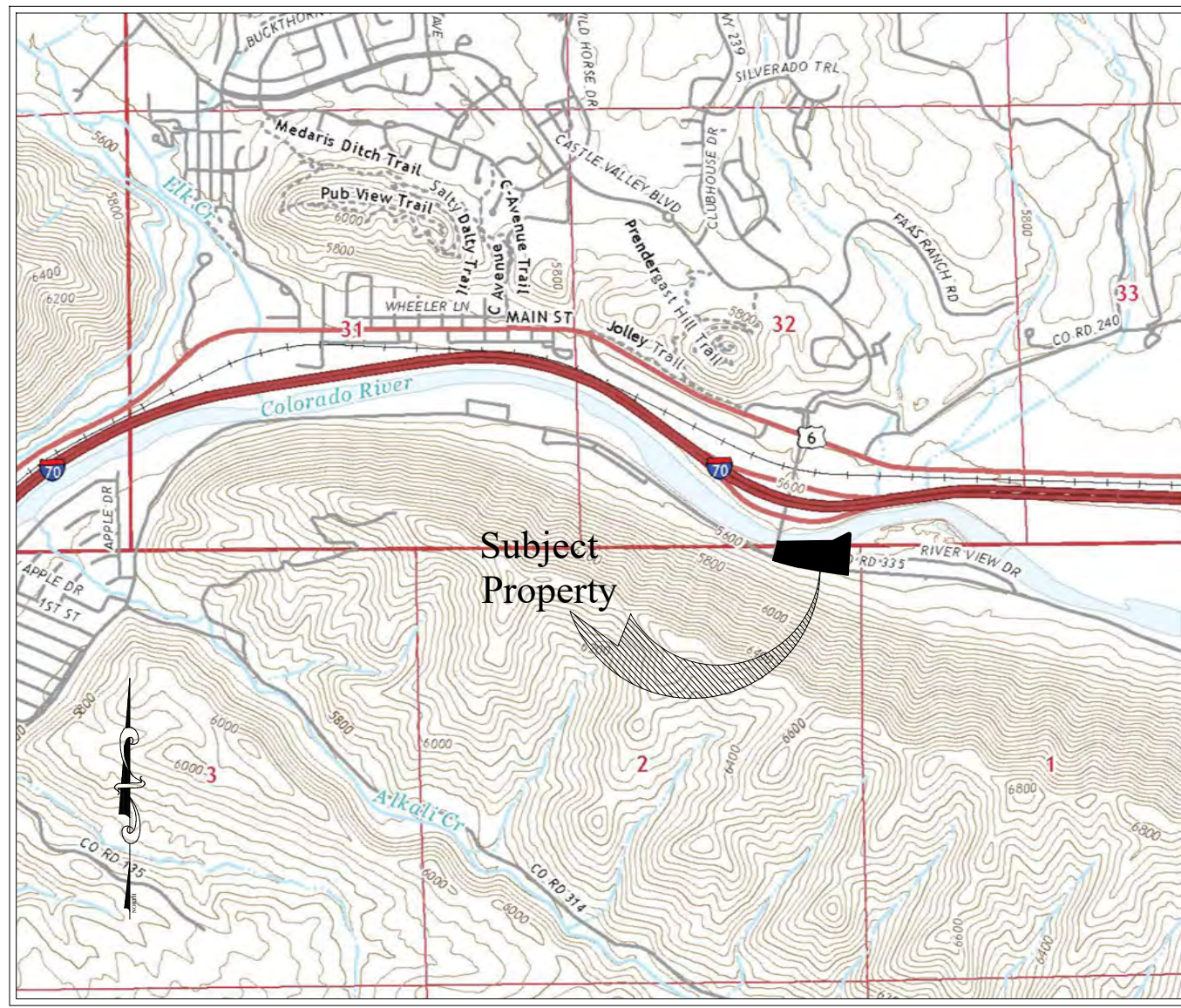
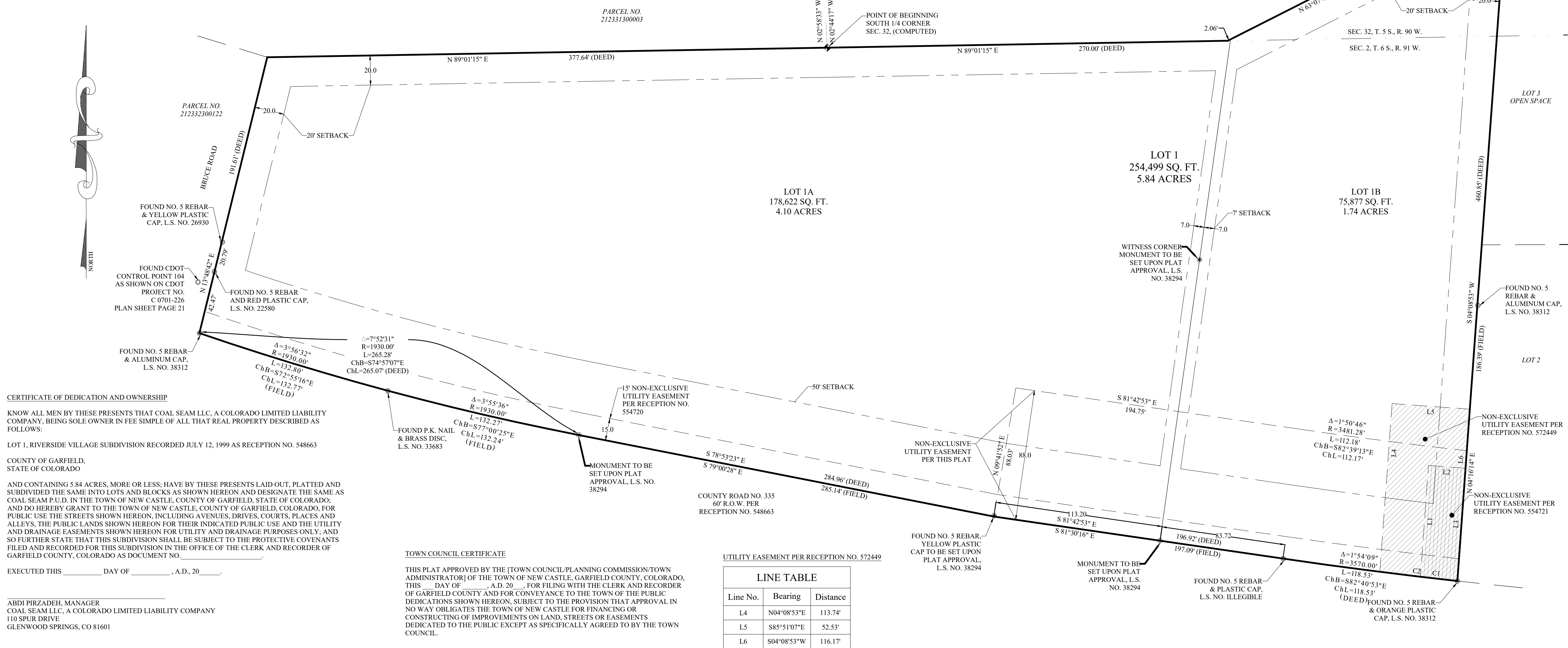


FINAL SUBDIVISION PLAT & FINAL P.U.D. DEVELOPMENT PLAN
COAL SEAM P.U.D.
 A RESUBDIVISION OF LOT 1, RIVERSIDE PARK SUBDIVISION
 RECORDED JULY 12, 1999 AS RECEPTION NO. 548663
 TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO



VICINITY MAP
 SCALE 1" = 2,000'



CLERK AND RECORDER'S CERTIFICATE
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ M., _____ 20____, AND IS DULY RECORDED IN BOOK _____ PAGE NO. _____
 CLERK AND RECORDER
 BY _____
 DEPUTY

LAND USE SUMMARY

LOT 1A	178,622 SQ. FT.	4.10 ACRES
LOT 1B	75,877 SQ. FT.	1.74 ACRES
TOTAL	254,499 SQ. FT.	5.84 ACRES

PLAT NOTES:
 1) THERE SHALL BE A BLANKET UTILITY AND ACCESS EASEMENT UNDER THE PARKING LOT AND SIDEWALK AREAS AS CONSTRUCTED.

- SURVEY NOTES:**
- THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES, COMMITMENT NO. 0603996-C2 DATED NOVEMBER 23, 2022.
 - THE DATE OF THIS SURVEY WAS SEPTEMBER 25, 2025.
 - BASIS OF BEARINGS FOR THIS SURVEY IS A FIELD BEARING OF N89°50'49"W BETWEEN THE CENTER 1/4 OF SECTION 32, A 3" BRASS CAP FOUND IN PLACE, AND THE 1/4 CORNER OF SECTION 32 AND SECTION 33, A 3" BRASS CAP FOUND IN PLACE. BEARINGS ARE BASED ON THE FINAL PLAT RIVERSIDE PARK SUBDIVISION RECORDED JULY 12, 1999 AS RECEPTION NO. 548663.
 - UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
 - THIS SURVEY IS BASED ON THE SPECIAL WARRANTY DEED RECORDED JANUARY 31, 2023 AS RECEPTION NO. 983168 AND THE FINAL PLAT RIVERSIDE PARK SUBDIVISION RECORDED JULY 12, 1999 AS RECEPTION NO. 548663 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.
 - ALL CORNERS, FOUND OR SET, UNLESS NOTED ARE FLUSH WITH THE GROUND.
 - CLERICAL ERRORS IN THE EASEMENT RECORDED AS RECEPTION NO. 554721 HAVE BEEN CORRECTED ON THIS PLAT.

CERTIFICATE OF DEDICATION AND OWNERSHIP
 KNOW ALL MEN BY THESE PRESENTS THAT COAL SEAM LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:
 LOT 1, RIVERSIDE VILLAGE SUBDIVISION RECORDED JULY 12, 1999 AS RECEPTION NO. 548663
 COUNTY OF GARFIELD,
 STATE OF COLORADO
 AND CONTAINING 5.84 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 COAL SEAM P.U.D. 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. 20____.

TOWN COUNCIL CERTIFICATE
 THIS PLAT APPROVED BY THE [TOWN COUNCIL/PLANNING COMMISSION/TOWN ADMINISTRATOR] OF THE TOWN OF NEW CASTLE, GARFIELD COUNTY, COLORADO, THIS _____ DAY OF _____, A.D. 20____, 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.

UTILITY EASEMENT PER RECEPTION NO. 572449

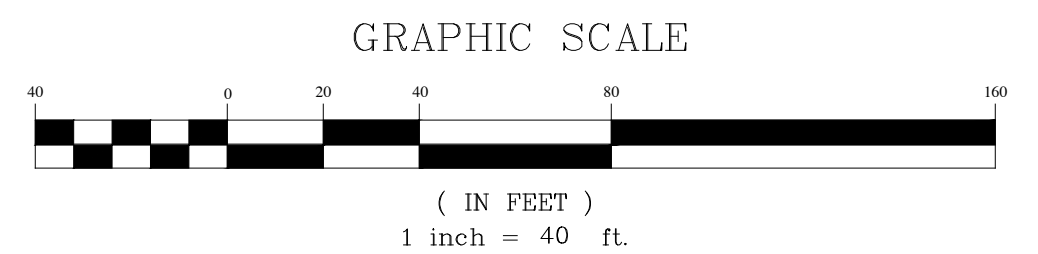
Line No.	Bearing	Distance
L4	N04°08'53"E	113.74'
L5	S85°51'07"E	52.53'
L6	S04°08'53"W	116.17'

Curve No.	Arc Length	Radius	Delta Angle	Chord Bearing	Chord Length
C2	52.59'	3570.00'	0°50'39"	S83°12'38"E	52.59'

UTILITY EASEMENT PER RECEPTION NO. 554721

Line No.	Bearing	Distance
L1	N04°08'53"E	75.23'
L2	S85°51'07"E	25.00'
L3	S04°08'53"W	76.29'

Curve No.	Arc Length	Radius	Delta Angle	Chord Bearing	Chord Length
C1	25.02'	3570.00'	0°24'06"	N83°25'55"W	25.02'



SURVEYOR'S CERTIFICATE
 I, TRAVIS J. KAISER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO. THAT THIS PLAT, THE TITLE THEREON AND THE PUBLIC DEDICATIONS SHOWN HEREON, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, ALLEYS, STREETS OR EASEMENTS OF SAID SUBDIVISION AS THE SAME ARE STATED ON UPON THE INSTRUMENTS GOVERNING THE SUBDIVISION OF LAND.
 IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2025.
 BY _____
 TRAVIS J. KAISER, L.S. NO. 38294
 FOR AND ON BEHALF OF DRAKE CONSULTING, INC.

ABDI PIRZADEH, MANAGER
 COAL SEAM LLC, A COLORADO LIMITED LIABILITY COMPANY
 110 SPUR DRIVE
 GLENWOOD SPRINGS, CO 81601
 STATE OF COLORADO)
) JSS
 COUNTY OF GARFIELD)
 THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20____, BY ABDI PIRZADEH.
 MY COMMISSION EXPIRES: _____
 WITNESS MY HAND AND SEAL
 NOTARY PUBLIC
 EXECUTED THIS _____ DAY OF _____, A.D. 20____.
 OWNER(S)
 COUNTY OF GARFIELD) SS.
 STATE OF COLORADO)
 HE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20____ BY _____
 WITNESS MY HAND AND SEAL
 NOTARY PUBLIC

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

Drake Consulting, Inc. Land Surveying PO Box 709 Rifle, CO 81650 Phone 970-987-1389 DrakeConsultingInc.com	Drawn By:	ARK	NO.	Date	Revision	By
	Checked By:	TJK				
	Date:	OCTOBER 30, 2025				
	Computer File:	046-PLAT-TSS				
COAL SEAM, LLC 7051 COUNTY RD 335, NEW CASTLE, CO		Project NO.		25046		
FINAL SUBDIVISION PLAT & P.U.D. COAL SEAM P.U.D.				1 OF 1		

TOPOGRAPHICAL SURVEY MAP

Lot 1 Riverside Park Subdivision
As shown at Reception No. 548663
County of Garfield, State of Colorado

THE LAND REFERRED TO IN THIS STEWART TITLE -GLENWOOD SPRINGS -MAIN COMMITMENT DATED MAY 22, 2015 IS LOCATED IN THE COUNTY OF GARFIELD, STATE OF COLORADO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1, ACCORDING TO THE FINAL PLAT OF RIVERSIDE PARK SUBDIVISION RECORDED JULY 12, 1999 AS RECEPTION NO. 548663, COUNTY OF GARFIELD, STATE OF COLORADO

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS PER SAID TITLE COMMITMENT NO. 01330-28819-Amended No. C2

10. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as reserved in United States Patents recorded December 5, 1891 in Book 12 at Page 84 as Reception No. 13189; recorded December 21, 1891 in Book 12 at Page 88 as Reception No. 13263; recorded February 18, 1909 in Book 71 at Page 358 as Reception No. 36586; and recorded July 12, 1892 in Book 12 at Page 176 as Reception No. 14274.

Parcel No.
212331300003

N 89°1'15" E 647.64'

N 63°7'41" E 210.84'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 78°53'23" W	284.96'
L2	N 81°42'53" W	196.92'

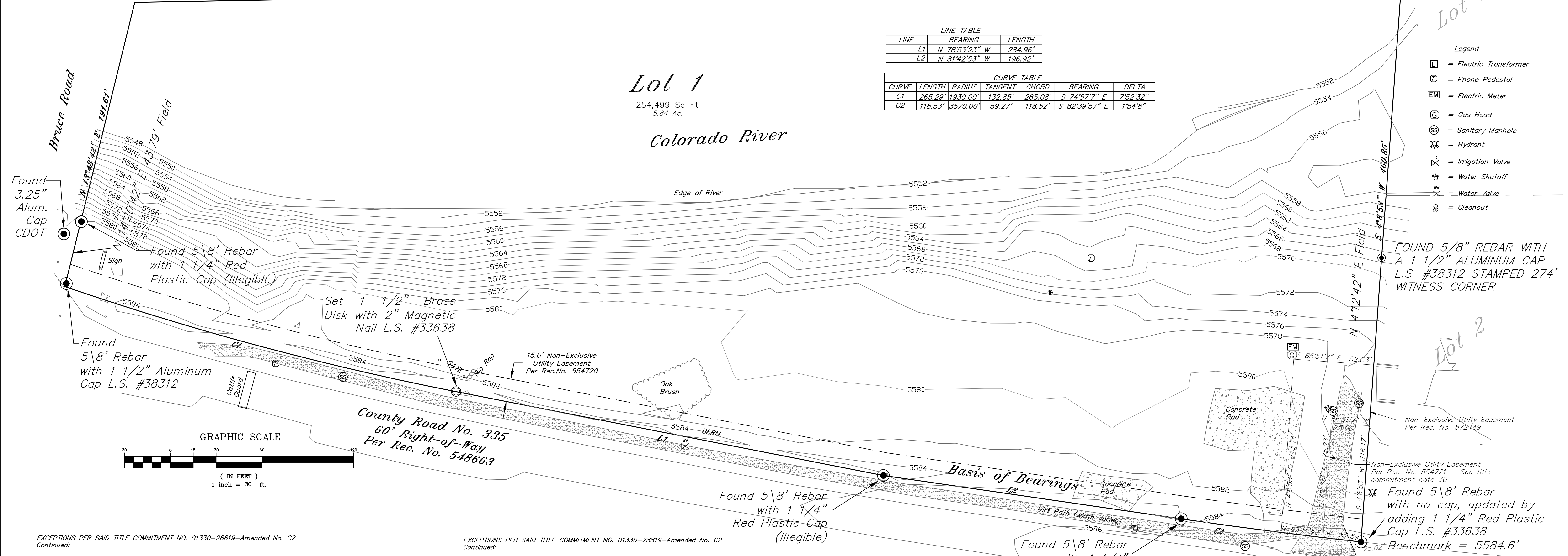
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	265.29'	1930.00'	132.85'	265.08'	S 74°57'7" E	7°52'32"
C2	118.53'	3570.00'	59.27'	118.52'	S 82°39'57" E	1°54'8"

Lot 1

254,499 Sq Ft
5.84 Ac.

