

DESIGN NOTES:

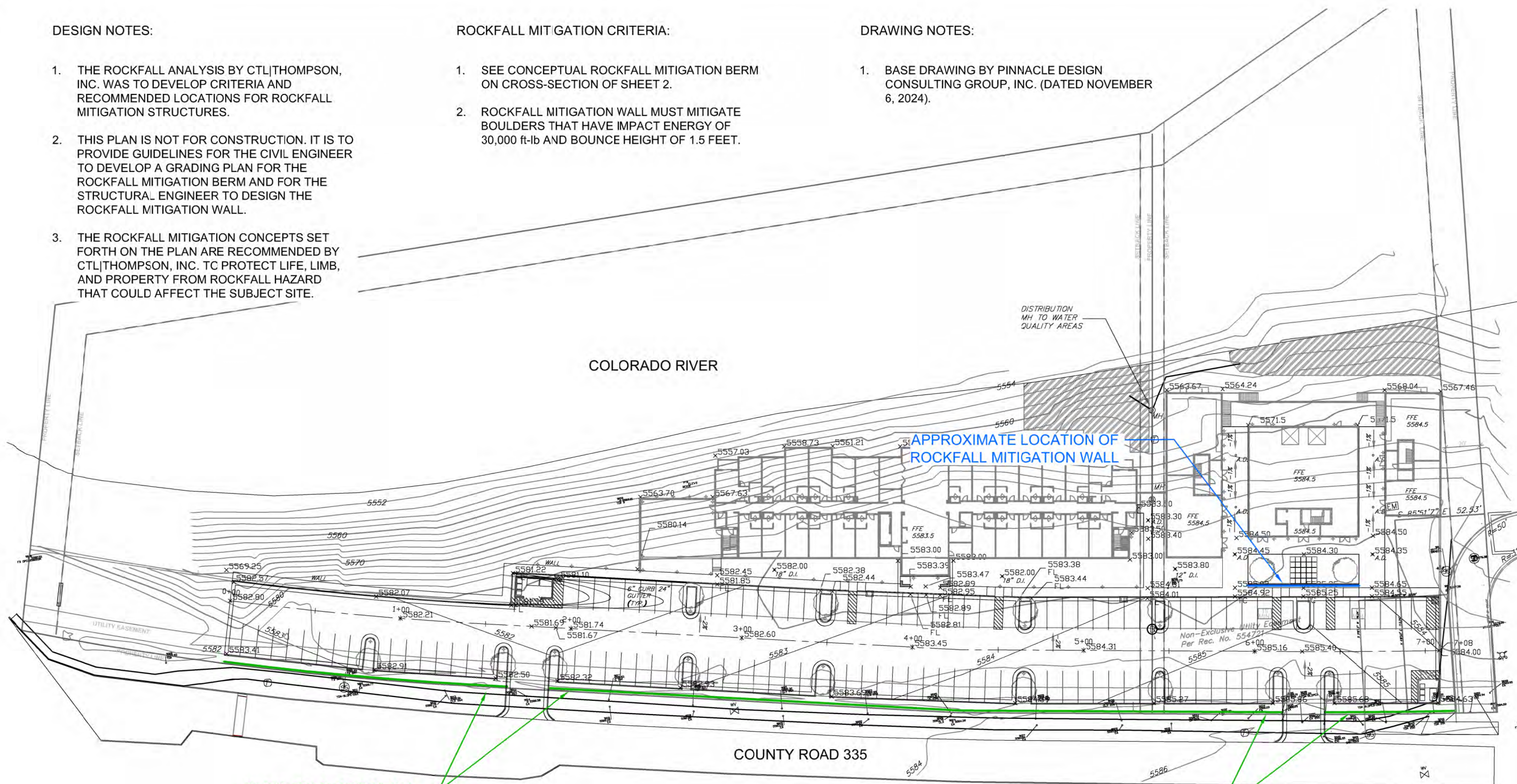
1. THE ROCKFALL ANALYSIS BY CTL|THOMPSON, INC. WAS TO DEVELOP CRITERIA AND RECOMMENDED LOCATIONS FOR ROCKFALL MITIGATION STRUCTURES.
2. THIS PLAN IS NOT FOR CONSTRUCTION. IT IS TO PROVIDE GUIDELINES FOR THE CIVIL ENGINEER TO DEVELOP A GRADING PLAN FOR THE ROCKFALL MITIGATION BERM AND FOR THE STRUCTURAL ENGINEER TO DESIGN THE ROCKFALL MITIGATION WALL.
3. THE ROCKFALL MITIGATION CONCEPTS SET FORTH ON THE PLAN ARE RECOMMENDED BY CTL|THOMPSON, INC. TO PROTECT LIFE, LIMB, AND PROPERTY FROM ROCKFALL HAZARD THAT COULD AFFECT THE SUBJECT SITE.

ROCKFALL MITIGATION CRITERIA:

1. SEE CONCEPTUAL ROCKFALL MITIGATION BERM ON CROSS-SECTION OF SHEET 2.
2. ROCKFALL MITIGATION WALL MUST MITIGATE BOULDERS THAT HAVE IMPACT ENERGY OF 30,000 ft-lb AND BOUNCE HEIGHT OF 1.5 FEET.

DRAWING NOTES:

1. BASE DRAWING BY PINNACLE DESIGN CONSULTING GROUP, INC. (DATED NOVEMBER 6, 2024).



BEGIN TO SLOPE BERM TO INGRESS/EGRESS

BEGIN TO SLOPE BERM TO INGRESS/EGRESS

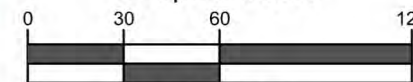
LEGEND:

- APPROXIMATE CENTERLINE OF ROCKFALL MITIGATION BERM
- APPROXIMATE ALIGNMENT OF ROCKFALL MITIGATION WALL

FOR CIVIL ENGINEERING AND STRUCTURAL ENGINEERING USE



Graphic Scale

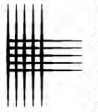


In Feet: 1" = 60'

THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS, AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF CTL|THOMPSON, INC. AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM CTL|THOMPSON, INC. TITLE TO THESE PLANS AND SPECIFICATIONS SHALL REMAIN WITH CTL|THOMPSON, INC. WITHOUT PREJUDICE, AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

COPYRIGHT
CTL | THOMPSON, INCORPORATED
ALL RIGHTS RESERVED.

CTL | THOMPSON



CTL | THOMPSON, INC.
234 Center Drive
Glenwood Springs, CO 81601
P: 970-945-2809
F: 970-945-7411
www.ctlthompson.com

PROJECT LOCATION:

ROCKFALL MITIGATION BERM
LOT 1, RIVERSIDE PUD
NEW CASTLE, COLORADO

ROCKFALL BERM AND WALL ALIGNMENTS

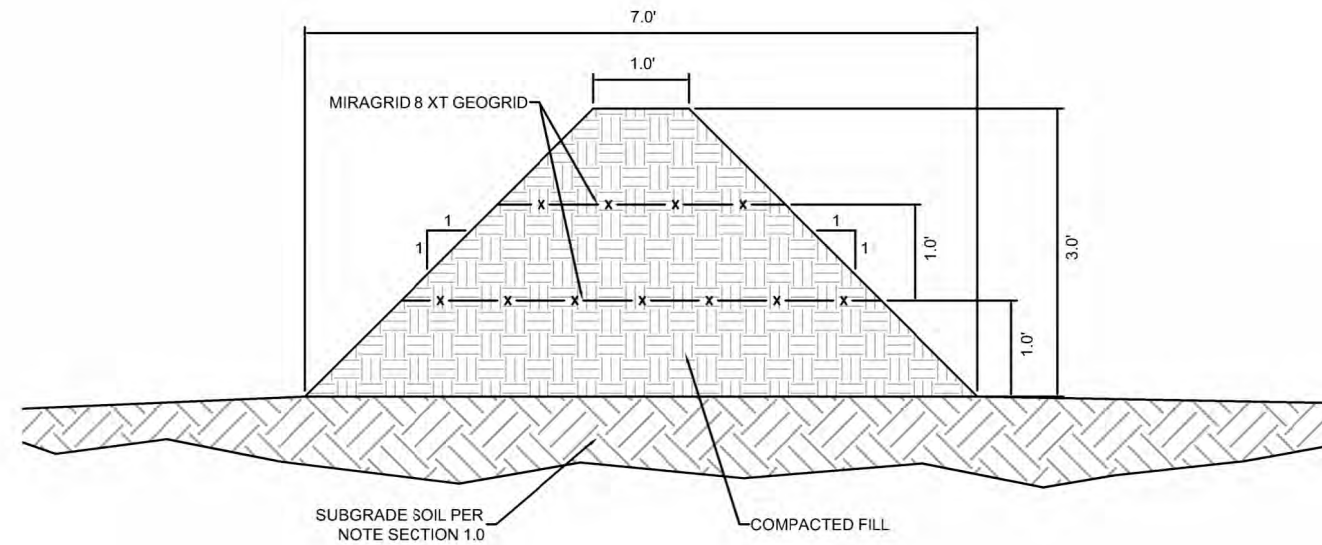
NO.	DATE	REVISION/ISSUE
A	06/27/25	REVISION TO BERM GEOMETRY

CLIENT:

ASPEN BUILT
1101 VILLAGE RD. SUITE #LL-1B
CARBONDALE, CO 81623
ATTENTION: ABDI PIRZADEH
Contact: (970) 618-3555

ISSUE/NO.	DATE	SHEET
JDK		S1
RRB		S2
PROJECT	GS06637.000	
DATE	06/27/2025	
PER PLAN		

GENERAL NOTES FOR ROCKFALL MITIGATION BERM



CONCEPTUAL ROCKFALL MITIGATION BERM SECTION

NOT TO SCALE

1.0 SUBGRADE AND BERM MATERIALS

- 1.1 PRIOR TO CONSTRUCTION OF THE ROCKFALL MITIGATION BERM, THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA BELOW THE BERM, REMOVING EXISTING FILL, TOPSOIL, ORGANICS, AND DELETERIOUS MATERIAL. UNSUITABLE SOILS SHALL BE OVER-EXCAVATED AND REPLACED WITH DENSELY COMPACTED FILL AS DIRECTED BY CTL|THOMPSON, INC.
- 1.2 SUBGRADE SOIL BELOW THE BASE OF THE BERM SHALL BE NATIVE UNDISTURBED SOIL OR DENSELY COMPACTED FILL. SUBGRADE SOILS BELOW THE BERM ALIGNMENT SHALL BE OBSERVED BY CTL|THOMPSON, INC. PRIOR TO PLACING FILL FOR BERM CONSTRUCTION TO CONFIRM THAT THE SOIL HAS BEEN PROPERLY PREPARED.
- 1.3 GEOGRID REINFORCEMENT SHALL BE MIRAGRID 8XT AND SHALL BE INSTALLED PER MANUFACTURER'S CONSTRUCTION GUIDELINES.
- 1.4 THE BERM SHOULD BE ON-SITE CLAYEY SAND SOILS, FREE OF ROCKS LARGER THAN 6 INCHES, ORGANICS, AND DEBRIS. BERM FILL SHALL BE PLACED IN LOOSE LIFTS OF 8 INCHES THICK OR LESS, MOISTURE-TREATED TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY. CTL|THOMPSON, INC. SHOULD BE CALLED TO CHECK MOISTURE AND DENSITY OF FILL DURING PLACEMENT.

2.0 SPECIAL PROVISIONS

- 2.1 VERIFICATION OF MATERIAL SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DENSITY TESTS OF FILL SHALL BE PERFORMED AT INTERVALS DEEMED NECESSARY BY CTL|THOMPSON, INC. TEST LOCATIONS SHALL BE AT THE DISCRETION OF CTL|THOMPSON, INC.
- 2.2 THE CONTRACTOR SHALL VERIFY THE BERM LOCATION, ELEVATIONS, AND GEOMETRY AS WELL AS ANY EXISTING STRUCTURES OR UNDERGROUND FEATURES PRIOR TO EXCAVATION AND CONSTRUCTION.

3.0 DESIGN NOTES

- 3.1 THE ROCKFALL ANALYSIS BY CTL|THOMPSON, INC. WAS TO DEVELOP CRITERIA AND RECOMMENDED LOCATIONS FOR ROCKFALL MITIGATION STRUCTURES.
- 3.2 THIS PLAN IS NOT FOR CONSTRUCTION. IT IS TO PROVIDE GUIDELINES FOR THE CIVIL ENGINEER TO DEVELOP A GRADING PLAN FOR THE ROCKFALL MITIGATION BERM AND FOR THE STRUCTURAL ENGINEER TO DESIGN THE ROCKFALL MITIGATION WALL.
- 3.3 THE ROCKFALL MITIGATION CONCEPTS SET FORTH ON THIS PLAN ARE RECOMMENDED BY CTL|THOMPSON, INC. TO PROTECT LIFE, LIMB, AND PROPERTY FROM ROCKFALL HAZARD THAT COULD AFFECT THE SUBJECT SITE.

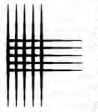


**FOR CIVIL ENGINEERING AND
STRUCTURAL ENGINEERING USE**

THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS, AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF CTL|THOMPSON, INC. AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM CTL|THOMPSON, INC. TITLE TO THESE PLANS AND SPECIFICATIONS SHALL REMAIN WITH CTL|THOMPSON, INC. WITHOUT PREJUDICE, AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

COPYRIGHT
CTL | THOMPSON, INCORPORATED
ALL RIGHTS RESERVED.

