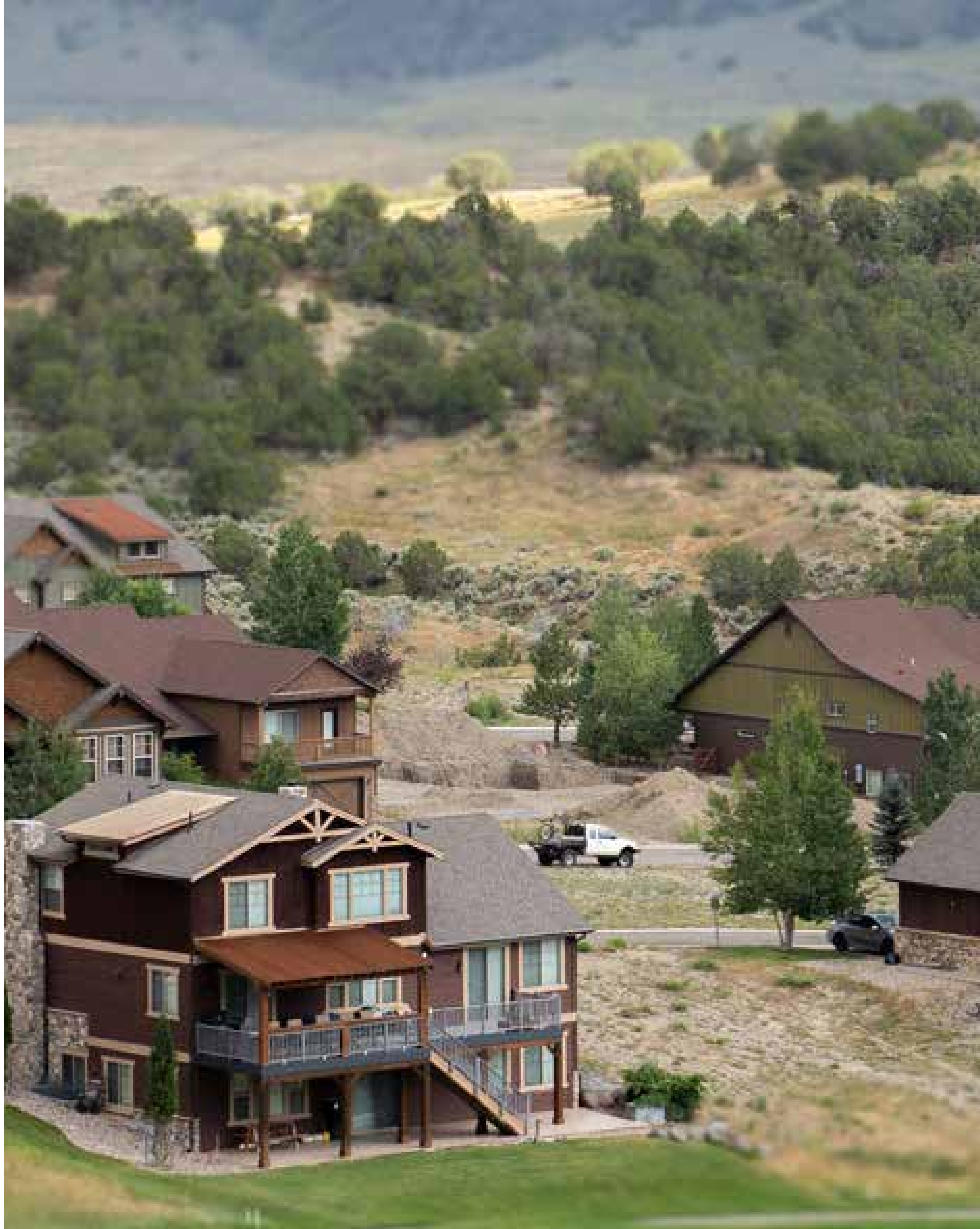




lakota canyon ranch mixed-use development

june 2021 | sketch plan submittal





SUBMITTAL INDEX

- ③ narrative
- ④ survey with topo + site acreage
- ⑤ site plan + program
- ⑥ water + sewage
- ⑧ residential + non-residential units
- ⑨ lot layout + sizes
- ⑩ density
- ⑪ land use
- ⑫ traffic circulation
- ⑬ public + private amenities + open space
- ⑭ viewshed analysis
- ⑱ architectural character
- ⑳ supplemental information



Planning Department
(970) 984-2311
Email:
psmith@newcastlecolorado.org

LAND DEVELOPMENT APPLICATION

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

Note: All land use applications must be filed with the Town Clerk. Please consult the Town Planner for codes specific to the Land Development Application. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

Applicant: Dwayne Romero	
Address: 350 Market St. #304 Basalt, CO 81621	Phone: 970-273-3100 E-mail: dromero@romero-group.com
Property Owner: RG Lakota Holdings, LLC	
Address: 350 Market St. #304 Basalt, CO 81621	Phone: 970-273-3100 E-mail: dromero@romero-group.com
Contact Person: Heather Henry	
Address: 435 N 8th St Carbondale, CO	Phone: 970-618-3324 E-mail: hh@connectiondesign.com
Property Location/Address: Faas Ranch Rd.	
Legal Description: Garfield County Parcel #212332200187, #212332116001, #212332100189	Acres: 15.58
Existing Zone (e.g., Residential R-1, Commercial C-1): M/U/PUD	Existing Land Use: Vacant

TYPE(S) OF LAND USE(S) REQUESTED

- Pre-Annexation Agreement
- Annexation
- Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations)
- Amended Plat
- Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans)
- Master Plan Amendment
- Conditional Use Permit or Special Review Use Permit
- Lot Line Adjustment or Dissolution
- Site Specific Development Plan/Vested Rights
- Variance
- Zoning
- Zoning Amendment
- Re-zoning

Applicant Signature  Date 6/16/21

U:\Planning (Abby)\Land Development Application doc - 12/28/01

This submittal includes the planning of a mixed-use development on title parcels 4, 6 and 7 within the existing PUD of Lakota Canyon Ranch in New Castle Colorado.

Existing Conditions

These parcels are nestled between a golfing fairway to the north, existing single-family developments to the south and west and multi-family apartment complexes to the east. The parcels are half bordered to the west by Castle Valley Boulevard which provides the primary access to the project via Faas Ranch Road. The land is vacant and has been used for haul-off from other projects and several spoils piles can be seen throughout the property, especially on the northern parcels. On a close walk of the site various remnants of the Lakota Ranch's history can be seen such as an old ditch alignment and old fence fragments scattered throughout.

The parcels are currently zoned as 'Mixed-Use' within the Town and PUD's zoning map. Other than the clubhouse, these parcels are the only location within the Lakota PUD where commercial is allowed. With an original approved PUD allocation of 300 units and 100,000 square feet of commercial these parcels were clearly intended to be a hub of activity that serves the Lakota and surrounding residential with commercial amenities. It is the intention of this application to scale down the density of these parcels significantly while still developing them as a hub of activity that serves the residents of Lakota and the surrounding neighborhoods.

Commercial

This proposed development aligns with the existing zoning of mixed-use. It incorporates a commercial node off of Faas Ranch Rode that is surrounded by small single-family lots, townhomes, apartments, mixed use building, commercial buildings, and public/semi-public amenities sprinkled throughout the development. Building on everything that makes Newcastle an amazing community and the 'place to be' for outdoor enthusiasts, the commercial uses at the development's center intend to be heavily curated toward health, wellness, and lifestyle. Ground floor uses accommodate a limited amount of recreation-oriented retail and food/beverage, providing neighborhood scale lifestyle uses, and purposefully not competing with the community's downtown core. Second and third floor uses will cater to health, wellness, and recreation e.g. gyms, yoga studios, wellness services, and medical offices. Other office space might be geared toward work from home users who live close by that need a small, affordable space to have some dedicated quiet space. Given proximity and walkability this area will be very appealing. This area might accommodate approximately 100-150 employees.

The commercial node encircles an entrance to the north and an entrance to the south off of Faas Ranch Road. The northern road is not located within the existing ROW so that ROW would need to be adjusted throughout this process. The commercial buildings to the south range from 2 stories directly adjacent to Faas to a 3 story building set back from the road. The commercial buildings to the north of Faas are all 2 stories with a single mixed-use building with commercial on the ground floor and residential above. These buildings form a small retail feel to the entrance to the north parcels.

Residential

Residential uses include rental apartments at the highest density, townhomes, and single-family homes. These land uses engage the site and respect surrounding residential uses with single-family homes abutting other existing homes to the north and apartments abutting another existing apartment complex to the south. The development might accommodate 200-400 residents (not including children) and will contain varying occupancy in the apartments.

Energy & Climate

Several energy and climate concepts are being explored at this time including net zero or net zero ready single-family homes, car and bike charging infrastructure throughout, all electrified buildings, and solar collectors over larger parking areas/appropriate buildings. These concepts will be further articulated at preliminary plan review.

Alternative Transportation

The project will provide bike and walking connectivity throughout and will connect to existing trails and sidewalks on Castle Valley Boulevard and Faas. Areas will be reserved in the public amenity spaces to accommodate WeCycle once it completes future expansion. Consideration could be given to reserving space for a shuttle or bus stop as well should Newcastle implement a circulator in the future, and areas for car-share parking. While these forms of transportation are not in place yet, we believe this project should consider that future infrastructure and plan for it now.

Architecture

While not required at Sketch Plan Review, we have included both massing studies as a part of our viewshed analysis and architectural typologies. These are not intended to show exactly the architecture that will be built here, but rather to convey a sense of place. We want these images to spark a dialog with the community as to the size, massing, materials, and feel of the buildings in the development.