Colorado River

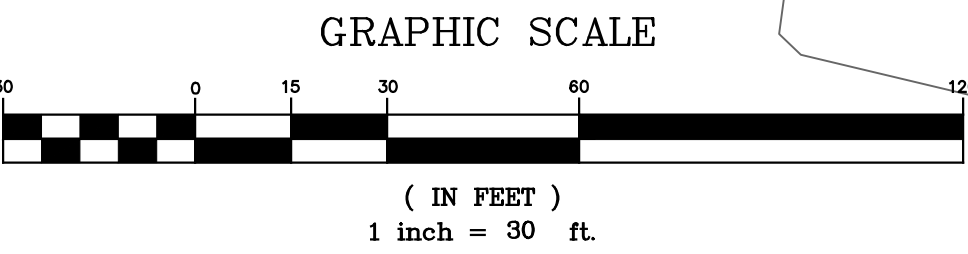
Edge of River



- Legend
- ⊞ = Electric Transformer
 - ⊞ = Phone Pedestal
 - ⊞ = Electric Meter
 - ⊞ = Gas Head
 - ⊞ = Sanitary Manhole
 - ⊞ = Hydrant
 - ⊞ = Irrigation Valve
 - ⊞ = Water Shutoff
 - ⊞ = Water Valve
 - ⊞ = Cleanout

FOUND 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP L.S. #38312 STAMPED 274' WITNESS CORNER

FOUND 5/8" REBAR WITH NO CAP, UPDATED BY adding 1 1/4" Red Plastic Cap L.S. #33638
Benchmark = 5584.6'



EXCEPTIONS PER SAID TITLE COMMITMENT NO. 01330-28819-Amended No. C2
Continued:

11. Right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patents recorded December 5, 1891 in Book 12 at Page 84 as Reception No. 13189; recorded February 18, 1909 in Book 71 at Page 358 as Reception No. 36586; and recorded July 12, 1892 in Book 12 at Page 176 as Reception No. 14274.
12. Matters related to the mineral estate as disclosed by Warranty Deed recorded December 2, 1939 in Book 195 at Page 322 as Reception No. 137738, and any and all assignments of record, or otherwise, thereof, or interests therein.
13. Matters related to the mineral estate as disclosed by Warranty Deed recorded January 7, 1959 in Book 314 at Page 232 as Reception No. 203950, and any and all assignments of record, or otherwise, thereof, or interests therein.
14. Easement and right of way recorded February 13, 1967 in Book 382 at Page 176 as Reception No. 237089; Amendment recorded June 24, 1970 in Book 411 at Page 225 as Reception No. 246724.
15. Permanent Easement recorded February 13, 1970 in Book 407 at Page 537 as Reception No. 245542.
16. Resolution No. 88-005 recorded January 13, 1988 in Book 727 at Page 674 as Reception No. 388969.
17. Matters related to the mineral estate as disclosed by Deed recorded May 29, 1990 in Book 780 at Page 189 as Reception No. 413034, and any and all assignments of record, or otherwise, thereof, or interests therein.
18. Affidavit Re: Boundary Line Adjustment recorded May 29, 1990 in Book 780 at Page 192 as Reception No. 413035.
19. Coal Mining Lease recorded June 21, 1995 in Book 944 at Page 554 as Reception No. 479685, and any and all assignments of record, or otherwise, thereof, or interests therein or amendments thereto; and other leases of record affecting the mineral estate, and any and all assignments of record, or otherwise, thereof, or interests therein.
20. Memorandum of Water Allotment Contract recorded August 3, 1998 in Book 1081 at Page 471 as Reception No. 529786.

EXCEPTIONS PER SAID TITLE COMMITMENT NO. 01330-28819-Amended No. C2
Continued:

21. Town of New Castle Resolution No. TC 99-3 recorded July 12, 1999 in Book 1139 at Page 759 as Reception No. 548657.
22. Town of New Castle Resolution No. TC 99-4 recorded July 12, 1999 in Book 1139 at Page 763 as Reception No. 548658.
23. Town of New Castle Resolution No. 99-3 recorded July 12, 1999 in Book 1139 at Page 769 as Reception No. 548659.
24. Annexation Agreement recorded July 12, 1999 in Book 1139 at Page 785 as Reception No. 548660.
25. Town of New Castle Resolution No. 99-4 recorded July 12, 1999 in Book 1139 at Page 803 as Reception No. 548662.
26. Matters disclosed on the Final Plat of Riverside Park Subdivision recorded July 12, 1999 as Reception No. 548663.
27. Town of New Castle Resolution No. 99-5 recorded July 12, 1999 in Book 1139 at Page 809 as Reception No. 548664.
28. Agreement recorded November 16, 1999 in Book 1160 at Page 779 as Reception No. 555439. (Offsite)
29. Easement Deed recorded November 2, 1999 in Book 1158 at Page 314 as Reception No. 554720. (As shown hereon)
30. Easement Deed recorded November 2, 1999 in Book 1158 at Page 315 as Reception No. 554721. (Clerical errors found in easement description. Shown hereon as surveyor's best interpretation.)
31. Easement Deed recorded November 20, 2000 in Book 1218 at Page 275 as Reception No. 572449. (As shown hereon)
32. Any question, dispute or adverse claims as to any loss or gain of land as a result of any change in the river bed location by natural or other than natural causes, or alteration through any cause, natural or unnatural, of the center thread, bank, channel or flow of waters in the Colorado River lying within the subject land; and any question as to the use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.
33. Any adverse claim based upon the assertion that (a) some portion of the land forms the bed or bank of a navigable river, or lies below the mean high water mark thereof; (b) the boundary of the land has been affected by a change in the course or water level of a navigable river; (c) the land is subject to water rights, claims or title to water and to any law or governmental regulation pertaining to wetlands; (d) the public's rights to use the waters.

LEGEND AND NOTES:

- ● INDICATES FOUND MONUMENT AS DESCRIBED
- DATE OF SURVEY: MAY, 2015. REVISED WITH ADDITIONAL TOPO ALONG RIVERBANK AT THE WESTERN AND EASTERN BOUNDARIES SURVEYED JULY 28, 2025. REVISED OCTOBER 30, 2025 WITH MONUMENTS AND ANNOTATION FROM TSS LAND SURVEY PLAT DATED MAY 19, 2025.
- UNIT OF MEASUREMENT: US SURVEY FOOT
- BEARINGS ARE BASED UPON A FOUND #5 REBAR WITH RED PLASTIC CAP (ILLEGIBLE) FOUND AT THE ANGLE POINT ON THE SOUTHERLY LINE AND AT THE POINT OF CURVATURE ON THE SOUTHERLY LINE OF SUBJECT LOT 1, USING A BEARING OF N 78°53'23" W BETWEEN THE TWO DESCRIBED MONUMENTS.
- ELEVATIONS ARE ASSUMED BASED ON A FOUND #5 REBAR WITH ADDED PLASTIC CAP, L.S. # 33638 AT THE SOUTHEAST CORNER OF LOT 1, SITE BENCHMARK = 5584.6' AS SHOWN HEREON. CONTOUR INTERVALS EQUAL 2 FEET.
- 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 COMMITMENT 01330-28819-AMENDED NO. C2 ISSUED BY STEWART TITLE -GLENWOOD SPRINGS -MAIN COMMITMENT DATED MAY 22, 2015

Surveyor's Certificate:

I, JEFFREY ALLEN TUTTLE, being a Professional Land Surveyor in the State of Colorado, do hereby certify that this map of existing conditions was prepared by me and under my supervision from a survey made by me and under my supervision on May 15, 2015 and July 28, 2025 and that both the survey and map are true and accurate to the best of my knowledge and belief.

Jeffrey Allen Tuttle
Professional Land Surveyor
No. 33638

JEFFREY ALLEN TUTTLE, L.S. 33638 DATE 10/30/2025

Note: This topography map complies with National Map Accuracy Standards for topographic maps. Where checked 90% of points should be within 1/2 the contour interval and well defined points should be plotted within 1/50" of their true position. Critical design should be based upon spot elevations, please contact Tuttle Surveying Services for this spot elevation information.

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 hereon.

TUTTLE SURVEYING SERVICES
727 Blake Avenue
Glenwood Springs, Colorado 81601
(970) 928-9708 (FAX 947-9007)
Email- jeff@tss-us.com



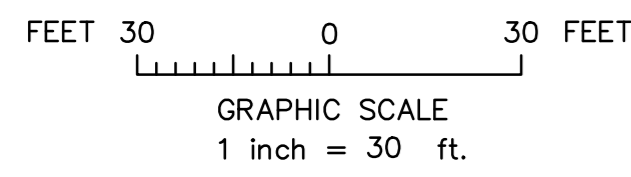
TOPOGRAPHICAL SURVEY MAP

7051 County Road 335
New Castle, Colorado

Drawn by: DMC-ARK
Date: 06/06/2015
Revised: 10/30/2025
Z:\2015\RIVERVALLEY RANCH\BLOCKY\RVR0.DWG
1 OF 1

Legend

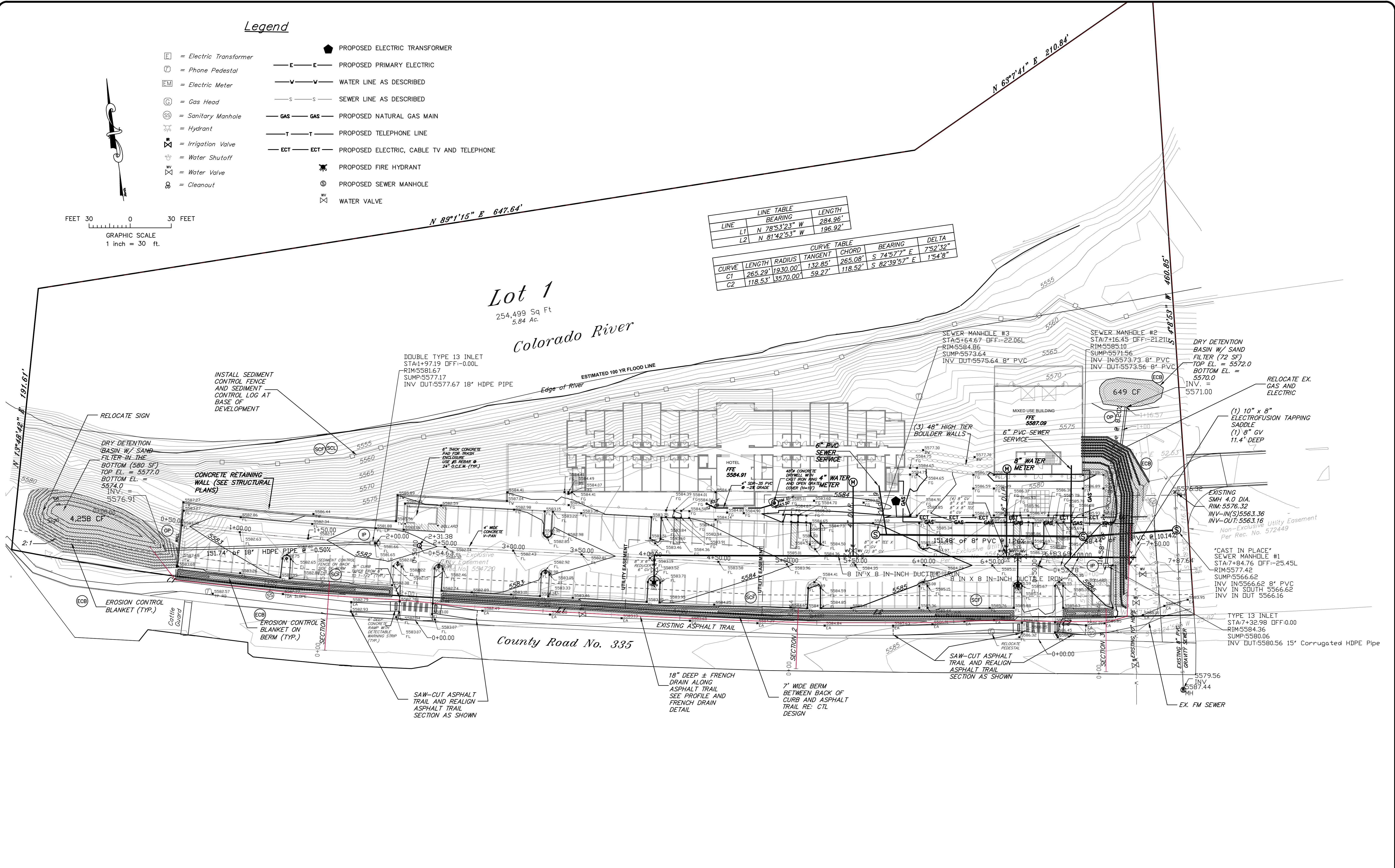
- = Electric Transformer
- = Phone Pedestal
- = Electric Meter
- = Gas Head
- = Sanitary Manhole
- = Hydrant
- = Irrigation Valve
- = Water Shutoff
- = Water Valve
- = Cleanout
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED PRIMARY ELECTRIC
- WATER LINE AS DESCRIBED
- SEWER LINE AS DESCRIBED
- PROPOSED NATURAL GAS MAIN
- PROPOSED TELEPHONE LINE
- PROPOSED ELECTRIC, CABLE TV AND TELEPHONE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- WATER VALVE



LINE TABLE		CURVE TABLE	
LINE	BEARING	LENGTH	DELTA
L1	N 78°53'23" W	284.96'	7°52'32"
L2	N 81°42'53" W	196.92'	1°54'8"

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	265.29'	1930.00'	132.85'	265.08'	S 74°57'7" E	7°52'32"
C2	118.53'	3570.00'	59.27'	118.52'	S 82°39'57" E	1°54'8"

Lot 1
254,499 Sq Ft
5.84 Ac.
Colorado River



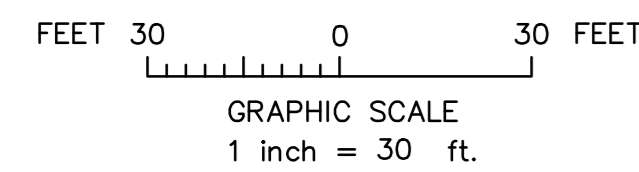
DRAWN & DESIGNED BY: H.E.B.	REVIEWED BY:	PINNACLE DESIGN CONSULTING GROUP, INC. CONSULTING ENGINEERS • 0805 BUCK POINT ROAD CARBONDALE, CO 81623 • (970) 963-2170 pinnacle设计@spris.net	REVISION	DATE	DESCRIPTION	BY	CHD	COAL SEAM LLC	SCALE: 1" = 30'	JOB NO: 2024.11	DATE: 10-29-25
CHECKED BY: H.E.B.	DATE: _____ FOR _____							LOT 1 HIGHWAY P.U.D. - 7051 COUNTY ROAD 335 GRADING, DRAINAGE, EROSION CONTROL AND UTILITY PLAN	C2		

**DEVELOPED DRAINAGE BASIN
PEAK RUNOFF FLOW DETERMINATION**

DRAINAGE BASIN	TOTAL AREA ACRES	100-YEAR RUNOFF COEFFICIENT	100-YEAR INTENSITY in/hr	"Q" VALUE cfs
1	0.922	0.92	5.94	5.04
2	0.132	0.92	5.94	0.72
3	0.037	0.35	5.94	0.08
4	0.045	0.35	5.94	0.09

DEVELOPED STORM WATER VOLUME

DRAINAGE BASIN	TOTAL AREA SQ. FT.	100-YEAR STORM DEPTH (IN)	VOLUME CU. FT.
1	40167	1.27	4251.0
2	5729	1.27	606.3

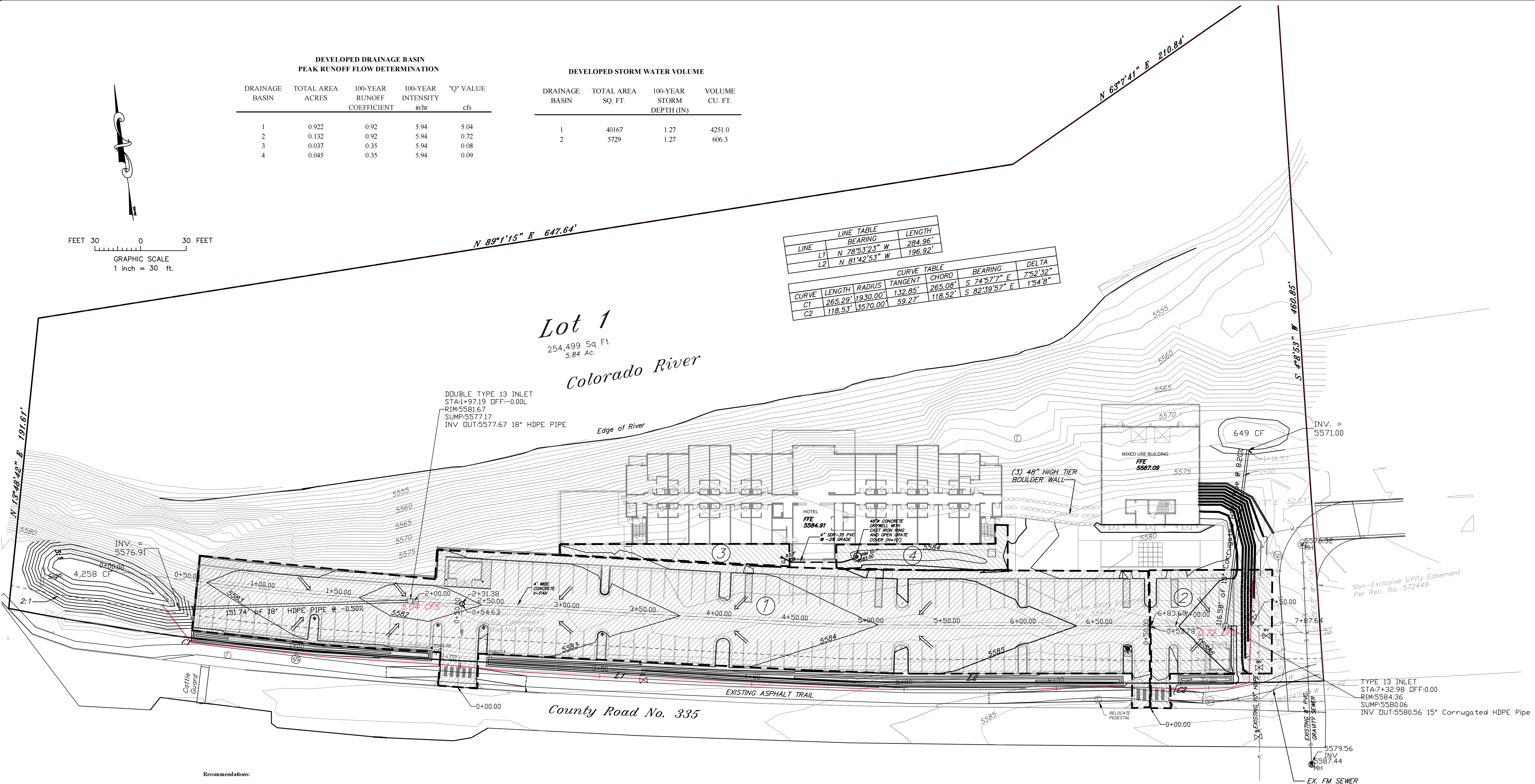


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C2	118.53'	3570.00'	59.27'	118.52'	S 82°39'57" E	1°54'8"

Lot 1
254,499 Sq Ft
5.84 Ac.

Colorado River



Recommendations:

- Positive drainage should be constructed away from the building foundations in accordance with the grading and drainage plan (if proposed grades are shown) and to the extent possible, with the final soils report.
- Stormwater should be conveyed to the dry detention basins via underground storm drain as shown on the Grading Plan.
- Erosion control measures recommended above should be strictly followed.
- Maintenance for drainage facilities should be in accordance with the aforementioned maintenance section.