CTL | THOMPSON



P: 970-945-2809
F: 970-945-7411
www.ctlthompson.com

CTL | THOMPSON, INC.
234 Center Drive
Glenwood Springs, CO 81601

PROJECT LOCATION:

ROCKFALL MITIGATION BERM
LOT 1, RIVERSIDE PUD
NEW CASTLE, COLORADO

**BERM SECTION
AND NOTES**

NO.	DATE	REVISION/ISSUE
1	06/27/25	REVISION TO BERM GEOMETRY

CLIENT:

ASPEN BUILT
1101 VILLAGE RD. SUITE #LL-1B
CARBONDALE, CO 81623
ATTENTION: ABDI PIRZADEH
Contact: (970) 618-3555

DESIGNER	CHECKED	DATE	SHEET
JDK	RRB	06/27/2025	S2
PROJECT: GS06837.000			S2

268

THESE PLANS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING PLANS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN THE TOWN OF NEW CASTLE CODE OF ORDINANCES AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

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 MUNICODÉ

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	105 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		

GROSS AREA			
	HOTEL	MIXED USE	OVERHANGS
LOWER LEVEL SF	16,146.2	4,204.7	2086.3
FIRST LEVEL SF	15,184.3	4,233.1	714.1
SECOND LEVEL SF	15,350.4	606.4	
BUILDING TOTALS	46,680.9	9,044.2	2,800.4
GRAND TOTAL SF	55,725.1		

RED

1001 Grand Ave, Suite 103
Glenwood Springs CO 81601

©
These documents have been specifically prepared for 7051 County Rd 335. They are not suitable for use on other projects or in other locations without the approval and participation of the architect. Reproduction prohibited without approval of the architect.

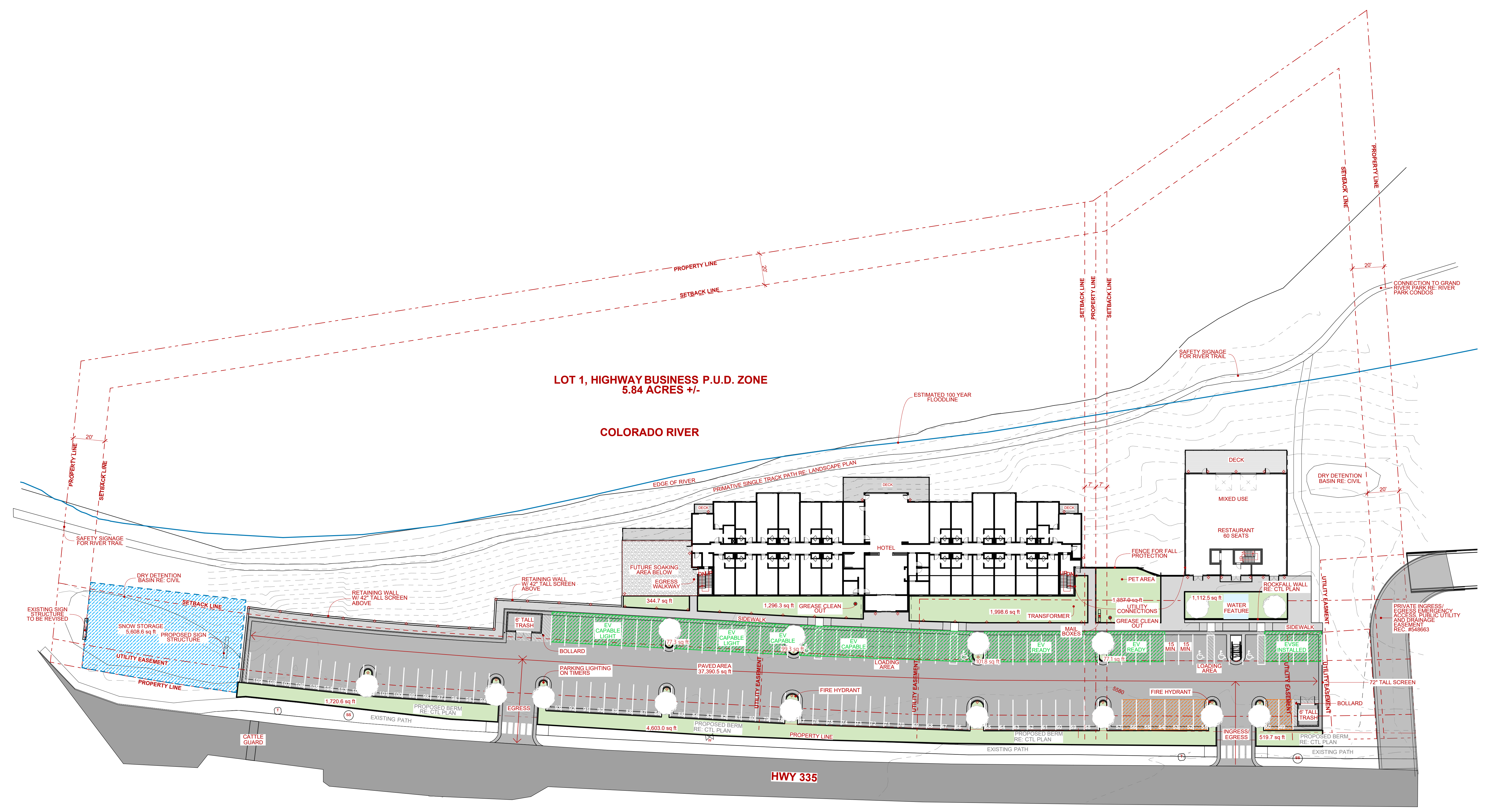
2026

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 SCONE
- STREET LAMP/ BOLLARDS



LAND USE SUBMISSION 10/30/2025

NOT FOR CONSTRUCTION

REFERENCE SITE PLAN 1:30

A0.04



Site Plan 1

THESE PLANS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING PLANS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN THE TOWN OF NEW CASTLE CODE OF ORDINANCES AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

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	178,622.1
HOTEL FOOTPRINT	16,437.4
HOTEL LOT SQ FT %	9.20%
MIXED USE LOT AREA	75,877.3
MIXED USE B FOOTPRINT	4,204.7
MIXED USE LOT SQ FT %	5.54%

RED

1001 Grand Ave, Suite 103
Glenwood Springs CO 81601

©
These documents have been specifically prepared for 7051 County Rd 335. They are not suitable for use on other projects or in other locations without the approval and participation of the architect. Reproduction prohibited without approval of the architect.

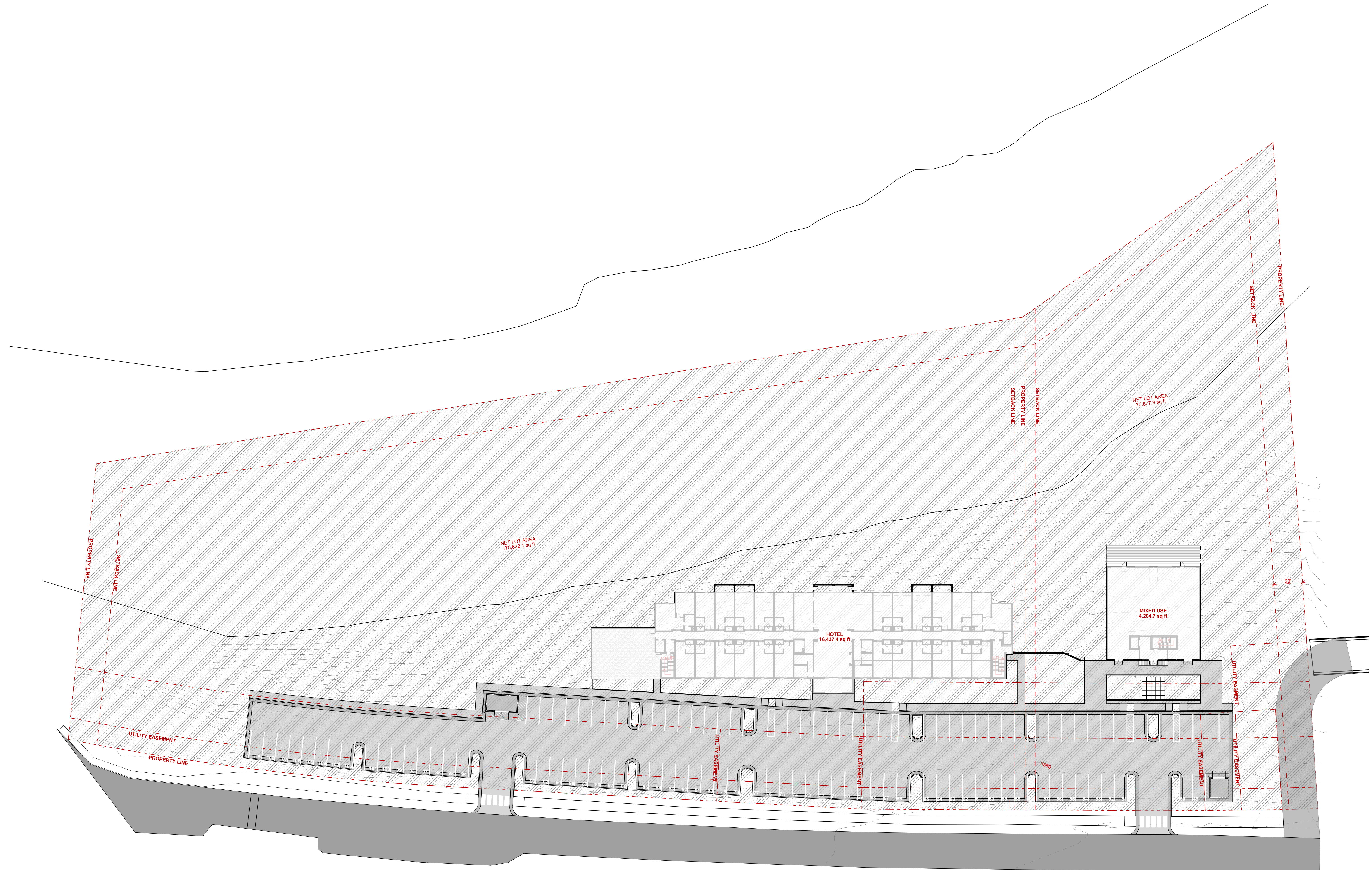
2026

**Lot 1
Highway
PUD**

7051 County Rd
335 New Castle
Colorado 81647

**LOT COVERAGE
LEGEND**

-  LOT COVERAGE
-  BUILDING FOOTPRINT



LAND USE SUBMISSION 10/30/2025

**NOT FOR
CONSTRUCTION**

**LOT
COVERAGE**

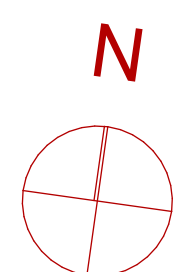
Z0.11

Site Plan | Lot Coverage



SCALE: 1" = 30'

1



THESE PLANS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING PLANS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN THE TOWN OF NEW CASTLE CODE OF ORDINANCES AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

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 SF	16,146.2	4,204.7	2086.3
FIRST LEVEL SF	15,184.3	4,233.1	714.1
SECOND LEVEL SF	15,350.4	606.4	
BUILDING TOTALS	46,680.9	9,044.2	2,800.4
GRAND TOTAL SF	55,725.1		

RED

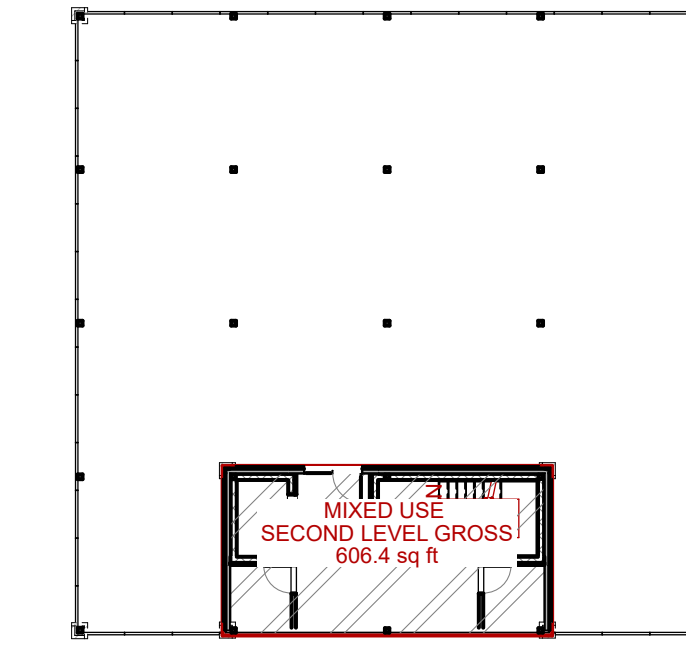
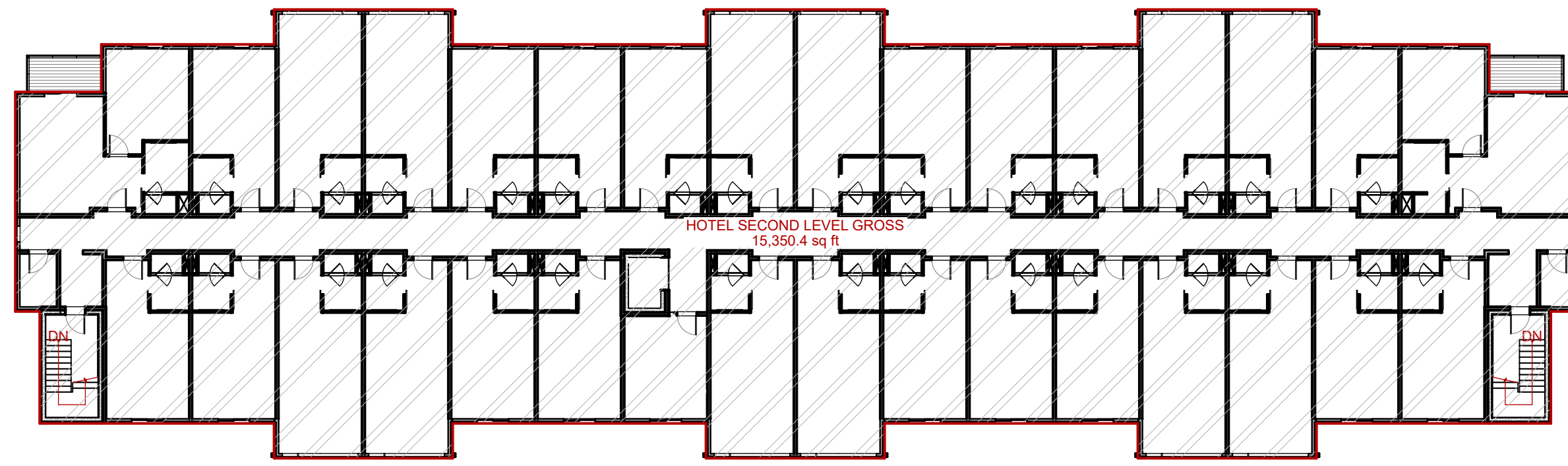
1001 Grand Ave, Suite 103
Glenwood Springs CO 81601

©
These documents have been specifically prepared for 7051 County Rd 335. They are not suitable for use on other projects or in other locations without the approval and participation of the architect. Reproduction prohibited without approval of the architect.