SCALE: 1"=80'
0' 80' 160'



PROGRAM SUMMARY		1 bedroom	2 bedroom	3 bedroom	commercial square feet	parking requirement	off-street parking	parking reduction
East of Faas Road								
Residential								
Apartments		36	18	18		144	144	0%
Townhomes				10		20	20	0%
Small Lot Single Family								
Commercial								
1st floor commercial (likely retail sales, recreation, entertainment)					13,400			
2nd floor undesignated commercial (likely services and office)					17,000			
Medical space					14,000			
Total Commercial Parking Req'd						148	111	25%
TOTAL - EAST OF FAAS		36	18	28	44,400			
West of Faas Road								
Residential								
Apartments		24	12	12		96	96	0%
Townhomes				38		76	76	0%
Flats				7		14	14	0%
Small Lot Single Family				21		42	42	0%
Commercial								
1st floor commercial (likely retail sales, recreation, entertainment)					20,000			
2nd floor undesignated commercial (likely services and office)					11,500			
Medical space								
Total Commercial Parking Req'd						105	75	29%
TOTAL - WEST OF FAAS		24	12	78	31,500			
GRAND TOTALS		60	30	106	75,900	645	578	10%

Lakota Sketch Plan Submittal - Town of New Castle

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
WATER DIVERSIONS														
(1) Indoor Uses	ac-ft	7.3	6.6	7.3	7.1	7.3	7.1	7.3	7.3	7.1	7.3	7.1	7.3	86.4
(2) Irrigation	ac-ft				0.0	5.2	6.7	8.4	5.7	4.2	3.7			34.1
Totals	ac-ft	7.3	6.6	7.3	7.1	12.6	13.8	15.8	13.1	11.3	11.0	7.1	7.3	120.5
	gallons/day	77,117	77,117	77,117	77,117	132,048	150,359	165,716	137,364	122,893	116,100	77,117	77,117	
	gpm	54	54	54	54	104	115	95	85	81	81	54	54	
WATER CONSUMPTIVE USE														
(3) In-House	ac-ft	0.4	0.3	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	4.3
(4) Irrigation	ac-ft				0.000	3.920	5.058	6.323	4.299	3.161	2.782			25.5
Totals	ac-ft	0.367	0.331	0.367	0.355	4.287	5.413	6.690	4.666	3.616	3.149	0.355	0.367	29.9
Sewer Loading														
(5) Totals	ac-ft	7.0	6.3	7.0	6.7	7.0	6.7	7.0	7.0	6.7	7.0	6.7	7.0	82.1
	gallons/day	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	
	Avg gpm	51	51	51	51	51	51	51	51	51	51	51	51	

SUMMARY OF INPUT DATA USED IN CALCULATING DEMANDS

In-house uses	
(A) Total EQR's	220.3 EQR's (from Table 2)
(B) Inside use	350 gal/day/EQR (3.5 people @ 100 gal/per)
(C) In-house depletion	5%
Outside uses	
(E) Irrigated area	2,500 sq.ft./EQR Mun code
(F) Irrigated Area	12.6 acres = (A) x (E)/43560
(G) Irrigation Efficiency	75%

(1) = (A) x (B) x C x days in month / 325800
 (2) = (F) x (J) / (G)
 (3) = (1) x (D)
 (4) = (2) x (G)
 (5) = (1)-(3)

Unit Consumptive Use Demands (Irrigation and Water Feature Uses, if any) Estimated to reach 0.14 af/EQR's

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
(J) Irrigation	feet			0.000	0.310	0.400	0.500	0.340	0.250	0.220			2.020

Table 4 - Engineers Estimate Water and Sewer Loading Lakota Sketch Plan Submittal - Town of New Castle

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
WATER DIVERSIONS														
(1) Indoor Uses	ac-ft	3.1	2.8	3.1	3.0	3.1	3.0	3.1	3.1	3.0	3.1	3.0	3.1	36.8
(2) Irrigation	ac-ft				0.0	2.9	3.7	4.7	3.2	2.3	2.1			18.9
Totals	ac-ft	3.1	2.8	3.1	3.0	6.0	6.8	7.8	6.3	5.4	5.2	3.0	3.1	55.6
	gallons/day	32,844	32,844	32,844	32,844	63,252	73,388	81,889	66,195	58,184	54,424	32,844	32,844	
	gpm	23	23	23	23	44	51	57	46	40	38	23	23	
WATER CONSUMPTIVE USE														
(3) In-House	ac-ft	0.2	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	1.8
(4) Irrigation	ac-ft				0.000	2.170	2.800	3.500	2.380	1.750	1.540			14.1
Totals	ac-ft	0.156	0.141	0.156	0.151	2.326	2.951	3.656	2.536	1.901	1.696	0.151	0.156	16.0
Sewer Loading														
(5) Totals	ac-ft	3.0	2.7	3.0	2.9	3.0	2.9	3.0	2.9	3.0	2.9	3.0	3.0	35.0
	gallons/day	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	
	Avg gpm	22	22	22	22	22	22	22	22	22	22	22	22	

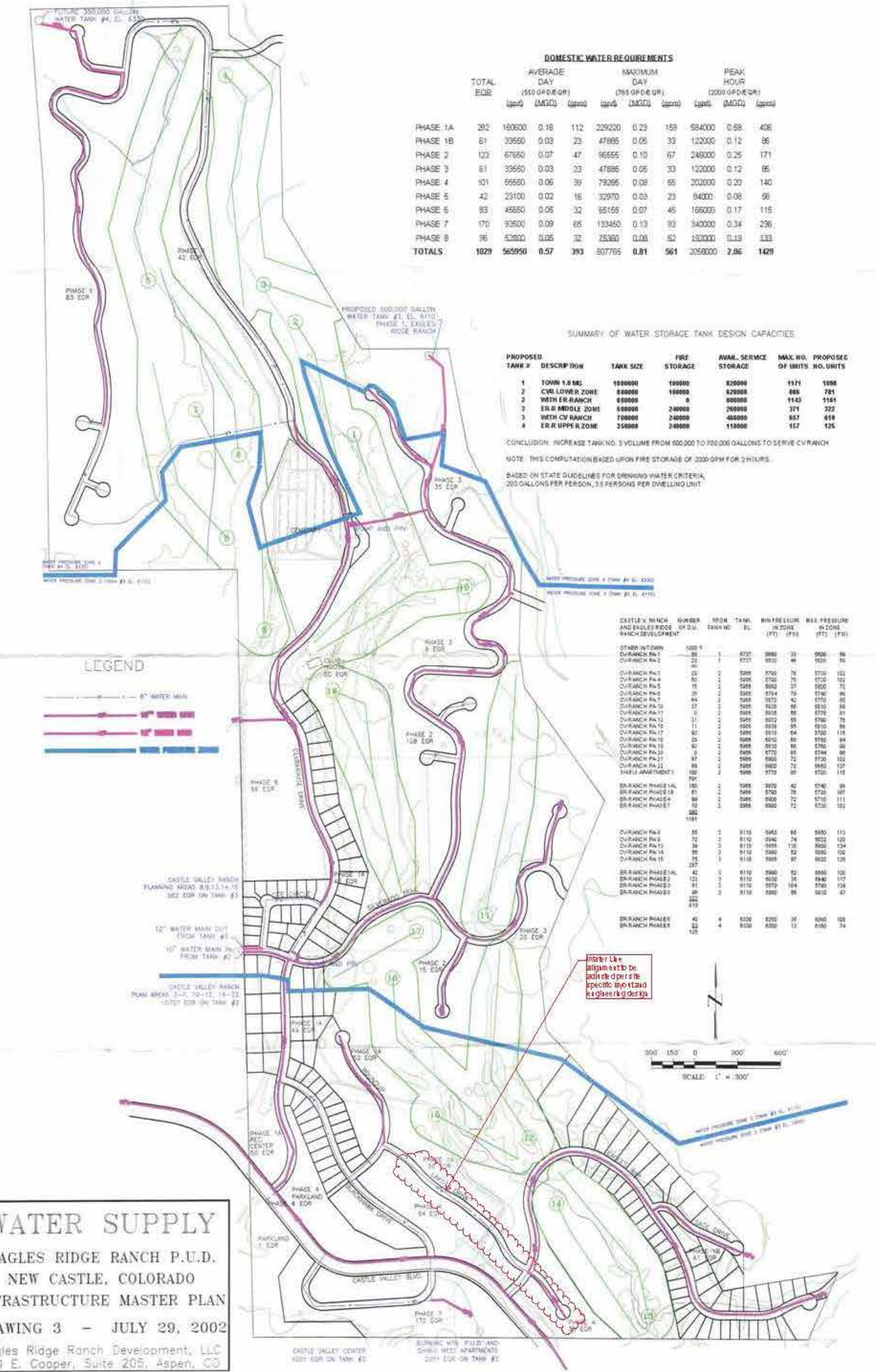
SUMMARY OF INPUT DATA USED IN CALCULATING DEMANDS

In-house uses	
(A) Total Residences	196.0
(B) Inside use	138 gal/day/unit (avg water use studies)
(C) Commercial equiv residences	42.0
(D) In-house depletion	5%
Outside uses	
(E) Irrigated area	n/a sq.ft./EQR Mun code
(F) Irrigated Area	7.0 acres = measured
(G) Irrigation Efficiency	75%

(1) = ((A)+(C)) x (B) x C x days in month / 325800
 (2) = (F) x (J) / (G)
 (3) = (1) x (D)
 (4) = (2) x (G)
 (5) = (1)-(3)