DRAWN & DESIGNED BY: H.E.B.	REVIEWED BY:
CHECKED BY: H.E.B.	DATE: _____ FOR: _____

PINNACLE DESIGN CONSULTING GROUP, INC.
CONSULTING ENGINEERS • 0805 BUCK POINT ROAD
CARBONDALE, CO 81623 • (970) 963-2170
pinnacle.design@sopris.net

REVISION	DATE	DESCRIPTION	BY	CHK'D

COAL SEAM LLC
**LOT 1 HIGHWAY P.U.D. - 7051 COUNTY ROAD 335
DRAINAGE BASINS**

SCALE: 1" = 30'	JOB NO: 2024.11	DATE: 10-29-25
SHEET NO:	C5	

**LANDSCAPE PLAN
PLANT SCHEDULE**

Symbol	Botanic Name	Common Name	Size
	Malus "Spring Snow"	Spring Snow Crabapple (fruitless)	2 3/4" caliper
	Acer ginnala "Flame"	Flame Maple	2" caliper
	Picea pungens "Glauca"	Colorado Blue Spruce	8'ht.
	Salix irrorate	Blue Stem Willow	5 gallon
	Cornus sericea colordense	Colorado Dogwood	5 Gallon
	Syringa vulgaris	Common Lilac	15 Gallon
	Juniperus media "Pfitzeriana"	Pfitzer Juniper	5 gallon
	Geranium cinereum "Ballerina"	Ballerina Grayleaf Cranesbill	1 gallon

Sod to be locally sourced such as Mountain Blue Turf Farm or Rivendell Sod Farm

Seed to be a low grow reclamation mix consisting of:
30% Crested Wheatgrass, 20% Sheep Fescue, 25% Perennial Ryegrass, 15% Chewing Fescue, and 10% Upland Bluegrass

IRRIGATION SCHEDULE

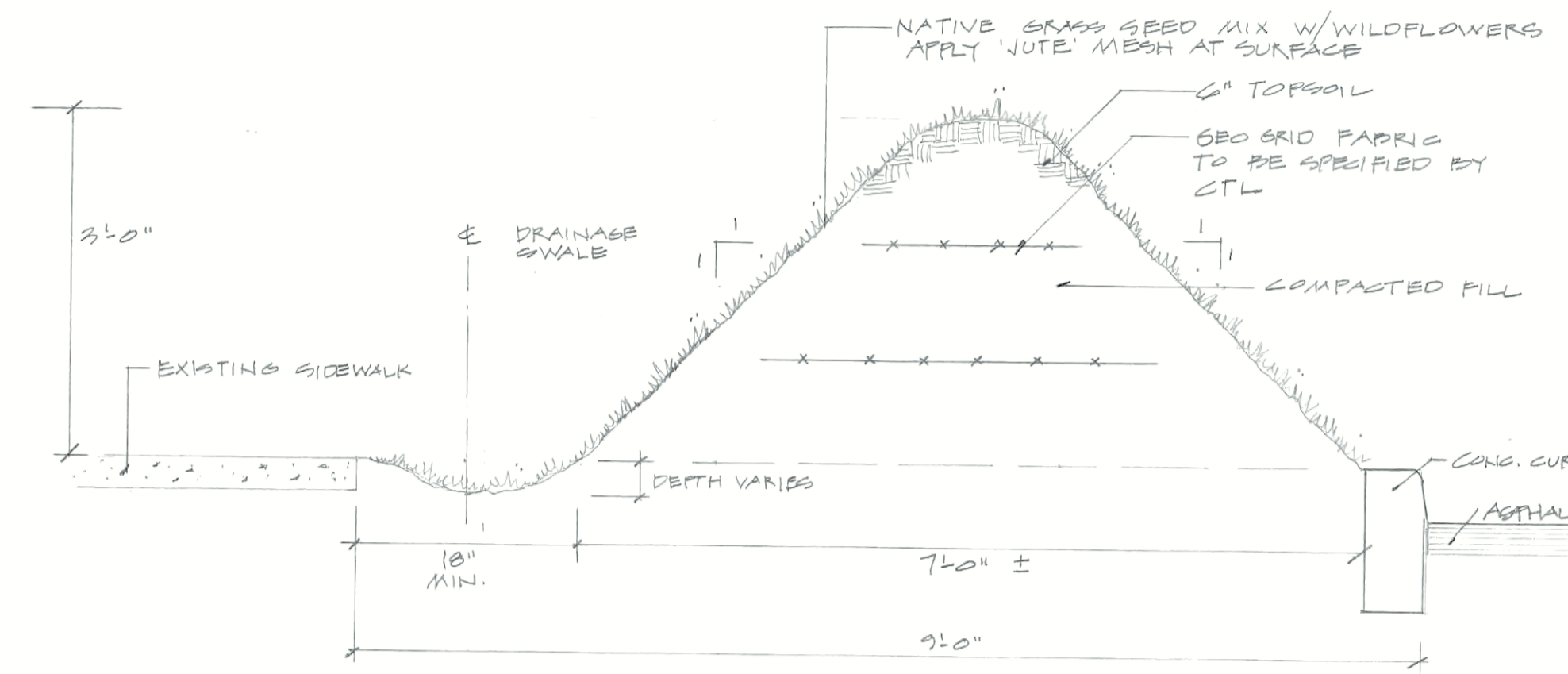
1. All trees to receive permanent underground drip irrigation
2. All sod and ornamental shrub areas to receive permanent underground pop up spray head irrigation
3. All reclamation seed and native shrub area to receive permanent underground pop up rotary impact head irrigation

ADDITIONAL LANDSCAPE NOTES:

1. Landscape plan has incorporated native grasses and plants that will minimize maintenance, mowing and irrigating, see Landscape Plan Plant Schedule above,
2. All disturbed areas in the project shall be revegetated prior to the first growing season following the completion of construction of the entire project and shall be maintained in a predominately weed free condition,
3. Seed mix has been provided (above) and is native. All area disturbed during construction shall receive specified seed mix as well as all areas of 3:1 slope or greater shall receive erosion control blanket and comply with all specifications of the Civil Engineering plans with regard to erosion control.

NOTE:

1. THIS IS A GRAPHIC REPRESENTATION OF BERM DESIGNED AND ENGINEERED BY STL THOMPSON.
2. BERM TO RECEIVE TEMPORARY IRRIGATION TILL GRASS IS ESTABLISHED.



Note:

100 Year floodway information provided by Town of New Castle, Flood Plain Address Map produced by Schmuesser Gordon Meyer

Area Calculations:

Gross Lot Size	5.84 acres
Net Lot Size (does not include lot area under river water)	3.45 acres
Landscape Area (does not include any hardscape)	1.37 acres
Percentage of landscape area of gross lot	23.5%
Percentage of landscape area of net lot	39.9%
Code required minimum	10%

RED

1001 Grand Ave, Suite 103
Glenwood Springs CO 81601

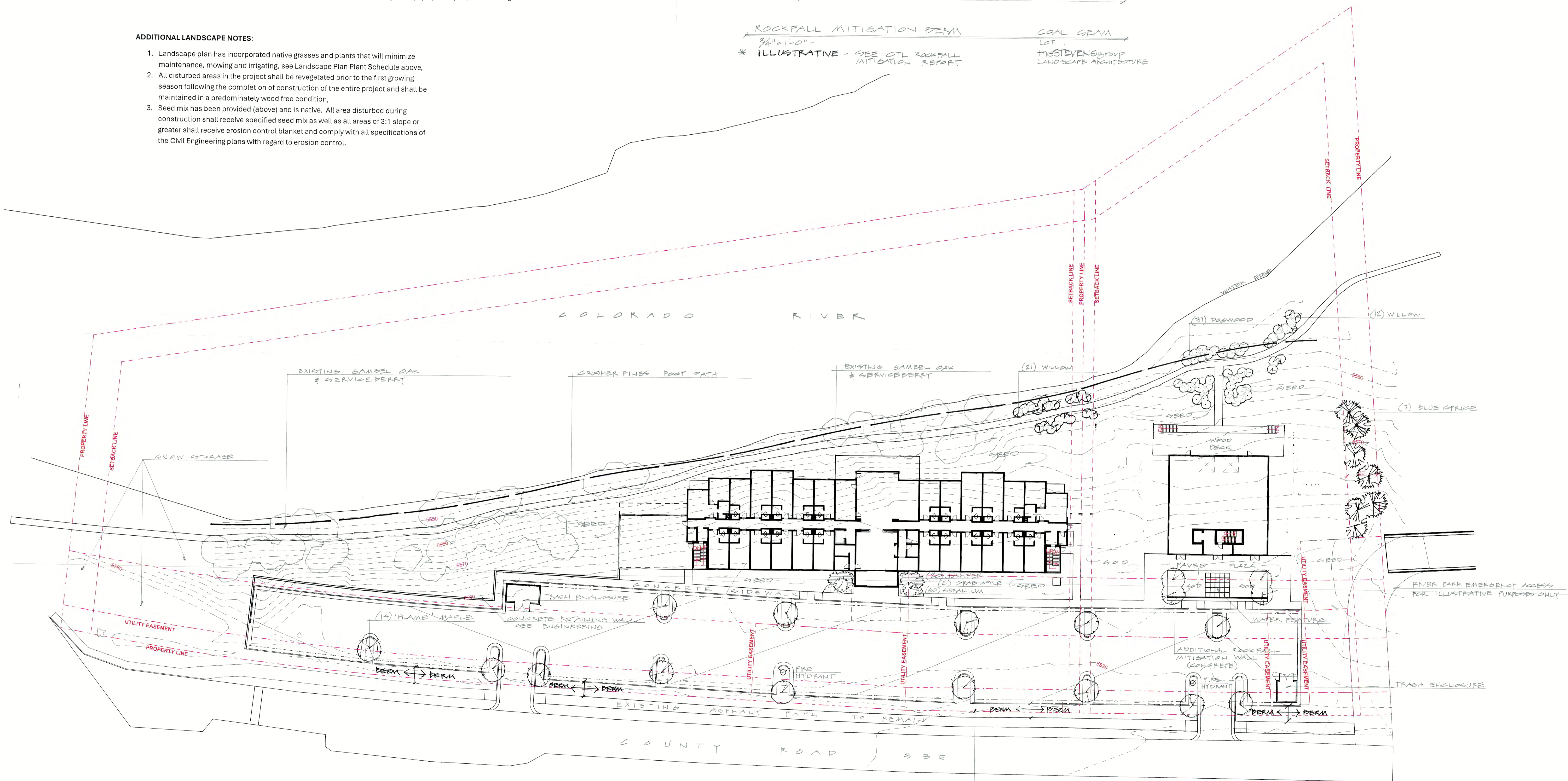
theSTEVENSgroup
Landscape Architecture
Land Planning
Construction Management
(970) 319-0699

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2025

**Lot 1
Highway
PUD**

7051 335 County
Rd New Castle
Colorado 81647



ROCKFALL MITIGATION BERM (LENGTH OF PROPERTY)
FOR ROCKFALL HAZARD ASSESSMENT
SEE STL GEOTECHNICAL REPORT
AND DESIGN DETAIL

LAND USE SUBMISSION 1/17/2025
REVISION 7.11.25

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Sheet
L.1

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SITE PLAN NOTES

- VEHICLE IMPACT BOLLARDS TO PROTECT ALL INSTALLED EV CHARGING STATIONS
- SECURITY LIGHTING SHALL BE PROVIDED IN ALL PARKING AREAS USED OR DESIGNED FOR USE DURING EVENING HOURS. THE LIGHTING SHALL NOT BE DIRECTED TOWARDS ANY ADJACENT RESIDENTIAL USES OR PUBLIC STREETS PER CHAPTER 17.76.110 OF NEW CASTLE MUNICOD

LANDSCAPED AREA REQUIREMENTS

17.60.090 LANDSCAPING
AT LEAST TEN (10) PERCENT OF THE TOTAL LAND AREA SHALL BE LANDSCAPED IN ACCORDANCE WITH A LANDSCAPING PLAN APPROVED BY THE TOWN COUNCIL

TOTAL LOT AREA 37,390.5 SF x 10%
TOTAL REQUIRED LANDSCAPED AREA: 3,739.05 SF
TOTAL PROPOSED LANDSCAPED AREA: 13,630.1 SF

SNOW STORAGE
A MINIMUM FUNCTIONAL AREA EQUALING FIFTEEN PERCENT (15%) OF THE PAVED AREA OF EACH LOT SHALL BE PROVIDED FOR SNOW STORAGE

PROPOSED PAVED AREA 37,390.5 x 15%
TOTAL REQUIRED SNOW STORAGE 5,608.6 SF
TOTAL PROPOSED SNOW STORAGE 5,608.6 SF

PARKING REQUIREMENTS

USE TYPE	REQUIREMENT	NUMBER OF SPACES
HOTEL	1 SPACE PER ROOM, PLUS 1 SPACE PER EVERY 2 EMPLOYEES	73
RESTAURANT 60 SEATS	1 SPACE PER 3 SEATS	20
RESIDENTIAL	2 SPACES PER BEDROOM	8
TOTAL REQUIRED PARKING SPACES		101
TOTAL PROPOSED PARKING SPACES		109
HANDICAP	MIN. 5 SPACES	5

EV REQUIREMENTS

COMMERCIAL	10% TOTAL SPACES	REQUIRED	PROVIDED
EVSE INSTALLED	2% OF TOTAL	3 (2.1)	3
EV READY	8% OF TOTAL	9 (8.4)	9
EV CAPABLE	10% OF TOTAL	11 (10.5)	11
EV CAPABLE LIGHT	10% OF TOTAL	11 (10.5)	11
R-2	4 TOTAL SPACES	REQUIRED	PROVIDED
EVSE INSTALLED	5% OF TOTAL	1 (0.2)	1
EV READY	15% OF TOTAL	1 (0.6)	1
EV CAPABLE	10% OF TOTAL	1 (0.4)	1
EV CAPABLE LIGHT	30% OF TOTAL	2 (1.2)	2
TOTAL REQUIRED SPACES		39	
TOTAL PROPOSED SPACES		43	

RED

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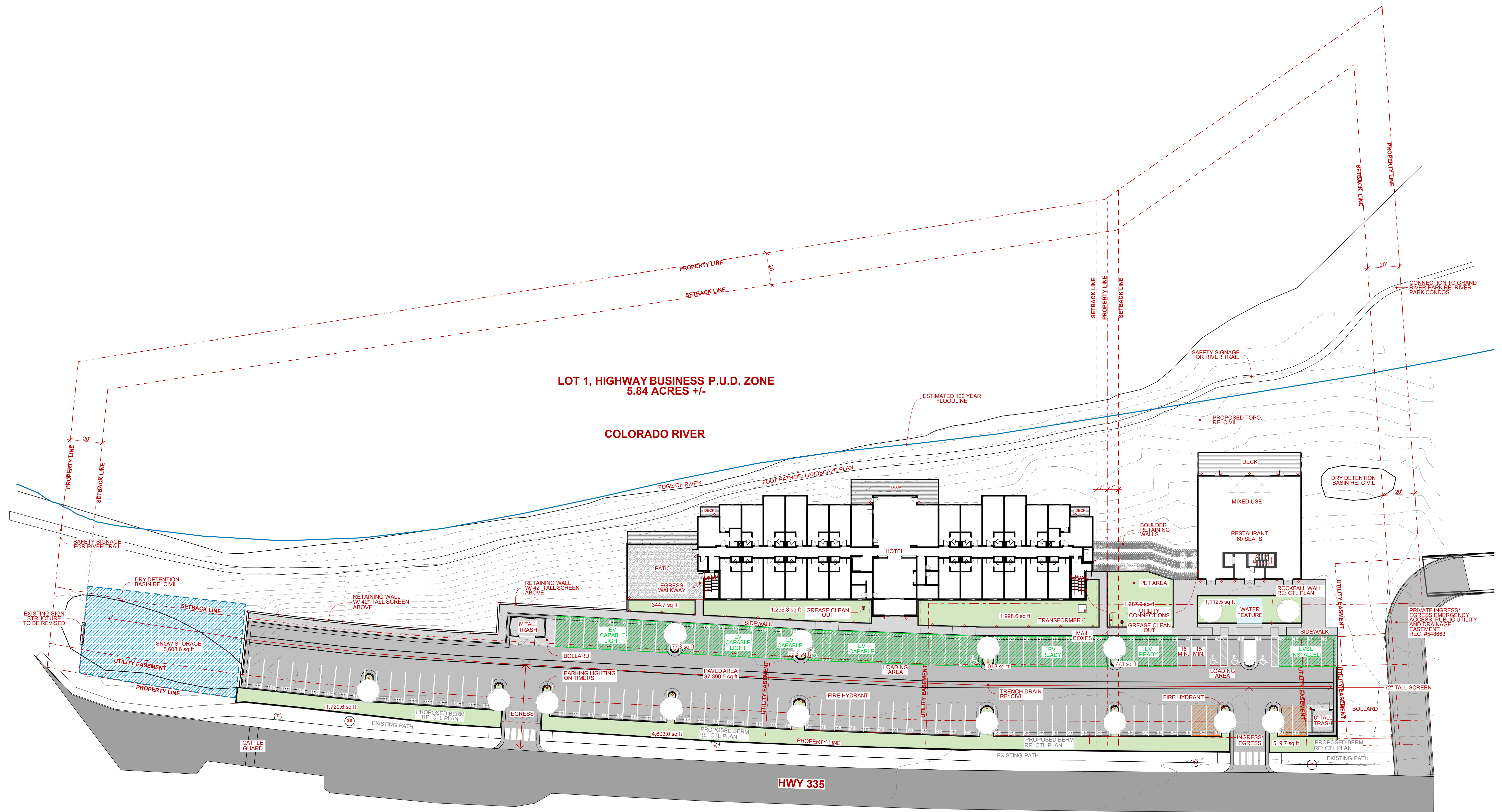
2025

Lot 1 Highway PUD

7051 County Rd
335 New Castle
Colorado 81647

SITE LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT
- STREET
- SIDEWALK
- DRIVEWAY
- WATER FEATURE
- EV SPACES
- LANDSCAPED AREA
- RESIDENTIAL RESERVED SPACES
- WALL SCENCE
- STREET LAMP/ BOLLARDS



LAND USE SUBMISSION 10/30/2025

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REFERENCE SITE PLAN 1:30

A0.04



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LOT COVERAGE MEANS THE TOTAL SQUARE FOOTAGE OF THE BUILDING FOOTPRINT OF THE PRINCIPAL AND ACCESSORY BUILDINGS (NOT INCLUDING STORAGE SHEDS) DIVIDED BY THE TOTAL SQUARE FOOTAGE OF THE LOT AND EXPRESSED AS A PERCENTAGE.