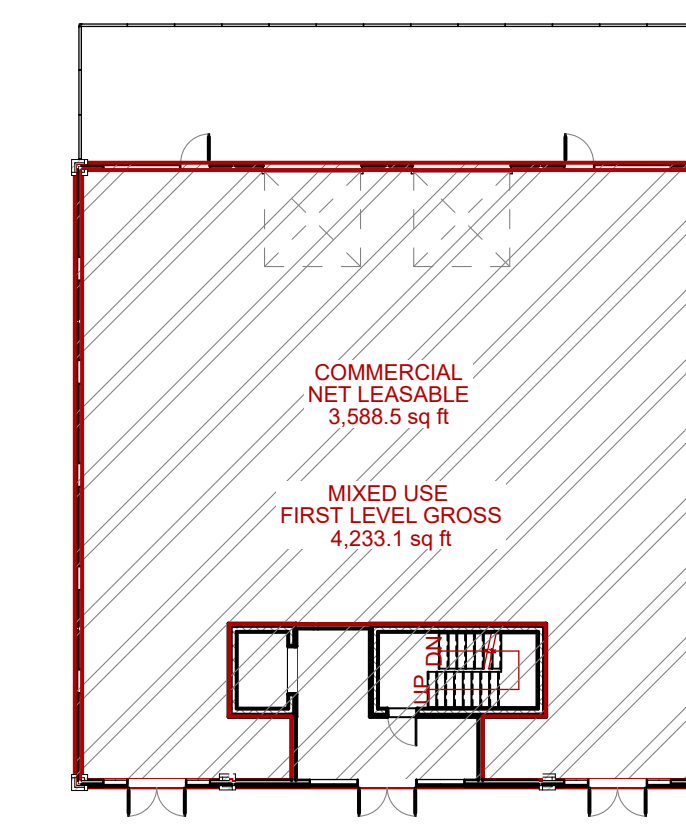
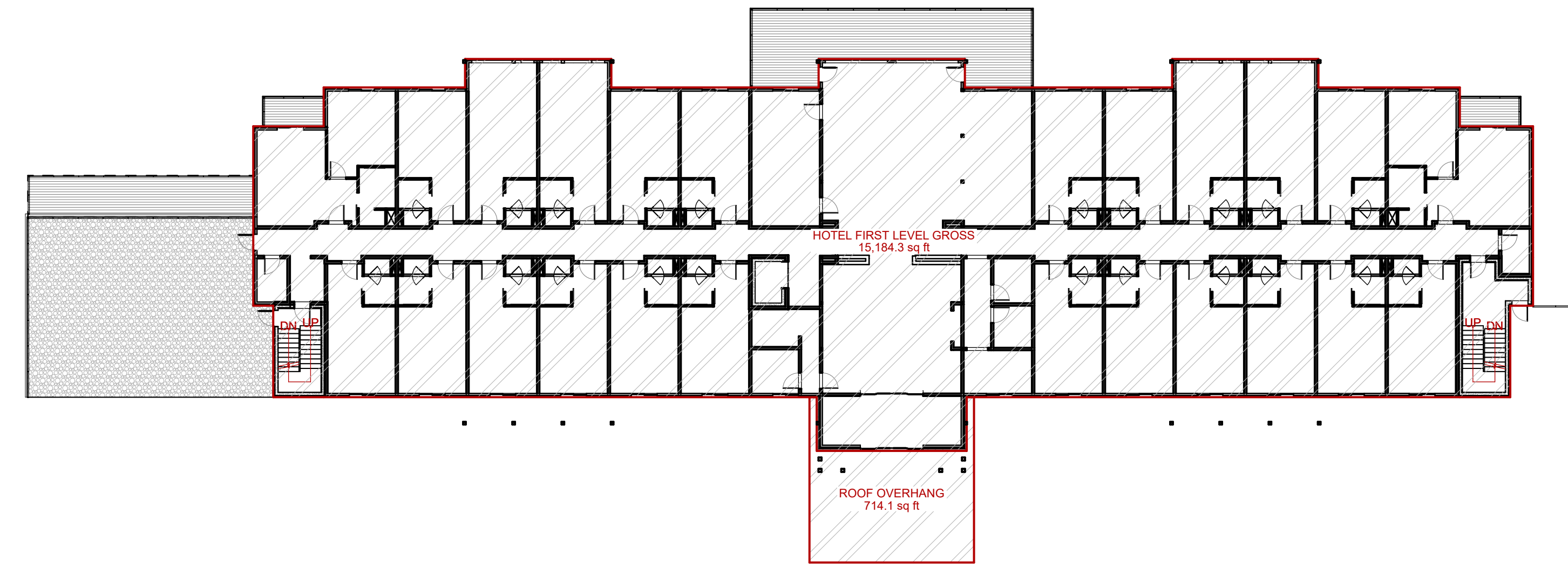
2025

**Lot 1
Highway
PUD**

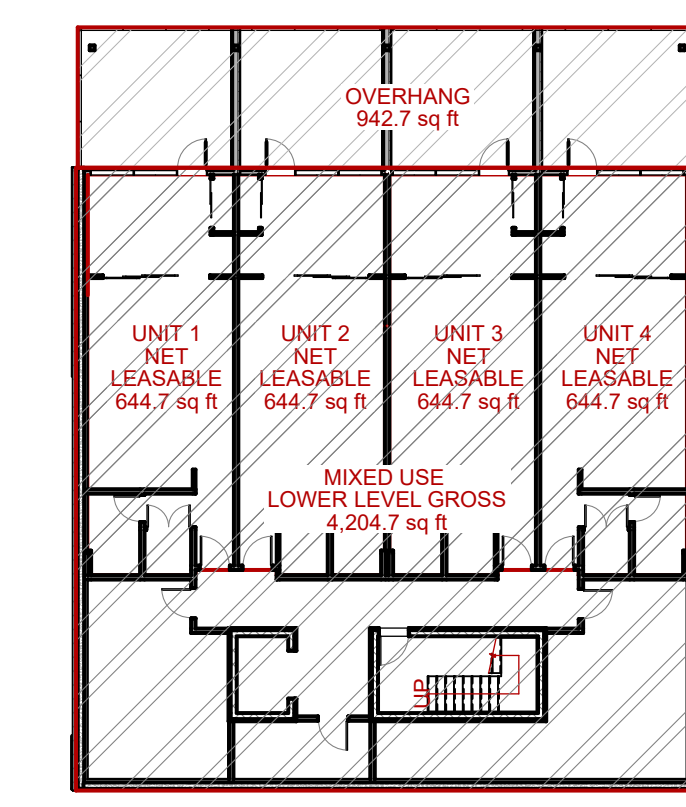
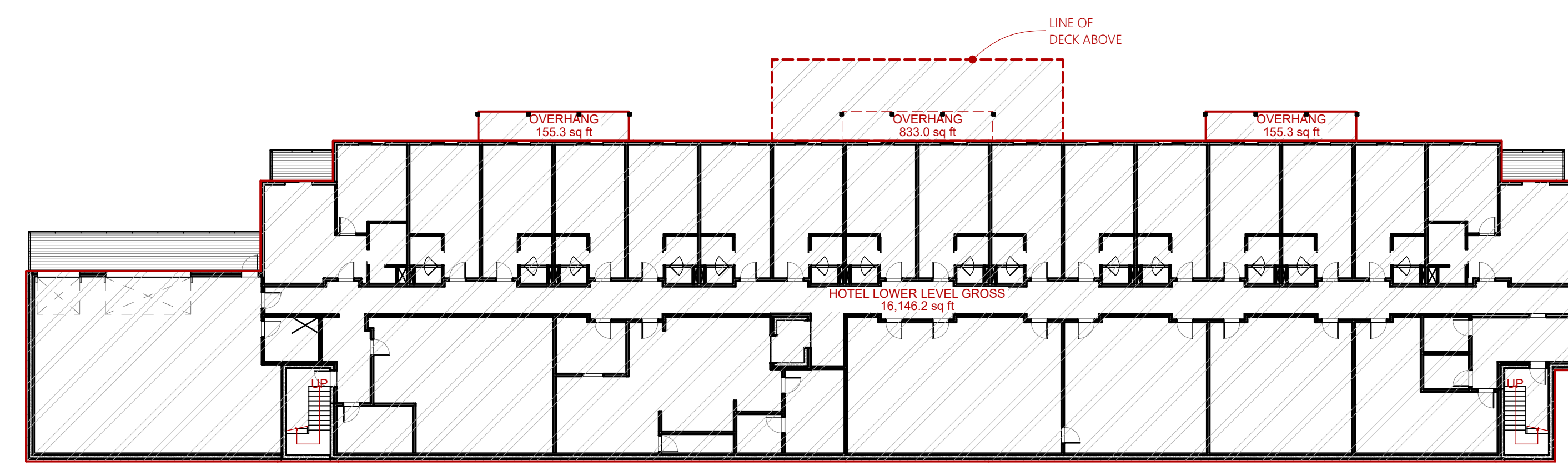
7051 County Rd
335 New Castle
Colorado 81647



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



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



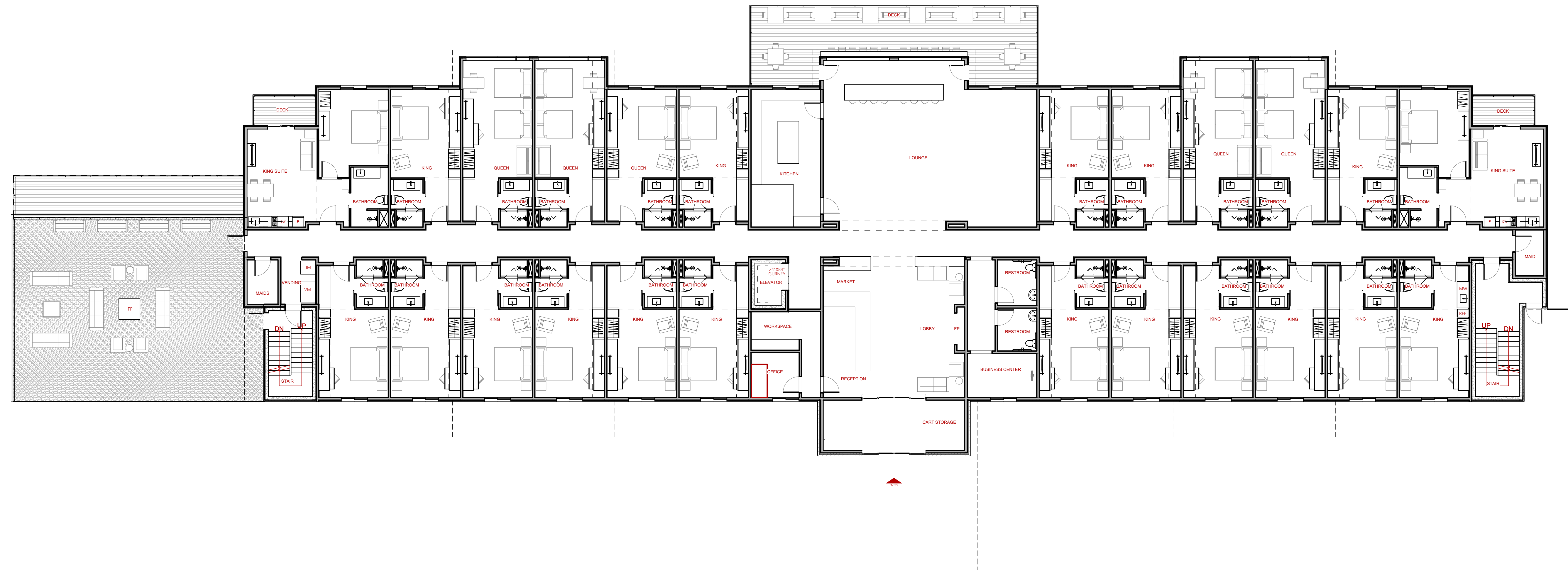
Gross Area | Lower Level 1
SCALE: 1" = 20'

