	102.00	.00	102.00	0	08/29/2024
		0413-Aug 10	amazon-welding equip-strt	08/10/2024	263.84	.00	263.84	0	08/29/2024
		0413-Aug 10	amazon-welding equip-wtr	08/10/2024	263.83	.00	263.83	0	08/29/2024
		0413-Aug 10	amazon-welding equip-wwt	08/10/2024	263.83	.00	263.83	0	08/29/2024
		0447-Aug 10	lazy bear-R&R meal-ps	08/10/2024	113.41	.00	113.41	0	08/29/2024
		0488-Aug 10	mt garfield-meal-training-ps	08/10/2024	56.79	.00	56.79	0	08/29/2024
		0488-Aug 10	windy city eats-meal-trainin	08/10/2024	56.65	.00	56.65	0	08/29/2024
		0512-Aug 10	amazon-intox table-ps	08/10/2024	199.89	.00	199.89	0	08/29/2024
		0512-Aug 10	vistaprint-cards-ps	08/10/2024	67.57	.00	67.57	0	08/29/2024
		0512-Aug 10	vistaprint-cards-ps	08/10/2024	91.97	.00	91.97	0	08/29/2024
		0512-Aug 10	co police protectiv-liability c	08/10/2024	135.00	.00	135.00	0	08/29/2024
		0512-Aug 10	amazon-radio mic-ps	08/10/2024	111.99	.00	111.99	0	08/29/2024
		0538-Aug 10	city-market-john bday-admi	08/10/2024	9.30	.00	9.30	0	08/29/2024
		0538-Aug 10	city-market-anniv/bday-ad	08/10/2024	18.35	.00	18.35	0	08/29/2024
		0538-Aug 10	city-market-company picnic	08/10/2024	17.65	.00	17.65	0	08/29/2024
		0538-Aug 10	amazon-desk mat/pencil h	08/10/2024	40.87	.00	40.87	0	08/29/2024
		0538-Aug 10	city-market-coffee-admin	08/10/2024	14.87	.00	14.87	0	08/29/2024
		0538-Aug 10	city-market-cutlery TH-adm	08/10/2024	30.02	.00	30.02	0	08/29/2024
		0538-Aug 10	el mex-meal-training-admin	08/10/2024	51.62	.00	51.62	0	08/29/2024
		0538-Aug 10	smiling moose-meal-trainin	08/10/2024	30.00	.00	30.00	0	08/29/2024
		0538-Aug 10	egg of estes-meal-training-	08/10/2024	54.16	.00	54.16	0	08/29/2024
		0538-Aug 10	latitude fb-meal-training-ad	08/10/2024	52.20	.00	52.20	0	08/29/2024
		0538-Aug 10	busey brews-meal-training-	08/10/2024	51.98	.00	51.98	0	08/29/2024
		0538-Aug 10	altitude-windshield repair-a	08/10/2024	60.00	.00	60.00	0	08/29/2024
		0538-Aug 10	shell-fuel-admin	08/10/2024	50.14	.00	50.14	0	08/29/2024
		0538-Aug 10	wal-mart-trash bags TH-tw	08/10/2024	24.52	.00	24.52	0	08/29/2024
		0538-Aug 10	amazon-cotton candy mac	08/10/2024	299.26	.00	299.26	0	08/29/2024
		0546-Aug 10	caselle-annual conference-	08/10/2024	595.00	.00	595.00	0	08/29/2024
		0553-Aug 10	big 5-basketball nets-prks	08/10/2024	27.96	.00	27.96	0	08/29/2024

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		0561-Aug 10	el patron-meals-ps	08/10/2024	19.12	.00	19.12	0	08/29/2024
		0561-Aug 10	mt garfield-meals-ps	08/10/2024	26.55	.00	26.55	0	08/29/2024
		0561-Aug 10	city-market-R&R event-ps	08/10/2024	46.92	.00	46.92	0	08/29/2024
		08	adobe-adobe-b&p	07/10/2024	23.99	.00	23.99	57400	08/02/2024
		08	extremetactic-truck light-b&	07/10/2024	152.96	.00	152.96	57400	08/02/2024
		08	amazon-balloons-admin	07/10/2024	39.05	.00	39.05	57400	08/02/2024
		08	city-market-chuck - 10 year	07/10/2024	65.38	.00	65.38	57400	08/02/2024
		08	burning mountain-Mindy bd	07/10/2024	43.70	.00	43.70	57400	08/02/2024
		08	city-market-Mindy bday-ad	07/10/2024	11.83	.00	11.83	57400	08/02/2024
		08	city market-water-admin	07/10/2024	7.98	.00	7.98	57400	08/02/2024
		08	amazon-office supplies-ad	07/10/2024	24.34	.00	24.34	57400	08/02/2024
		08	amazon-office supplies-ad	07/10/2024	14.98	.00	14.98	57400	08/02/2024
		08	amazon-office supplies-ad	07/10/2024	43.52	.00	43.52	57400	08/02/2024
		08	amazon-certificate frames-	07/10/2024	52.88	.00	52.88	57400	08/02/2024
		08	amazon-office supplies-ad	07/10/2024	21.15	.00	21.15	57400	08/02/2024
		08	amazon-Ro desk-admin	07/10/2024	309.98	.00	309.98	57400	08/02/2024
		08	adobe-adobe-admin	07/10/2024	140.93	.00	140.93	57400	08/02/2024
		08	faxpipe-fax service-admin	07/10/2024	10.95	.00	10.95	57400	08/02/2024
		08	zoom-zoom - june-admin	07/10/2024	15.99	.00	15.99	57400	08/02/2024
		08	agnc-AGNC meeting-admi	07/10/2024	150.00	.00	150.00	57400	08/02/2024
		08	lazy dog grill-meals - confe	07/10/2024	49.30	.00	49.30	57400	08/02/2024
		08	boot grill-meals - conferenc	07/10/2024	60.73	.00	60.73	57400	08/02/2024
		08	bonefish-meals - conferenc	07/10/2024	44.93	.00	44.93	57400	08/02/2024
		08	springhill suites-lodging - c	07/10/2024	532.00	.00	532.00	57400	08/02/2024
		08	estes park lodging-lodging	07/10/2024	709.09	.00	709.09	57400	08/02/2024
		08	springhill suites-lodging - c	07/10/2024	532.00	.00	532.00	57400	08/02/2024
		08	springhill suites-lodging - c	07/10/2024	532.00	.00	532.00	57400	08/02/2024
		08	hyway feed-bingo-admin	07/10/2024	17.50	.00	17.50	57400	08/02/2024
		08	wal-mart-bingo - pinata-ad	07/10/2024	79.62	.00	79.62	57400	08/02/2024
		08	walmart-bingo - dinner & tp	07/10/2024	257.00	.00	257.00	57400	08/02/2024
		08	city-market-bingo - dinner-	07/10/2024	35.08	.00	35.08	57400	08/02/2024
		08	co driver srvs-ins expense/	07/10/2024	9.97	.00	9.97	57400	08/02/2024
		08	burning mountain-lunch w/	07/10/2024	41.70	.00	41.70	57400	08/02/2024
		08	gofundme-donation per ma	07/10/2024	234.00	.00	234.00	57400	08/02/2024
		08	gofundme-tip refund on do	07/10/2024	34.00-	.00	34.00-	57400	08/02/2024
		08	ace hardwar-paint - Ro offi	07/10/2024	35.99	.00	35.99	57400	08/02/2024
		08	BLM-BLM fees-admin	07/10/2024	130.00	.00	130.00	57400	08/02/2024
		08	corner store-gas - conferen	07/10/2024	63.14	.00	63.14	57400	08/02/2024
		08	amazon-office supplies-ps	07/10/2024	77.91	.00	77.91	57400	08/02/2024
		08	usps-postage-ps	07/10/2024	5.85	.00	5.85	57400	08/02/2024
		08	usps-postage-ps	07/10/2024	5.85	.00	5.85	57400	08/02/2024
		08	usps-postage-ps	07/10/2024	5.80	.00	5.80	57400	08/02/2024
		08	usps-postage-ps	07/10/2024	1.87	.00	1.87	57400	08/02/2024
		08	usps-postage-ps	07/10/2024	5.85	.00	5.85	57400	08/02/2024