LOT COVERAGE	
HOTEL LOT AREA	178,622.0
HOTEL FOOTPRINT	16,437.4
HOTEL LOT SQ FT %	9.20%
MIXED USE LOT AREA	75,877.00
MIXED USE FOOTPRINT	4,204.70
MIXED USE LOT SQ FT %	5.54%

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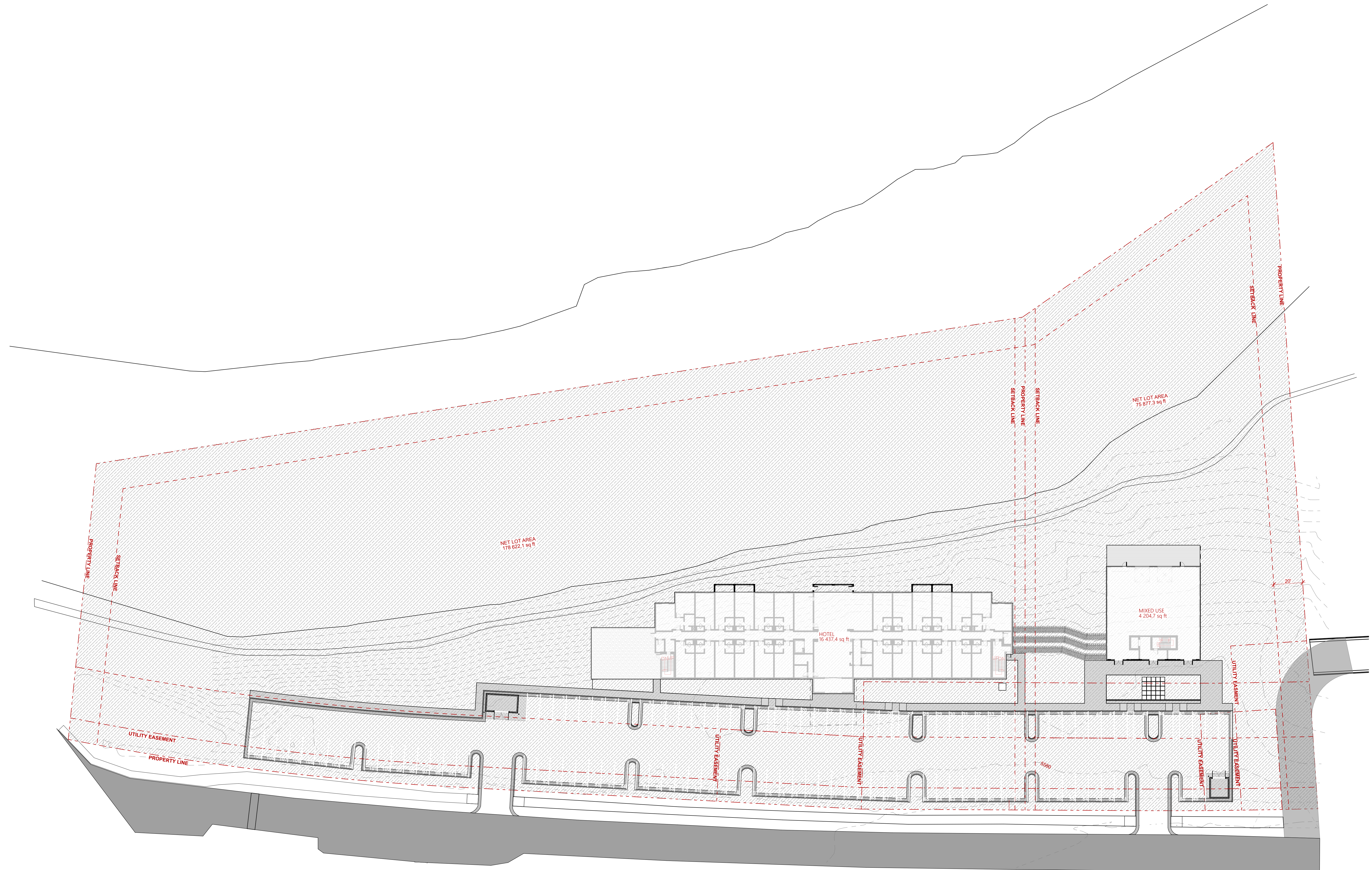
2025

**Lot 1
Highway
PUD**

7051 County Rd
335 New Castle
Colorado 81647

**LOT COVERAGE
LEGEND**

-  LOT COVERAGE
-  BUILDING FOOTPRINT



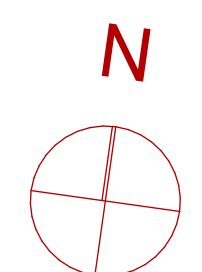
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**LOT
COVERAGE**

Z0.11

Lot Coverage 1
SCALE: 1" = 30'



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CONCEPTUAL GROSS AREA (SECTION 202 OF 2015 IBC):

THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION OF CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES.

CONCEPTUAL GROSS LEASABLE AREA (SECTION 202 OF 2015 IBC):

THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE. THE AREA OF TENANT OCCUPANCY IS MEASURED FROM THE CENTERLINES OF JOINT PARTITIONS TO THE OUTSIDE OF THE TENANT WALLS. ALL TENANT AREAS, INCLUDING AREAS USED FOR STORAGE, SHALL BE INCLUDED IN CALCULATING GROSS LEASABLE AREA.

GROSS AREA	HOTEL	MIXED USE	OVERHANGS			
LOWER LEVEL	16,146.2	4,204.7	155.3	833	155.3	942.7
FIRST LEVEL	15,184.3	4,233.1	714.1			
SECOND LEVEL	15,350.4	606.4				
BUILDING TOTALS	46,680.9	9,044.2	2,800.4			
GRAND TOTAL	58,525.5					

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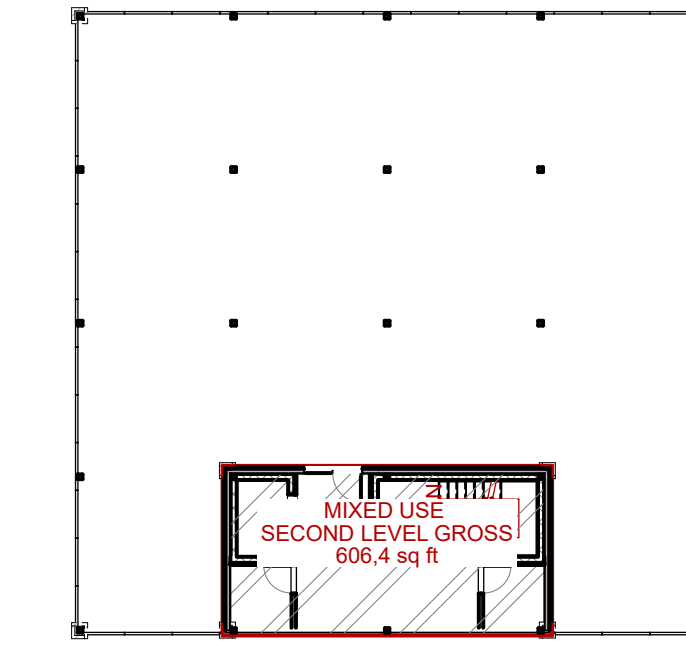
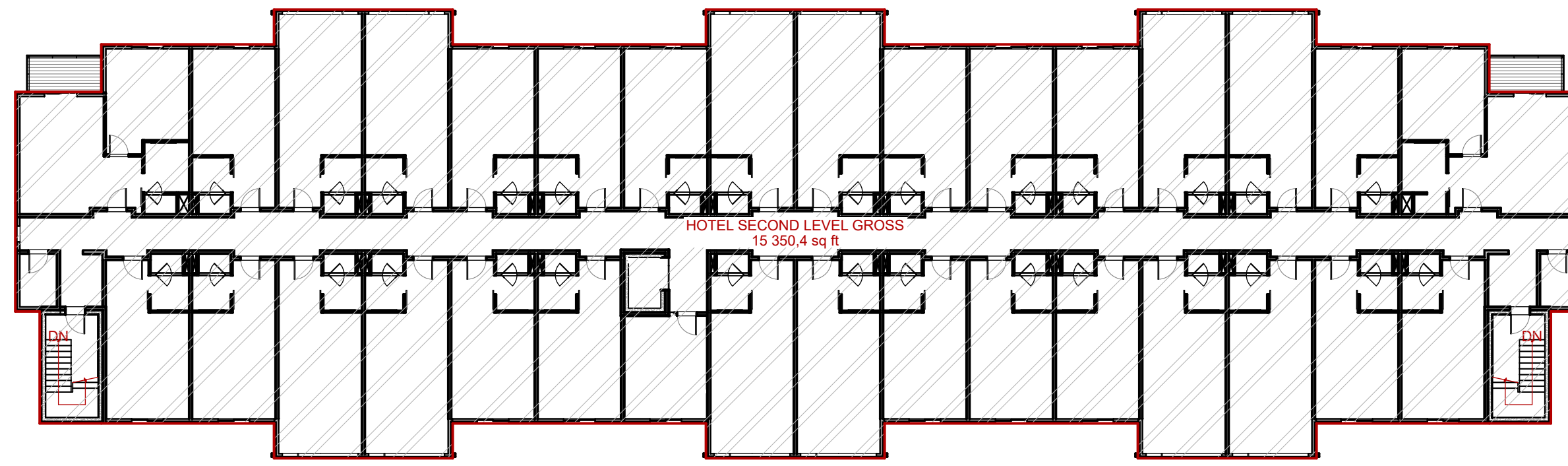
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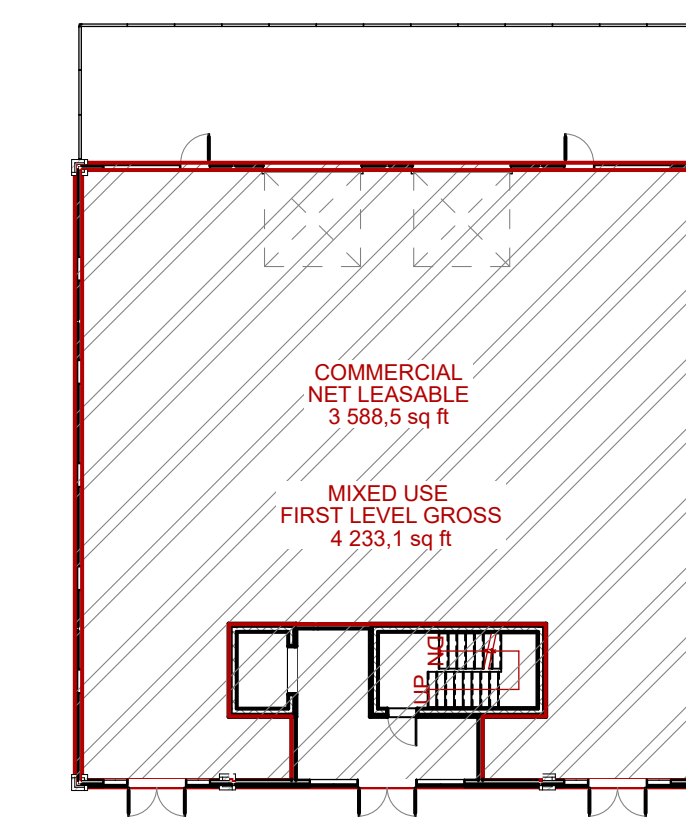
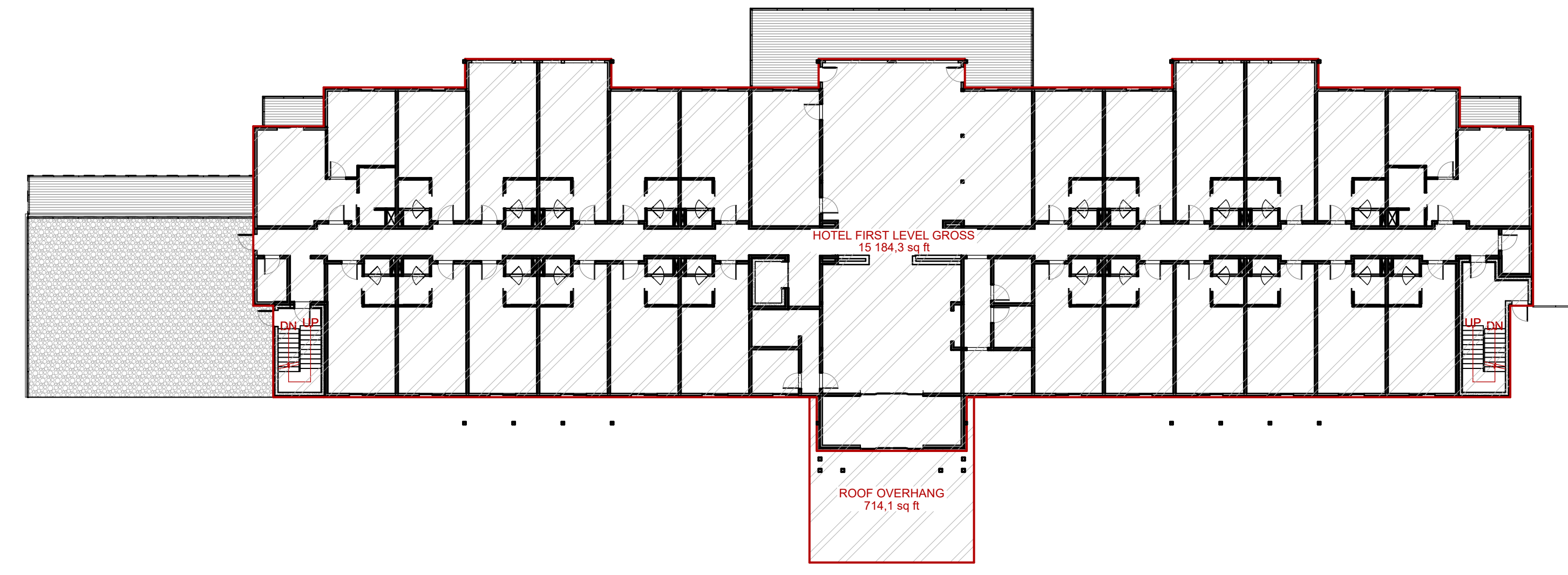
2025

**Lot 1
Highway
PUD**

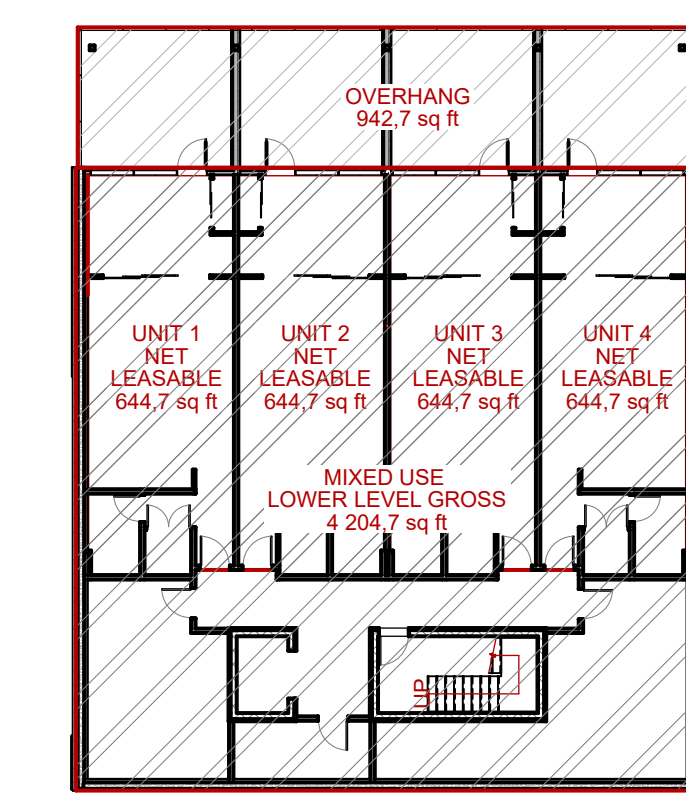
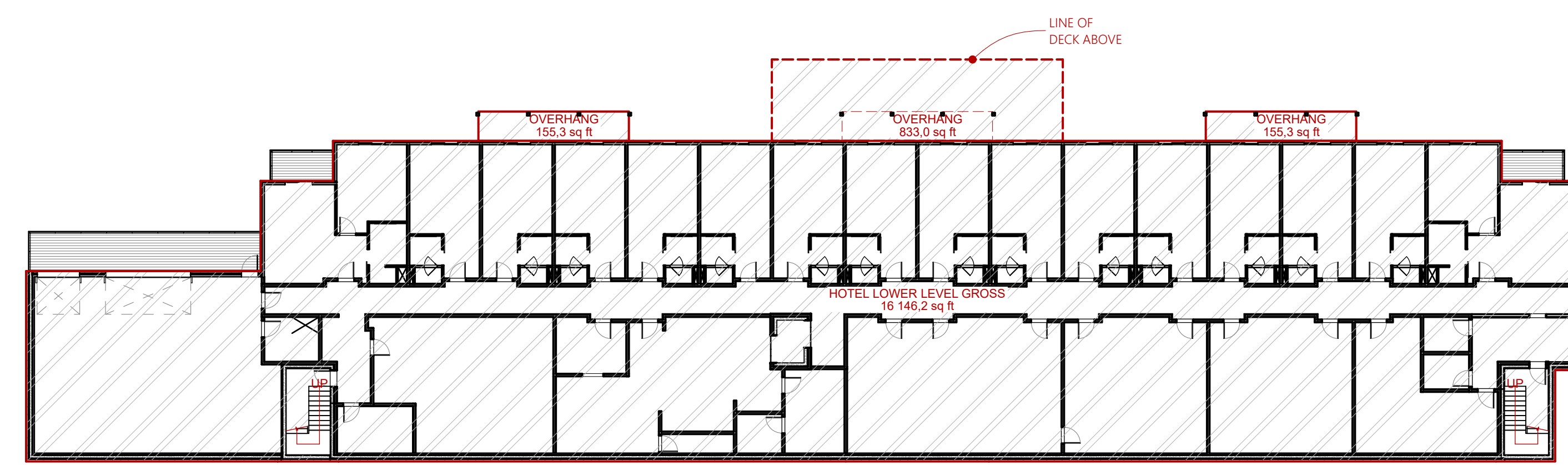
7051 County Rd
335 New Castle
Colorado 81647



Gross Area | Second Level 3
SCALE: 1" = 20'



Gross Area | First Level 2
SCALE: 1" = 20'



Gross Area | Lower Level 1
SCALE: 1" = 20'

LAND USE SUBMISSION 10/30/2025

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GROSS AREA**

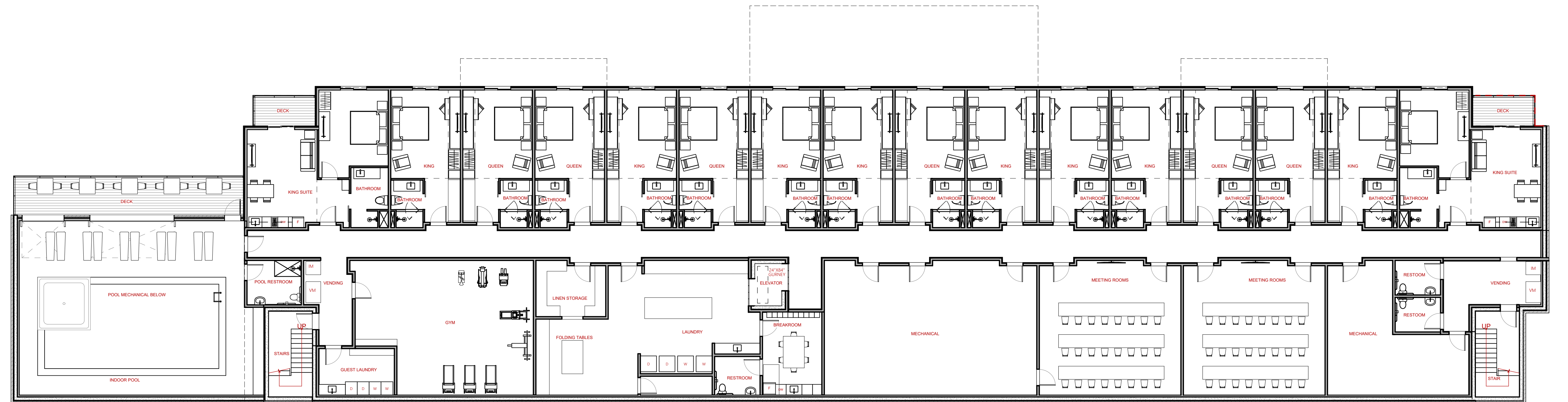
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Hotel - First Level Reference Plan