LAND USE SUBMISSION 10/30/2025

**NOT FOR CONSTRUCTION
GROSS AREA**

N

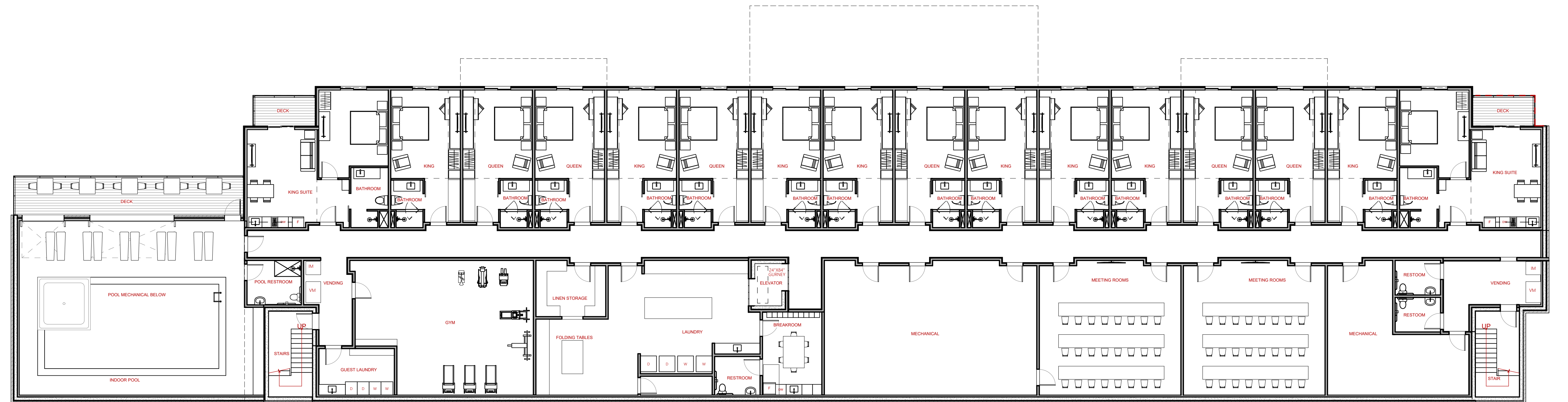
Z0.12



Hotel - First Level Reference Plan

2

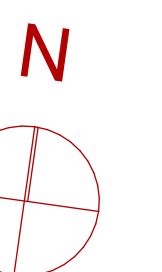
SCALE: 3/32" = 1'-0"

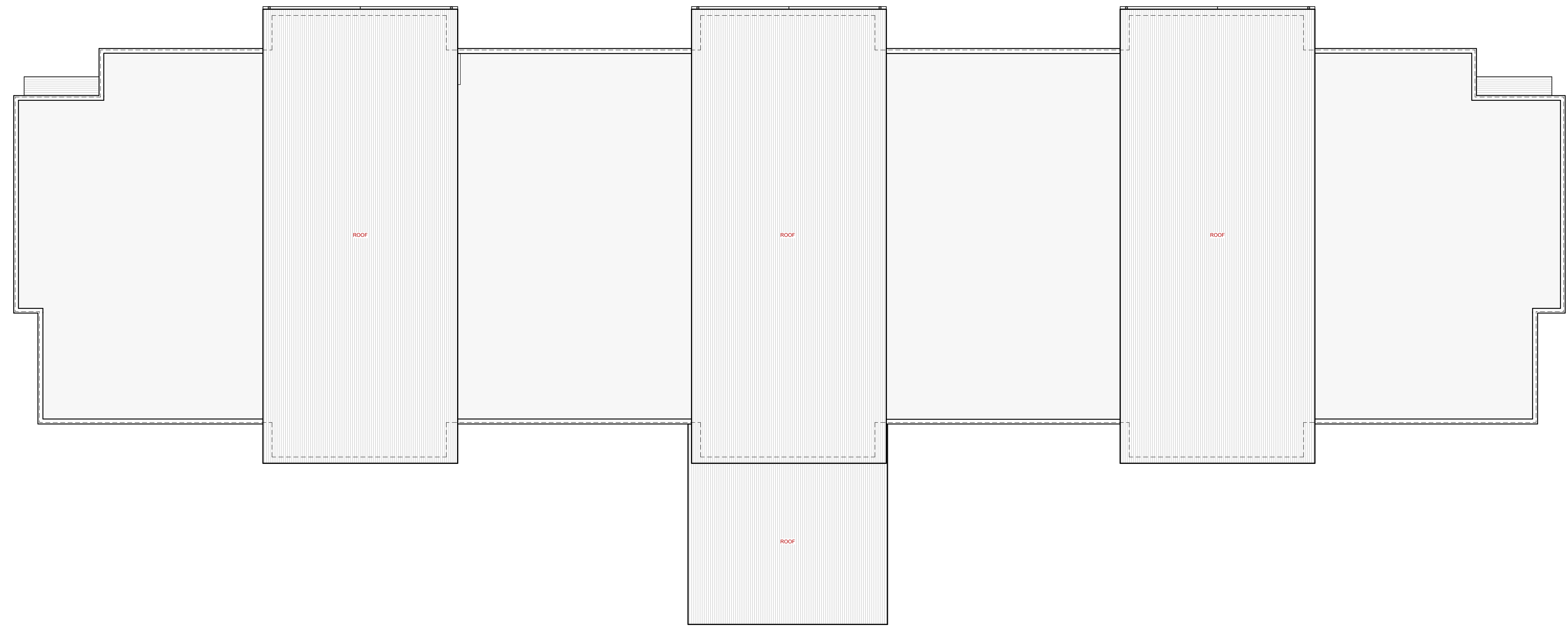


Hotel - Lower Level Reference Plan

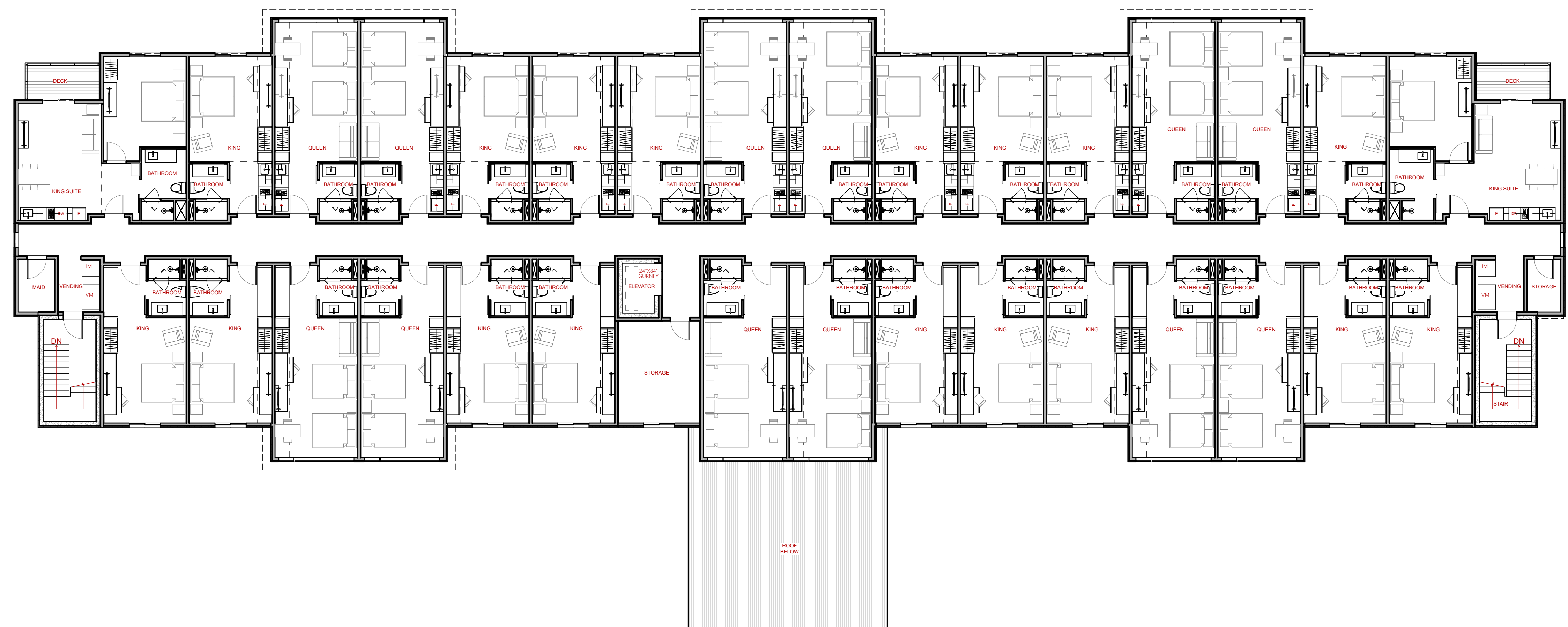
1

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

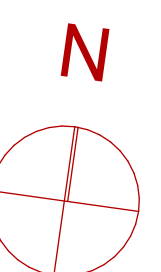


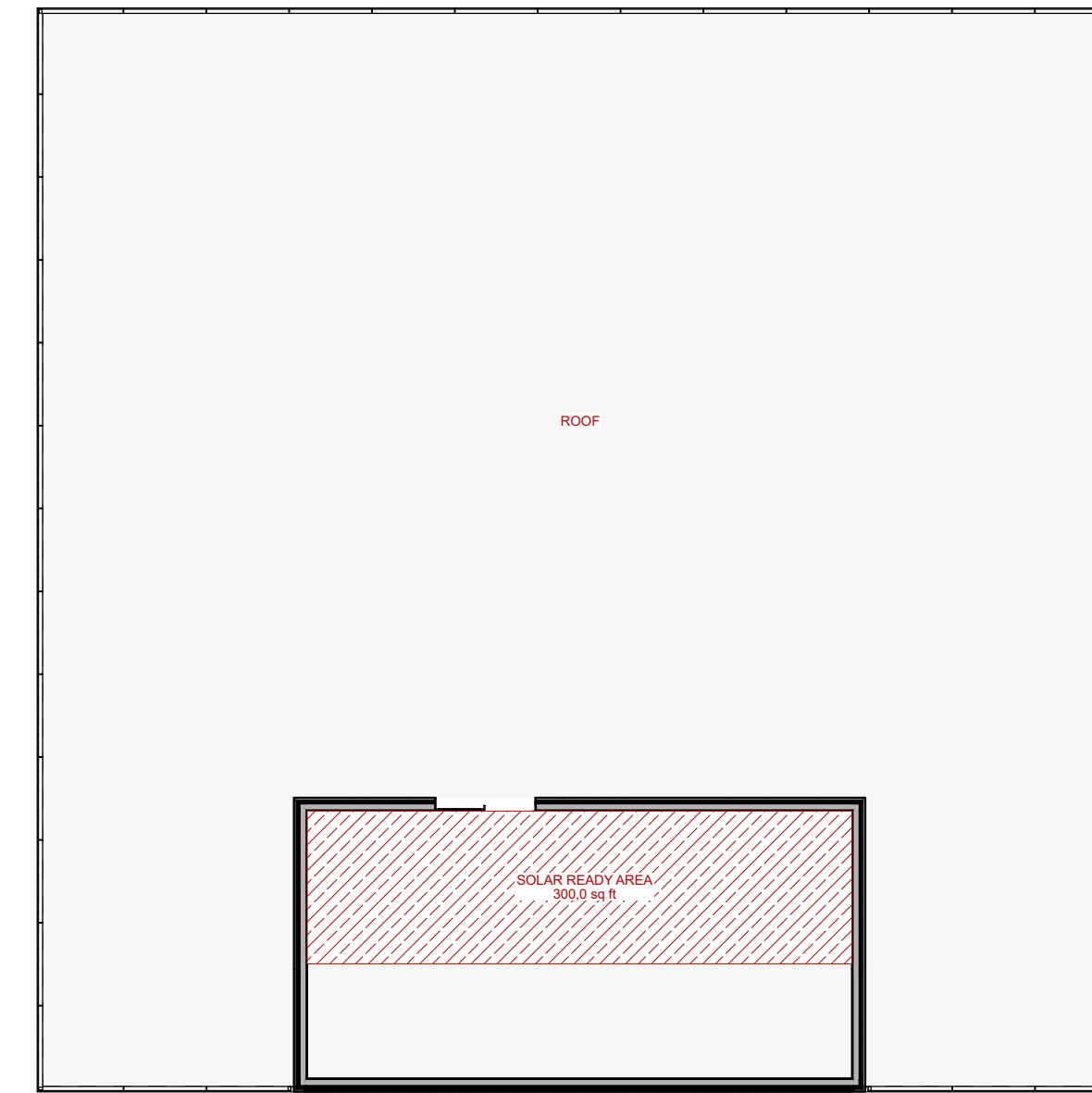


Hotel - Roof Level Reference Plan 2
SCALE: 3/32" = 1'-0"
0 8' 16' 24'