		08	amazon-computer monitor-	07/10/2024	101.98	.00	101.98	57400	08/02/2024
		08	conoco-meals - training-ps	07/10/2024	79.23	.00	79.23	57400	08/02/2024
		08	diorios-meal-ps	07/10/2024	15.44	.00	15.44	57400	08/02/2024
		08	co police protectiv-liability c	07/10/2024	135.00	.00	135.00	57400	08/02/2024
		08	in professional id cards-ID	07/10/2024	25.00	.00	25.00	57400	08/02/2024
		08	city-market-misc exp-ps	07/10/2024	5.00	.00	5.00	57400	08/02/2024
		08	amzn-uniform-ps	07/10/2024	58.50	.00	58.50	57400	08/02/2024
		08	amazon-officer equip-ps	07/10/2024	125.98	.00	125.98	57400	08/02/2024
		08	amazon-officer equip-ps	07/10/2024	150.40	.00	150.40	57400	08/02/2024
		08	grease monkey-veh maint-	07/10/2024	163.58	.00	163.58	57400	08/02/2024
		08	grease monkey-veh maint-	07/10/2024	146.98	.00	146.98	57400	08/02/2024
		08	oreilly-veh maint-ps	07/10/2024	23.97	.00	23.97	57400	08/02/2024
		08	go-fer-fuel-ps	07/10/2024	51.03	.00	51.03	57400	08/02/2024

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		08	amzn-cleaning supplies-ps	07/10/2024	26.25	.00	26.25	57400	08/02/2024
		08	bilprocom-urinalysis for em	07/10/2024	50.00	.00	50.00	57400	08/02/2024
		08	amazon-office supplies-crt	07/10/2024	17.35	.00	17.35	57400	08/02/2024
		08	amazon-cleaning supplies-t	07/10/2024	65.45	.00	65.45	57400	08/02/2024
		08	amazon-cleaning supplies-t	07/10/2024	65.45-	.00	65.45-	57400	08/02/2024
		08	city market-cleaning suppli	07/10/2024	16.28	.00	16.28	57400	08/02/2024
		08	amazon-extension cords-re	07/10/2024	34.94	.00	34.94	57400	08/02/2024
		08	lowes-hose caddy & key-re	07/10/2024	75.96	.00	75.96	57400	08/02/2024
		08	amazon-office supplies-rec	07/10/2024	22.88	.00	22.88	57400	08/02/2024
		08	canva-canva-rec	07/10/2024	29.97	.00	29.97	57400	08/02/2024
		08	adobe-adobe-rec	07/10/2024	23.99	.00	23.99	57400	08/02/2024
		08	big 5-baseball bats-rec	07/10/2024	159.98	.00	159.98	57400	08/02/2024
		08	rawlings-bats not delivered	07/10/2024	48.65-	.00	48.65-	57400	08/02/2024
		08	rawlings-bats not delivered	07/10/2024	48.65-	.00	48.65-	57400	08/02/2024
		08	rawlings-bats not delivered	07/10/2024	48.64-	.00	48.64-	57400	08/02/2024
		08	rawlings-bats not delivered	07/10/2024	12.18-	.00	12.18-	57400	08/02/2024
		08	micro plastics-tball/coach p	07/10/2024	126.00	.00	126.00	57400	08/02/2024
		08	epic sports-softball-rec	07/10/2024	124.83	.00	124.83	57400	08/02/2024
		08	epic sports-softball-rec	07/10/2024	30.51	.00	30.51	57400	08/02/2024
		08	amazon-softball-rec	07/10/2024	59.50	.00	59.50	57400	08/02/2024
		08	amzn-goal clips-rec	07/10/2024	44.95	.00	44.95	57400	08/02/2024
		08	lowes-sales tax refund-rec	07/10/2024	4.71-	.00	4.71-	57400	08/02/2024
		08	aqua fairy-arts-rec	07/10/2024	49.95	.00	49.95	57400	08/02/2024
		08	city-market-kids kitchen-rec	07/10/2024	50.14	.00	50.14	57400	08/02/2024
		08	amazon-arts class-rec	07/10/2024	89.37	.00	89.37	57400	08/02/2024
		08	city-market-kids kitchen-rec	07/10/2024	9.49	.00	9.49	57400	08/02/2024
		08	city-market-kids kitchen-rec	07/10/2024	14.42	.00	14.42	57400	08/02/2024
		08	city-market-kids kitchen-rec	07/10/2024	22.21	.00	22.21	57400	08/02/2024
		08	city-market-cleaning suppli	07/10/2024	6.57	.00	6.57	57400	08/02/2024
		08	amazon-cleaning supplies-	07/10/2024	22.70	.00	22.70	57400	08/02/2024
		08	city-market-cleaning suppli	07/10/2024	8.38	.00	8.38	57400	08/02/2024
		08	city-market-cleaning suppli	07/10/2024	12.57	.00	12.57	57400	08/02/2024
		08	customink-NC flag NCR-re	07/10/2024	221.41	.00	221.41	57400	08/02/2024
		08	amazon-funnel cc supplies-	07/10/2024	16.99	.00	16.99	57400	08/02/2024
		08	amazon-ice cream maker-r	07/10/2024	49.99	.00	49.99	57400	08/02/2024
		08	amazon-snow cone machin	07/10/2024	270.97	.00	270.97	57400	08/02/2024
		08	amazon-special events-rec	07/10/2024	24.90-	.00	24.90-	57400	08/02/2024
		08	amazon-snow cone syrup-r	07/10/2024	39.98	.00	39.98	57400	08/02/2024
		08	amazon-BMF supplies-rec	07/10/2024	11.98	.00	11.98	57400	08/02/2024
		08	customink-comm mkt bann	07/10/2024	217.23	.00	217.23	57400	08/02/2024
		08	tennis warehouse-pickle ne	07/10/2024	346.41	.00	346.41	57400	08/02/2024
		08	tennis warehouse-sales tax	07/10/2024	26.51-	.00	26.51-	57400	08/02/2024
		08	amazon-plotter/printer-prks	07/10/2024	549.75	.00	549.75	57400	08/02/2024
		08	potestio brothers-mower pa	07/10/2024	277.50	.00	277.50	57400	08/02/2024
		08	city-market-trash bags-prks	07/10/2024	20.54	.00	20.54	57400	08/02/2024
		08	potestio brothers-chainsaw	07/10/2024	45.98	.00	45.98	57400	08/02/2024
		08	amazon-plotter/printer-strts	07/10/2024	549.75	.00	549.75	57400	08/02/2024
		08	co driver srvs-driving recor	07/10/2024	9.97	.00	9.97	57400	08/02/2024
		08	co dmv-veh title-strts	07/10/2024	40.74	.00	40.74	57400	08/02/2024
		08	conoco-fuel-strts	07/10/2024	25.14	.00	25.14	57400	08/02/2024
		08	grainger-skid steer light-strt	07/10/2024	122.96	.00	122.96	57400	08/02/2024
		08	grainger-rtrn skid steer light	07/10/2024	122.96-	.00	122.96-	57400	08/02/2024
		08	conoco-blue def for sweep	07/10/2024	26.72	.00	26.72	57400	08/02/2024
		08	hyway feed-stump stop-strt	07/10/2024	37.50	.00	37.50	57400	08/02/2024
		08	trafficsafety-sales tax refun	07/10/2024	9.50-	.00	9.50-	57400	08/02/2024
		08	osmdelivery-OSM deliver-	07/10/2024	60.00	.00	60.00	57400	08/02/2024
		08	fedex-shipping-wtr	07/10/2024	29.47	.00	29.47	57400	08/02/2024

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		08	fedex-shipping-wtr	07/10/2024	19.82	.00	19.82	57400	08/02/2024
		08	fedex-shipping-wtr	07/10/2024	13.35	.00	13.35	57400	08/02/2024