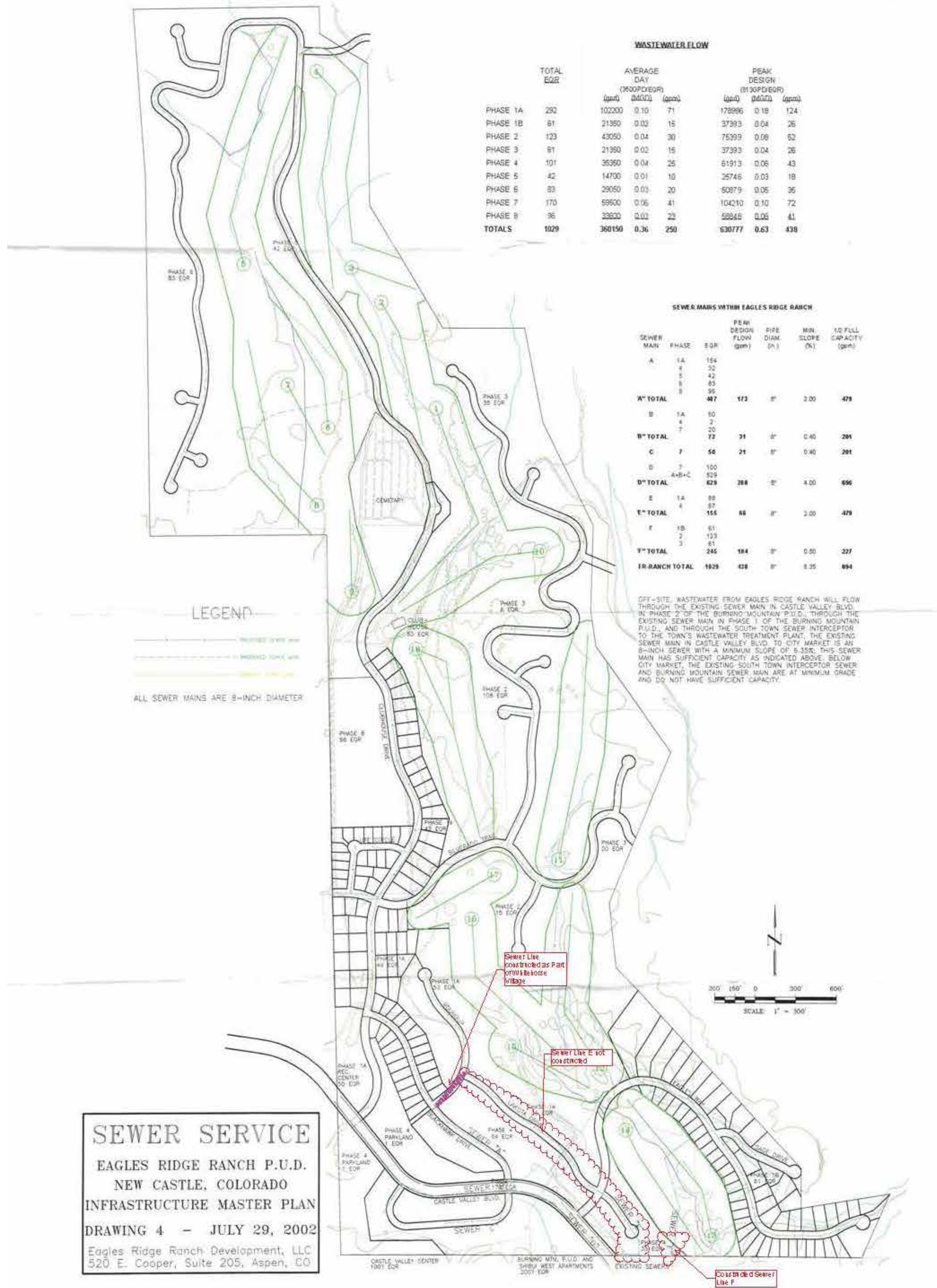
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	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
(J) Irrigation	feet			0.000	0.310	0.400	0.500	0.340	0.250	0.220			2.020



WATER SUPPLY
 EAGLES RIDGE RANCH P.U.D.
 NEW CASTLE, COLORADO
 INFRASTRUCTURE MASTER PLAN
 DRAWING 3 - JULY 29, 2002
 Eagles Ridge Ranch Development, LLC
 520 E. Cooper, Suite 205, Aspen, CO

EAGLES RIDGE RANCH P.U.D., NEW CASTLE INFRASTRUCTURE MASTER PLAN – SEWER SERVICE



WASTEWATER FLOW

	TOTAL EDR	AVERAGE DAY (7600 PDEOR)			PEAK DESIGN (9100 PDEOR)		
		(gpd)	(MGD)	(gpm)	(gpd)	(MGD)	(gpm)
PHASE 1A	292	102200	0.10	71	178996	0.18	124
PHASE 1B	61	21360	0.02	15	37393	0.04	26
PHASE 2	123	43050	0.04	30	75399	0.08	52
PHASE 3	81	21360	0.02	15	37393	0.04	26
PHASE 4	101	35360	0.04	25	81913	0.06	43
PHASE 5	42	14700	0.01	10	25746	0.03	18
PHASE 6	83	29050	0.03	20	50879	0.05	35
PHASE 7	170	58600	0.06	41	104210	0.10	72
PHASE 8	96	32800	0.03	23	58846	0.05	41
TOTALS	1029	360150	0.36	250	630777	0.63	438

SEWER MAINS WITHIN EAGLES RIDGE RANCH

SEWER MAIN	PHASE	EDR	PEAD DESIGN FLOW (gpm)	PIPE DIAM. (IN.)	MIN. SLOPE (%)	1.0 FULL CAPACITY (gpm)
A	1A	154	173	8"	0.30	479
	4	32				
	4	42				
	8	83				
	8	36				
A* TOTAL		417				
B	1A	60	31	8"	0.40	201
	2	20				
	7	72				
B* TOTAL		152				
C	7	56	21	8"	0.40	201
	7	100				
C* TOTAL		156				
D	7	100	388	8"	4.00	696
	4+B+C	829				
	D* TOTAL					
E	1A	88	155	8"	2.00	479
	4	87				
	E* TOTAL					
F	1B	61	245	8"	0.50	327
	2	123				
	61	61				
F* TOTAL		245				
RR RANCH TOTAL		1029	428	8"	0.35	694

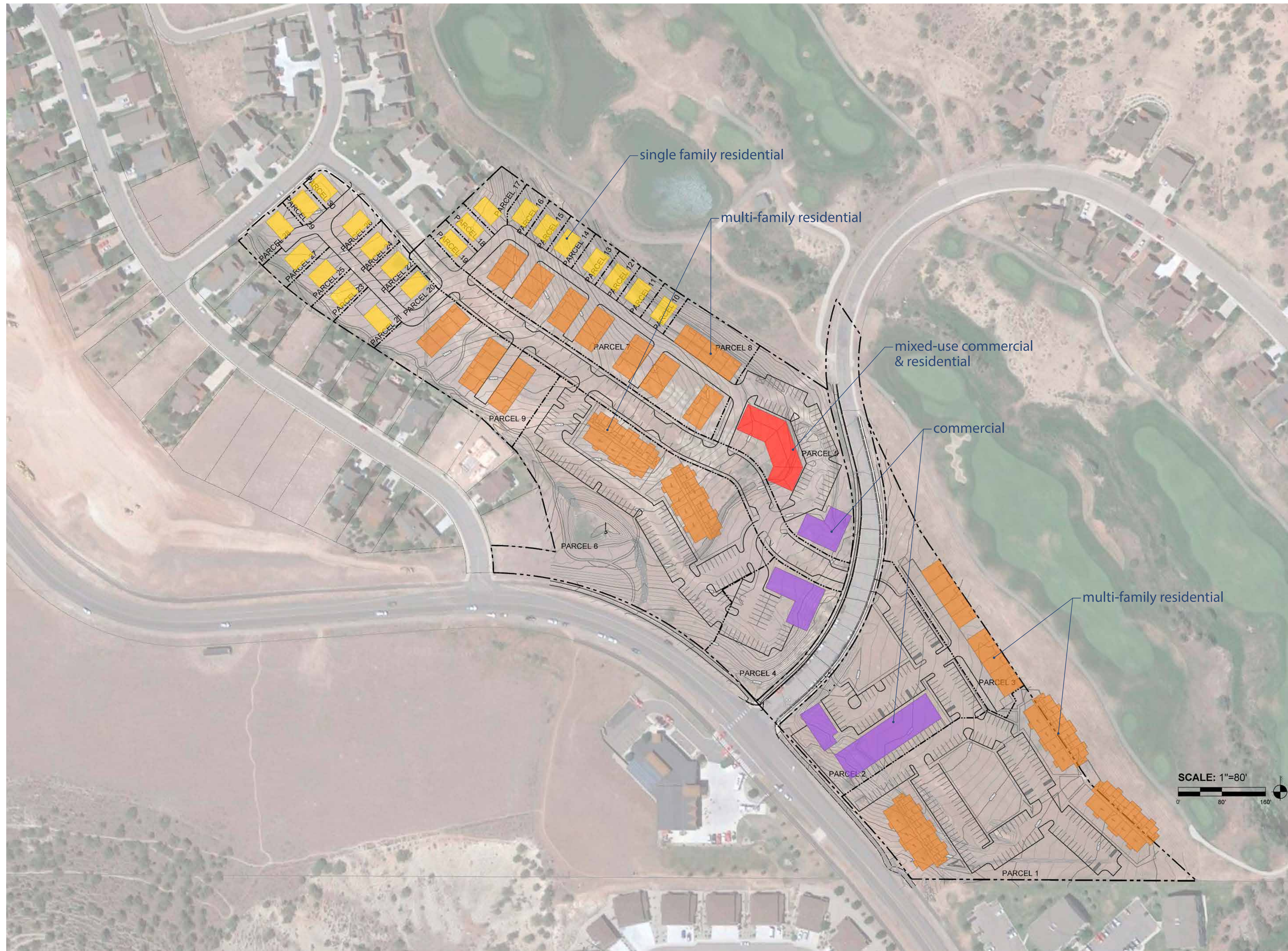
LEGEND

- Proposed Sewer Main
- Proposed Service Line
- Existing Sewer Main
- Existing Service Line