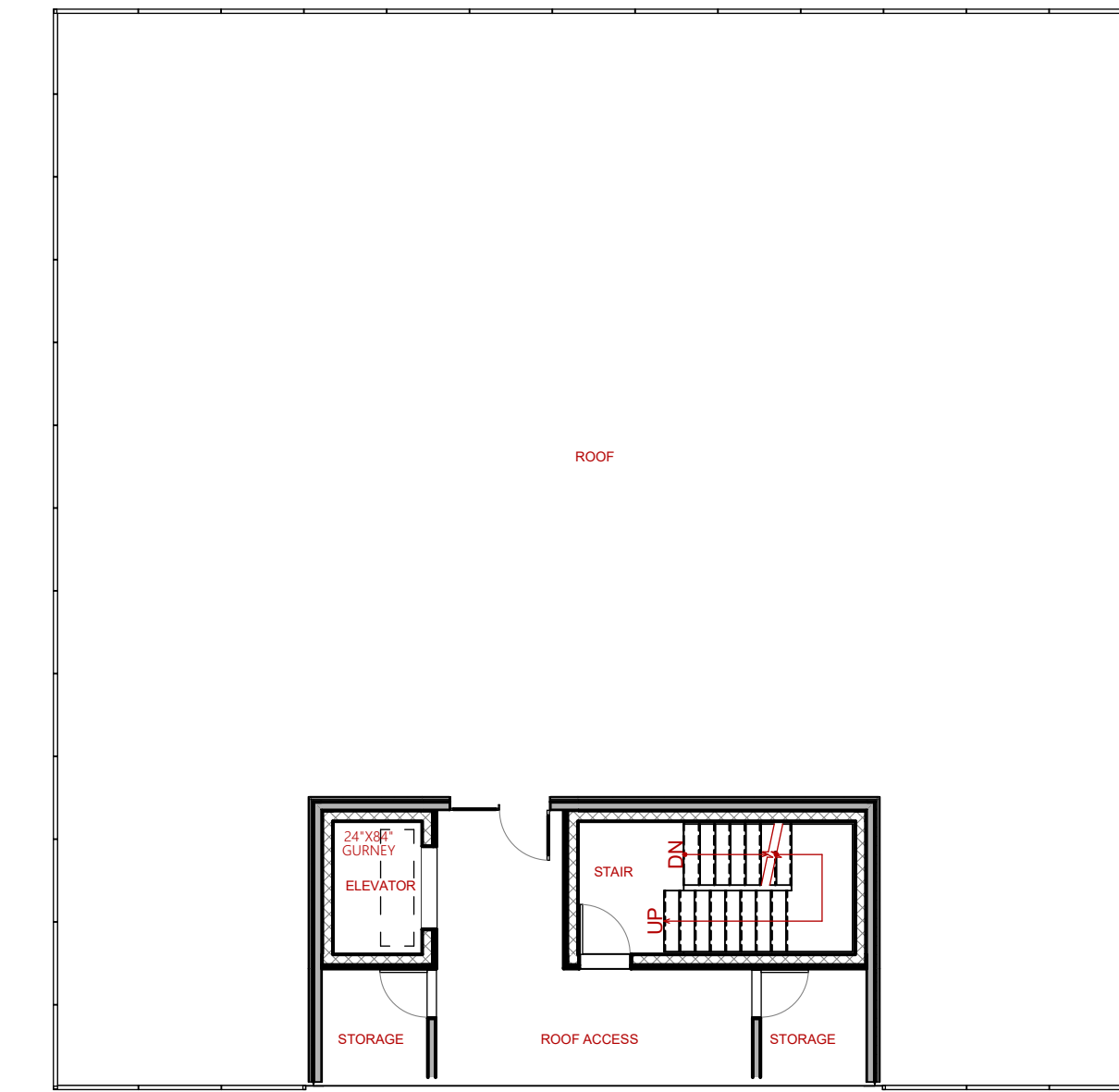


Hotel - Second Level Reference Plan 1
SCALE: 3/32" = 1'-0"
0 8' 16' 24'

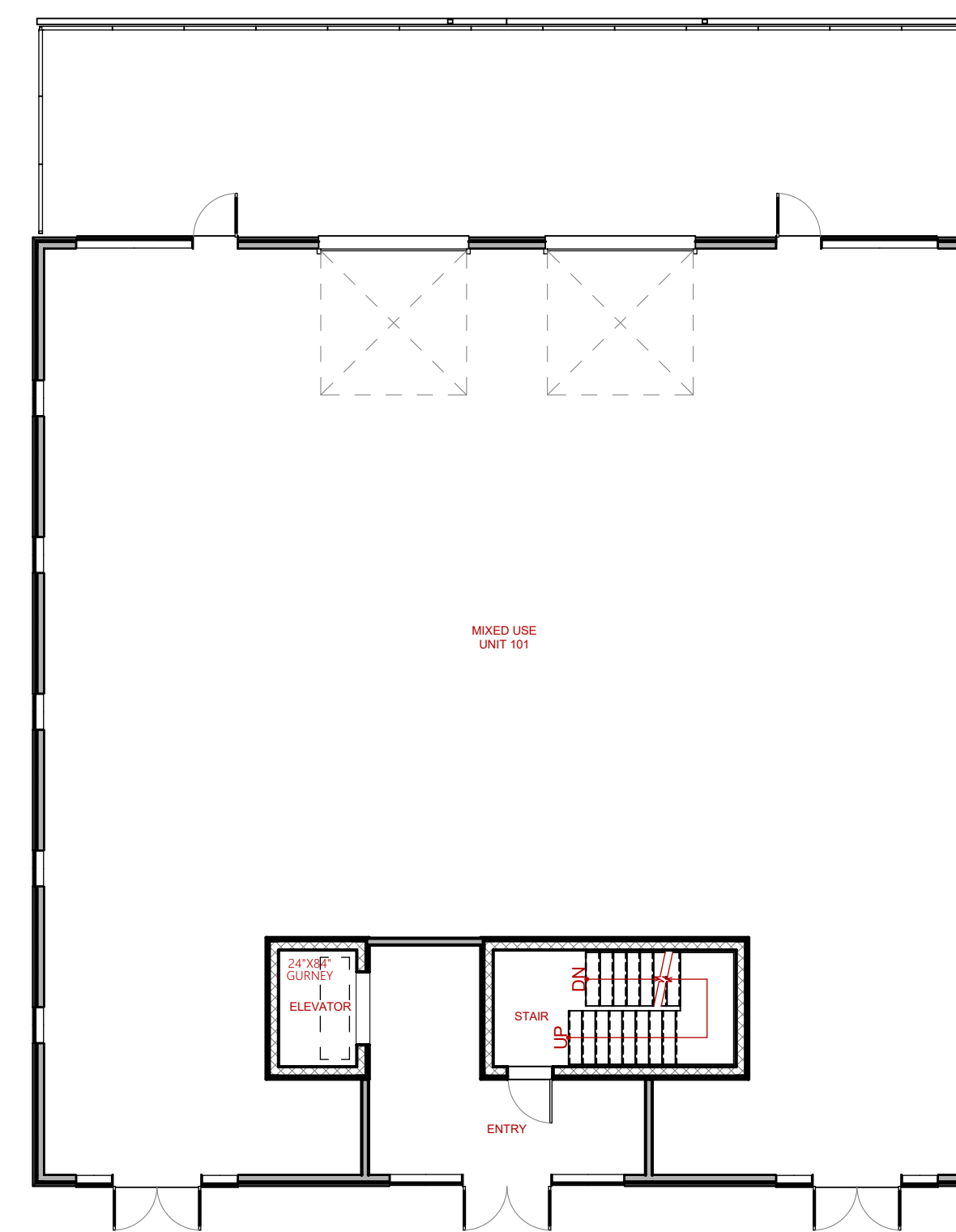




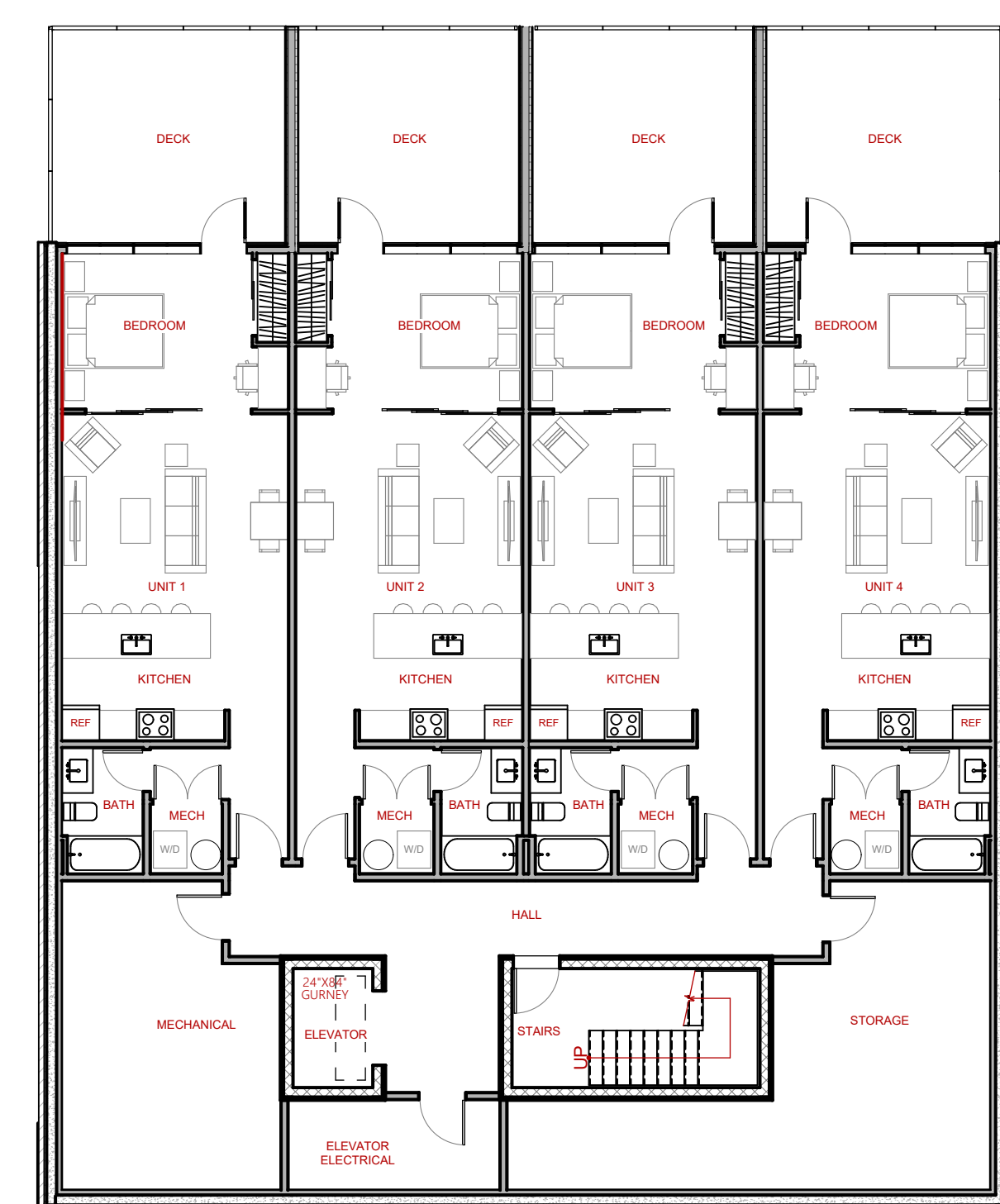
Roof Reference Plan 4
SCALE: 3/32" = 1'-0"



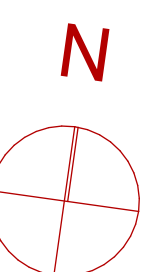
Second Level Reference Plan 3
SCALE: 3/32" = 1'-0"



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



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



THESE PLANS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING PLANS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN THE TOWN OF NEW CASTLE CODE OF ORDINANCES AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

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

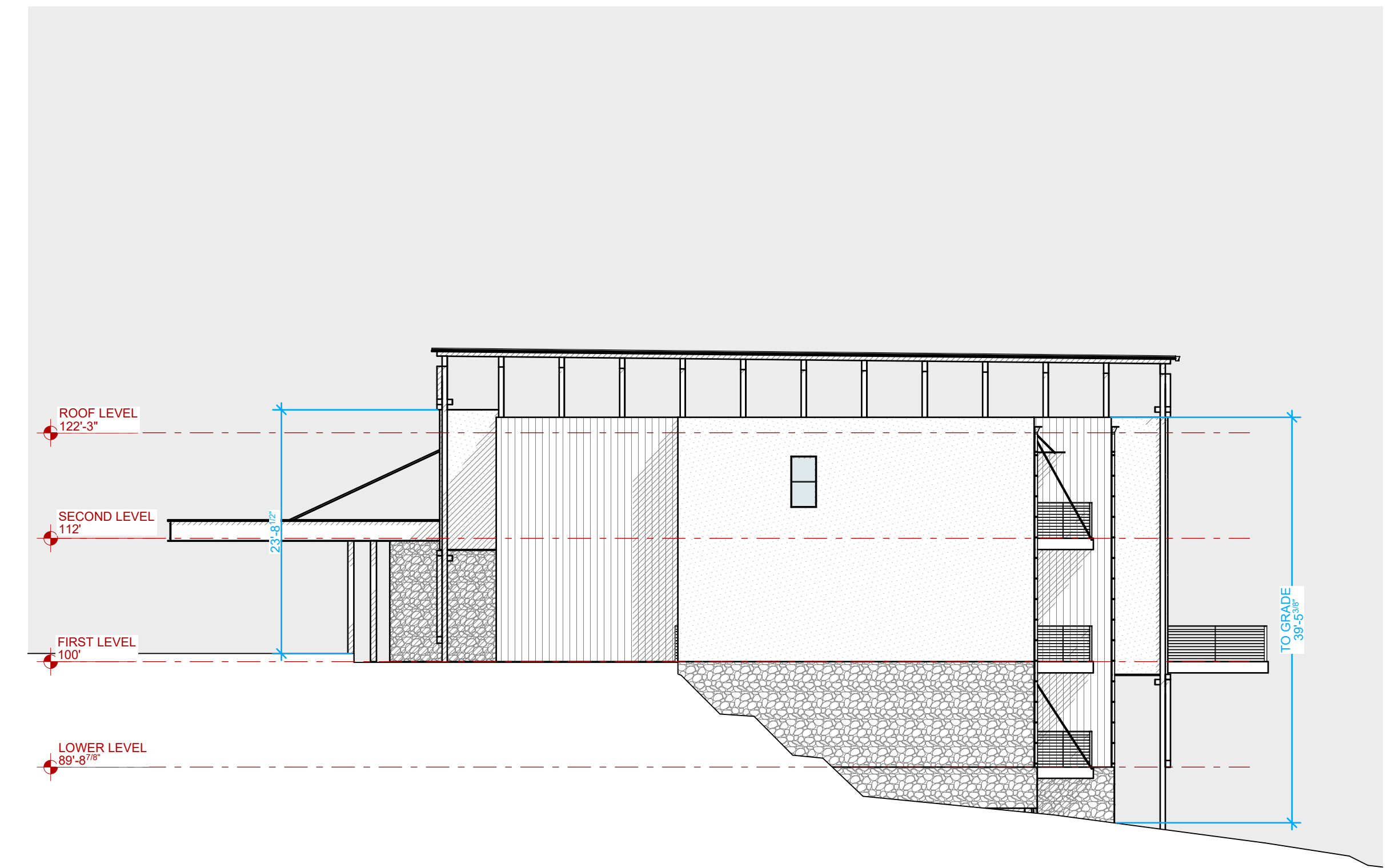
MIXED USE LOT:
 $5,554' + 5,554' + 5,581' + 5,579' / 4 = 5,567'$

**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

NOT FOR CONSTRUCTION

HOTEL - Reference Elevations

THESE PLANS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING PLANS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN THE TOWN OF NEW CASTLE CODE OF ORDINANCES AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

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







©
 These documents have been specifically prepared for 7051 County Rd 335. They are not suitable for use on other projects or in other locations without the approval and participation of the architect. Reproduction prohibited without approval of the architect.