		08	fedex-shipping-wtr	07/10/2024	13.67	.00	13.67	57400	08/02/2024
		08	amazon-phone case-wtr	07/10/2024	48.78	.00	48.78	57400	08/02/2024
		08	amazon-plotter/printer-wtr	07/10/2024	549.75	.00	549.75	57400	08/02/2024
		08	adobe-adobe-wtr	07/10/2024	23.99	.00	23.99	57400	08/02/2024
		08	lowes-parts for WTP-wtr	07/10/2024	129.71	.00	129.71	57400	08/02/2024
		08	amazon-storage bags-wtr	07/10/2024	56.02	.00	56.02	57400	08/02/2024
		08	amazon-storage bags-wtr	07/10/2024	39.15	.00	39.15	57400	08/02/2024
		08	mesa county health-lab tes	07/10/2024	75.00	.00	75.00	57400	08/02/2024
		08	rocky mountain-training-wtr	07/10/2024	120.00	.00	120.00	57400	08/02/2024
		08	co cwp-training-wtr	07/10/2024	50.00	.00	50.00	57400	08/02/2024
		08	psi services-training-wtr	07/10/2024	104.00	.00	104.00	57400	08/02/2024
		08	amazon-training-wtr	07/10/2024	99.00	.00	99.00	57400	08/02/2024
		08	indeed-advertising-wwtr	07/10/2024	500.72	.00	500.72	57400	08/02/2024
		08	indeed-advertising-wwtr	07/10/2024	36.74	.00	36.74	57400	08/02/2024
		08	amazon-plotter/printer-wwtr	07/10/2024	549.75	.00	549.75	57400	08/02/2024
		08	amazon-fan belt-wwtr	07/10/2024	14.74	.00	14.74	57400	08/02/2024
		08	western ag-liner for biosoli	07/10/2024	2,043.61	.00	2,043.61	57400	08/02/2024
		08	amazon-lab supplies-wwtr	07/10/2024	12.98	.00	12.98	57400	08/02/2024
		0981-Aug 10	north american rescue-equi	08/10/2024	160.59	.00	160.59	0	08/29/2024
		6543-Aug 10	sonic-meals-ps	08/10/2024	9.50	.00	9.50	0	08/29/2024
		6543-Aug 10	city-market-fuel-ps	08/10/2024	67.43	.00	67.43	0	08/29/2024
		7268-Aug 10	canva-subscription-rec	08/10/2024	29.97	.00	29.97	0	08/29/2024
		7581-Aug 10	lowes-DHD supplies-rec	08/10/2024	430.56	.00	430.56	0	08/29/2024
		7581-Aug 10	usps-shipping-strts	08/10/2024	33.29	.00	33.29	0	08/29/2024
		7581-Aug 10	intl code council-fire inspec	08/10/2024	305.00	.00	305.00	0	08/29/2024
		7581-Aug 10	nfpa natl fire-fire inspector t	08/10/2024	12.98	.00	12.98	0	08/29/2024
		7599-Aug 10	potestio-mower parts-prks	08/10/2024	104.26	.00	104.26	0	08/29/2024
		7599-Aug 10	potestio-parts-strts	08/10/2024	188.13	.00	188.13	0	08/29/2024
		7599-Aug 10	potestio-mower parts-strts	08/10/2024	80.34	.00	80.34	0	08/29/2024
		7748-Aug 10	costco-staff picnic-admin	08/10/2024	341.54	.00	341.54	0	08/29/2024
		7748-Aug 10	potestio-mower parts-prks	08/10/2024	47.70	.00	47.70	0	08/29/2024
		7748-Aug 10	potestio-repair-prks	08/10/2024	33.50	.00	33.50	0	08/29/2024
		8555-Aug 10	mt garfield-meals-ps	08/10/2024	32.49	.00	32.49	0	08/29/2024
		8772-Aug 10	ratchet-tools-prks	08/10/2024	86.01	.00	86.01	0	08/29/2024
		8878-Aug 10	north american rescue ll-m	08/10/2024	598.27	.00	598.27	0	08/29/2024
		8878-Aug 10	amazon-med equip-ps	08/10/2024	112.68	.00	112.68	0	08/29/2024
		9291-Aug 10	amazon-staff picnic-admin	08/10/2024	89.99	.00	89.99	0	08/29/2024
		9291-Aug 10	amazon-staff picnic-admin	08/10/2024	11.12	.00	11.12	0	08/29/2024
		9291-Aug 10	city-market-staff picnic-adm	08/10/2024	27.52	.00	27.52	0	08/29/2024
		9291-Aug 10	cbi-background checks-rec	08/10/2024	12.00	.00	12.00	0	08/29/2024
		9291-Aug 10	city-market-mtg snacks-rec	08/10/2024	22.71	.00	22.71	0	08/29/2024
		9291-Aug 10	NC coffee-mtg snacks-rec	08/10/2024	21.00	.00	21.00	0	08/29/2024
		9291-Aug 10	city-market-buns-rec	08/10/2024	13.85	.00	13.85	0	08/29/2024
		9322-Aug 10	wal-mart-supplies-wwtr	08/10/2024	121.51	.00	121.51	0	08/29/2024
Total 377:					26,071.84	.00	26,071.84		
475	American Fidelity Assuranc	D751946	08.2024 supp insurance pr	08/01/2024	1,283.46	.00	1,283.46	57456	08/15/2024
Total 475:					1,283.46	.00	1,283.46		
476	American Fidelity Assuranc	2341037A	09.2024 flex spending	08/01/2024	884.98	.00	884.98	57457	08/15/2024
Total 476:					884.98	.00	884.98		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
497	Alsco, Inc	LGRA292396	mats, mops cleaned-rec	07/25/2024	89.01	.00	89.01	57401	08/02/2024
		LGRA292912	mats, mops cleaned-rec	08/08/2024	89.01	.00	89.01	57455	08/15/2024
		LGRA293424	mats, mops cleaned-rec	08/22/2024	89.01	.00	89.01	0	08/29/2024
Total 497:					267.03	.00	267.03		
521	American Soccer Co., Inc.	6861855	micro soccer jerseys-rec	08/19/2024	1,230.04	.00	1,230.04	0	08/29/2024
Total 521:					1,230.04	.00	1,230.04		
549	Andersen, Barry	COMM MKT	music for Community Mkt 0	07/15/2024	300.00	.00	300.00	57402	08/02/2024
Total 549:					300.00	.00	300.00		
1004	Bates, Carol	REIMB - GA	reimbursement-garden clu	08/01/2024	83.24	.00	83.24	57458	08/15/2024
Total 1004:					83.24	.00	83.24		
1149	Big Johns Ace Hardware	18053/1	vinyl tubing-wtr	08/16/2024	79.70	.00	79.70	0	08/29/2024
		18059/1	vinyl tubing-wtr	08/19/2024	25.90	.00	25.90	0	08/29/2024
Total 1149:					105.60	.00	105.60		
1270	BME Rents LLC	1125	barricades for R&R 2024	07/24/2024	1,950.00	.00	1,950.00	57403	08/02/2024
Total 1270:					1,950.00	.00	1,950.00		
1350	Boot Barn, Inc	INV0038774	boots for Barkman, Ryan-p	07/30/2024	242.99	.00	242.99	57404	08/02/2024
		INV0038774	boots for Bustad, Kevin - p	07/30/2024	242.99	.00	242.99	57404	08/02/2024
Total 1350:					485.98	.00	485.98		
1807	Campbell, Robert	BMF 2024	music BMF 2024-rec	08/13/2024	800.00	.00	800.00	0	08/29/2024
Total 1807:					800.00	.00	800.00		
1897	Caselle, Inc.	134608	software support-b&p	08/01/2024	197.20	.00	197.20	57405	08/02/2024
		134608	software support-admin	08/01/2024	197.20	.00	197.20	57405	08/02/2024
		134608	software support-court	08/01/2024	118.32	.00	118.32	57405	08/02/2024
		134608	software support-rec	08/01/2024	138.04	.00	138.04	57405	08/02/2024
		134608	software support-pks	08/01/2024	138.04	.00	138.04	57405	08/02/2024