ALL SEWER MAINS ARE 8-INCH DIAMETER

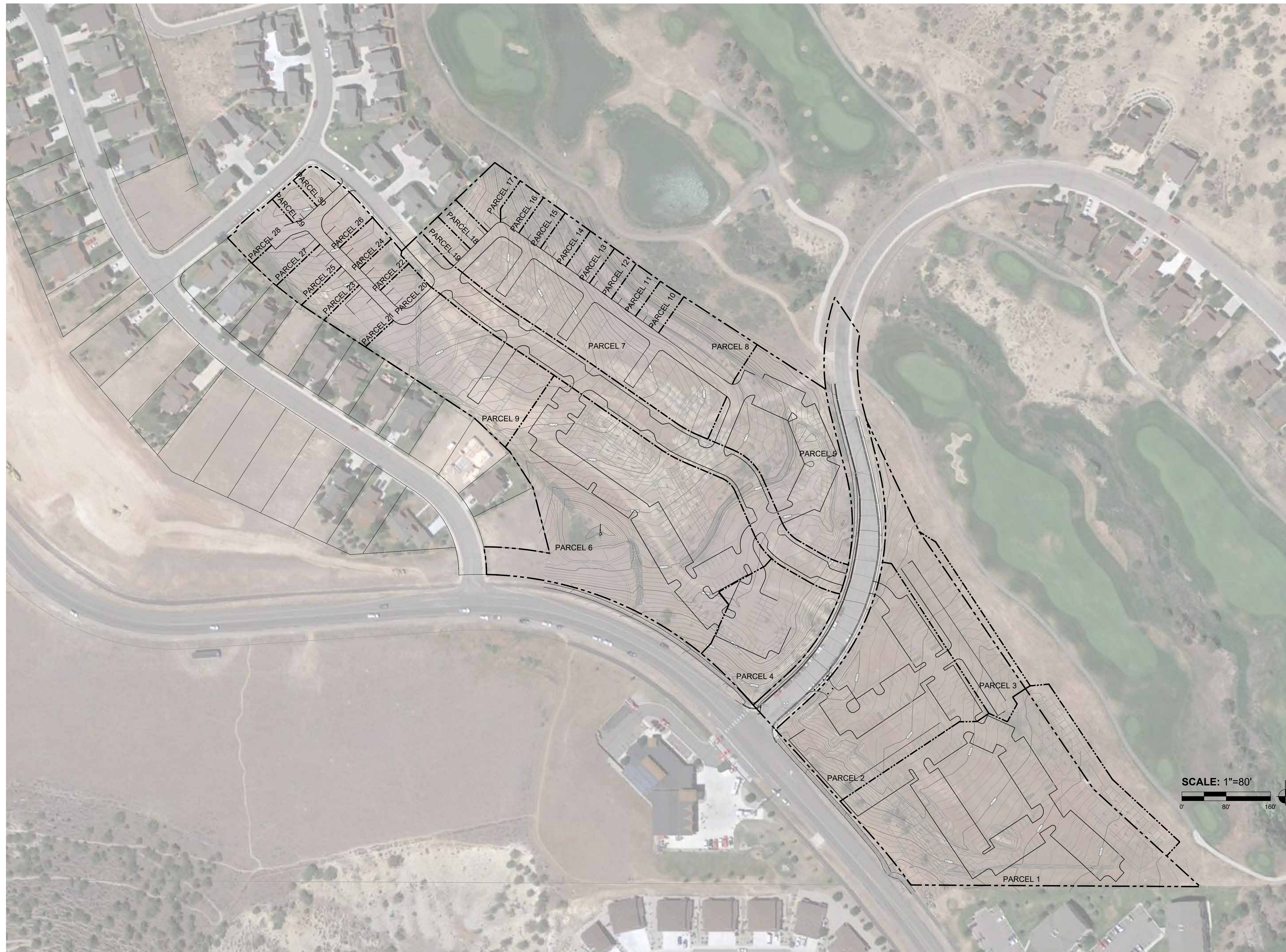
OFF-SITE WASTEWATER FROM EAGLES RIDGE RANCH WILL FLOW THROUGH THE EXISTING SEWER MAIN IN CASTLE VALLEY BLVD. IN PHASE 2 OF THE BURNING MOUNTAIN P.U.D., THROUGH THE EXISTING SEWER MAIN IN PHASE 1 OF THE BURNING MOUNTAIN P.U.D., AND THROUGH THE SOUTH TOWN SEWER INTERCEPTOR TO THE TOWN'S WASTEWATER TREATMENT PLANT. THE EXISTING SEWER MAIN IN CASTLE VALLEY BLVD. TO CITY MARKET IS AN 8-INCH SEWER WITH A MINIMUM SLOPE OF 0.35%. THIS SEWER MAIN HAS SUFFICIENT CAPACITY AS INDICATED ABOVE. BELOW CITY MARKET, THE EXISTING SOUTH TOWN INTERCEPTOR SEWER AND BURNING MOUNTAIN SEWER MAIN ARE AT MINIMUM GRADE AND DO NOT HAVE SUFFICIENT CAPACITY.

SEWER SERVICE
EAGLES RIDGE RANCH P.U.D.
NEW CASTLE, COLORADO
INFRASTRUCTURE MASTER PLAN
DRAWING 4 - JULY 29, 2002
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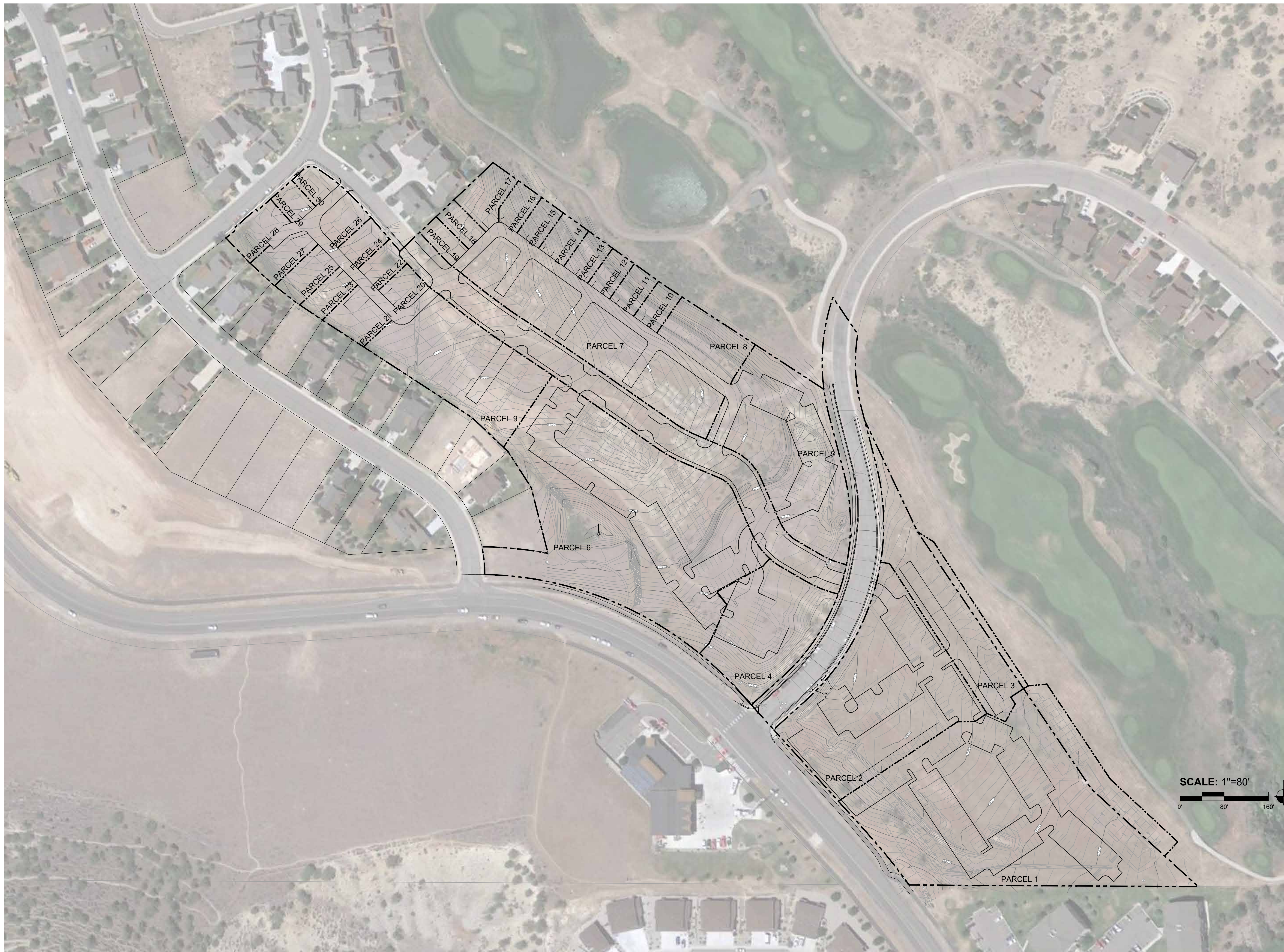


Lot Size

- Parcel 1 - 139,041 SF
- Parcel 2 - 73,734 SF
- Parcel 3 - 33,824 SF
- Parcel 4 - 35,811 SF
- Parcel 5 - 55,318 SF
- Parcel 6 - 128,911 SF
- Parcel 7 - 49,669 SF
- Parcel 8 - 13,250 SF
- Parcel 9 - 41,725 SF
- Parcel 10 - 4,016 SF
- Parcel 11 - 4,194 SF
- Parcel 12 - 3,769 SF
- Parcel 13 - 4,158 SF
- Parcel 14 - 4,375 SF
- Parcel 15 - 3,757 SF
- Parcel 16 - 3,969 SF
- Parcel 17 - 7,177 SF
- Parcel 18 - 3,633 SF
- Parcel 19 - 3,530 SF
- Parcel 20 - 4,112 SF
- Parcel 21 - 7,033 SF
- Parcel 22 - 4,054 SF
- Parcel 23 - 4,504 SF
- Parcel 24 - 4,161 SF
- Parcel 25 - 5,901 SF
- Parcel 26 - 5,010 SF
- Parcel 27 - 5,672 SF
- Parcel 28 - 6,206 SF
- Parcel 29 - 3,274 SF
- Parcel 30 - 3,289 SF



Density



Parcel 1 : Apartments
 1 bedroom - 36 units
 2 bedroom - 18 units
 3 bedroom - 18 units

Parcel 2 : Commercial
 1st floor - 13,400 SF
 2nd floor - 17,000 SF
 Medical - 14,000 SF

Parcel 3 : Townhomes
 3 bedroom - 10 units

Parcel 4 : Commercial
 1st floor - 6850 SF
 2nd floor - 6850 SF

Parcel 5 : Commercial + residential
 1st floor - 13,200 SF
 2nd floor - 4,600 SF
 2nd level flats - 7 units

Parcel 6 : Apartments
 1 bedroom - 24 units
 2 bedroom - 12 units
 3 bedroom - 12 units