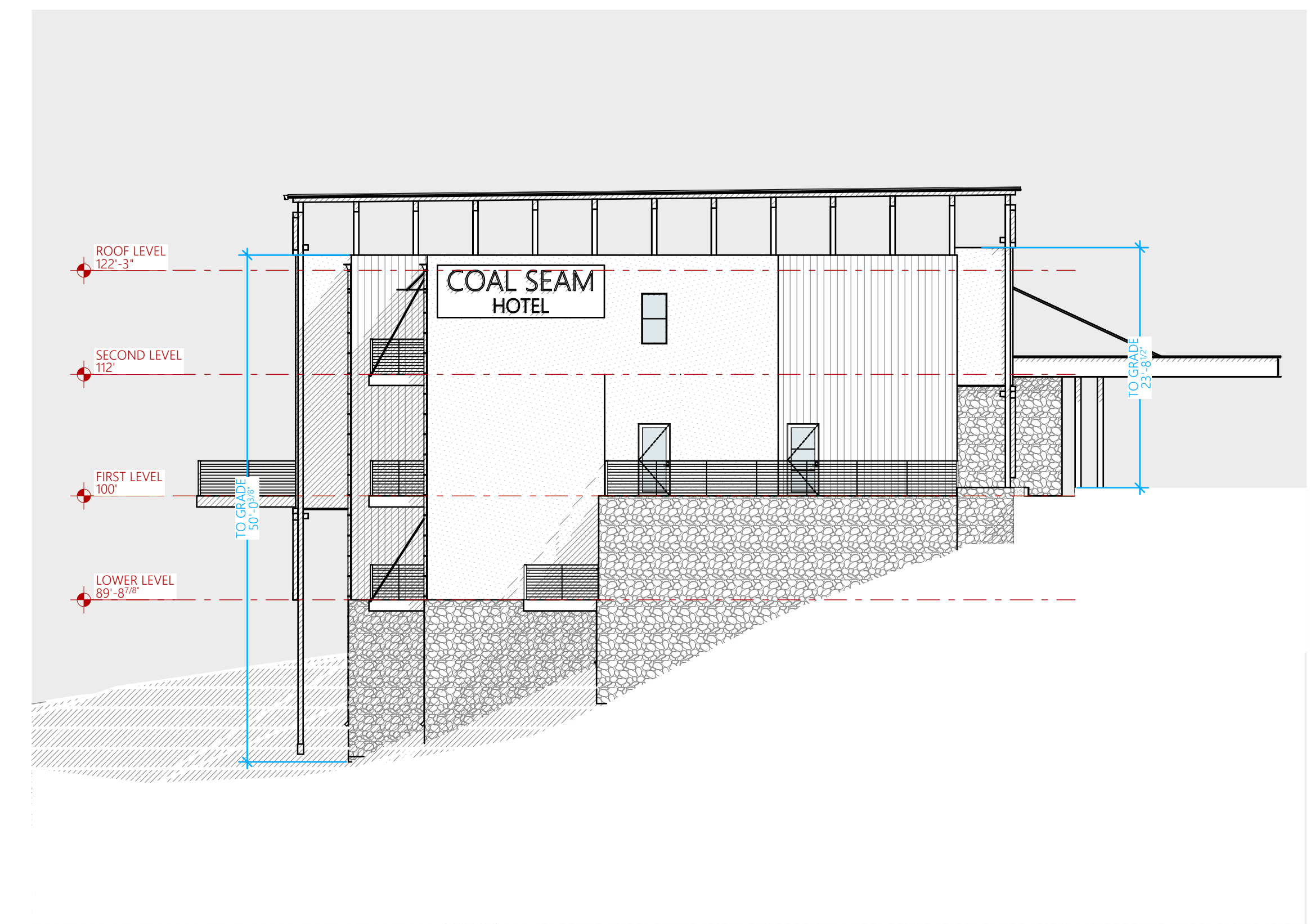
2025

**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"


LAND USE
 SUBMISSION 10/30/2025

**NOT FOR
 CONSTRUCTION**

**HOTEL -
 Reference
 Elevations**

A2.02

THESE PLANS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING PLANS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN THE TOWN OF NEW CASTLE CODE OF ORDINANCES AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

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







©
 These documents have been specifically prepared for 7051 County Rd 335. They are not suitable for use on other projects or in other locations without the approval and participation of the architect. Reproduction prohibited without approval of the architect.

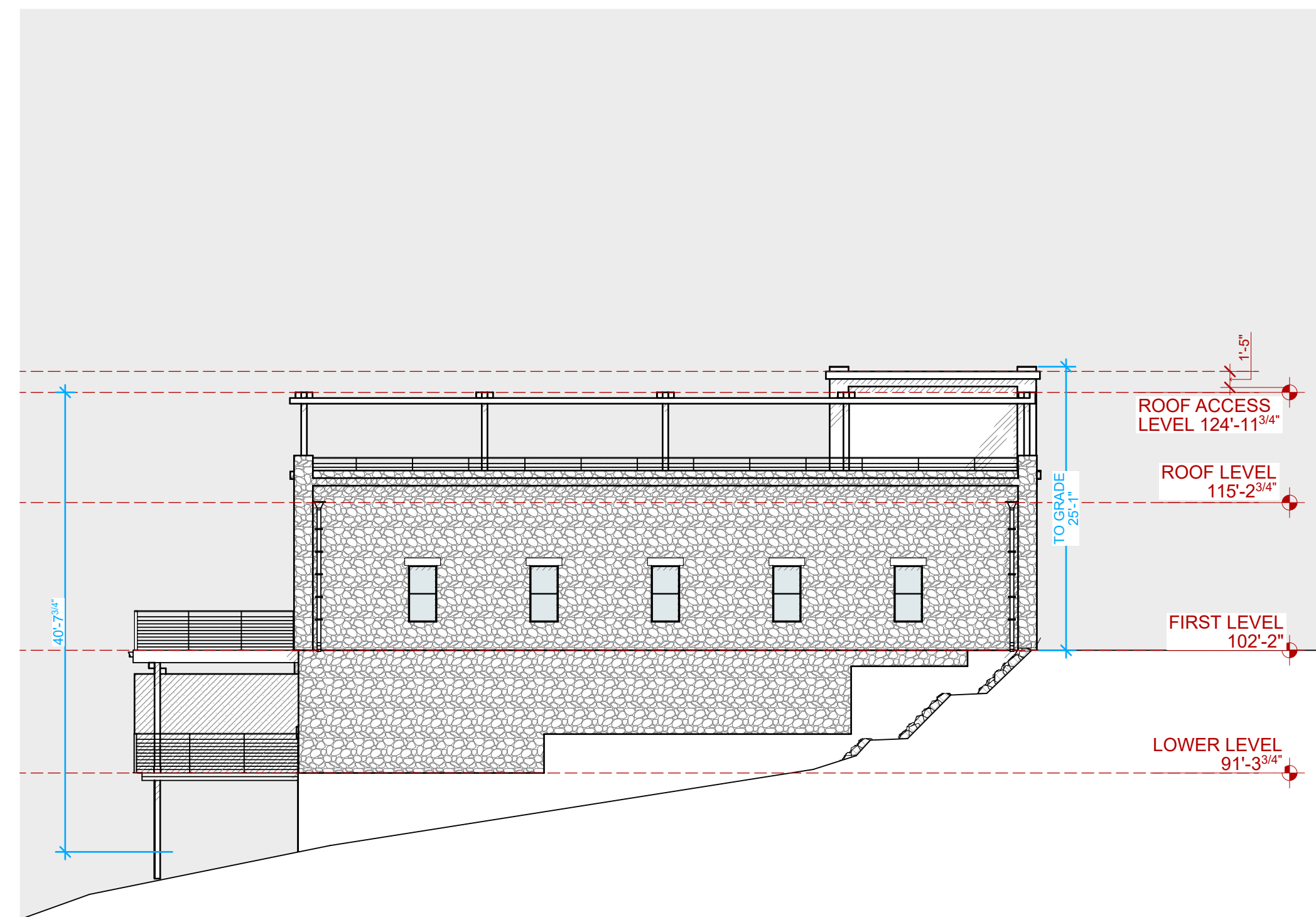
2025

**Lot 1
 Highway
 PUD**

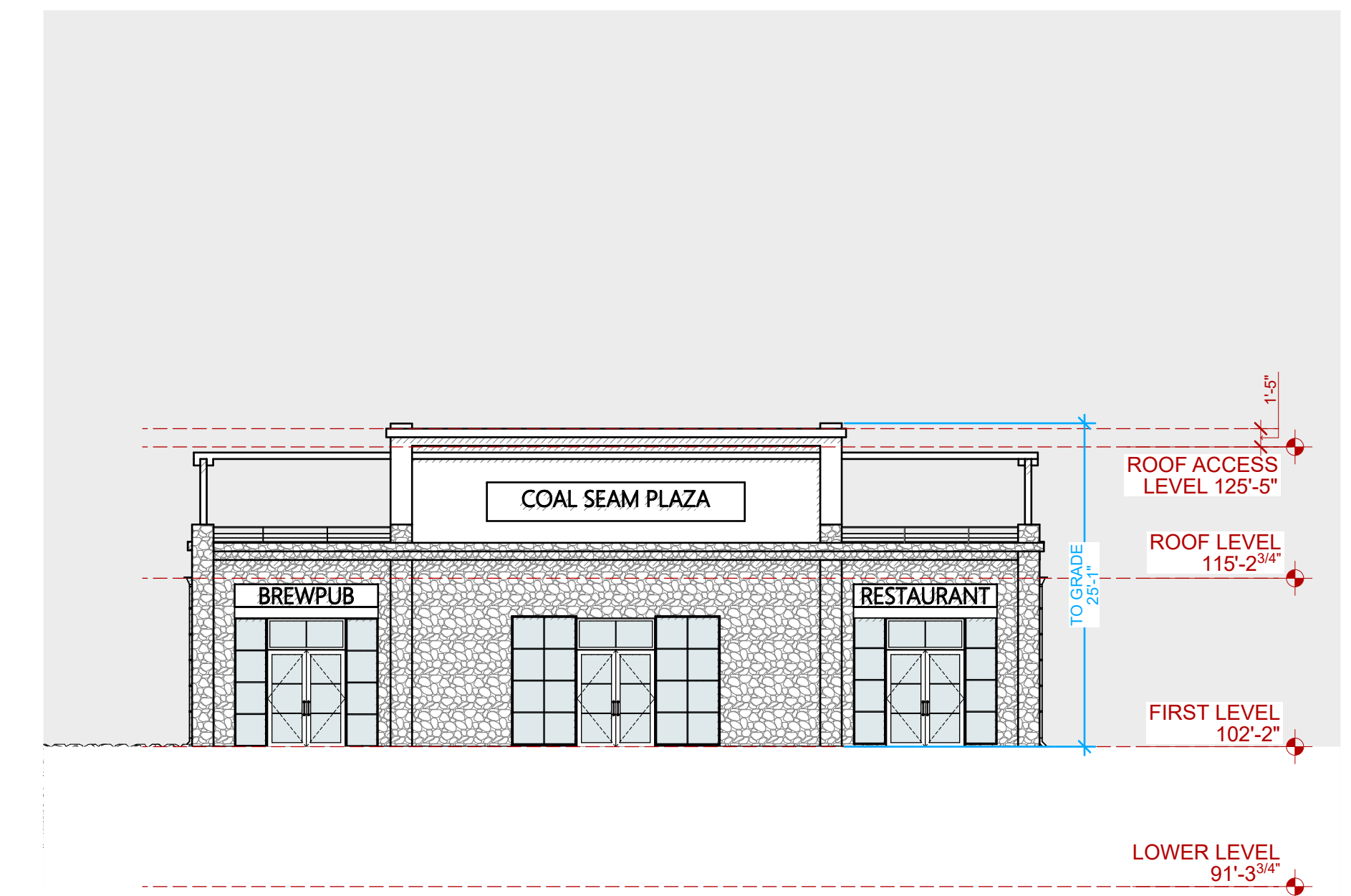
7051 County Rd
 335 New Castle
 Colorado 81647