		134608	software supoort-sts	08/01/2024	197.20	.00	197.20	57405	08/02/2024
		134608	software support-water	08/01/2024	493.00	.00	493.00	57405	08/02/2024
		134608	software support-w/wtr	08/01/2024	493.00	.00	493.00	57405	08/02/2024
Total 1897:					1,972.00	.00	1,972.00		
1961	CEBT	INV 0068030	09.2024 health insurance p	08/07/2024	57,771.45	.00	57,771.45	57460	08/15/2024
Total 1961:					57,771.45	.00	57,771.45		
1965	Cedar Networks	354653	08.2024 internet service-T	08/01/2024	180.00	.00	180.00	57461	08/15/2024
		354654	08.2024 internet service-re	08/01/2024	180.00	.00	180.00	57461	08/15/2024
		354657	08.2024 internet service-ps	08/01/2024	90.00	.00	90.00	57461	08/15/2024
		354657	08.2024 internet service-T	08/01/2024	45.00	.00	45.00	57461	08/15/2024
		354657	08.2024 internet service-w/	08/01/2024	45.00	.00	45.00	57461	08/15/2024
		354800	08.2024 internet service-m	08/01/2024	90.00	.00	90.00	57461	08/15/2024

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 1965:					630.00	.00	630.00		
1993	CenturyLink	333763231 0	07.2024 fax line-ps	07/19/2024	78.71	.00	78.71	57406	08/02/2024
		333763231 0	08.2024 fax line-ps	08/19/2024	76.79	.00	76.79	0	08/29/2024
		334014956 0	07.2024 fax lines-wtr	07/19/2024	159.79	.00	159.79	57406	08/02/2024
		334014956 0	08.2024 fax line-wtr	08/19/2024	159.79	.00	159.79	0	08/29/2024
Total 1993:					475.08	.00	475.08		
2018	Cornejo, Ariana	CLOTHING	work clothes-rec	08/22/2024	100.00	.00	100.00	0	08/29/2024
Total 2018:					100.00	.00	100.00		
2070	Chavarin, Maria	SEC DEP RE	security dep reimb 08.03.2	08/03/2024	350.00	.00	350.00	57462	08/15/2024
Total 2070:					350.00	.00	350.00		
2077	Chelewski Pipe	172873	chalk cannon for DHD-rec	07/11/2024	139.19	.00	139.19	57407	08/02/2024
		172925	irrgation inventory-pks	07/17/2024	168.73	.00	168.73	57463	08/15/2024
		173023	pipe fitting-wtr	07/30/2024	15.88	.00	15.88	57463	08/15/2024
		173121	pipe fitting-wtr	08/08/2024	14.22	.00	14.22	57463	08/15/2024
		173163	pipe fitting-wtr	08/14/2024	35.60	.00	35.60	0	08/29/2024
		173254	staff gauge-pks	08/27/2024	35.95	.00	35.95	0	08/29/2024
Total 2077:					409.57	.00	409.57		
2145	CIRSA	241695	property/casualty premium	08/16/2024	183.87	.00	183.87	0	08/29/2024
		241695	property/casualty premium	08/16/2024	209.57	.00	209.57	0	08/29/2024
		241695	property/casualty premium	08/16/2024	278.99	.00	278.99	0	08/29/2024
		241695	property/casualty premium	08/16/2024	67.92	.00	67.92	0	08/29/2024
		241695	property/casualty premium	08/16/2024	153.48-	.00	153.48-	0	08/29/2024
		241695	property/casualty premium	08/16/2024	335.82	.00	335.82	0	08/29/2024
		241695	property/casualty premium	08/16/2024	84.06-	.00	84.06-	0	08/29/2024
		241762	deductible for Kim/Rochelle	08/19/2024	500.00	.00	500.00	0	08/29/2024
Total 2145:					1,338.63	.00	1,338.63		
2149	Citadel Security, LLC	64495	security for R&R 2024-adm	08/05/2024	2,637.72	.00	2,637.72	57464	08/15/2024
Total 2149:					2,637.72	.00	2,637.72		
2165	CivicPlus, LLC	312169	website changes-admin	08/01/2024	2,487.03	.00	2,487.03	57465	08/15/2024
Total 2165:					2,487.03	.00	2,487.03		
2261	Co Dept of Public Hlth & E	FGD2024037	drinking water fee for PWSI	08/12/2024	977.00	.00	977.00	0	08/29/2024
Total 2261:					977.00	.00	977.00		
2337	Coal Ridge High School Bo	2024 GOLF	booster club 2024 gold clas	08/01/2024	500.00	.00	500.00	57408	08/02/2024
Total 2337:					500.00	.00	500.00		
2341	Coal Ridge High School Vo	CR JR TITAN	2024 Jr Titans volleyball ca	07/29/2024	1,755.00	.00	1,755.00	57409	08/02/2024

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 2341:					1,755.00	.00	1,755.00		
2414	Collins, John P.C.	08132024	08.2024 prosecutor fee-mu	08/13/2024	600.00	.00	600.00	57466	08/15/2024
Total 2414:					600.00	.00	600.00		
2497	Colorado Analytical Lab	240718119	lab tests-wtr	08/02/2024	455.00	.00	455.00	57467	08/15/2024
		240718125	lab tests-wtr	07/25/2024	31.00	.00	31.00	57467	08/15/2024
		240718131	lab tests-wtr	07/25/2024	105.00	.00	105.00	57467	08/15/2024
		240815065	lab tests-wtr	08/22/2024	31.00	.00	31.00	0	08/29/2024
Total 2497:					622.00	.00	622.00		
2522	Colorado Craft Distributors	CO-183354	beverages for rides & regg	08/01/2024	1,414.88	.00	1,414.88	0	08/29/2024
Total 2522:					1,414.88	.00	1,414.88		
2653	Comcast	0203153 JUL	3 mos internet - july-septe	08/01/2024	335.55	.00	335.55	0	08/29/2024
Total 2653:					335.55	.00	335.55		
2729	Conoco Fleet	98834554	fuel-b&p	07/31/2024	53.49	.00	53.49	8152024	08/15/2024
		98834554	fuel-admin	07/31/2024	383.92	.00	383.92	8152024	08/15/2024
		98834554	fuel-ps	07/31/2024	2,227.43	.00	2,227.43	8152024	08/15/2024
		98834554	fuel-rec	07/31/2024	41.53	.00	41.53	8152024	08/15/2024
		98834554	fuel-pks	07/31/2024	1,848.53	.00	1,848.53	8152024	08/15/2024
		98834554	fuel-sts	07/31/2024	526.60	.00	526.60	8152024	08/15/2024
		98834554	fuel-wtr	07/31/2024	641.44	.00	641.44	8152024	08/15/2024
		98834554	fuel-w/wtr	07/31/2024	472.54	.00	472.54	8152024	08/15/2024
Total 2729:					6,195.48	.00	6,195.48		
2749	Consolidated Electrical Dist	4983-106001	conduit for Digester Blower	07/16/2024	977.28	.00	977.28	57410	08/02/2024
		4983-106039	conduit for Digester Blower	07/23/2024	229.92	.00	229.92	57468	08/15/2024
		4983-106052	conduit for Digester Blower	08/02/2024	539.45	.00	539.45	57468	08/15/2024
		4983-106119	traicer wire for Digester Blo	08/09/2024	72.24	.00	72.24	57468	08/15/2024
		4983-106145	light for police dept	08/13/2024	269.35	.00	269.35	0	08/29/2024
		4983-108012	conduit for Digester Blower	07/18/2024	584.05	.00	584.05	57468	08/15/2024
Total 2749:					2,672.29	.00	2,672.29		