2

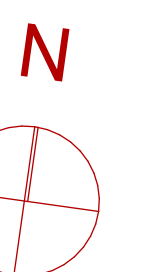
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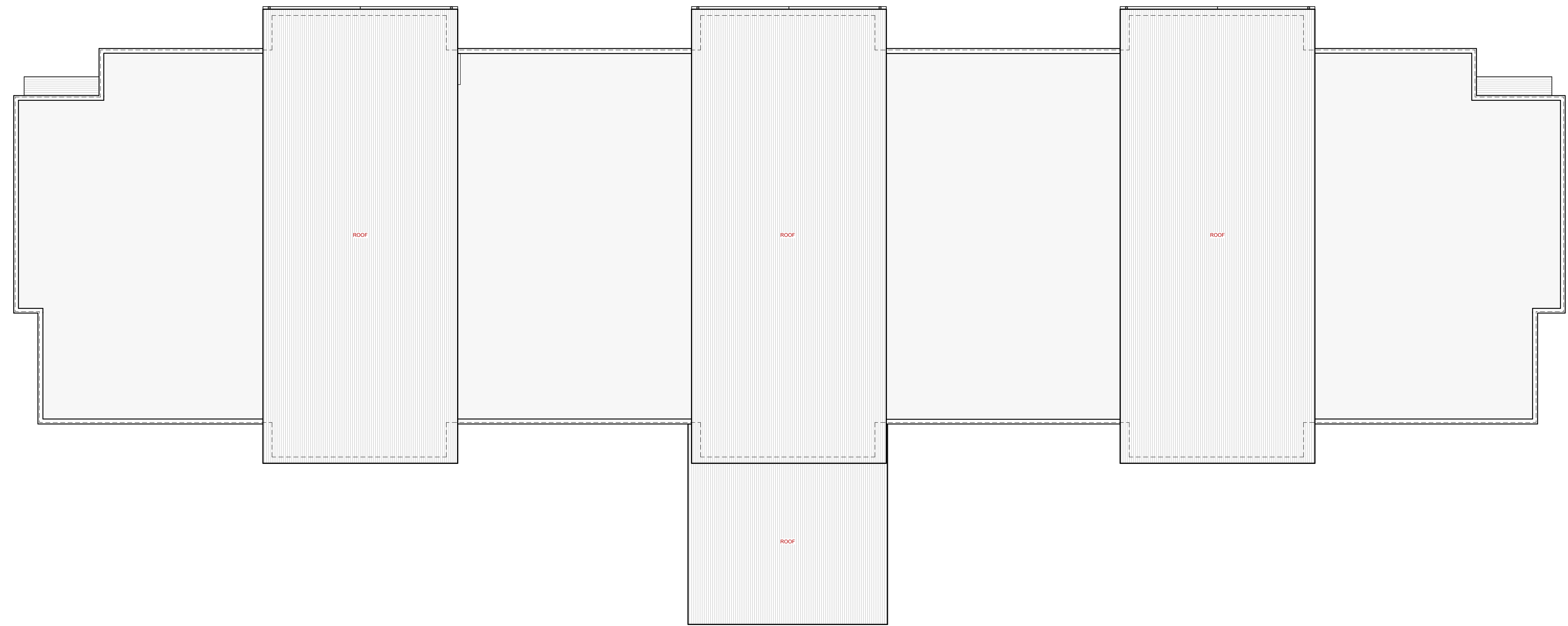


Hotel - Lower Level Reference Plan

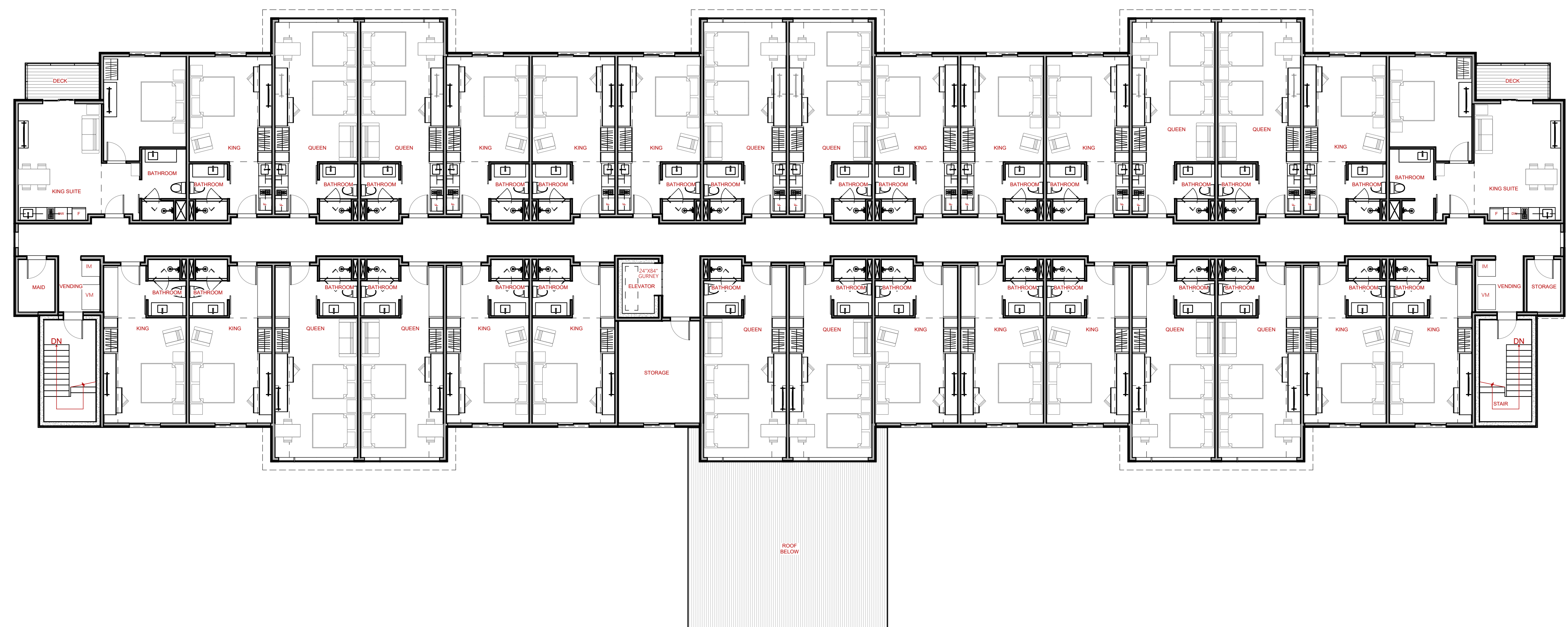
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SCALE: 3/32" = 1'-0"

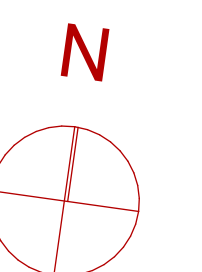


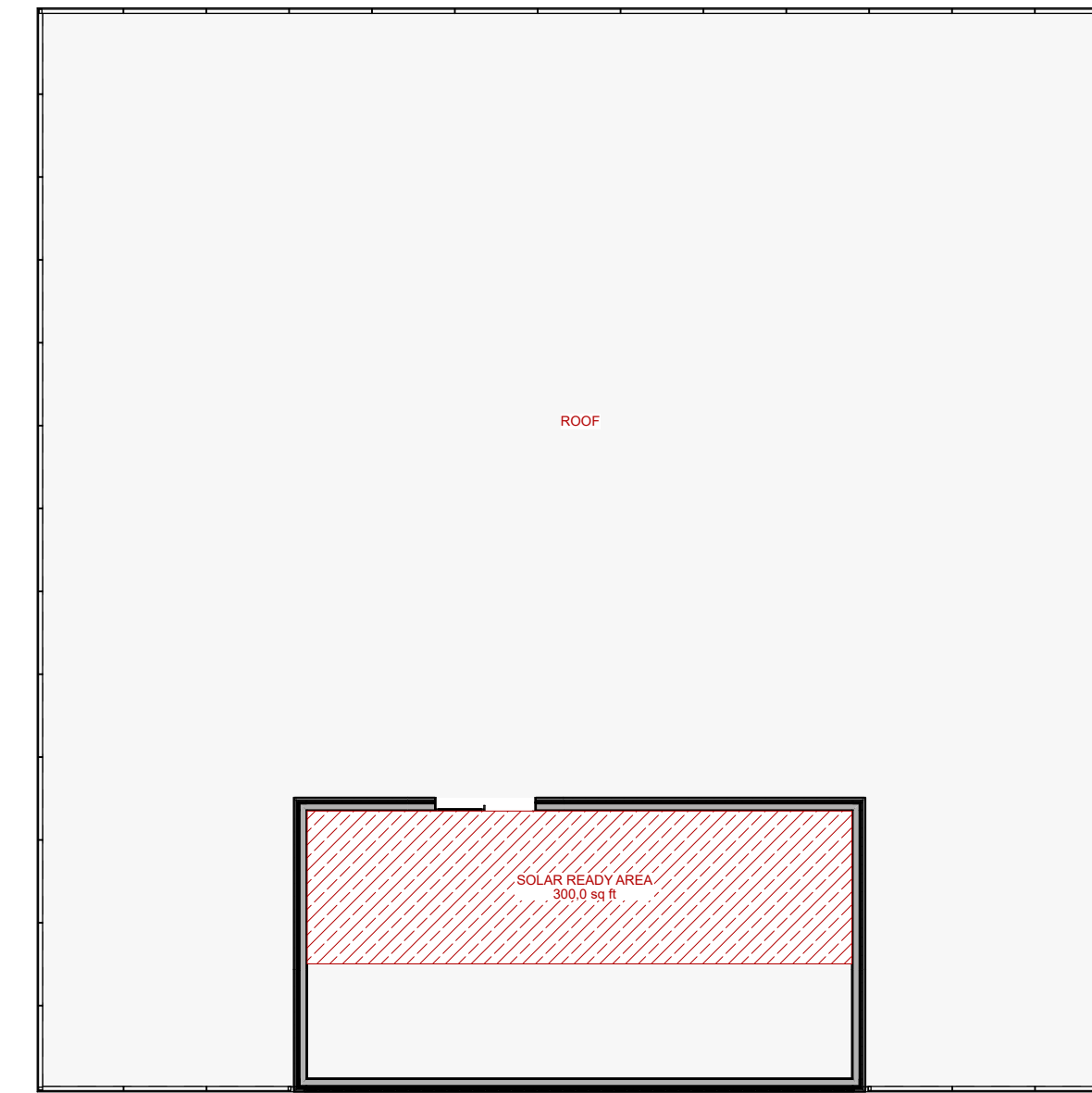


Hotel - Roof Level Reference Plan 2
SCALE: 3/32" = 1'-0"
0 8' 16' 24'

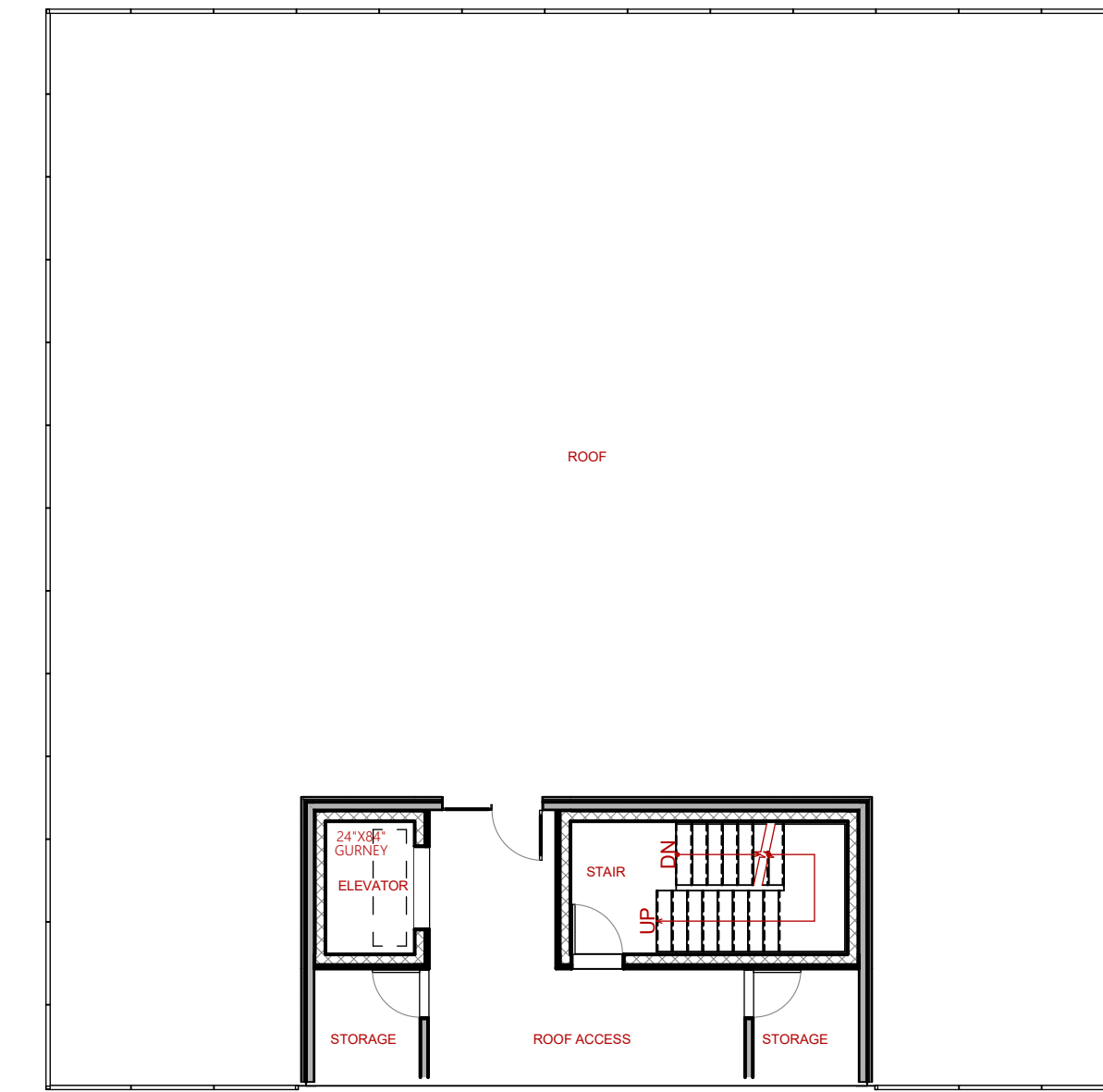


Hotel - Second Level Reference Plan 1
SCALE: 3/32" = 1'-0"
0 8' 16' 24'