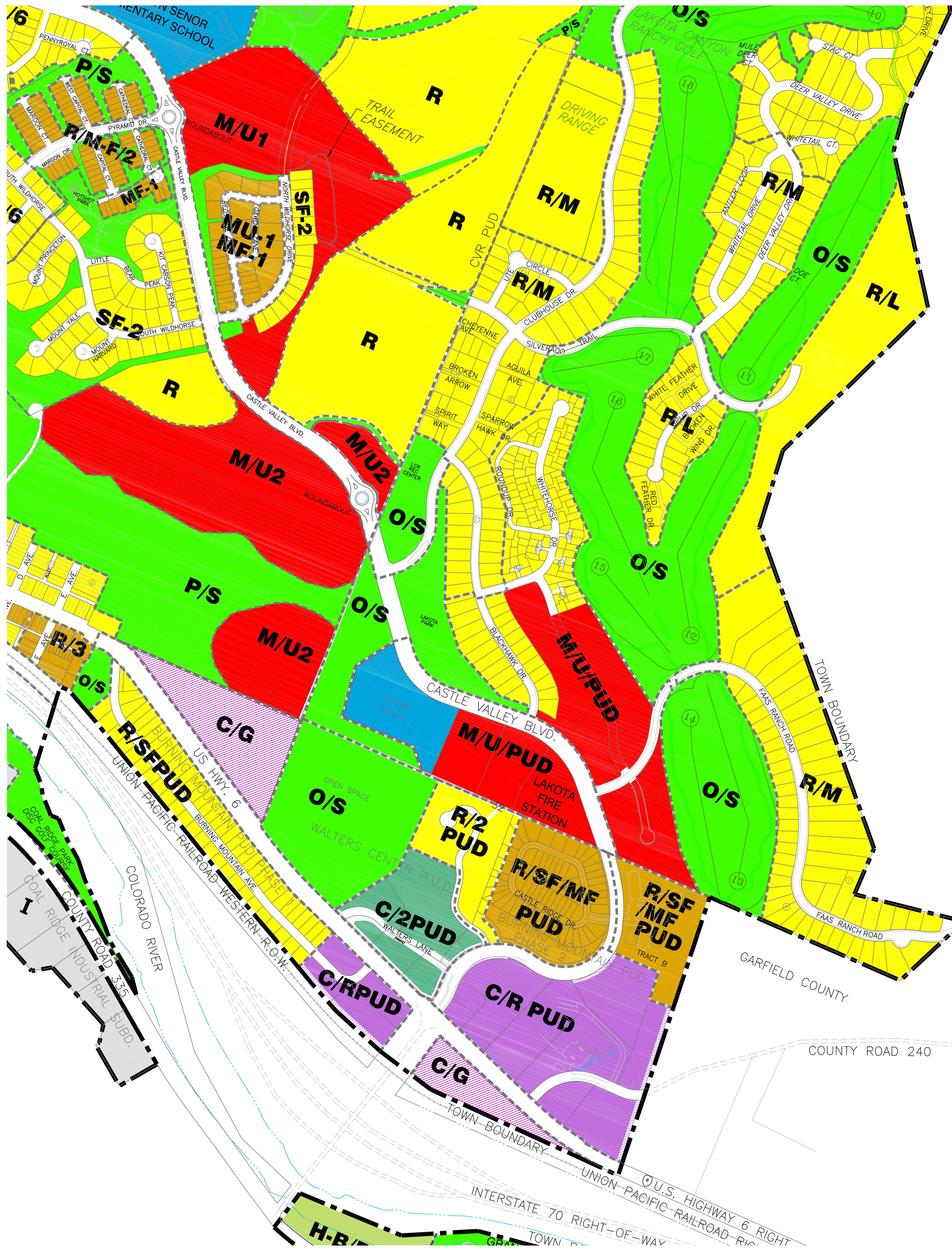
Parcel 7 : Townhomes
 3 bedroom - 21 units

Parcel 8 : Townhomes
 3 bedroom - 5 units

Parcel 9 : Townhomes
 3 bedroom - 12 units

Parcel 10 - 30 : Homes
 SF Homes - 21 units

Mixed Use Zoning LCR PUD



Allowed Per Code	Proposed
Multifamily residential dwellings	Yes
Residential & commercial in same building	Yes
Retail sales	Yes restaurants w/out bars and drive-throughs, outdoor dining, sporting goods, non-motorized recreational sales
Services	Yes medical or dental clinic, professional office, business office
Recreation & Entertainment	Yes health clubs, parks, playgrounds
Other	Yes micro-brewery
Single family	Yes

Required Per Code	Proposed
15% gross area as open space	40% gross area as open space
Max Residential density = 12 units/acre & 300 dwelling units total	12.58 units/acre & 196 units total
Max Residential units = 10 per building	Apartments = 24 units/building Townhomes = 3, 4, & 5 units/building Mixed-Use = 7 units /building
Max Commercial Space = 100,000 SF of interior space	75,900 SF of interior space
Max Building height = 35 feet	42 feet = 7 feet increase
Residential Parking = 2 spaces per unit	392 parking spaces = 2 spaces per unit
Commercial Parking = 253 spaces total retail : 2 spaces per 300 SF office : 1 space per 300 SF medical : 2 space per 300 SF, 1 space/ two employees restaurant : 1 space/three seats	186 parking spaces = 26% reduction

* all traffic circulation in diagram to be decided by traffic study at preliminary plan



two way traffic through parking areas

road easement - two way road with on-street parking and attached sidewalks

maintain two way traffic on faas ranch road; no dedicated turn lane onto castle valley blvd

two way traffic through parking area; fire apparatus turn-around

CASTLE VALLEY BLVD

FAAS RANCH ROAD

two way traffic through parking areas

possible left turn lane from castle valley blvd onto faas ranch road

maintain dedicated right turn lane onto faas ranch road

knock-down bollards for fire apparatus access and/or right turn only

two way traffic through parking areas; fire apparatus turn-around

SCALE: 1"=80'





View A



View B



View C



View D



View E



View F



View G



modern +



past + future generations



traditional materials



new



+ old



rural forms



modern +



quality touches



traditional materials



new



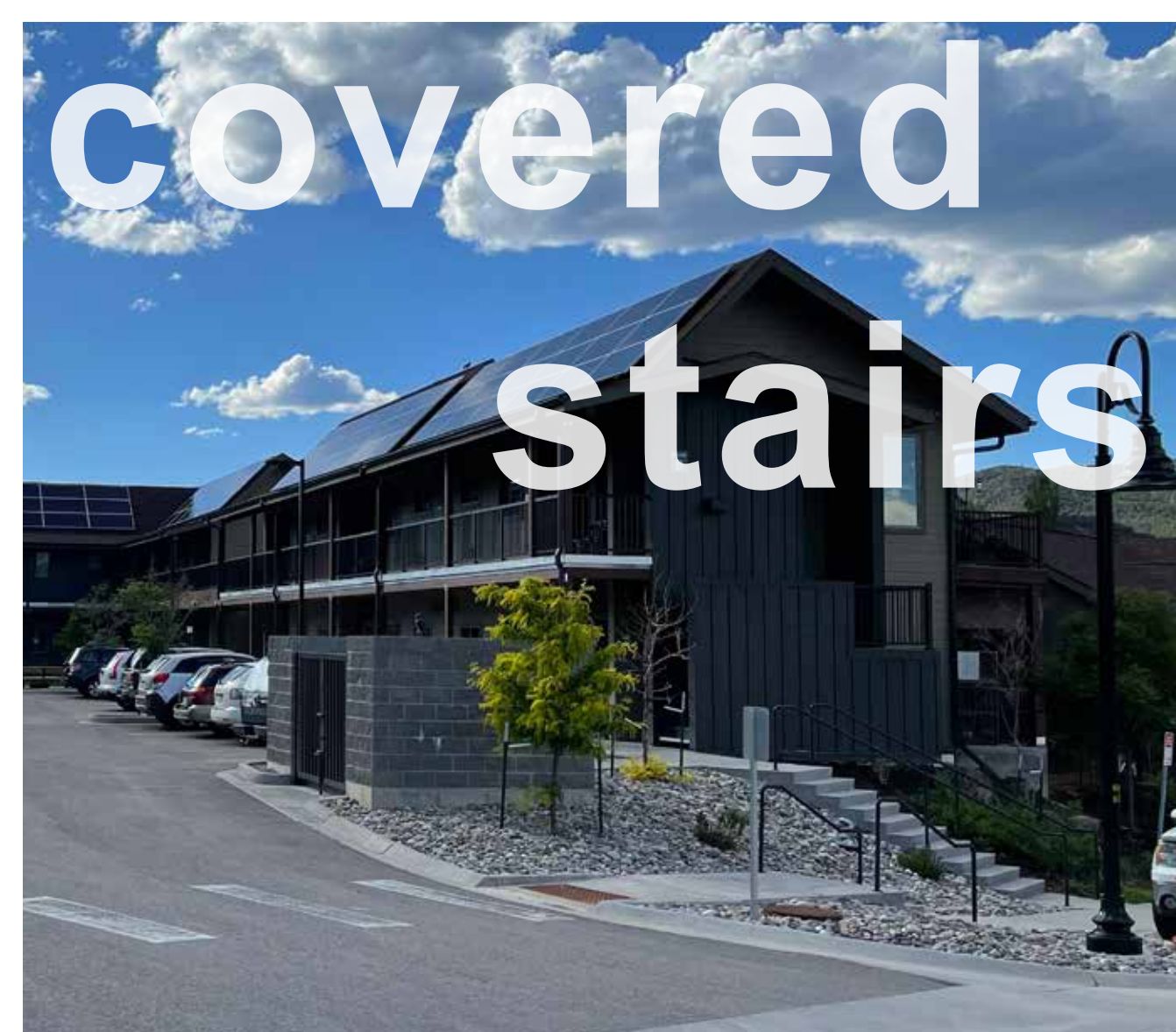
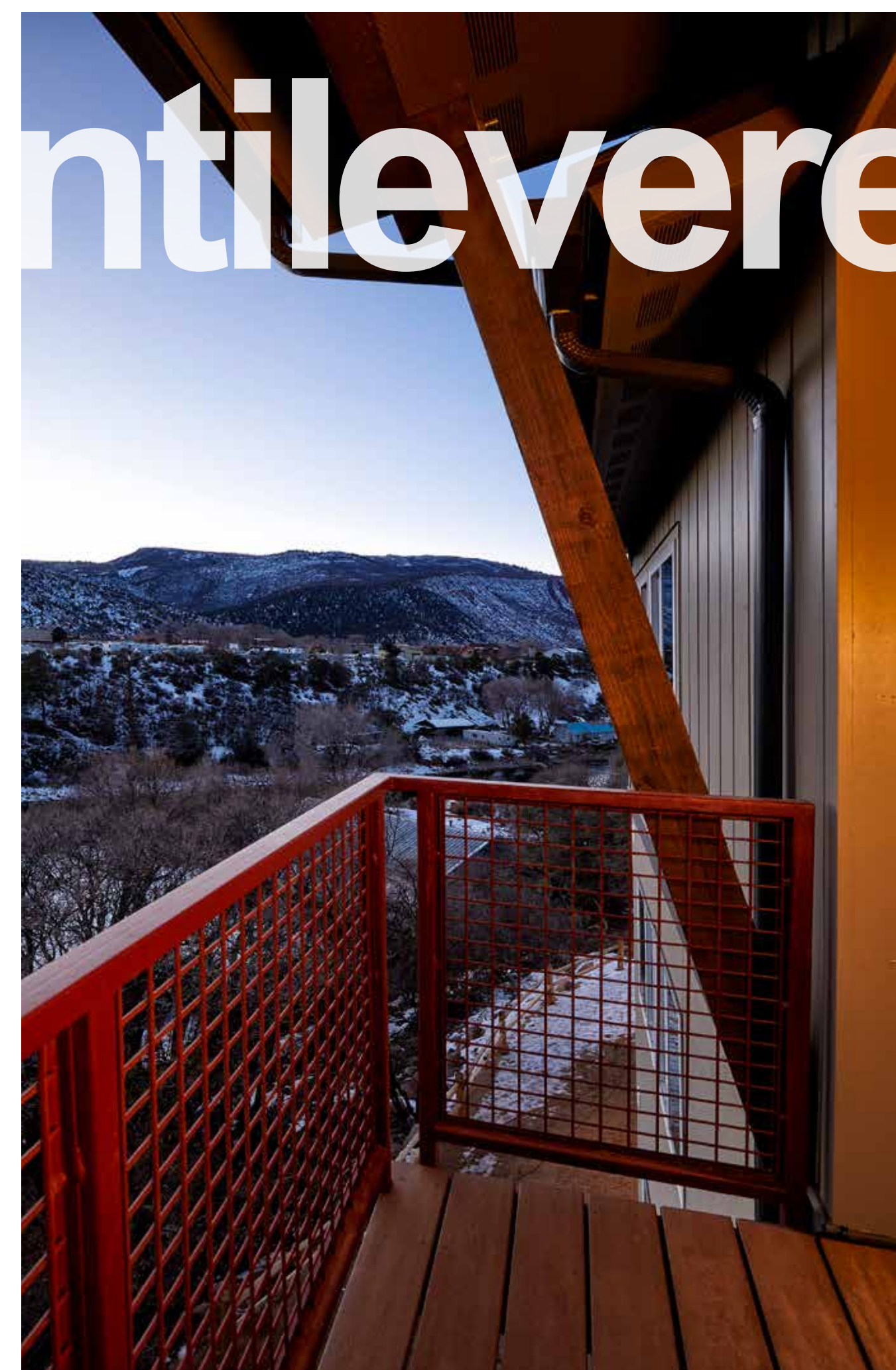
+ old