2881	Cox, Kelley	07292024 R	cty mkt-kids kitchen-rec	07/29/2024	22.51	.00	22.51	57411	08/02/2024
		07292024 R	cty mkt-comm mkt grilling s	07/29/2024	235.38	.00	235.38	57411	08/02/2024
		CITY MKT 08	dish soap reimb-rec	08/26/2024	11.98	.00	11.98	0	08/29/2024
		CLEANING	cleaning supplies reimb-rec	08/12/2024	38.53	.00	38.53	57469	08/15/2024
Total 2881:					308.40	.00	308.40		
2893	CPS Distributors, Inc	0016152494-	irrigation inventory-pks	06/13/2024	112.00	.00	112.00	57412	08/02/2024
		0016880805-	irrigation inventory-pks	07/25/2024	268.96	.00	268.96	57412	08/02/2024
		0016952880-	slip fix, pvc-pks	07/30/2024	71.89	.00	71.89	57412	08/02/2024
		0016952989-	hammer, pressure coupler,	07/30/2024	107.79	.00	107.79	57412	08/02/2024
		0017258427-	pipe fittings-wtr	08/19/2024	148.90	.00	148.90	0	08/29/2024
Total 2893:					709.54	.00	709.54		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
3529	PVS DX, Inc	737002449-2	chlorine-water	07/06/2024	823.61	.00	823.61	57429	08/02/2024
		737002913-2	chlorine-water	07/30/2024	1,098.13	.00	1,098.13	57484	08/15/2024
		DE73000673	chlorine-water	07/31/2024	140.00	.00	140.00	57484	08/15/2024
Total 3529:					2,061.74	.00	2,061.74		
4253	Freedom Mailing Service, I	48468	07.2024 util bills-water	08/06/2024	337.70	.00	337.70	0	08/29/2024
		48468	07.2024 util bills-trash	08/06/2024	100.00	.00	100.00	0	08/29/2024
		48468	07.2024 util bills-w/water	08/06/2024	337.69	.00	337.69	0	08/29/2024
Total 4253:					775.39	.00	775.39		
4323	Gallegos, Maria D	08052024	cleaning PD 06.22, 07.06,	08/05/2024	200.00	.00	200.00	0	08/29/2024
		08052024	cleaning TH 06.22, 06.29,	08/05/2024	490.00	.00	490.00	0	08/29/2024
Total 4323:					690.00	.00	690.00		
4341	Galls, LLC	028715133	combat uniform-ps	08/07/2024	84.72	.00	84.72	0	08/29/2024
Total 4341:					84.72	.00	84.72		
4377	Garcia, Samuel & Leticia	SEPTEMBE	09.2024 parking lot rent	08/14/2024	500.00	.00	500.00	57470	08/15/2024
Total 4377:					500.00	.00	500.00		
4405	Garfield & Hecht, P.C.	263203	06.2024-legal fees-general	06/30/2024	110.00	.00	110.00	57413	08/02/2024
		263205	06.2024-legal fees-lot line	06/30/2024	110.00	.00	110.00	57413	08/02/2024
		263206	06.2024-legal fees-sale of	06/30/2024	165.88	.00	165.88	57413	08/02/2024
		263207	06.2024-legal fees-general	06/30/2024	658.00	.00	658.00	57413	08/02/2024
		263211	06.2024-legal fees-CVR Cr	06/30/2024	68.00	.00	68.00	57413	08/02/2024
		263212	06.2024-legal fees-CVR Fil	06/30/2024	238.00	.00	238.00	57413	08/02/2024
		263213	06.2024-legal fees-Lakota	06/30/2024	136.00	.00	136.00	57413	08/02/2024
		263214	06.2024-legal fees-Romero	06/30/2024	272.00	.00	272.00	57413	08/02/2024
Total 4405:					1,757.88	.00	1,757.88		
4461	Garfield County Treasurer	2024-000000	2024 mosquito control prog	07/26/2024	7,100.00	.00	7,100.00	57414	08/02/2024
Total 4461:					7,100.00	.00	7,100.00		
4806	Goodman, Gerald	BMF 2024	music for BMF 2024-rec	08/13/2024	1,200.00	.00	1,200.00	0	08/29/2024
		COMM MKT	music for comm market 08.	07/15/2024	300.00	.00	300.00	57415	08/02/2024
Total 4806:					1,500.00	.00	1,500.00		
4923	Gray, Mark	COMM MKT	band for Community Marke	08/01/2024	500.00	.00	500.00	57471	08/15/2024
Total 4923:					500.00	.00	500.00		
4976	Gross, Eric	COMM MKT	community mkt musician 0	08/01/2024	400.00	.00	400.00	57472	08/15/2024
Total 4976:					400.00	.00	400.00		
4978	Gross, Jerilyn	SEC DEP RE	sec dep refund 08.10.2024	08/10/2024	350.00	.00	350.00	57473	08/15/2024
Total 4978:					350.00	.00	350.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
5057	Hach Company	ANNUAL SR	Hach field service contract-	08/01/2024	1,188.00	.00	1,188.00	57474	08/15/2024
		ANNUAL SR	Hach field service contract-	08/01/2024	2,896.00	.00	2,896.00	57474	08/15/2024
Total 5057:					4,084.00	.00	4,084.00		
5593	Hy-Way Feed & Ranch Su	S162132	beaver trap-wtr	07/22/2024	12.50	.00	12.50	57417	08/02/2024
		S162845	elm stump treatment-pks	08/07/2024	25.00	.00	25.00	57475	08/15/2024
Total 5593:					37.50	.00	37.50		
5631	Imig, Bruce	BMF 2024	music-BMF 2024-rec	08/13/2024	1,400.00	.00	1,400.00	0	08/29/2024
Total 5631:					1,400.00	.00	1,400.00		
5633	Impressions of Aspen Inc.	39866	paper towels-TH	07/17/2024	99.76	.00	99.76	57418	08/02/2024
		39912	paper-b&p	08/01/2024	25.00	.00	25.00	57476	08/15/2024
		39912	paper-admin	08/01/2024	25.00	.00	25.00	57476	08/15/2024
		39912	paper-wtr	08/01/2024	25.00	.00	25.00	57476	08/15/2024
		39912	paper-wwtr	08/01/2024	24.98	.00	24.98	57476	08/15/2024
		40057	batteries and tape-b&p	08/15/2024	39.08	.00	39.08	0	08/29/2024
		40057	batteries and tape-admin	08/15/2024	39.08	.00	39.08	0	08/29/2024
		44020	notary stamp for Bushner,	08/21/2024	50.83	.00	50.83	0	08/29/2024
Total 5633:					328.73	.00	328.73		
5681	Innermountain Dist. Co.	6016095	trash bags-pks	07/29/2024	165.00	.00	165.00	57419	08/02/2024
		6016444	paper towels, trash bags-re	08/14/2024	206.48	.00	206.48	0	08/29/2024
		6016491	trash bags-parks	08/15/2024	165.00	.00	165.00	0	08/29/2024
Total 5681:					536.48	.00	536.48		
5913	John Cutler & Associates	2023 AUDIT	2023 audit partial-b&p	08/01/2024	175.00	.00	175.00	57421	08/02/2024
		2023 AUDIT	2023 audit partial-admin	08/01/2024	500.00	.00	500.00	57421	08/02/2024
		2023 AUDIT	2023 audit partial-ps	08/01/2024	250.00	.00	250.00	57421	08/02/2024
		2023 AUDIT	2023 audit partial-rec	08/01/2024	175.00	.00	175.00	57421	08/02/2024
		2023 AUDIT	2023 audit partial-pks	08/01/2024	175.00	.00	175.00	57421	08/02/2024
		2023 AUDIT	2023 audit partial-sts	08/01/2024	175.00	.00	175.00	57421	08/02/2024
		2023 AUDIT	2023 audit partial-wtr	08/01/2024	625.00	.00	625.00	57421	08/02/2024