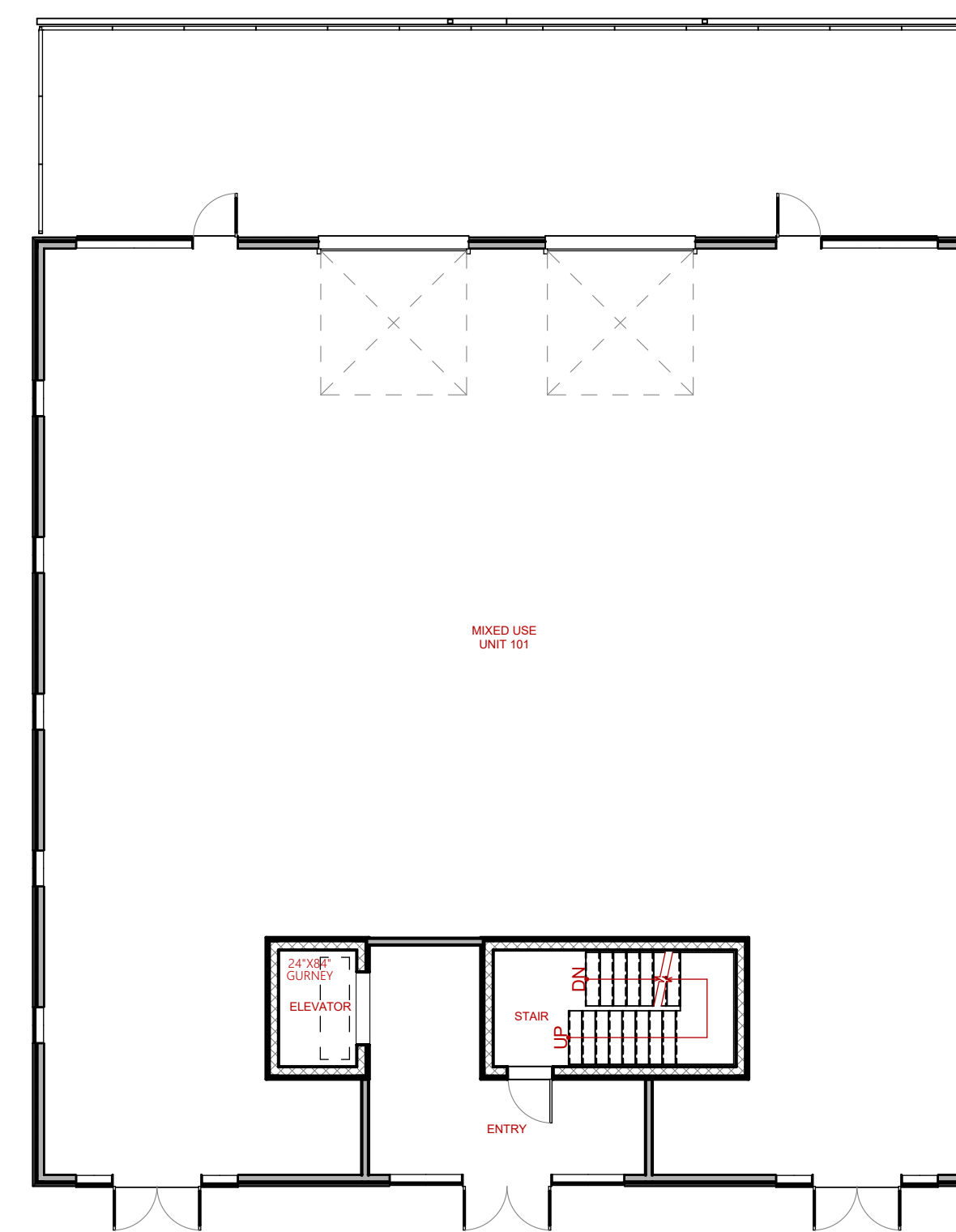




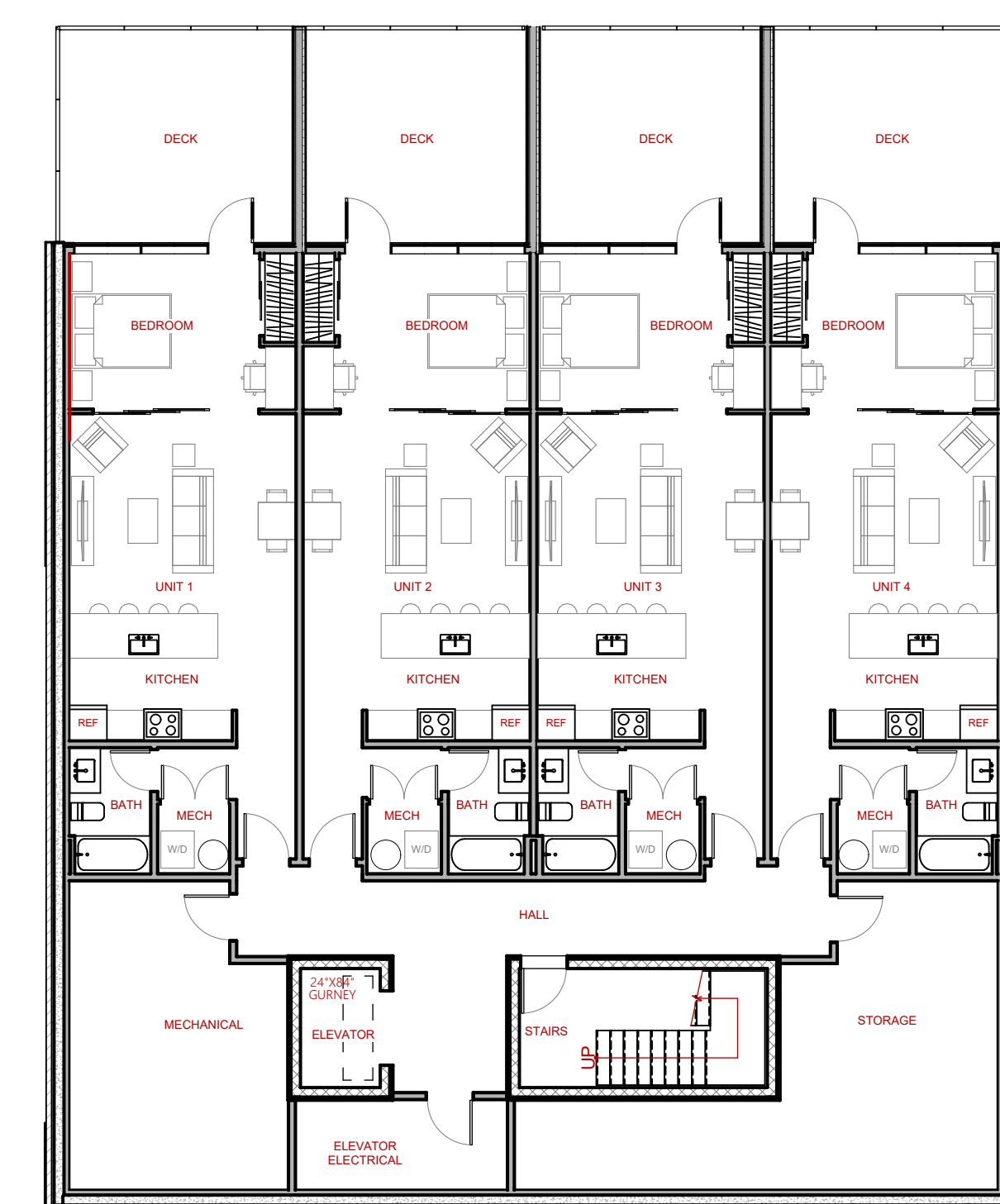
Roof Reference Plan 4
SCALE: 3/32" = 1'-0"



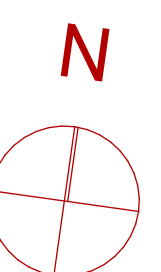
Second Level Reference Plan 3
SCALE: 3/32" = 1'-0"



First Level Reference Plan 2
SCALE: 3/32" = 1'-0"



Lower Level Reference Plan 1
SCALE: 3/32" = 1'-0"



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BUILDING HEIGHT: THE VERTICAL DISTANCE MEASURED FROM THE LOWEST POINT OF THE NATURAL GRADE ON THE LOT WITHIN TWENTY-FIVE (25) FEET OF THE TALLEST SIDE OF THE BUILDING TO THE UPPERMOST POINT OF THE ROOF OF THE BUILDING; PROVIDED, HOWEVER, THAT IF THE LOT UPON WHICH A BUILDING IS TO BE BUILT HAS A SLOPE GREATER THAN FIFTEEN (15) PERCENT, BUILDING HEIGHT SHALL BE DEFINED AS THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE EXISTING GRADE WITHIN THE BUILDING SETBACK ENVELOPE TO THE UPPERMOST POINT OF THE ROOF OF THE BUILDING.

HOTEL LOT:
 $5,552' + 5,552' + 5,580' + 5,581' / 4 = 5,566'-3"$

MIXED USE LOT:
 $5,554' + 5,554' + 5,581' + 5,579' / 4 = 5,567'$

RED

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


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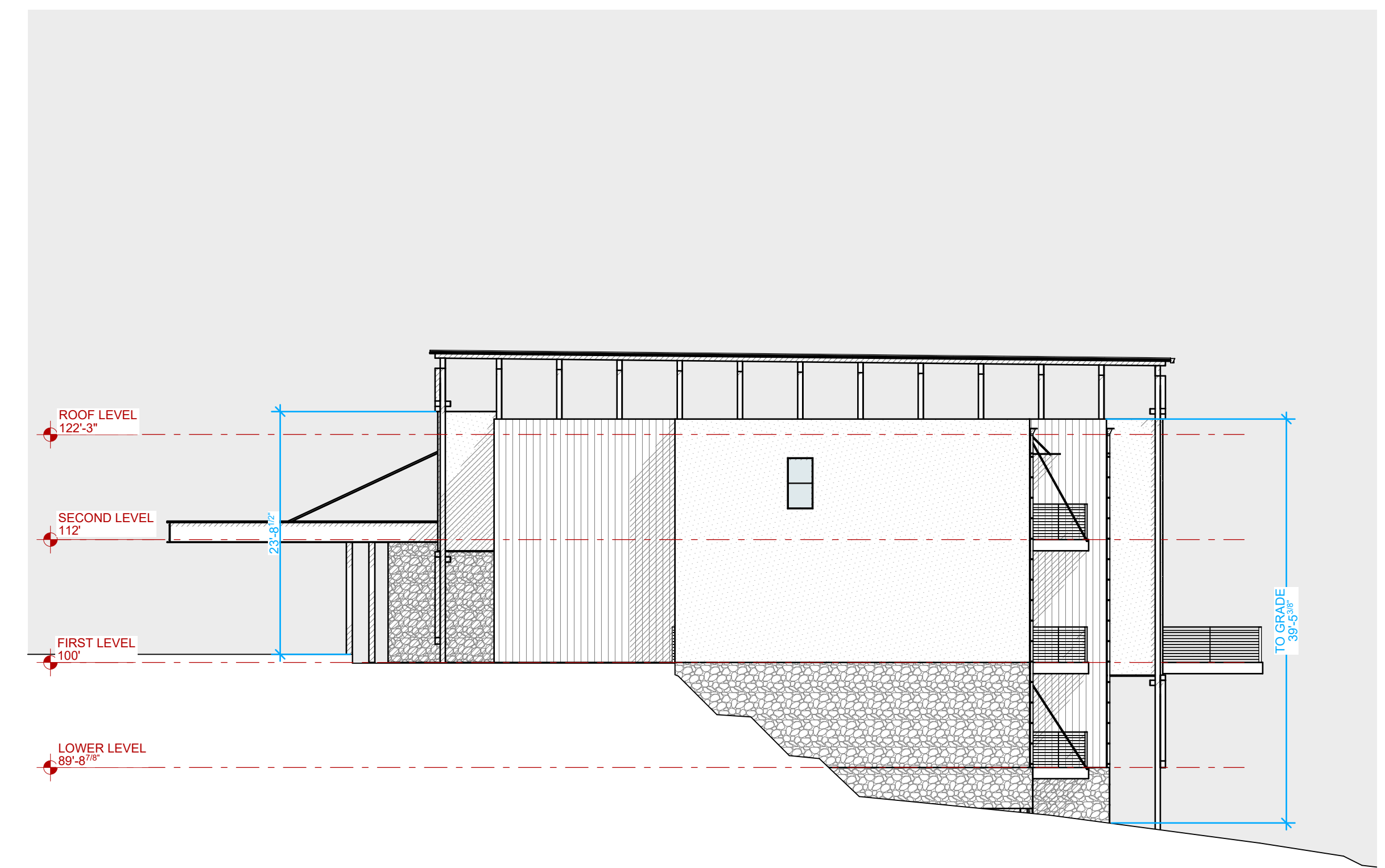
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**Lot 1
 Highway
 PUD**

7051 County Rd
 335 New Castle
 Colorado 81647

**ELEVATION
 MATERIAL**

-  STONE SIDING
-  VERTICAL METAL SIDING
-  STUCCO
-  CORRUGATED METAL SIDING
-  WOOD TIMBERS AND TRIM
-  METAL TBD



East Reference Elevation 2
 SCALE 3/32" = 1'-0"



North Reference Elevation 1
 SCALE 3/32" = 1'-0"

LAND USE SUBMISSION 10/30/2025

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**HOTEL -
 Reference
 Elevations**

A2.01

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


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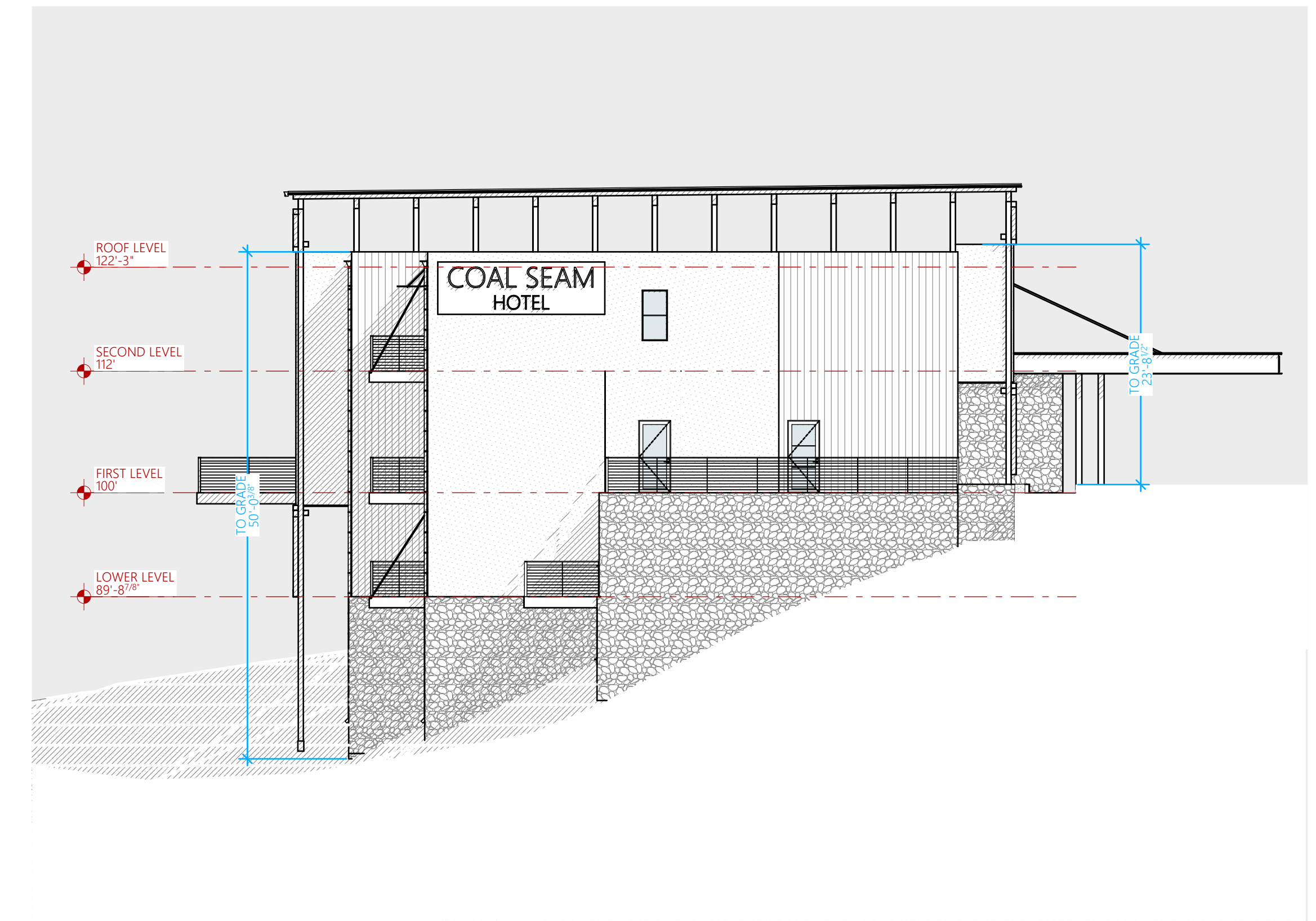
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**Lot 1
 Highway
 PUD**

7051 County Rd
 335 New Castle
 Colorado 81647

**ELEVATION
 MATERIAL**

-  STONE SIDING
-  VERTICAL METAL SIDING
-  STUCCO
-  CORRUGATED METAL SIDING
-  WOOD TIMBERS AND TRIM
-  METAL TBD



West Reference Elevation 2
 SCALE 3/32" = 1'-0"



South Reference Elevation 1
 SCALE 3/32" = 1'-0"

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HOTEL - Reference Elevations

A2.02

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




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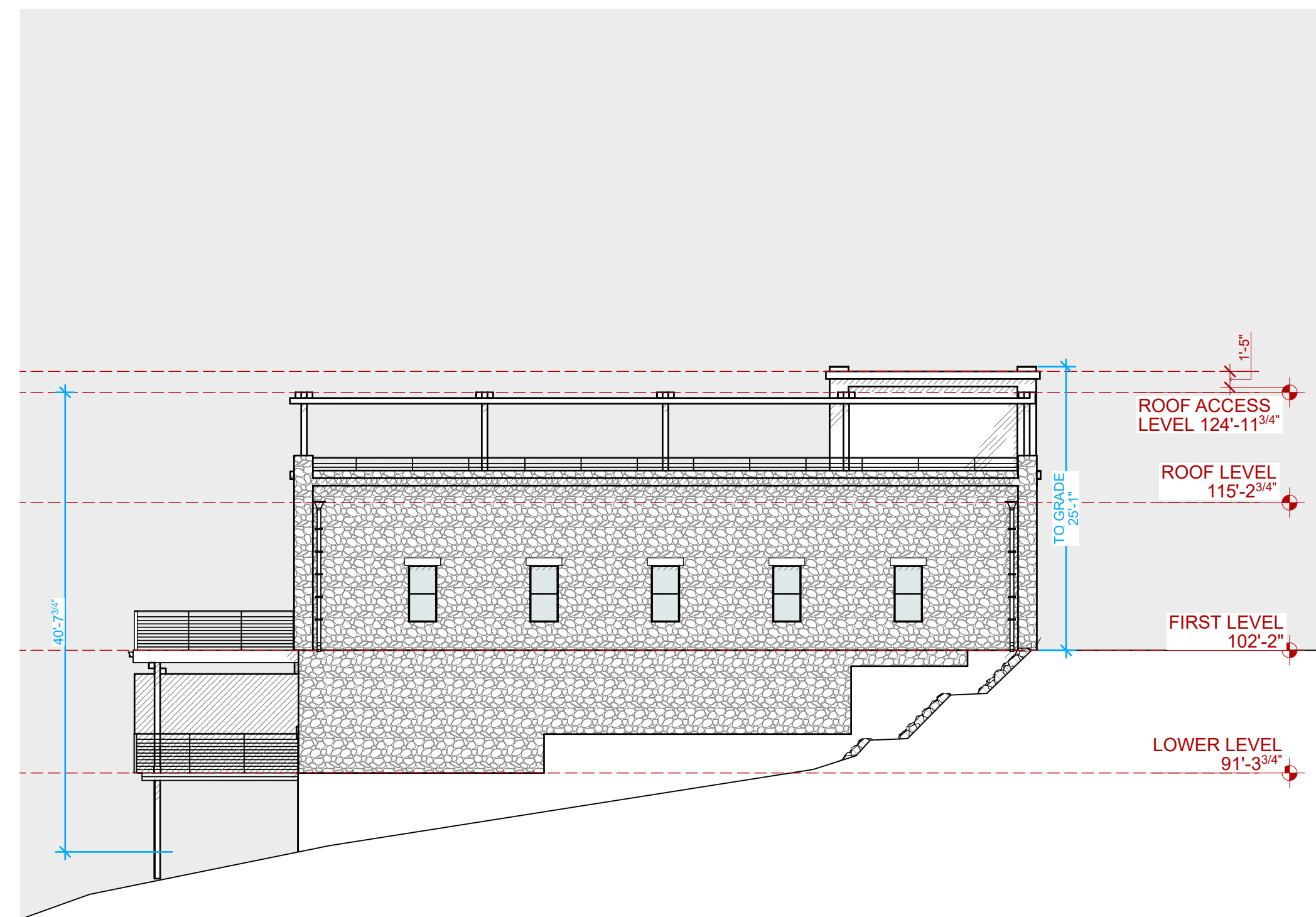
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**Lot 1
 Highway
 PUD**