gable + shed forms



cantilevered decks



covered stairs



new



+ old



mix of roof

+ gable forms





legacy building



health + wellness



building



cute



+ warm



small town feel



scale

SUPPLEMENTAL INFORMATION



Planning Department
 (970) 984-2311
 Email:
 psmith@newcastlecolorado.org

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

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Existing Zone (e.g., Residential R-1, Commercial C-1): M/U/PUD	Existing Land Use: Vacant

TYPE(S) OF LAND USE(S) REQUESTED

- | | |
|---|--|
| <input type="checkbox"/> Pre-Annexation Agreement | <input type="checkbox"/> Conditional Use Permit or Special Review Use Permit |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Lot Line Adjustment or Dissolution |
| <input type="checkbox"/> Subdivisions (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations) | <input type="checkbox"/> Site Specific Development Plan/Vested Rights |
| <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Variance |
| <input checked="" type="checkbox"/> Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans) | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Zoning Amendment |
| | <input type="checkbox"/> Re-zoning |

Applicant Signature	Date 6/16/20
----------------------------	---------------------



AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

To secure payment of costs incurred by the town, the owner of the land proposed for development (and the applicant, if different) shall be required to sign the following agreement:

By signing below, the applicant and property owner hereby agree to reimburse the Town the actual costs to the Town for engineering, planning, surveying, legal services, and all other costs incurred by the Town in connection with the review and approval of the land use application. I also agree to reimburse the Town for the cost of making any correction or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. I agree that interest shall be imposed at the rate of 1.5% per month on all balances not paid within thirty (30) days of a statement. In the event the Town pursues collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs. In addition to all other remedies allowable by law, I agree that in the event any amounts remain due and unpaid for sixty (60) days the Town shall have the power and authority to certify such amounts, plus a ten percent penalty, to Garfield County to be imposed as a tax lien against the real property subject to the development application.

SO AGREED this 15 day of June, 2021.

Dwayne Romero

Applicant (Print Name)

970-273-3100

Telephone Number

Email

RG Lakota Holdings, LLC

Property Owner

Same

Relationship of Owner to Applicant

Signature of Applicant

350 Market St. #304 Basalt, CO 81621

Mailing Address of Applicant

dromero@romero-group.com

Email Address of Applicant

Signature of Property Owner

350 Market St. #304 Basalt, CO 81621

Owner Mailing Address

Type of application: PUD Sketch Plan

Property description: Garfield County Parcel #212332200187, #212332116001, #212332100189



June 16, 2021

RG Lakota Holdings, LLC
350 Market Street, Suite 304
Basalt, CO 81621

RE: Statement of Ownership and Representation

To Whom It May Concern:

The Village@ Lakota Ranch PUD application encompasses the following parcels owned fee simple by RG Lakota Holdings, LLC in the Lakota Canyon Ranch PUD. Garfield County Parcels #212332200187, #212332116001, #212332100189.

I, Dwayne Romero, as an authorized representative of RG Lakota Holdings, LLC (RGLH) certify that RGLH owns The Village@ Lakota Ranch property as described above that is under consideration in this PUD application. I further authorize Heather Henry of Connect One Design, Inc. as RGLH's agent and project management representative to file and prosecute all necessary and prudent applications for land use and improvements pertaining to RGLH's portions of The Village@ Lakota Ranch PUD.

Regards,

A handwritten signature in blue ink, appearing to read "D. Romero", written over the printed name.

Dwayne Romero
President and CEO

June 17, 2021

Romero Group
Dwayne Romero, President & CEO
Via Email: dromero@romero-group.com;

RE: Job#1219 - Lakota Canyon Ranch - Sketch Plan Engineering - Water and Sewer Loads

Dear Mr. Romero,

Colorado River Engineering, Inc. has prepared this letter to summarize the water and sewer loads for the Sketch Plan submittal as required in Title 16.16.010.C.4. The Sketch Plan is comprised of both residential and commercial structures as summarized in the attached **Table 1**. The 196 residential units consist of single-family residences, townhomes, and apartment buildings. The commercial space consists of 5 buildings with the 1st floor uses anticipated to be retail, recreation, and entertainment while the 2nd floor uses will consist of office space.

EQR Estimates

For purpose of calculating water and sewer loading, an estimate of Equivalent Residential Units (EQR's) was made following Town Municipal Code requirements for determining tap fees (due at building permit application). The method used by the Town establishes the water use by a single-family home (EQR) as 3.5 people using 100 gallons per day each and the outside irrigation of 2,500 square feet. Using minor reductions for multi-family structures and engineers estimates of commercial development use, the total EQR's for the project are **220.3** as summarized in the attached **Table 2**.

Water and Sewer Estimates

The attached **Table 3** summarizes the water and sewer loading using the EQR approach. Water demands during the non-irrigation season are about 77,000 gallons per day (gpd), or 54 gallons per minute (gpm). Peak demands during the summer months when irrigation is occurring are about 165,000 gallons per day (gpd), or 115 gallons per minute (gpm). Sewer loading estimates are 73,300 gpd. The loading shows that the project flows are much lower than the capacity associated with the minimum sizing of pipes used in the Town Code and allotted for in the master planning of the Lakota Canyon Ranch infrastructure. These loading estimates are very conservatively high as the EQR approach greatly overestimates water use which is appropriate when sizing water and sewer pipeline infrastructure.

For purposes of estimating loading with respect to water and sewer plant capacities, the actual loads will be considerably smaller. The project water use will be considerably less for both inside and outside uses. Population changes and advances in conservation through plumbing codes has greatly reduced indoor water uses. Furthermore, average single family home populations are lower at 2.65 per home

versus 3.5 used in the past. Per capita water use is also down to 58.6 gpd versus 100 gpd used currently. Average use per household is now 138 gpd and the typical single family home indoor uses average 155 gpd which is 44% of the 350 gpd currently used in the town EQR method. The outside irrigation component using the EQR method does not equitably estimate higher density and commercial projects that typically have significantly less irrigated area. For example, using the EQR approach the irrigated area of the project is 12.2 acres where the maximum landscaping area of the project (non-impervious) was measured to be ± 7 acres.

Our engineers estimate of water and sewer loading using project specific data and modern water use per capita data is summarized in **Table 4**. Water demands during the non-irrigation season are about 33,000 gpd, or 23 gallons per minute (gpm). Peak demands during the summer months when irrigation is occurring is about 82,000 gpd, or 57 gpm. Sewer loading estimates are 31,200 gpd.

Future Engineering Design - Drainage, Water, and Sewer Infrastructure

Although not required at sketch plan submittal, we have prepared a general description of historical information related to engineering design that will be incorporated into the next design level preparation for a Preliminary Plan.