		2023 AUDIT	2023 audit partial-wwtr	08/01/2024	425.00	.00	425.00	57421	08/02/2024
Total 5913:					2,500.00	.00	2,500.00		
6037	Karp, Neu, Hanlon, P.C.	49017	legal fees-admin	08/05/2024	907.50	.00	907.50	0	08/29/2024
		49018	final resolution R2 prelim a	08/05/2024	130.00	.00	130.00	0	08/29/2024
Total 6037:					1,037.50	.00	1,037.50		
6063	Keller, Rachel	PIYO 07.22.2	PIYO/ABS class 07.22.202	07/29/2024	60.00	.00	60.00	57422	08/02/2024
		PIYO 07.30	PIYO/ABS class 07.30 & 0	08/01/2024	120.00	.00	120.00	57477	08/15/2024
Total 6063:					180.00	.00	180.00		
6123	KINSCO	0017168-0	vest-ps	07/24/2024	1,083.86	.00	1,083.86	57423	08/02/2024
		0017845-0	body armor-ps	08/01/2024	1,091.86	.00	1,091.86	0	08/29/2024
Total 6123:					2,175.72	.00	2,175.72		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
6479	Lehmann, Jessica	DRUM CLAS	drum class 08.12 & 08.19.2	08/14/2024	140.00	.00	140.00	57478	08/15/2024
Total 6479:					140.00	.00	140.00		
6500	LeMoine & Graves, P.C.	7914	07.2024 judicial services-m	07/23/2024	1,000.00	.00	1,000.00	57479	08/15/2024
Total 6500:					1,000.00	.00	1,000.00		
6693	Lowes Business Acct/SYN	033027 6 07/	paint for fin office-admin	07/17/2024	91.64	.00	91.64	57424	08/02/2024
		033027 6 07/	paint for fin office-admin	07/17/2024	49.64	.00	49.64	57424	08/02/2024
		033027 6 07/	door lock-rec	07/17/2024	141.55	.00	141.55	57424	08/02/2024
		033027 6 07/	slip & slide for DHD-rec	07/17/2024	361.95	.00	361.95	57424	08/02/2024
		033027 6 07/	parks supplies-pks	07/17/2024	103.95	.00	103.95	57424	08/02/2024
		033027 6 07/	trash bags, bug spray, was	07/17/2024	86.77	.00	86.77	57424	08/02/2024
		033027 6 07/	saw blade-sts	07/17/2024	47.48	.00	47.48	57424	08/02/2024
		033027 6 07/	"exit" sign-sts	07/17/2024	37.02	.00	37.02	57424	08/02/2024
		033027 6 07/	betteries-wwtr	07/17/2024	125.80	.00	125.80	57424	08/02/2024
		033027 6 08/	DHD supplies-rec	08/17/2024	56.06	.00	56.06	0	08/29/2024
		033027 6 08/	DHD supplies-rec	08/17/2024	118.77	.00	118.77	0	08/29/2024
		033027 6 08/	pump house for Wagon Wh	08/17/2024	178.41	.00	178.41	0	08/29/2024
		033027 6 08/	paint stain for HotShot park	08/17/2024	385.03	.00	385.03	0	08/29/2024
		033027 6 08/	hardware-sts	08/17/2024	35.50	.00	35.50	0	08/29/2024
		033027 6 08/	electrical parts for touch re	08/17/2024	42.04	.00	42.04	0	08/29/2024
Total 6693:					1,861.61	.00	1,861.61		
7345	Micro Plastics	149394	name plate for Welk, A-rec	07/19/2024	30.50	.00	30.50	57480	08/15/2024
		149603	BMF logo design-rec	08/08/2024	100.00	.00	100.00	57480	08/15/2024
Total 7345:					130.50	.00	130.50		
7562	Morton, Donna J	00101	NC PD Image design-ps	08/12/2024	350.00	.00	350.00	0	08/29/2024
Total 7562:					350.00	.00	350.00		
7591	Mountain Beverage	W-1381789	beverages for Rides & Reg	08/08/2024	3,149.55	.00	3,149.55	0	08/29/2024
Total 7591:					3,149.55	.00	3,149.55		
7637	Mountain Waste & Recyclin	5560851	07.2024 residential trash s	08/01/2024	50,869.40	.00	50,869.40	57481	08/15/2024
		5562473V32	07.2024 trash-TH	08/01/2024	40.98	.00	40.98	57481	08/15/2024
		5562473V32	07.2024 trash-ps	08/01/2024	160.00	.00	160.00	57481	08/15/2024
		5562473V32	07.2024 trash-rec	08/01/2024	171.10	.00	171.10	57481	08/15/2024
		5562473V32	07.2024 trash-pwf	08/01/2024	356.16	.00	356.16	57481	08/15/2024
		5562473V32	07.2024 porta jons-wwtr	08/01/2024	1,171.16	.00	1,171.16	57481	08/15/2024
		5562473V32	07.2024 trash-wwtr	08/01/2024	138.80	.00	138.80	57481	08/15/2024
		5565053V32	wood dumpster-trash	08/01/2024	862.89	.00	862.89	57481	08/15/2024
		RIDES & RE	rides and reggae 2024	07/22/2024	4,750.00	.00	4,750.00	57426	08/02/2024
Total 7637:					58,520.49	.00	58,520.49		
7781	Nalco Company	6602812353	coagulant-wtp	07/16/2024	6,824.28	.00	6,824.28	57482	08/15/2024
Total 7781:					6,824.28	.00	6,824.28		
8357	Paper Wise	000151-R-00	doc shredding-admin	08/01/2024	80.00	.00	80.00	57427	08/02/2024

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 8357:					80.00	.00	80.00		
8609	Pinnacol Assurance	21786920	workers comp ins-b&p	08/09/2024	170.26	.00	170.26	57483	08/15/2024
		21786920	workers comp ins-admin	08/09/2024	464.75	.00	464.75	57483	08/15/2024
		21786920	workers comp ins-ps	08/09/2024	1,399.16	.00	1,399.16	57483	08/15/2024
		21786920	workers comp ins-muni ct	08/09/2024	17.44	.00	17.44	57483	08/15/2024
		21786920	workers comp ins-town mai	08/09/2024	51.65	.00	51.65	57483	08/15/2024
		21786920	workers comp ins-rec	08/09/2024	274.53	.00	274.53	57483	08/15/2024
		21786920	workers comp ins-parks	08/09/2024	335.87	.00	335.87	57483	08/15/2024
		21786920	workers comp ins-sts	08/09/2024	414.91	.00	414.91	57483	08/15/2024
		21786920	workers comp ins-water	08/09/2024	668.63	.00	668.63	57483	08/15/2024
		21786920	workers comp ins-w/water	08/09/2024	596.80	.00	596.80	57483	08/15/2024
Total 8609:					4,394.00	.00	4,394.00		
8615	Pioneer Athletics & MTP	INV-210318	field paint-micro soccer-rec	08/09/2024	234.95	.00	234.95	0	08/29/2024
		INV-216265	field paint-micro soccer-rec	08/23/2024	234.83	.00	234.83	0	08/29/2024
Total 8615:					469.78	.00	469.78		
8641	Pitney Bowes - Purchase P	08042024	postage-b&p	07/08/2024	7.04	.00	7.04	8042024	08/02/2024
		08042024	postage-admin	07/08/2024	23.68	.00	23.68	8042024	08/02/2024
		08042024	postage-muni court	07/08/2024	5.12	.00	5.12	8042024	08/02/2024
		08042024	postage-rec	07/08/2024	30.40	.00	30.40	8042024	08/02/2024
		08042024	postage-sts	07/08/2024	30.40	.00	30.40	8042024	08/02/2024
		08042024	postage-wtr	07/08/2024	51.68	.00	51.68	8042024	08/02/2024
		08042024	postage-w/wtr	07/08/2024	51.68	.00	51.68	8042024	08/02/2024