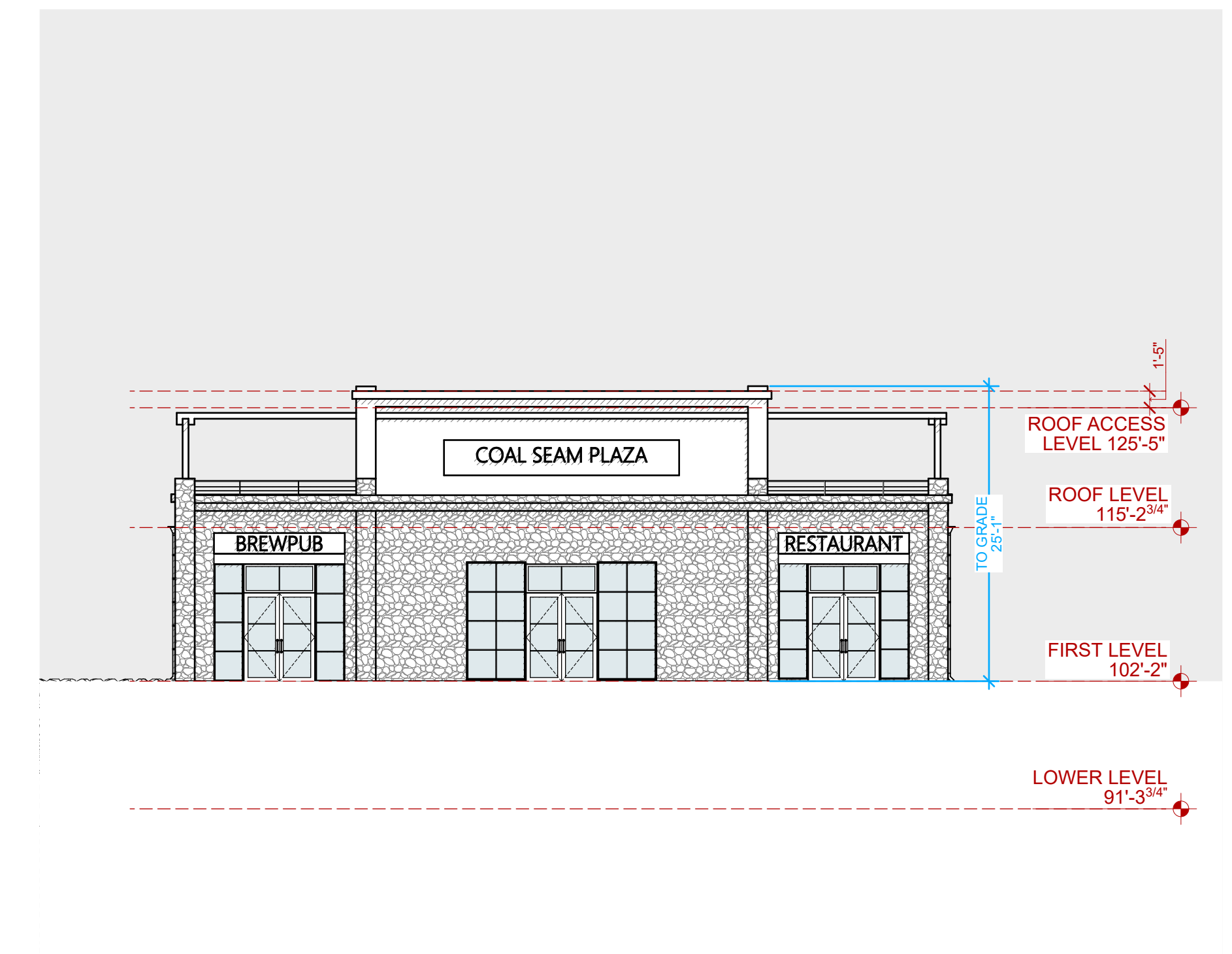
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**ELEVATION
 MATERIAL**

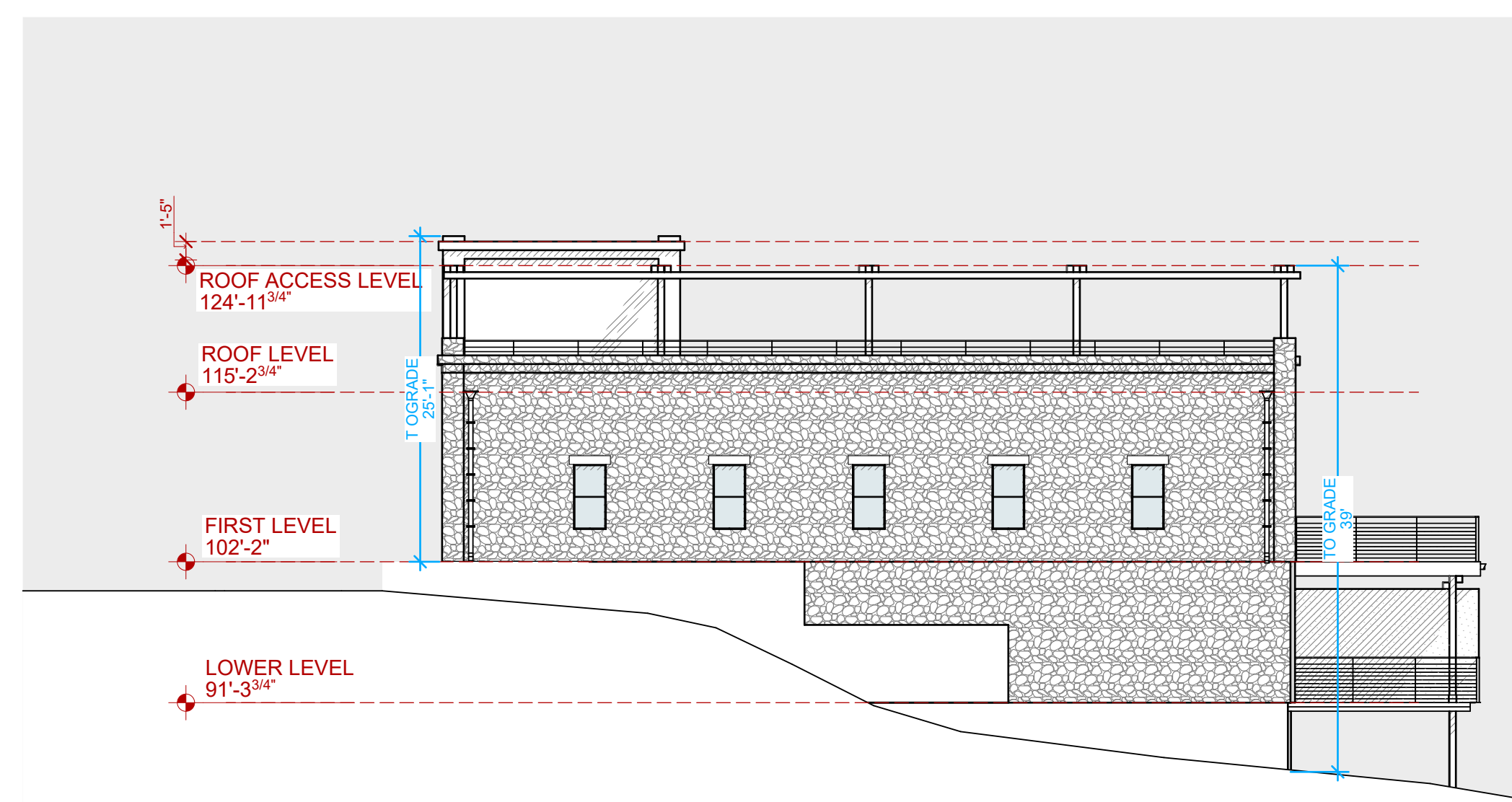
-  STONE SIDING
-  VERTICAL METAL SIDING
-  STUCCO
-  CORRUGATED METAL SIDING
-  WOOD TIMBERS AND TRIM
-  METAL TBD



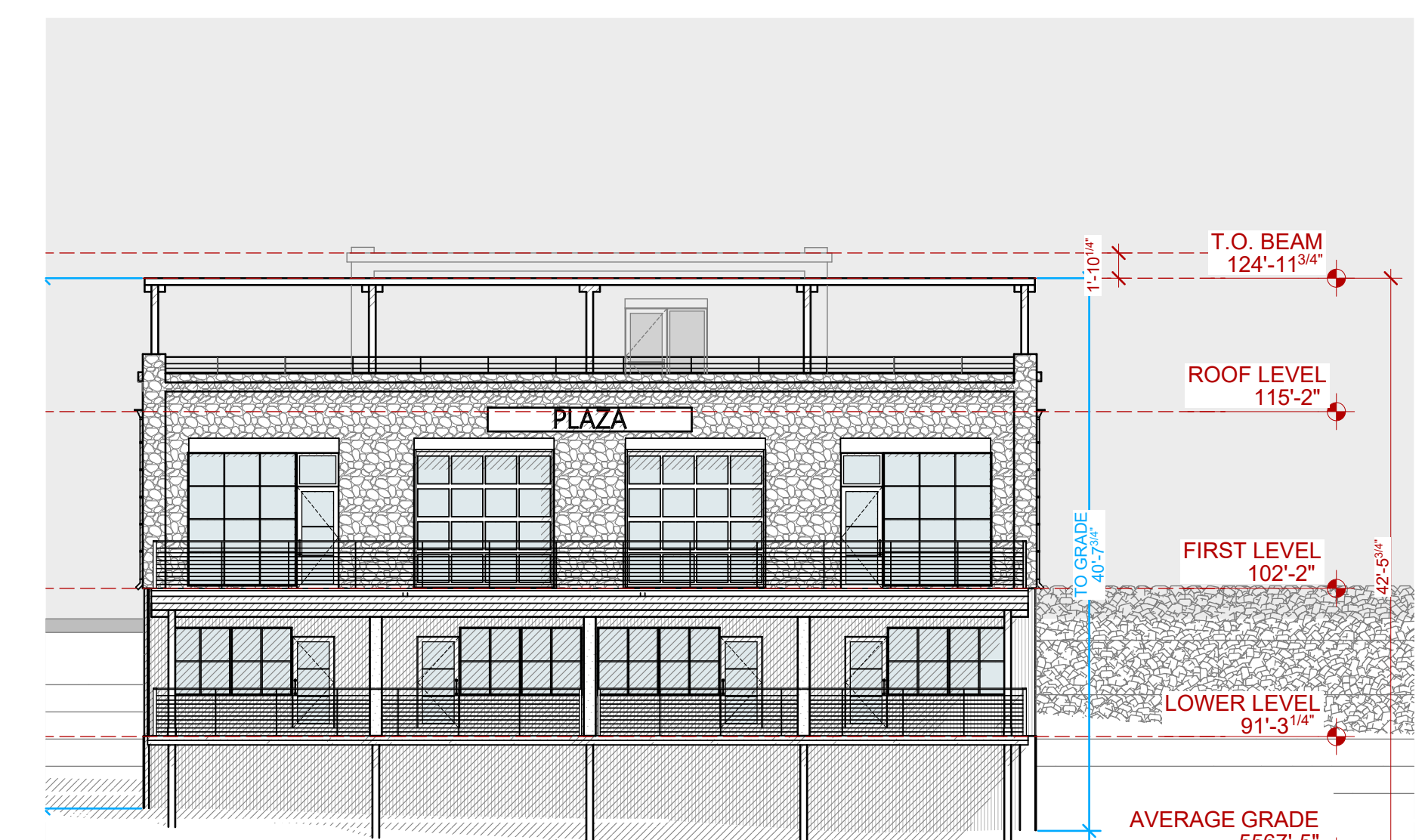
West Reference Elevation 4
 SCALE 3/32" = 1'-0"



South Reference Elevation 3
 SCALE 3/32" = 1'-0"



East Reference Elevation 2
 SCALE 3/32" = 1'-0"



North Reference Elevation 1
 SCALE 3/32" = 1'-0"

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**MIXED USE -
 Reference
 Elevations**

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CONCEPTUAL WALL SIGN (17.18.110 NEW CASTLE MUNICIPAL CODE):

A WALL SIGN IS ANY SIGN PAINTED ON, INCORPORATED IN OR AFFIXED TO THE BUILDING WALL, OR ANY SIGN CONSISTING OF CUT-OUT LETTERS OR DEVICES AFFIXED TO THE BUILDING WALL WITH NO BACKGROUND DEFINED ON THE BUILDING WALL. NO PART OF A WALL SIGN SHALL BE LOCATED MORE THAN 25' ABOVE GRADE LEVEL NOR SHALL IT EXTEND ABOVE THE BUILDING EAVE. WALL SIGNS SHALL IDENTIFY THE INDIVIDUAL BUSINESS, BUILDING OR BUILDING COMPLEX BY NAME OR TRADEMARK ONLY THE SUM OF ALL WALL SIGNS ON A GIVEN WALL SHALL NOT EXCEED 5% OF THE WALL AREA

CONCEPTUAL PROJECTING SIGN (17.18.110 NEW CASTLE MUNICIPAL CODE):

A PROJECTING SIGN IS ANY SIGN SUPPORTED BY A BUILDING WALL AND PROJECTING THEREFROM AT LEAST 12" OR MORE HORIZONTALLY BEYOND THE SURFACE OF THE BUILDING TO WHICH THE SIGN IS ATTACHED, BUT SHALL NOT EXTEND MORE THAN 4' FROM THE BUILDING FACE. PROJECTING SIGNS SHALL BE PLACED ONLY ON A GROUND FLOOR FACADE, EXCEPT FOR BUSINESSES LOCATED ABOVE THE GROUND LEVEL WITH DIRECT EXTERIOR PEDESTRIAN ACCESS. PROJECTING SIGNS SHALL NOT BE HIGHER THAN THE HEIGHT OF THE BOTTOM OF ANY SECOND STORY WINDOW. PROJECTING SIGNS MUST HAVE 8' CLEARANCE AND MAY NOT EXTEND MORE THAN 4' FROM THE BUILDING WALL EXCEPT WHERE THE SIGN IS AN INTEGRAL PART OF AN APPROVED CANOPY OR AWNING. THE SIZE OF PROJECTING SIGNS IS LIMITED TO 3' WIDE AND 6' SQ.FT.

SIGNAGE SQUARE FOOTAGE CALCULATIONS			
HOTEL			
NORTH ELEVATION	11,400.9	0	0.00%
EAST ELEVATION	2,232.0	0	0.00%
SOUTH ELEVATION	5,953.8	64	1.07%
WEST ELEVATION	2,697.1	85	3.16%
TOTAL PERCENTAGE			4.23%

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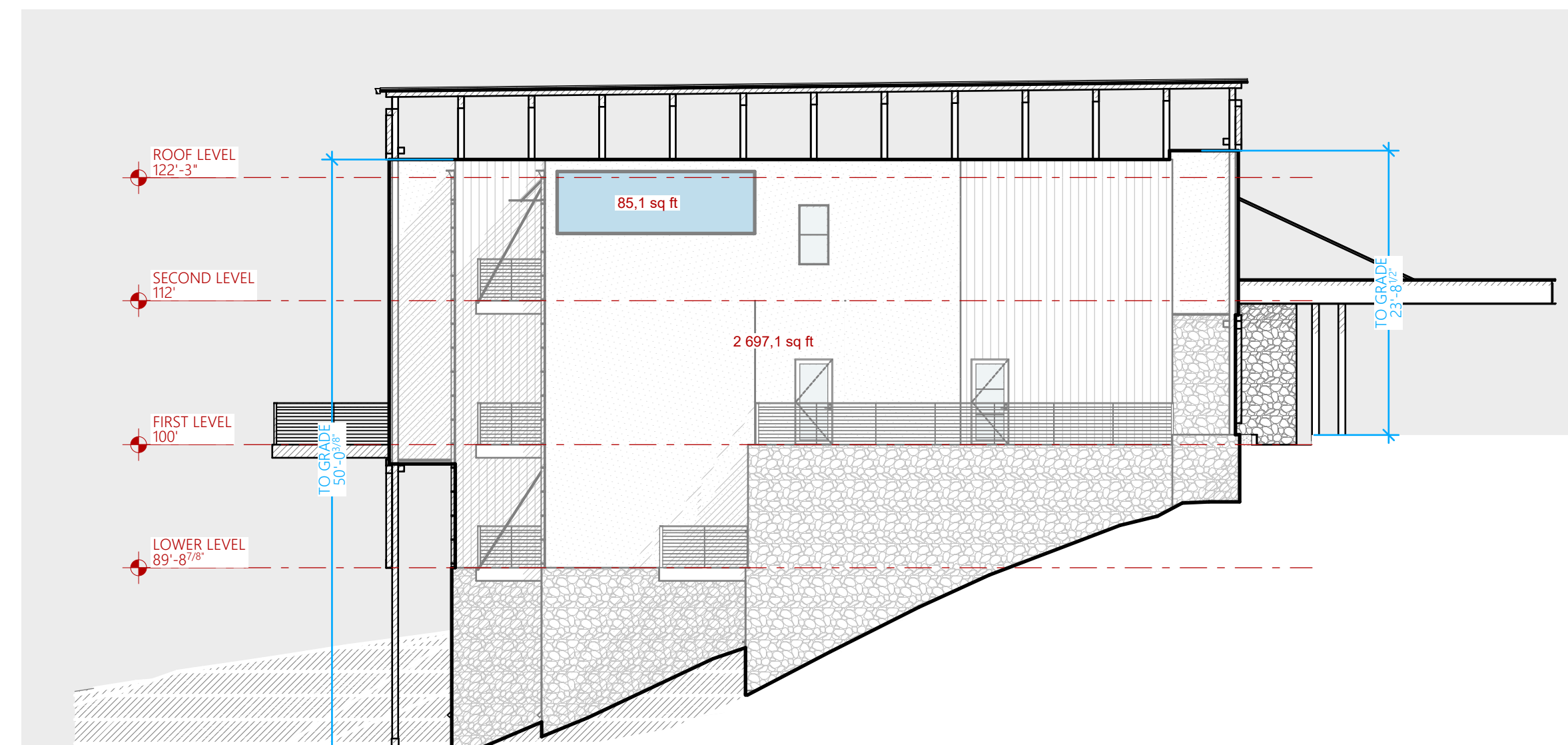
2025

**Lot 1
Highway
PUD**

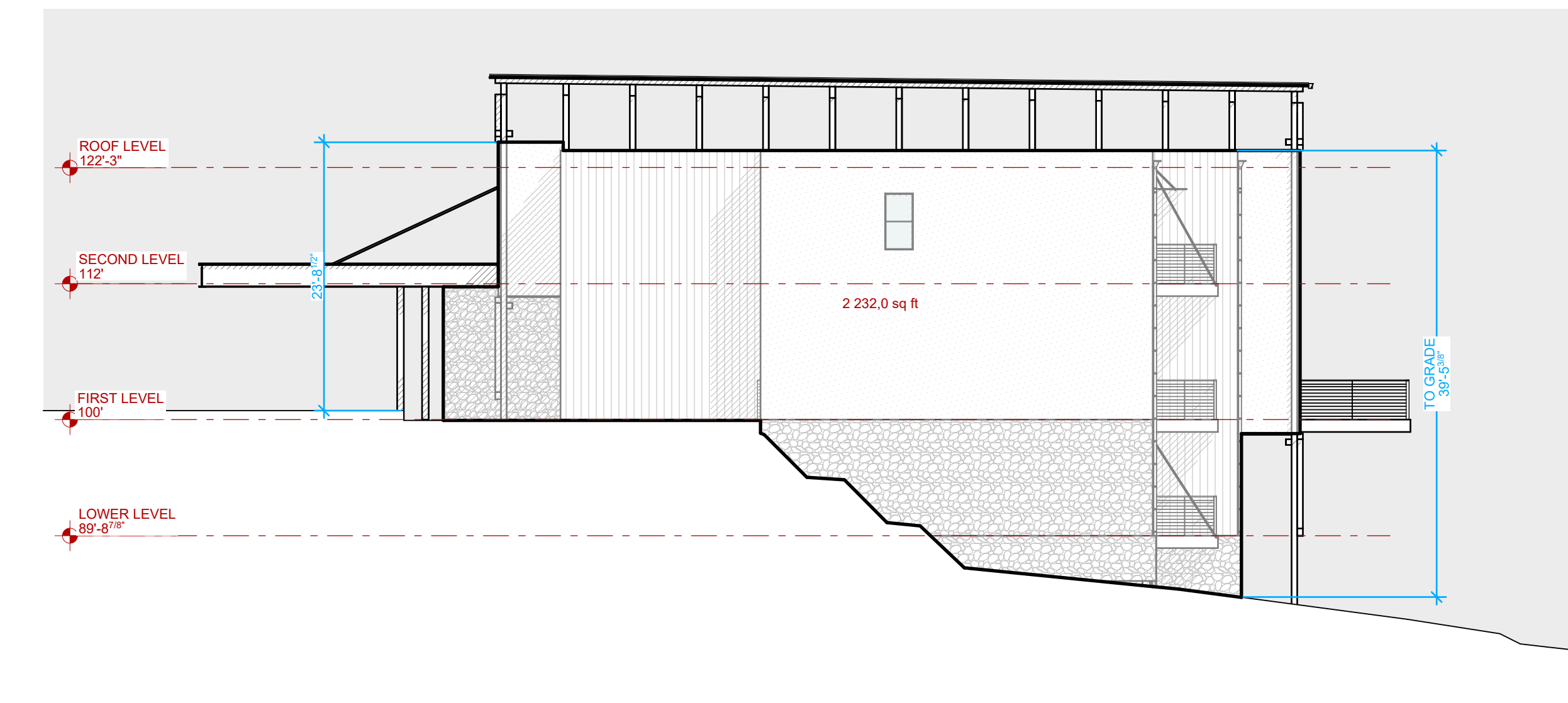
7051 County Rd
335 New Castle
Colorado 81647



South Elevation Signage 1



West Elevation Signage 3



East Elevation Signage 2



North Elevation Signage 1

LAND USE SUBMISSION 10/30/2025

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HOTEL SIGNAGE

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A WALL SIGN IS ANY SIGN PAINTED ON, INCORPORATED IN OR AFFIXED TO THE BUILDING WALL, OR ANY SIGN CONSISTING OF CUT-OUT LETTERS OR DEVICES AFFIXED TO THE BUILDING WALL WITH NO BACKGROUND DEFINED ON THE BUILDING WALL. NO PART OF A WALL SIGN SHALL BE LOCATED MORE THAN 25' ABOVE GRADE LEVEL NOR SHALL IT EXTEND ABOVE THE BUILDING EAVE. WALL SIGNS SHALL IDENTIFY THE INDIVIDUAL BUSINESS, BUILDING OR BUILDING COMPLEX BY NAME OR TRADEMARK ONLY. THE SUM OF ALL WALL SIGNS ON A GIVEN WALL SHALL NOT EXCEED 5% OF THE WALL AREA.