**ELEVATION
 MATERIAL**

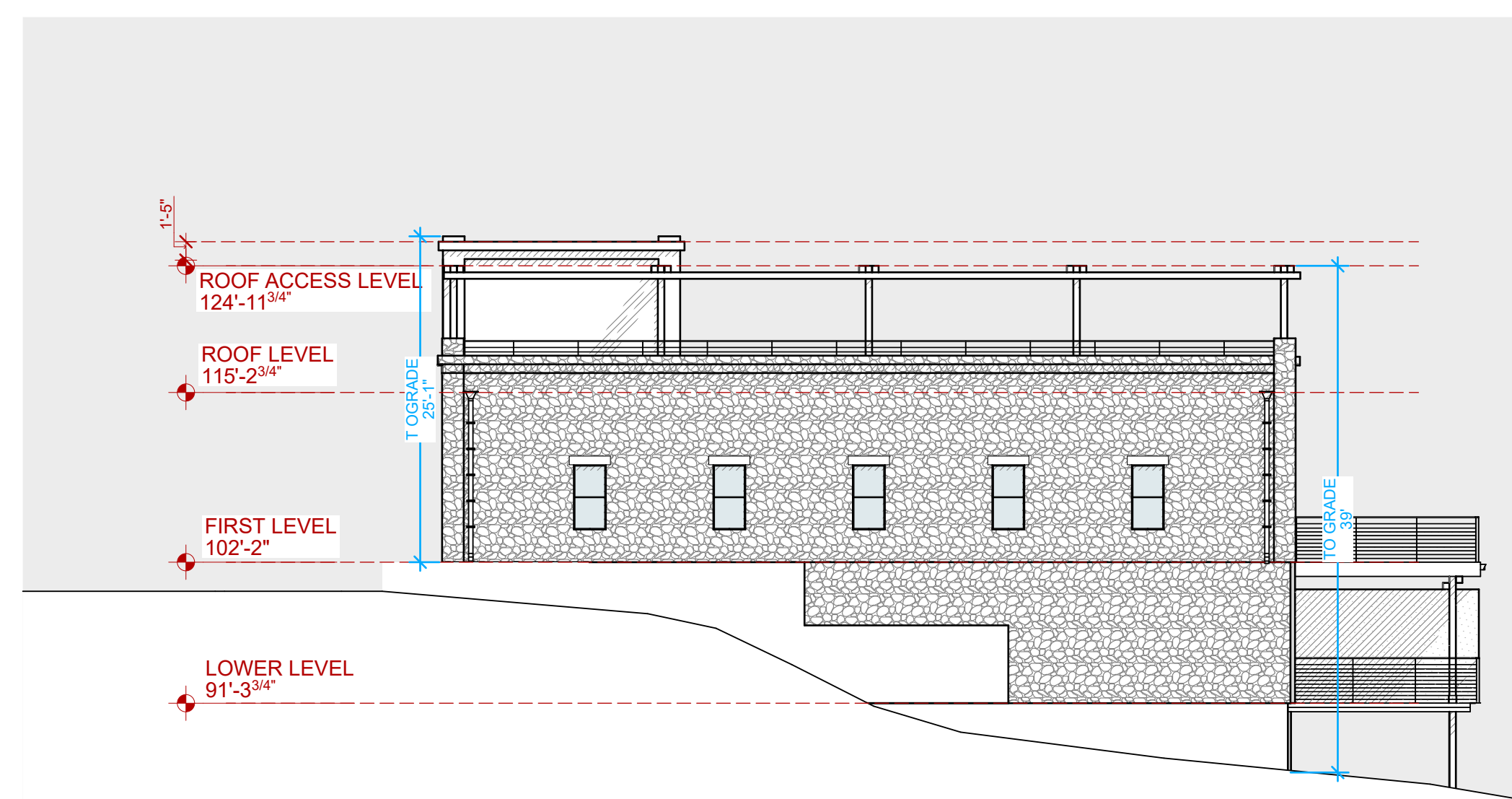
-  STONE SIDING
-  VERTICAL METAL SIDING
-  STUCCO
-  CORRUGATED METAL SIDING
-  WOOD TIMBERS AND TRIM
-  METAL TBD



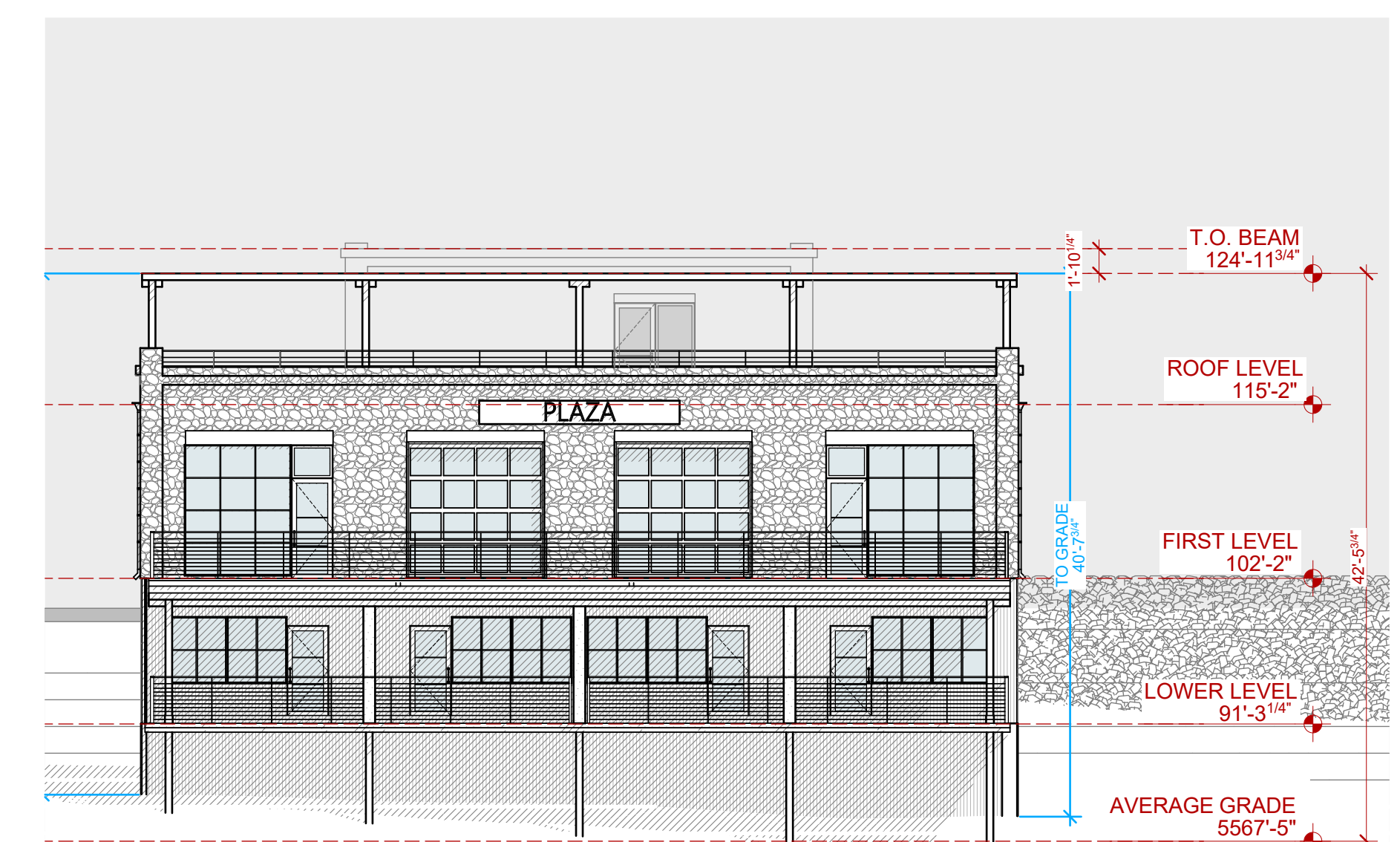
West Reference Elevation 4
 SCALE 3/32" = 1'-0"



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"

LAND USE SUBMISSION 10/30/2025

NOT FOR CONSTRUCTION

**MIXED USE -
 Reference
 Elevations**

THESE PLANS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING PLANS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN THE TOWN OF NEW CASTLE CODE OF ORDINANCES AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

CONCEPTUAL WALL SIGN (17.18.110 NEW CASTLE MUNICODE):
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

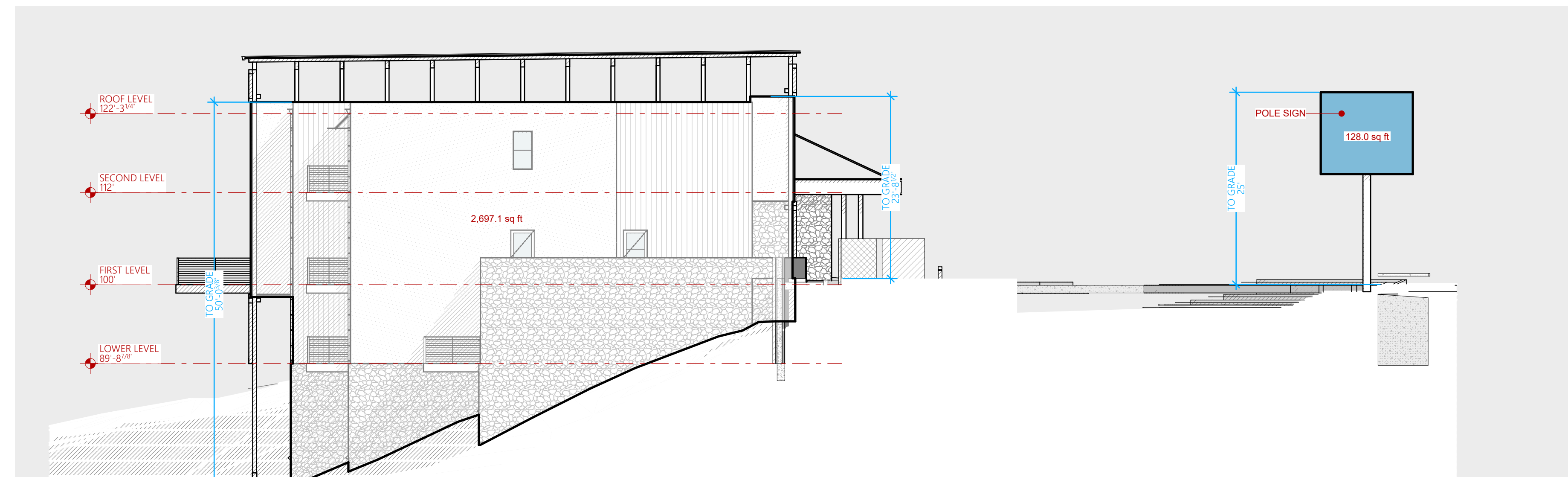
POLE SIGN (17.18.110 NEW CASTLE MUNICODE):
A FREESTANDING SIGN WHICH IS A SIGN SUPPORTED BY ONE (1) OR MORE COLUMNS, UPRIGHTS, POLES OR BRACES EXTENDED FROM THE GROUND, OR WHICH IS ERECTED ON THE GROUND AND SHALL ALSO INCLUDE A MONUMENT SIGN AND POLE SIGNS BUT DOES NOT INCLUDE A SIGN ATTACHED TO A STRUCTURE. POSTS SHALL NOT HAVE A DIAMETER GREATER THAN TWELVE (12) INCHES. POLE BASES SHALL BE PROTECTED BY CONCRETE OR A SIMILAR STURDY STRUCTURE TO PREVENT DAMAGE. POLE SIGNS HAVE A MAXIMUM HEIGHT OF 25' AND THE SIZE IS LIMITED TO 128 SQ.FT. NO FREESTANDING SIGN IN ANY ZONING/SIGN DISTRICT CAN BE ERECTED CLOSER THAN 8' FROM ANY CURBLINE, NOR CLOSER THAN 4' TO ANY BUILDING.

MONUMENT SIGN (17.18.110 NEW CASTLE MUNICODE):
A MONUMENT SIGN IS A GROUND SIGN PERMANENTLY AFFIXED TO THE GROUND AT ITS BASE, SUPPORTED ENTIRELY BY A CONTINUOUS BASE STRUCTURE, AND NOT MOUNTED ON A POLE OR SYSTEM OF POLES. MONUMENT SIGNS HAVE A MAXIMUM HEIGHT OF 6' AND THE SIZE IS LIMITED TO 120 SQ.FT WITH A MINIMUM HORIZONTAL DISTANCE BETWEEN SIGNS ON THE SAME PROPERTY AS 75'.