		09042024	postage-b&p	08/08/2024	4.16	.00	4.16	9042024	08/15/2024
		09042024	postage-b&p	08/08/2024	57.84	.00	57.84	9042024	08/15/2024
		09042024	postage-admin	08/08/2024	12.42	.00	12.42	9042024	08/15/2024
		09042024	postage-muni court	08/08/2024	8.28	.00	8.28	9042024	08/15/2024
		09042024	postage-rec	08/08/2024	28.98	.00	28.98	9042024	08/15/2024
		09042024	postage-sts	08/08/2024	28.98	.00	28.98	9042024	08/15/2024
		09042024	postage-wtr	08/08/2024	29.67	.00	29.67	9042024	08/15/2024
		09042024	postage-w/wtr	08/08/2024	29.67	.00	29.67	9042024	08/15/2024
		3319533411	postage-b&p	08/21/2024	32.70	.00	32.70	10042024	08/29/2024
		3319533411	postage-admin	08/21/2024	32.71	.00	32.71	10042024	08/29/2024
		3319533411	postage-rec	08/21/2024	32.70	.00	32.70	10042024	08/29/2024
		3319533411	postage-wtr	08/21/2024	32.71	.00	32.71	10042024	08/29/2024
		3319533411	postage-w/wtr	08/21/2024	32.71	.00	32.71	10042024	08/29/2024
Total 8641:					563.53	.00	563.53		
8646	SunCentral	6F4423D4	06.2024 solar-admin	08/27/2024	72.19	.00	72.19	0	08/29/2024
		6F4423D4	06.2024 solar-rec	08/27/2024	235.90	.00	235.90	0	08/29/2024
		6F4423D4	06.2024 solar-pks	08/27/2024	67.45	.00	67.45	0	08/29/2024
		6F4423D4	06.2024 solar-sts	08/27/2024	104.97	.00	104.97	0	08/29/2024
		6F4423D4	06.2024 solar-sts lights	08/27/2024	272.76	.00	272.76	0	08/29/2024
		6F4423D4	06.2024 solar-town hall	08/27/2024	72.18	.00	72.18	0	08/29/2024
		6F4423D4	06.2024 solar-wtr	08/27/2024	3,798.62	.00	3,798.62	0	08/29/2024
		6F4423D4	06.2024 solar-raw water	08/27/2024	872.69	.00	872.69	0	08/29/2024
		6F4423D4	06.2024 solar-town hall	08/27/2024	72.18	.00	72.18	0	08/29/2024
		6F4423D4	06.2024 solar-wwtr	08/27/2024	12,478.04	.00	12,478.04	0	08/29/2024
		6F4423D4	06.2024 solar-south utilities	08/27/2024	69.34	.00	69.34	0	08/29/2024

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 8646:					18,116.32	.00	18,116.32		
8697	Polydyne Inc.	1848179	clarifloc-wwtr	07/10/2024	3,795.00	.00	3,795.00	57428	08/02/2024
Total 8697:					3,795.00	.00	3,795.00		
9077	Ray's Well Done Pump Ser	2024198	pump repair-North Clearwe	08/06/2024	335.00	.00	335.00	57485	08/15/2024
Total 9077:					335.00	.00	335.00		
9477	Roaring Fork Rentals, Inc.	304867	demo saw rental-sts	08/20/2024	260.00	.00	260.00	0	08/29/2024
Total 9477:					260.00	.00	260.00		
9515	Roberts, Ryan	BMF 2024	music for BMF 2024-rec	08/13/2024	1,200.00	.00	1,200.00	0	08/29/2024
Total 9515:					1,200.00	.00	1,200.00		
9833	Salt Lake Wholesale Sport	16575	ammo-ps	07/23/2024	3,311.00	.00	3,311.00	57431	08/02/2024
Total 9833:					3,311.00	.00	3,311.00		
9945	Schmueser, Gordon, Meyer	93128A-370	07.2024 eng fees-Deer Vall	07/24/2024	1,492.50	.00	1,492.50	57432	08/02/2024
		93128A-370	07.2024 eng svcs-Coal Se	07/24/2024	995.00	.00	995.00	57432	08/02/2024
		93128A-370	07.2024 eng fees-R2 preli	07/24/2024	995.00	.00	995.00	57432	08/02/2024
		93128A-370	07.2024 eng svcs-CVR wat	07/24/2024	199.00	.00	199.00	57432	08/02/2024
		93128A-370	07.2024 eng svcs-Raw Wat	07/24/2024	597.00	.00	597.00	57432	08/02/2024
		93128A-370	07.2024 eng svcs-south sid	07/24/2024	298.50	.00	298.50	57432	08/02/2024
Total 9945:					4,577.00	.00	4,577.00		
10382	Source Office & Technolog	4944653-0	ink-rec	07/17/2024	382.94	.00	382.94	57434	08/02/2024
Total 10382:					382.94	.00	382.94		
10834	Taylor, Monique	COMM MKT	face painting 08.08.2024-re	07/31/2024	250.00	.00	250.00	57435	08/02/2024
		COMM MKT	face painting 08.15.2024-re	07/31/2024	250.00	.00	250.00	57442	08/02/2024
		COMM MKT	face painting 08.22.2024-re	08/01/2024	250.00	.00	250.00	57486	08/15/2024
		COMM MKT	face painting 08.29.2024-re	08/01/2024	250.00	.00	250.00	57496	08/15/2024
Total 10834:					1,000.00	.00	1,000.00		
10879	Texas Life Insurance Comp	SM0F2R202	08.2024 premium - supp lif	08/15/2024	11.95	.00	11.95	57487	08/15/2024
Total 10879:					11.95	.00	11.95		
11135	Trevizo, Mirelia	CLEANING 0	cleaning 07.21 & 07.28.202	07/29/2024	150.00	.00	150.00	57436	08/02/2024
		CLEANING 0	cleaning 08.04 & 08.11.202	08/13/2024	150.00	.00	150.00	57488	08/15/2024
		CLEANING 0	cleaning 08.18 & 08.25.202	08/26/2024	150.00	.00	150.00	0	08/29/2024
Total 11135:					450.00	.00	450.00		
11193	Two Rivers Productions	08152024 D	sound system for DHD 202	08/15/2024	550.00	.00	550.00	0	08/29/2024
		081524 RIDE	live stage sound system-rid	08/15/2024	6,638.00	.00	6,638.00	0	08/29/2024

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 11193:					7,188.00	.00	7,188.00		
11197	Two-Way Communications,	01569	equipment/radios-ps	07/23/2024	3,402.00	.00	3,402.00	57437	08/02/2024
Total 11197:					3,402.00	.00	3,402.00		
11321	USA Bluebook	INV0041807	lab supples-wwtr	07/10/2024	425.07	.00	425.07	57489	08/15/2024
		INV0041981	flow senser kit-wtr	07/11/2024	487.72	.00	487.72	57489	08/15/2024
		INV0042807	lab tests-wwtr	07/19/2024	124.79	.00	124.79	57489	08/15/2024
		INV0043187	lab supplies-wwtr	07/24/2024	320.61	.00	320.61	57489	08/15/2024
		INV00433113	transfer pump-wtr	07/25/2024	544.92	.00	544.92	57489	08/15/2024
		INV0043362	lab supplies-wwtr	07/25/2024	36.35	.00	36.35	57489	08/15/2024
		INV0043963	rule adhesive-wtr	07/31/2024	46.30	.00	46.30	57489	08/15/2024
		INV0044342	level transmtr for Elk tank-	08/05/2024	1,321.20	.00	1,321.20	0	08/29/2024
Total 11321:					3,306.96	.00	3,306.96		
11345	Utility Notification Center-C	224071024	07.2024 locates-wtr	07/31/2024	43.86	.00	43.86	57490	08/15/2024
		224071024	07.2024 locates-w/wtr	07/31/2024	43.86	.00	43.86	57490	08/15/2024
Total 11345:					87.72	.00	87.72		
11385	Valley Lumber Company	2407-013986	parts to repair flower bed-p	07/23/2024	77.92	.00	77.92	57438	08/02/2024