Drainage

Increased runoff from the development of Lakota Canyon Ranch has previously been mitigated with the construction of the golf course and numerous ponds; therefore, large-scale detention pond construction is not anticipated. However, to address water quality issues with stormwater runoff from roads and parking lots, best management practices will be required to mitigate water quality. This project can use sediment tarps, bio swales, and other passive treatment options utilized in the past to treat stormwater.

Sewer

The Sewer Master Plan (attached) shows a trunk line running from the northern project area Roundup Drive (from Whitehorse Village) routed to the south on the future Lakota Drive to the sewer main in Castle Valley Boulevard. The sewer from Whitehorse Village did not construct improvements through the subject parcels (Lakota Drive) and instead was able to extend sewer to Blackhawk Drive. This means the subject parcels are not encumbered by the previous "Sewer E" alignment and the new sewer system can be designed to match the land development layout. Note that the "Sewer F" line from the Faas Ranch Road homes does cross the southeastern corner of the project and will need to be included in the preliminary plan design.

Water

The Water Master Plan (attached) shows a trunk line running from the northern project area (from Whitehorse Village) to the southern parcel and consists of 8" and 10" size pipelines. The size and location of the new water mains will need to be analyzed at Preliminary Plan to ensure design flows (fire suppression) can be maintained to the multi-family and commercial uses.

Raw Water

The golf course back up supply pipeline (6"-PVC) runs through the subject parcels south of Whitehorse Village and should be analyzed and included in the Preliminary Plan Design.

Soils

Site specific geotechnical engineering investigations will be required for the Preliminary Plan. Our past experience in this area of Lakota indicates that the soils in the subject parcels are higher quality than other project soils and will likely not need intensive mitigation efforts related to infrastructure and structure construction.

If you have any questions, please do not hesitate to call 970-625-4933.

Sincerely,



Christopher Manera, P.E.

Table 1 - Development Structures Summary

	RESIDENTIAL			Commercial (sq. ft.)	
	1 bedroom	2 bedroom	3 bedroom		
East of Faas Road					
Residential					
Apartments	36	18	18		
Townhomes			10		
Small Lot Single Family					
Commercial					
1st floor commercial (likely retail sales, recreation, entertainment, restaurant)				13,400	
2nd floor undesignated commercial (likely services and office)				17,000	
Medical space				14,000	
TOTAL - EAST OF FAAS RD	82	36	18	28	44,400
West of Faas Road					
Residential					
Apartments	24	12	12		
Townhomes			38		
Flats			7		
Small Lot Single Family			21		
Commercial					
1st floor commercial (likely retail sales, recreation, entertainment, restaurant)				20,000	
2nd floor undesignated commercial (likely services and office)				11,500	
Medical space					
TOTAL - WEST OF FAAS RD	114	24	12	78	31,500
GRAND TOTALS					
	196	60	30	106	75,900

Table 2 - EQR Estimates

Structure Summary (From Table 1)					EQR's (Town Tap Fee Estimates)				
		(A)	(A)	(A)	(A)	(B)			
Residential	Units	1 bedroom	2 bedroom	3 bedroom	RESIDENTIAL EQR per Unit Type			=(A)x(B)	
Multi family - Apartments	120	60	30	30	1 bedroom	2 bedroom	3 bedroom	Town EQR's	
Multi family - Townhomes	48	0	0	48	0.8	0.8	1	102	
Multi Family - Flats	7	0	0	7	0.8	0.8	1	48	
Single Family Lots	21	0	0	21	0.8	0.8	1	7	
					1	1	1	21	
Total Units		196			<i>EQR's per # of rooms (tap Fees Table 13.20.60)</i>			Total Residential EQR's	178
Commercial	(Sq Ft)	assume 50% restaurant or food service			Commercial				
1st floor	33,400				Estimated Restrooms Offices & Retail	Engineer estimate			
2nd floor	28,500				1 per business	10		10	
Medical	14,000				3 per building	5		15	
					1 per 1500 sq ft	1500		9.3	
Total Units		75,900			Restaurants				
					50 seat restaurant	4		8.0	
					<i>EQR's 1.0 per restroom (tap Fees Table 13.20.60)</i>			Total Commercial EQR's	42.3
								Total Phase EQR's	220.3

Table 3 - Water and Sewer Loading (EQR Method)
Lakota Sketch Plan Submittal - Town of New Castle

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
WATER DIVERSIONS														
(1) Indoor Uses	ac-ft	7.3	6.6	7.3	7.1	7.3	7.1	7.3	7.3	7.1	7.3	7.1	7.3	86.4
(2) Irrigation	ac-ft				0.0	5.2	6.7	8.4	5.7	4.2	3.7			34.1
Totals	ac-ft	7.3	6.6	7.3	7.1	12.6	13.8	15.8	13.1	11.3	11.0	7.1	7.3	120.5
	gallons/day	77,117	77,117	77,117	77,117	132,048	150,359	165,716	137,364	122,893	116,100	77,117	77,117	
	gpm	54	54	54	54	92	104	115	95	85	81	54	54	
WATER CONSUMPTIVE USE														
(3) In-House	ac-ft	0.4	0.3	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	4.3
(4) Irrigation	ac-ft				0.000	3.920	5.058	6.323	4.299	3.161	2.782			25.5
Totals	ac-ft	0.367	0.331	0.367	0.355	4.287	5.413	6.690	4.666	3.516	3.149	0.355	0.367	29.9
Sewer Loading														
(5) Totals	ac-ft	7.0	6.3	7.0	6.7	7.0	6.7	7.0	7.0	6.7	7.0	6.7	7.0	82.1
	gallons/day	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	73,261	
	Avg gpm	51	51	51	51	51	51	51	51	51	51	51	51	

SUMMARY OF INPUT DATA USED IN CALCULATING DEMANDS

In-house uses	
(A) Total EQR's	220.3 EQR's (from Table 2)
(B) Inside use	350 gal/day/EQR (3.5 people @ 100 gal/per)
(C)	
(D) In-house depletion	5%
Outside uses	
(E) Irrigated area	2,500 sq.ft./EQR Mun code
(F) Irrigated Area	12.6 acres = (A) x (E)/43560
(G) Irrigation Efficiency	75%
(H)	
(I)	

- (1) = (A) x (B) x C) x days in month / 325800
- (2) = (F) x (J) / (G)
- (3) = (1) x (D)
- (4) = (2) x (G)
- (5) = (1)-(3)

Unit Consumptive Use Demands (Irrigation and Water Feature Uses, if any)

Estimated to reach 0.14 af/EQR's

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
(J) Irrigation	feet				0.000	0.310	0.400	0.500	0.340	0.250	0.220			2.020

Table 4 - Engineers Estimate Water and Sewer Loading
Lakota Sketch Plan Submittal - Town of New Castle

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
WATER DIVERSIONS														
(1) Indoor Uses	ac-ft	3.1	2.8	3.1	3.0	3.1	3.0	3.1	3.1	3.0	3.1	3.0	3.1	36.8
(2) Irrigation	ac-ft				0.0	2.9	3.7	4.7	3.2	2.3	2.1			18.9
Totals	ac-ft	3.1	2.8	3.1	3.0	6.0	6.8	7.8	6.3	5.4	5.2	3.0	3.1	55.6
	gallons/day	32,844	32,844	32,844	32,844	63,252	73,388	81,889	66,195	58,184	54,424	32,844	32,844	
	gpm	23	23	23	23	44	51	57	46	40	38	23	23	
WATER CONSUMPTIVE USE														
(3) In-House	ac-ft	0.2	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	1.8
(4) Irrigation	ac-ft				0.000	2.170	2.800	3.500	2.380	1.750	1.540			14.1
Totals	ac-ft	0.156	0.141	0.156	0.151	2.326	2.951	3.656	2.536	1.901	1.696	0.151	0.156	16.0
Sewer Loading														
(5) Totals	ac-ft	3.0	2.7	3.0	2.9	3.0	2.9	3.0	3.0	2.9	3.0	2.9	3.0	35.0
	gallons/day	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	31,202	
	Avg gpm	22	22	22	22	22	22	22	22	22	22	22	22	

SUMMARY OF INPUT DATA USED IN CALCULATING DEMANDS

In-house uses	
(A) Total Residences	196.0
(B) Inside use	138 gal/day/unit (avg water use studies)
(C) Commercial equiv residences	42.0
(D) In-house depletion	5%
Outside uses	
(E) Irrigated area	n/a sq.ft./EQR Mun code
(F) Irrigated Area	7.0 acres = measured
(G) Irrigation Efficiency	75%
(H)	
(I)	