CONCEPTUAL PROJECTING SIGN (17.18.110 NEW CASTLE MUNICODE):

A PROJECTING SIGN IS ANY SIGN SUPPORTED BY A BUILDING WALL AND PROJECTING THEREFROM AT LEAST 12" OR MORE HORIZONTALLY BEYOND THE SURFACE OF THE BUILDING TO WHICH THE SIGN IS ATTACHED, BUT SHALL NOT EXTEND MORE THAN 4' FROM THE BUILDING FACE. PROJECTING SIGNS SHALL BE PLACED ONLY ON A GROUND FLOOR FACADE, EXCEPT FOR BUSINESSES LOCATED ABOVE THE GROUND LEVEL WITH DIRECT EXTERIOR PEDESTRIAN ACCESS. PROJECTING SIGNS SHALL NOT BE HIGHER THAN THE HEIGHT OF THE BOTTOM OF ANY SECOND STORY WINDOW. PROJECTING SIGNS MUST HAVE 8' CLEARANCE AND MAY NOT EXTEND MORE THAN 4' FROM THE BUILDING WALL EXCEPT WHERE THE SIGN IS AN INTEGRAL PART OF AN APPROVED CANOPY OR AWNING. THE SIZE OF PROJECTING SIGNS IS LIMITED TO 3' WIDE AND 6' SQ.FT.

SIGNAGE SQUARE FOOTAGE CALCULATIONS			
MIXED USE			
NORTH ELEVATION	2,233.1	26.3	1.18%
EAST ELEVATION	1,361.5	0.0	0.00%
SOUTH ELEVATION	1,349.1	60.0	4.45%
WEST ELEVATION	1,496.8	0.0	0.00%
TOTAL PERCENTAGE			5.63%

RED

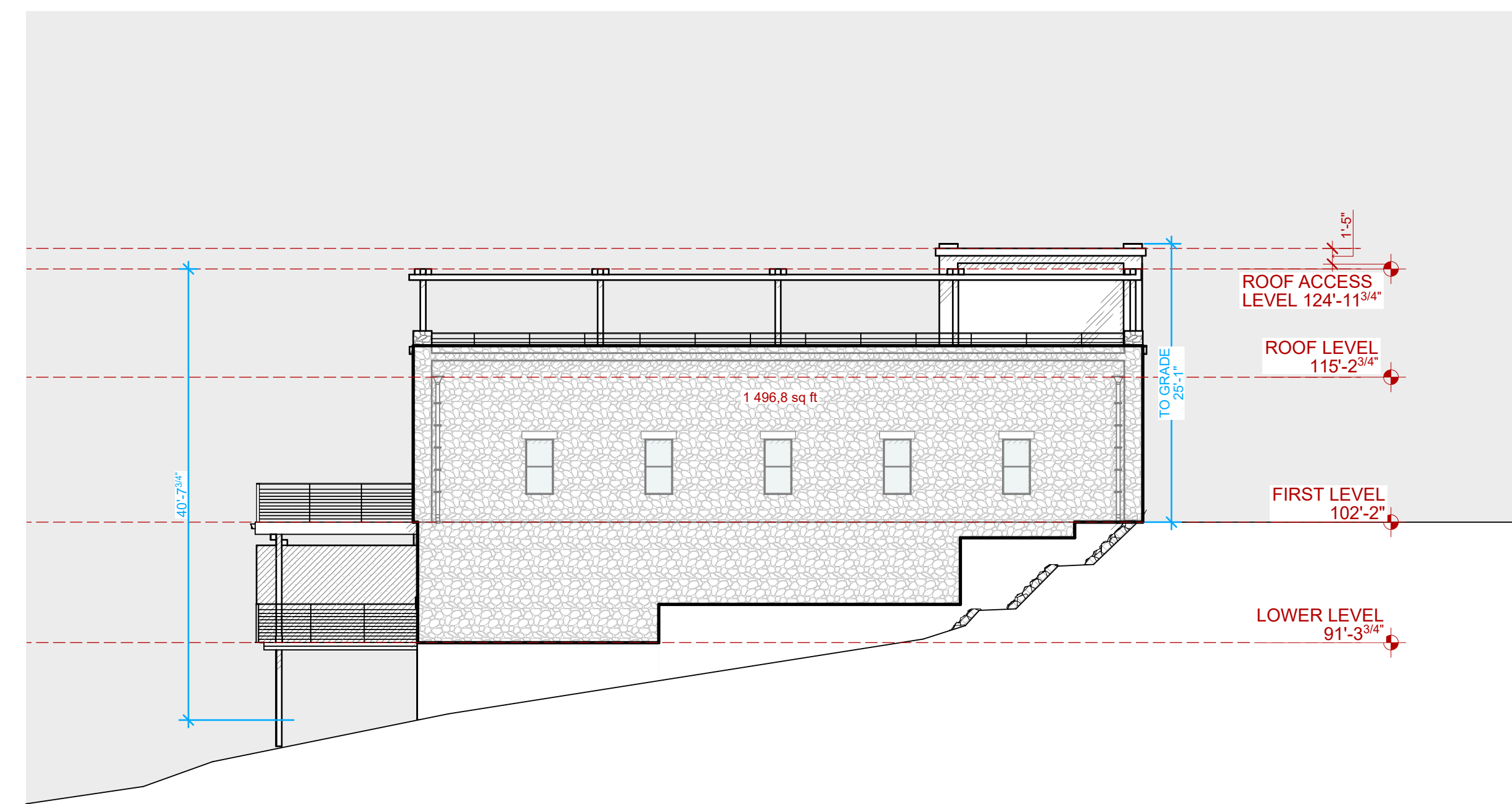
1001 Grand Ave, Suite 103
Glenwood Springs CO 81601

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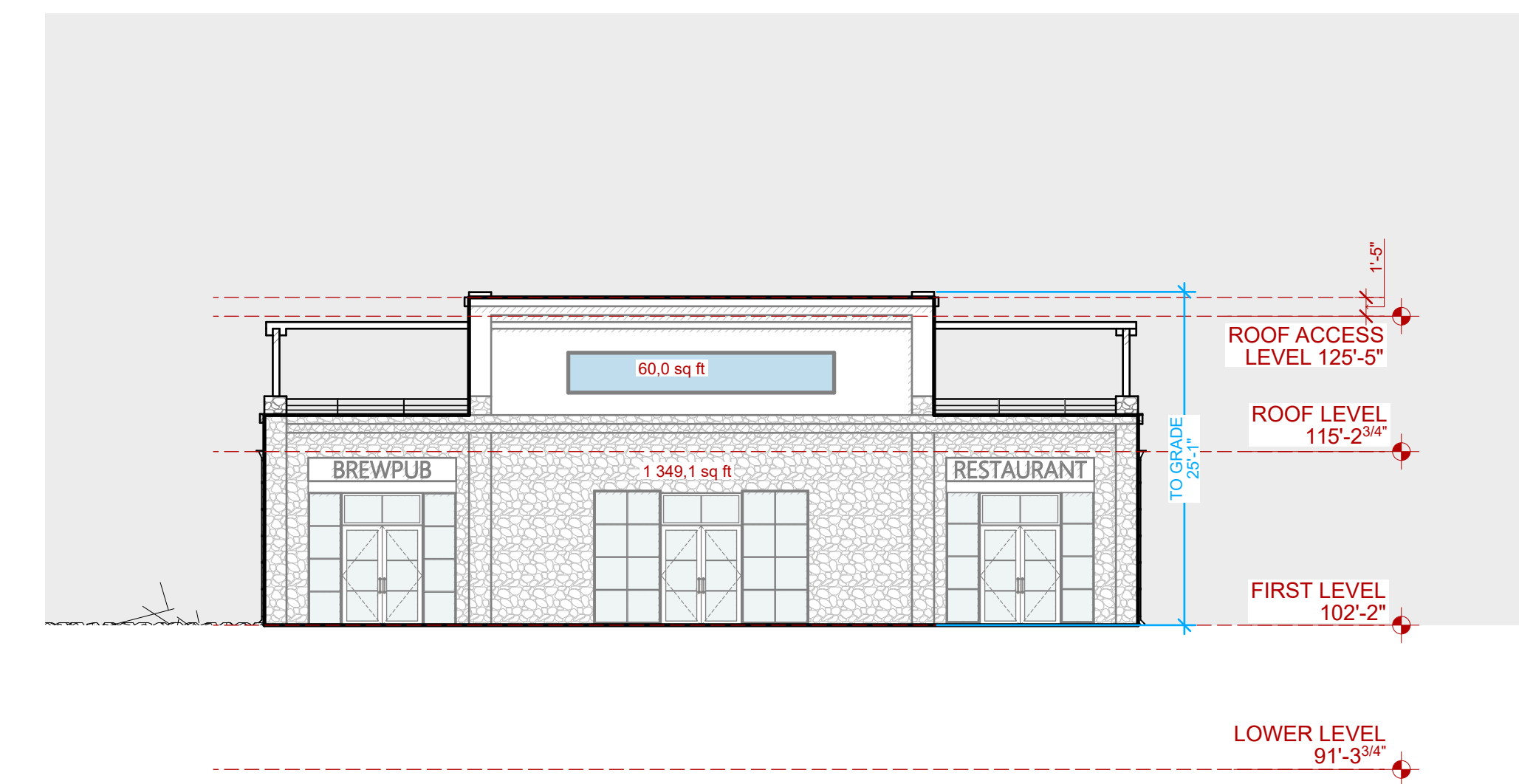
2025

**Lot 1
Highway
PUD**

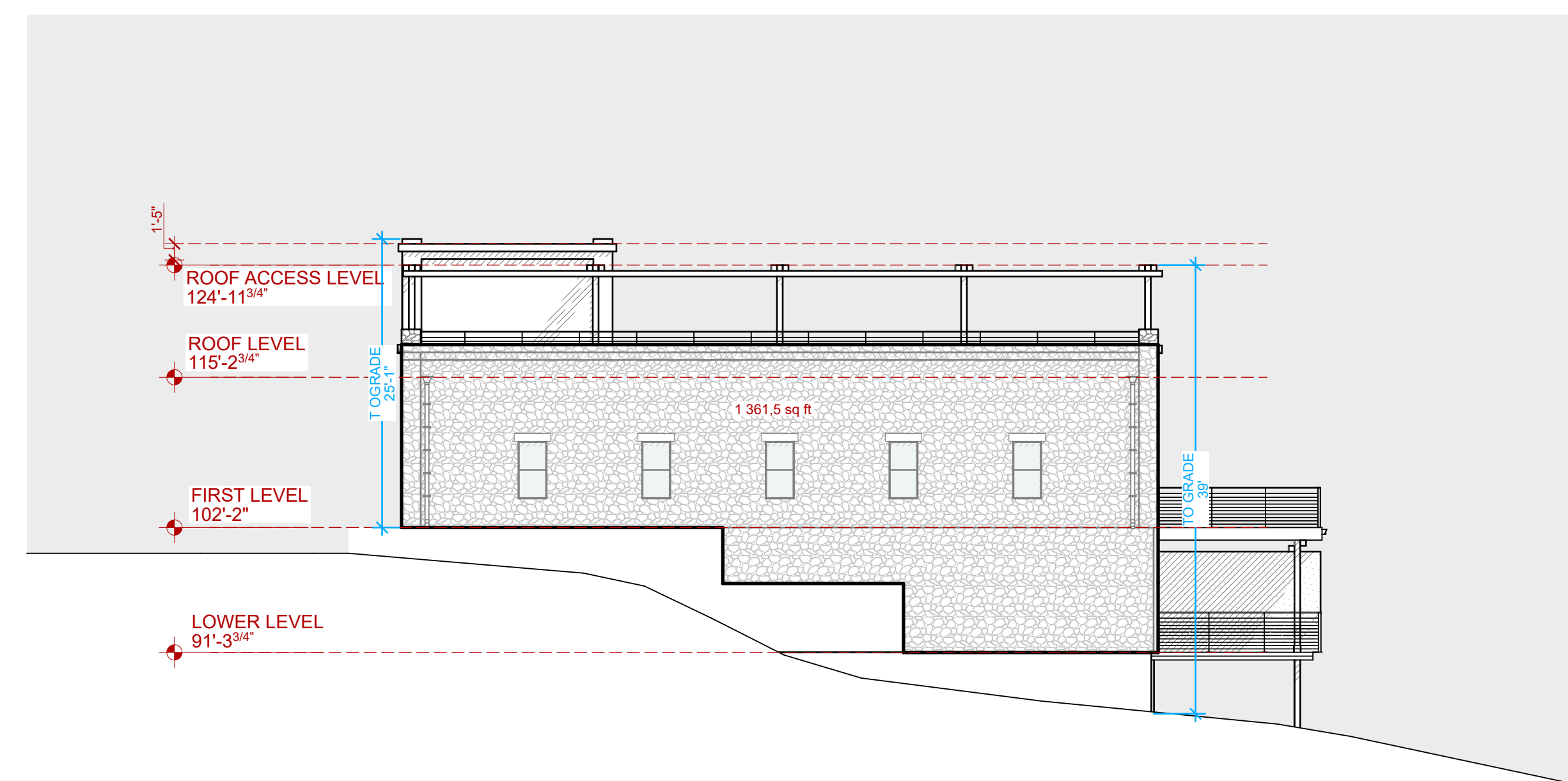
7051 County Rd
335 New Castle
Colorado 81647



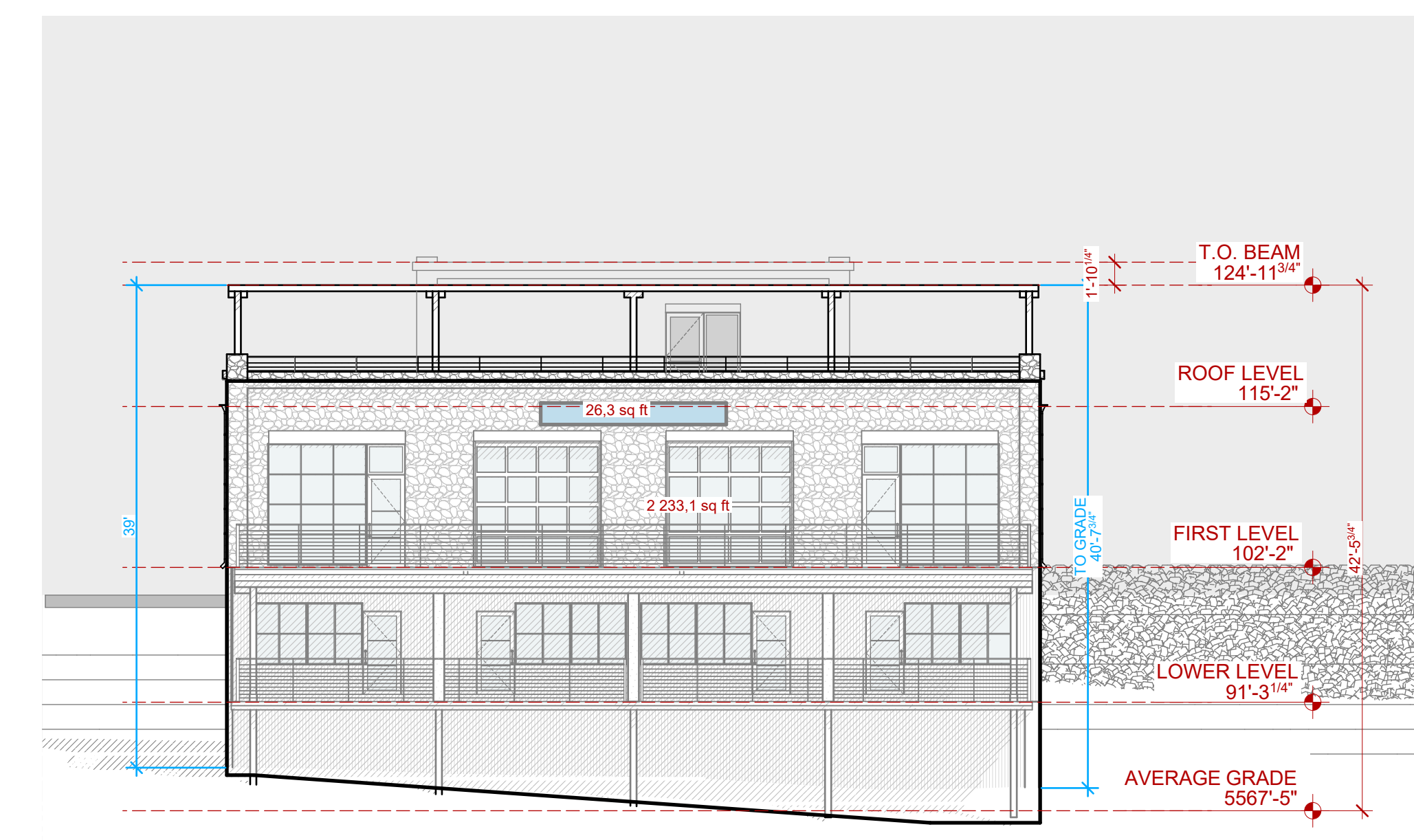
West Elevation Signage 4
SCALE 3/32" = 1'-0"



South Elevation Signage 3
SCALE 3/32" = 1'-0"



East Elevation Signage 2
SCALE 3/32" = 1'-0"



North Elevation Signage 1
SCALE 3/32" = 1'-0"

LAND USE SUBMISSION 10/30/2025

NOT FOR CONSTRUCTION

MIXED USE SIGNAGE