Total 11385:					77.92	.00	77.92		
11493	Verizon Wireless	9970605969	08.2024 cell phones-b&p	08/03/2024	81.36	.00	81.36	57491	08/15/2024
		9970605969	08.2024 cell phones-admin	08/03/2024	40.68	.00	40.68	57491	08/15/2024
		9970605969	08.2024 cell phones-ps	08/03/2024	551.32	.00	551.32	57491	08/15/2024
		9970605969	08.2024 cell phones-rec	08/03/2024	80.69	.00	80.69	57491	08/15/2024
		9970605969	08.2024 cell phones-pks	08/03/2024	260.72	.00	260.72	57491	08/15/2024
		9970605969	08.2024 cell phones-sts	08/03/2024	138.10	.00	138.10	57491	08/15/2024
		9970605969	08.2024 cell phones-water	08/03/2024	202.40	.00	202.40	57491	08/15/2024
		9970605969	08.2024 cell phones-w/wat	08/03/2024	121.70	.00	121.70	57491	08/15/2024
Total 11493:					1,476.97	.00	1,476.97		
11589	Wagner Rents	C7580501	fuel for donated generator	08/06/2024	260.00	.00	260.00	57492	08/15/2024
Total 11589:					260.00	.00	260.00		
11661	Ware, Aundrea	MUSIC FOR	music for BMF 2024-rec	08/13/2024	1,200.00	.00	1,200.00	0	08/29/2024
Total 11661:					1,200.00	.00	1,200.00		
11962	White Cap	61256513	demo saw blade-sts	08/21/2024	91.99	.00	91.99	0	08/29/2024
Total 11962:					91.99	.00	91.99		
12107	Wood, Joleen	AMAZON 08	clear desk pad-admin	08/01/2024	13.15	.00	13.15	0	08/29/2024
Total 12107:					13.15	.00	13.15		
12185	Xcel Energy (Main)	53-1025287-	07.2024 utilities-raw water	07/23/2024	598.22	.00	598.22	57439	08/02/2024

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 12185:					598.22	.00	598.22		
12186	Xcel Energy (Evidence Bay	53-00136920	07.2024 utilities-Evidence	07/22/2024	51.05	.00	51.05	57493	08/15/2024
Total 12186:					51.05	.00	51.05		
12193	Xpress Bill Pay	INV-XPR014	07.2024 cc fees-wtr	07/31/2024	476.86	.00	476.86	8052024	08/02/2024
		INV-XPR014	07.2024 cc fees-w/wtr	07/31/2024	476.85	.00	476.85	8052024	08/02/2024
Total 12193:					953.71	.00	953.71		
12213	Broadvoice	805531	08.2024 phone svc-admin	08/12/2024	355.78	.00	355.78	57459	08/15/2024
		805531	08.2024 phone svc-ps	08/12/2024	141.97	.00	141.97	57459	08/15/2024
		805531	08.2024 phone svc-rec	08/12/2024	87.37	.00	87.37	57459	08/15/2024
		805531	08.2024 phone svc-pks	08/12/2024	65.53	.00	65.53	57459	08/15/2024
		805531	08.2024 phone svc-sts	08/12/2024	65.53	.00	65.53	57459	08/15/2024
		805531	08.2024 phone svc-wtr	08/12/2024	268.37	.00	268.37	57459	08/15/2024
		805531	08.2024 phone svc-wwtr	08/12/2024	268.37	.00	268.37	57459	08/15/2024
Total 12213:					1,252.92	.00	1,252.92		
12233	Your Parts Haus	753631	battery & cables-ps	08/01/2024	231.77	.00	231.77	0	08/29/2024
		753633	windshield fluid-ps	08/01/2024	20.98	.00	20.98	0	08/29/2024
		753634	washer fluid-ps	08/01/2024	10.49-	.00	10.49-	0	08/29/2024
		754574	oil-wwtr	08/09/2024	25.98	.00	25.98	0	08/29/2024
		754580	dump truck parts-sts	08/09/2024	353.45	.00	353.45	0	08/29/2024
		754581	dump truck parts-sts	08/09/2024	76.29	.00	76.29	0	08/29/2024
		754982	oil-sts	08/13/2024	61.96	.00	61.96	0	08/29/2024
		DEN0012375	fuse for truck P-12-pks	08/07/2024	35.76	.00	35.76	57495	08/15/2024
		DEN0012375	trailer connector-pks	08/07/2024	27.52	.00	27.52	57495	08/15/2024
		DEN0012375	oil-wwtr	08/09/2024	130.06	.00	130.06	57495	08/15/2024
Total 12233:					953.28	.00	953.28		
12269	Zancanella and Associates,	30973	06.2024 eng acctg-water	07/12/2024	130.00	.00	130.00	57440	08/02/2024
Total 12269:					130.00	.00	130.00		
12281	Zehren and Associates, Inc	0024833	round-a-bout-phase 1,2,3,4	07/25/2024	6,688.01	.00	6,688.01	57441	08/02/2024
Total 12281:					6,688.01	.00	6,688.01		
12374	IronEdge Group	IEG-44950	IT support svcs-b&p	08/01/2024	573.82	.00	573.82	57420	08/02/2024
		IEG-44950	IT support svcs-admin	08/01/2024	683.42	.00	683.42	57420	08/02/2024
		IEG-44950	IT support svcs-ps	08/01/2024	618.95	.00	618.95	57420	08/02/2024
		IEG-44950	IT support svcs-rec	08/01/2024	651.19	.00	651.19	57420	08/02/2024
		IEG-44950	IT support svcs-pks	08/01/2024	573.82	.00	573.82	57420	08/02/2024
		IEG-44950	IT support svcs-sts	08/01/2024	696.32	.00	696.32	57420	08/02/2024
		IEG-44950	IT support svcs-wtr	08/01/2024	1,328.16	.00	1,328.16	57420	08/02/2024
		IEG-44950	IT support svcs-w/wtr	08/01/2024	1,321.72	.00	1,321.72	57420	08/02/2024
Total 12374:					6,447.40	.00	6,447.40		
12449	Holton, Jennifer	TAI CHI 07.2	tai chi 07.22.2024-rec	07/29/2024	45.00	.00	45.00	57416	08/02/2024

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 12449:					45.00	.00	45.00		
12579	Moreno, Marcelo	SEC DEP RE	refund for Comm Ctr rental	07/22/2024	350.00	.00	350.00	Multiple	Multiple
Total 12579:					350.00	.00	350.00		
12764	Pye Barker Fire & Safety, L	PSI1335383	kitchen & fire extinguisher r	07/16/2024	1,471.00	.00	1,471.00	57430	08/02/2024
Total 12764:					1,471.00	.00	1,471.00		
12794	Xerox Financial Services	6109884	copier lease & prints-b&p	08/10/2024	85.86	.00	85.86	57494	08/15/2024
		6109884	copier lease & prints- admi	08/10/2024	85.82	.00	85.82	57494	08/15/2024
		6109884	copier lease & prints-rec	08/10/2024	85.86	.00	85.86	57494	08/15/2024
		6109884	copier lease & prints-water	08/10/2024	85.86	.00	85.86	57494	08/15/2024
		6109884	copier lease & prints-w/wat	08/10/2024	85.86	.00	85.86	57494	08/15/2024
		6109885	copier lease & prints-ps	08/10/2024	175.60	.00	175.60	57494	08/15/2024
Total 12794:					604.86	.00	604.86		
12854	Shaw, Candice	LUNCH BUN	lunch bunch 07.19 & 07.26.	07/29/2024	80.00	.00	80.00	57433	08/02/2024
		LUNCH BUN	lunch bunch 08.09.2024-re	08/26/2024	40.00	.00	40.00	0	08/29/2024
Total 12854:					120.00	.00	120.00		
Grand Totals:					463,414.77	.00	463,414.77		

Report Criteria:
Detail report type printed