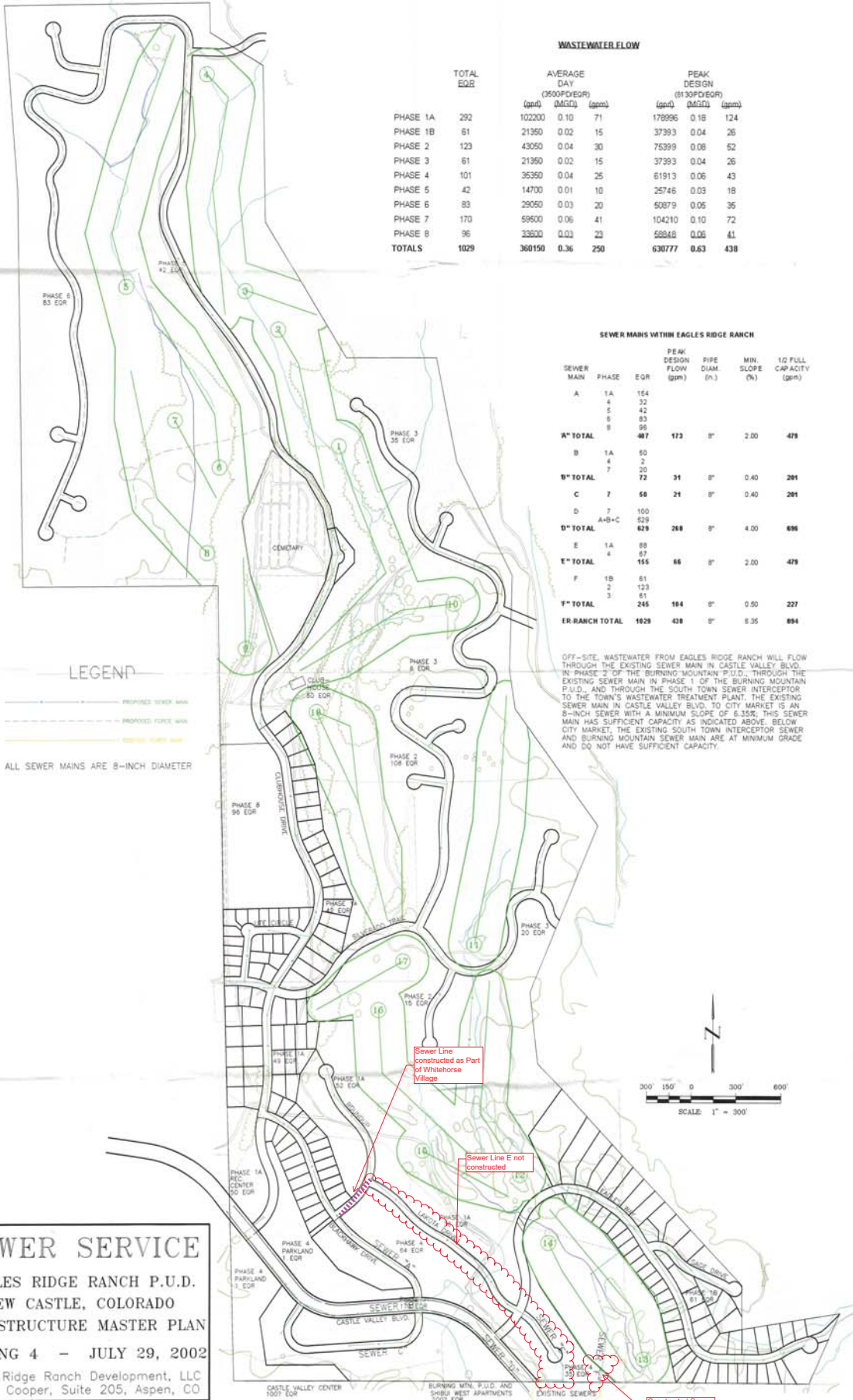
- (1) = ((A)+©) x (B) x C) x days in month / 325800
- (2) = (F) x (J) / (G)
- (3) = (1) x (D)
- (4) = (2) x (G)
- (5) = (1)-(3)

Unit Consumptive Use Demands (Irrigation and Water Feature Uses, if any)

Estimated to reach 0.14 af/EQR's

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
(J) Irrigation	feet				0.000	0.310	0.400	0.500	0.340	0.250	0.220			2.020

EAGLES RIDGE RANCH P.U.D., NEW CASTLE INFRASTRUCTURE MASTER PLAN – SEWER SERVICE



WASTEWATER FLOW

	TOTAL EGR	AVERAGE DAY (9500PDEGR) (gpm) (MGD)		PEAK DESIGN (9130PDEGR) (gpm) (MGD)	
PHASE 1A	292	102200	0.10	71	178996
PHASE 1B	61	21950	0.02	15	37393
PHASE 2	123	43050	0.04	30	75399
PHASE 3	61	21950	0.02	15	37393
PHASE 4	101	35350	0.04	25	61913
PHASE 5	42	14700	0.01	10	25746
PHASE 6	83	29050	0.03	20	50879
PHASE 7	170	59600	0.06	41	104210
PHASE 8	96	33600	0.03	23	58848
TOTALS	1029	360150	0.36	250	630777

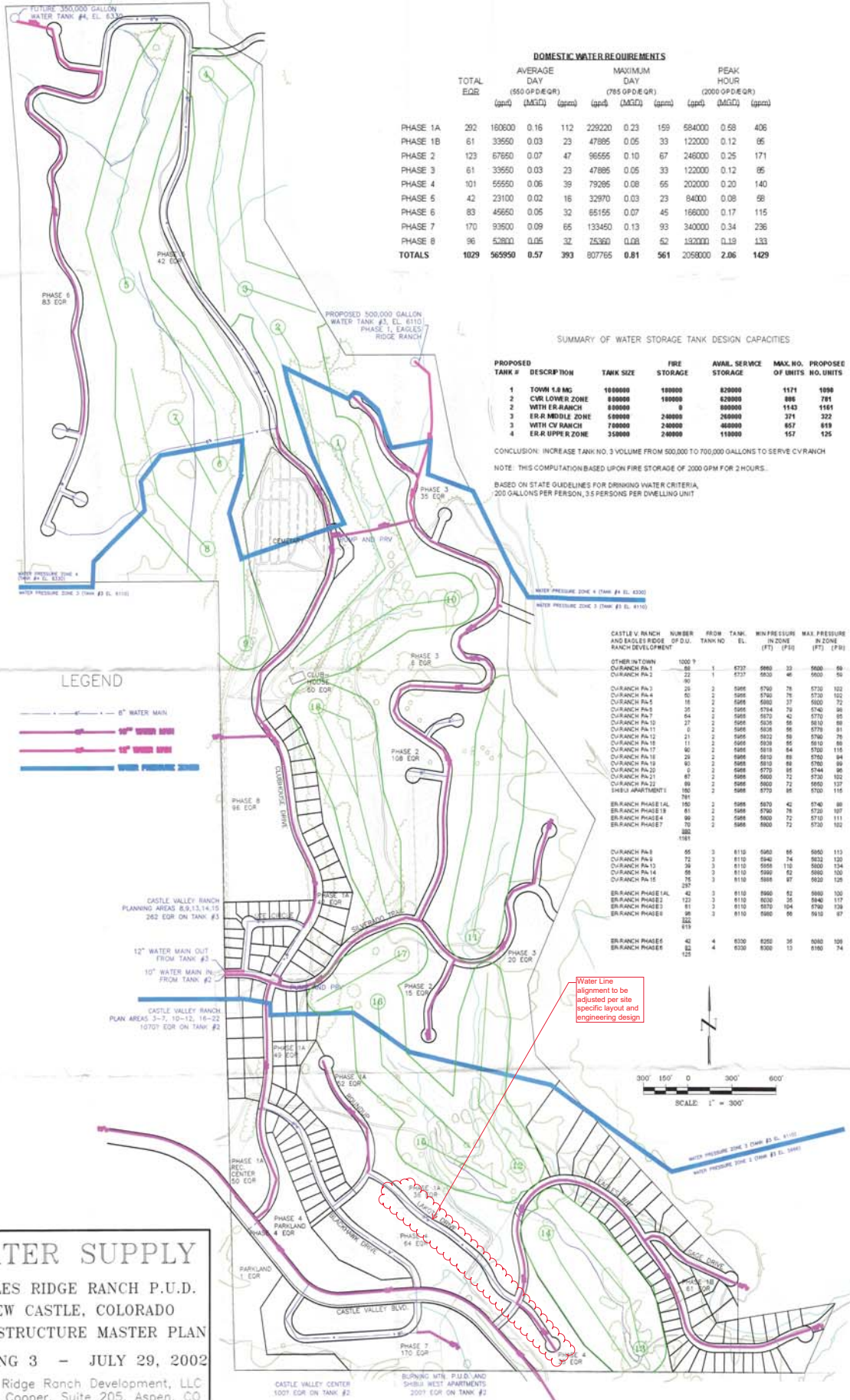
SEWER MAINS WITHIN EAGLES RIDGE RANCH

SEWER MAIN	PHASE	EGR	PEAK DESIGN FLOW (gpm)	PIPE DIAM. (in.)	MIN. SLOPE (%)	1/2 FULL CAPACITY (gpm)
A	1A	154	4			
	4	32				
	5	42				
	6	83				
	8	96				
A" TOTAL		407	173	8"	2.00	478
B	1A	50				
	4	2				
	7	20				
B" TOTAL		72	31	8"	0.40	201
C	7	50				
C" TOTAL		50	21	8"	0.40	201
D	7	100				
	A+B+C	529				
D" TOTAL		629	268	8"	4.00	696
E	1A	88				
	4	67				
E" TOTAL		155	66	8"	2.00	479
F	1B	61				
	2	133				
	3	61				
F" TOTAL		245	164	8"	0.50	227
ER-RANCH TOTAL		1629	438	8"	6.35	894

OFF-SITE, WASTEWATER FROM EAGLES RIDGE RANCH WILL FLOW THROUGH THE EXISTING SEWER MAIN IN CASTLE VALLEY BLVD., IN PHASE 2 OF THE BURNING MOUNTAIN P.U.D., THROUGH THE EXISTING SEWER MAIN IN PHASE 1 OF THE BURNING MOUNTAIN P.U.D., AND THROUGH THE SOUTH TOWN SEWER INTERCEPTOR TO THE TOWN'S WASTEWATER TREATMENT PLANT. THE EXISTING SEWER MAIN IN CASTLE VALLEY BLVD. TO CITY MARKET IS AN 8-INCH SEWER WITH A MINIMUM SLOPE OF 6.35%; THIS SEWER MAIN HAS SUFFICIENT CAPACITY AS INDICATED ABOVE. BELOW CITY MARKET, THE EXISTING SOUTH TOWN INTERCEPTOR SEWER AND BURNING MOUNTAIN SEWER MAIN ARE AT MINIMUM GRADE AND DO NOT HAVE SUFFICIENT CAPACITY.

SEWER SERVICE
 EAGLES RIDGE RANCH P.U.D.
 NEW CASTLE, COLORADO
 INFRASTRUCTURE MASTER PLAN
 DRAWING 4 – JULY 29, 2002
 Eagles Ridge Ranch Development, LLC
 520 E. Cooper, Suite 205, Aspen, CO

EAGLES RIDGE RANCH P.U.D., NEW CASTLE INFRASTRUCTURE MASTER PLAN – WATER SUPPLY



WATER SUPPLY
 EAGLES RIDGE RANCH P.U.D.
 NEW CASTLE, COLORADO
 INFRASTRUCTURE MASTER PLAN
 DRAWING 3 - JULY 29, 2002
 Eagles Ridge Ranch Development, LLC
 520 E. Cooper, Suite 205, Aspen, CO