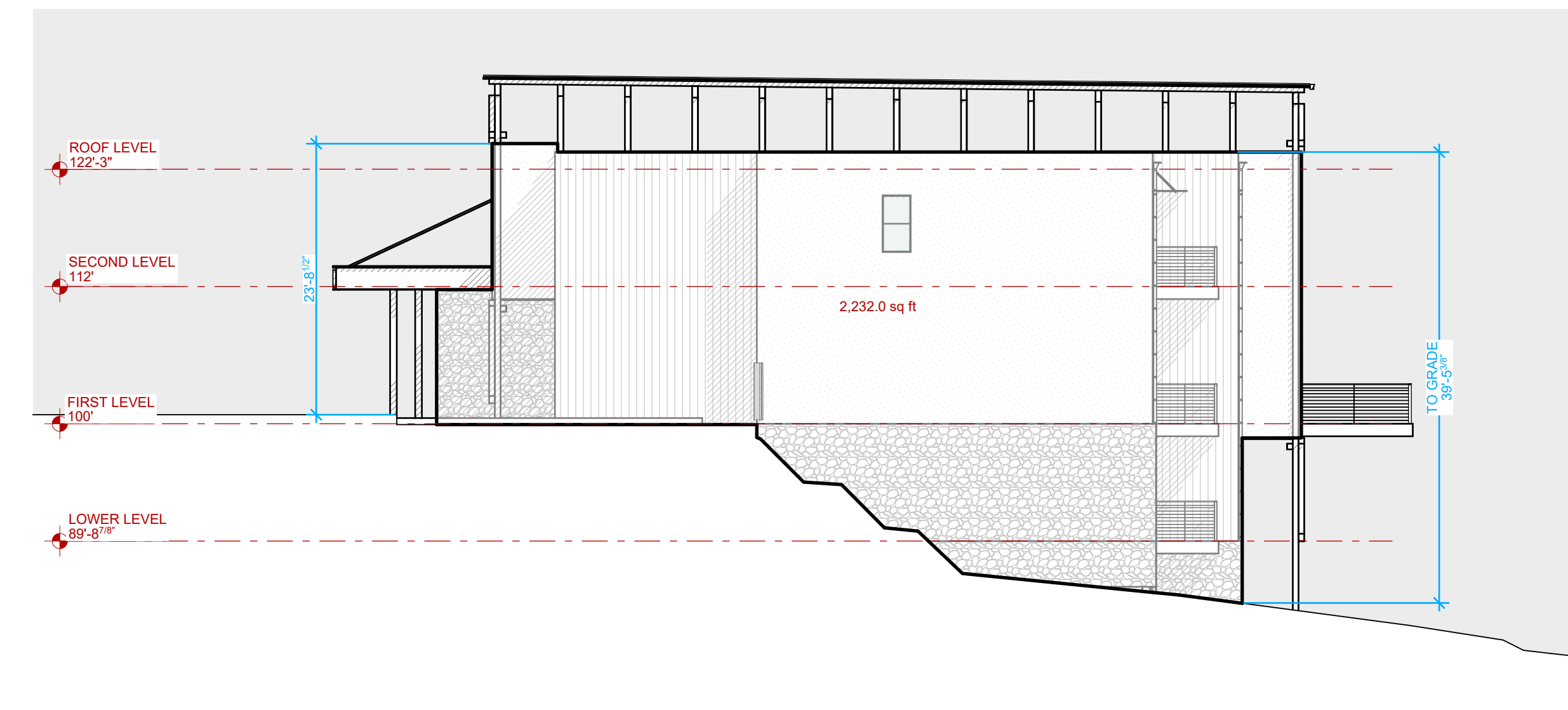
CANOPY SIGN (17.18.110 NEW CASTLE MUNICODE):
A CANOPY SIGN IS A WALL SIGN THAT IS PERMANENTLY AFFIXED TO A ROOFED SHELTER ATTACHED TO AND SUPPORTED BY A BUILDING, BY COLUMNS EXTENDING FROM THE GROUND OR BY A COMBINATION OF A BUILDING AND COLUMNS. NO CANOPY SIGN SHALL PROJECT ABOVE THE TOP OF THE CANOPY UPON WHICH IT IS MOUNTED. HOWEVER, SUCH SIGNS MAY PROJECT HORIZONTALLY FROM THE FACE OF A CANOPY THE DISTANCE NECESSARY TO ACCOMMODATE THE LETTER THICKNESS AND REQUIRED ELECTRICAL EQUIPMENT, BUT NOT MORE THAN TWELVE (12) INCHES (MEASURED FROM THE BOTTOM OF THE SIGN). ALL CANOPY SIGNS ON A GIVEN WALL SHALL NOT EXCEED 5% OF THE WALL AREA.



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



West 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"

THESE PLANS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING PLANS MAY VARY BUT WILL BE EVALUATED FOR COMPLIANCE WITH DESIGN STANDARDS CONTAINED WITHIN THE TOWN OF NEW CASTLE CODE OF ORDINANCES AT THE TIME OF SUBMITTING A BUILDING PERMIT APPLICATION.

CONCEPTUAL WALL SIGN (17.18.110 NEW CASTLE MUNICODE):
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

POLE SIGN (17.18.110 NEW CASTLE MUNICODE):
A FREESTANDING SIGN WHICH IS A SIGN SUPPORTED BY ONE (1) OR MORE COLUMNS, UPRIGHTS, POLES OR BRACES EXTENDED FROM THE GROUND, OR WHICH IS ERECTED ON THE GROUND AND SHALL ALSO INCLUDE A MONUMENT SIGN AND POLE SIGNS BUT DOES NOT INCLUDE A SIGN ATTACHED TO A STRUCTURE. POSTS SHALL NOT HAVE A DIAMETER GREATER THAN TWELVE (12) INCHES. POLE BASES SHALL BE PROTECTED BY CONCRETE OR A SIMILAR STURDY STRUCTURE TO PREVENT DAMAGE. POLES SIGNS HAVE A MAXIMUM HEIGHT OF 25' AND THE SIZE IS LIMITED TO 128 SQ.FT

MONUMENT SIGN (17.18.110 NEW CASTLE MUNICODE):
A MONUMENT SIGN IS A GROUND SIGN PERMANENTLY AFFIXED TO THE GROUND AT ITS BASE, SUPPORTED ENTIRELY BY A CONTINUOUS BASE STRUCTURE, AND NOT MOUNTED ON A POLE OR SYSTEM OF POLES. MONUMENT SIGNS HAVE A MAXIMUM HEIGHT OF 6' AND THE SIZE IS LIMITED TO 120 SQ.FT WITH A MINIMUM HORIZONTAL DISTANCE BETWEEN SIGNS ON THE SAME PROPERTY AS 75'.

CANOPY SIGN (17.18.110 NEW CASTLE MUNICODE):
A CANOPY SIGN IS A WALL SIGN THAT IS PERMANENTLY AFFIXED TO A ROOFED SHELTER ATTACHED TO AND SUPPORTED BY A BUILDING, BY COLUMNS EXTENDING FROM THE GROUND OR BY A COMBINATION OF A BUILDING AND COLUMNS. NO CANOPY SIGN SHALL PROJECT ABOVE THE TOP OF THE CANOPY UPON WHICH IT IS MOUNTED. HOWEVER, SUCH SIGNS MAY PROJECT HORIZONTALLY FROM THE FACE OF A CANOPY THE DISTANCE NECESSARY TO ACCOMMODATE THE LETTER THICKNESS AND REQUIRED ELECTRICAL EQUIPMENT, BUT NOT MORE THAN TWELVE (12) INCHES (MEASURED FROM THE BOTTOM OF THE SIGN). ALL CANOPY SIGNS ON A GIVEN WALL SHALL NOT EXCEED 5% OF THE WALL AREA.

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%

RED

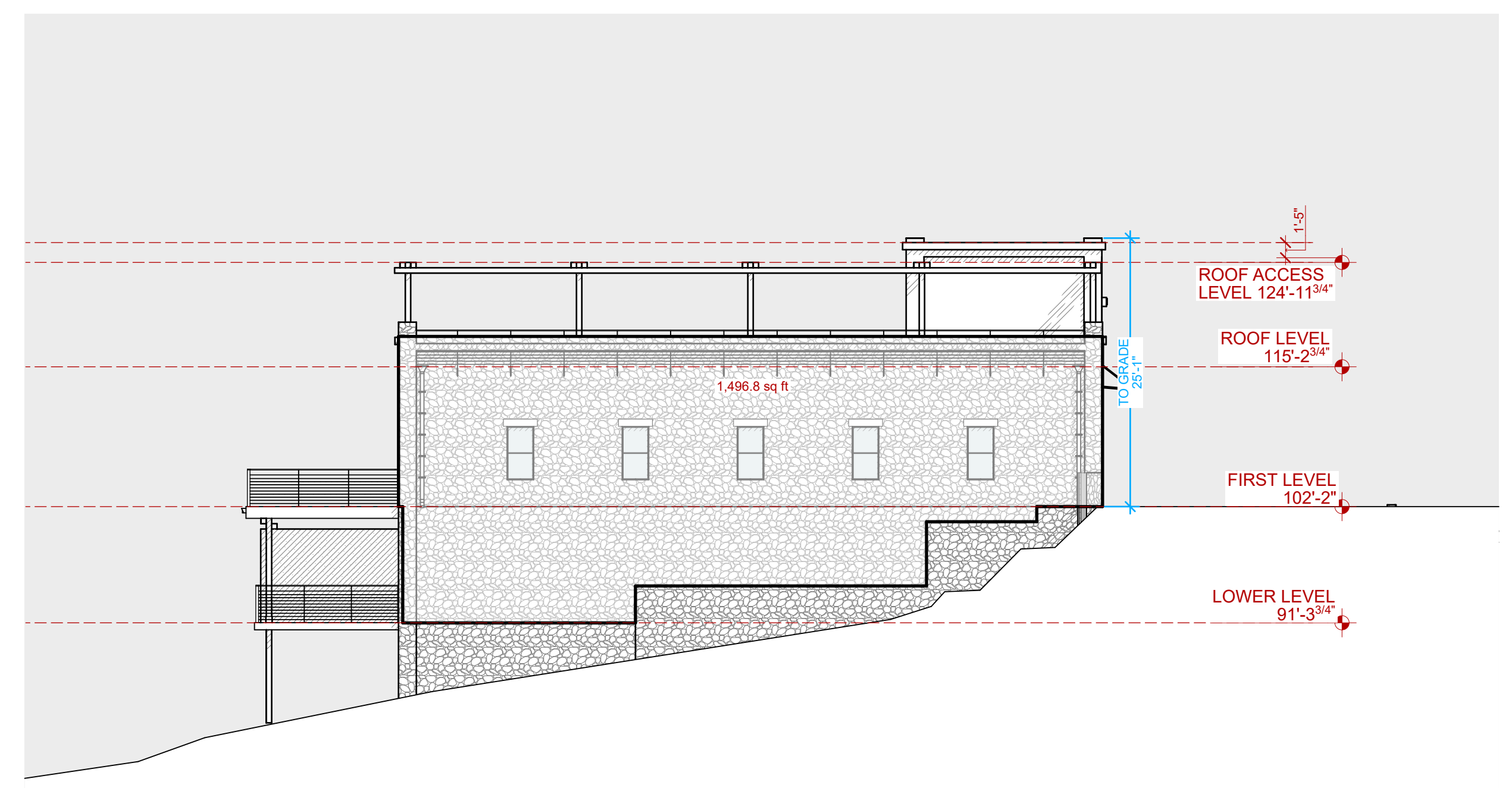
1001 Grand Ave, Suite 103
Glenwood Springs CO 81601

©
These documents have been specifically prepared for 7051 County Rd 335. They are not suitable for use on other projects or in other locations without the approval and participation of the architect. Reproduction prohibited without approval of the architect.

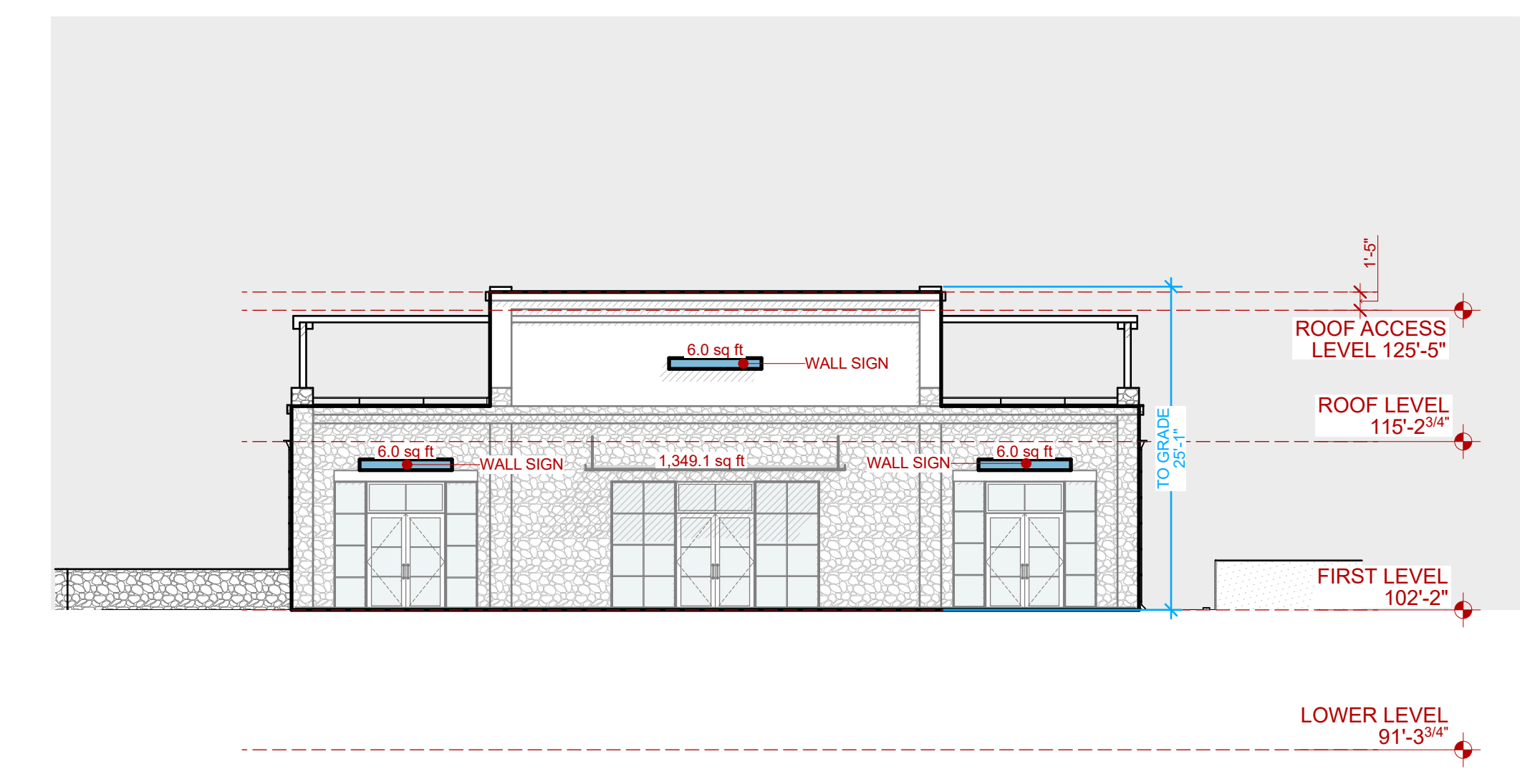
2026

**Lot 1
Highway
PUD**

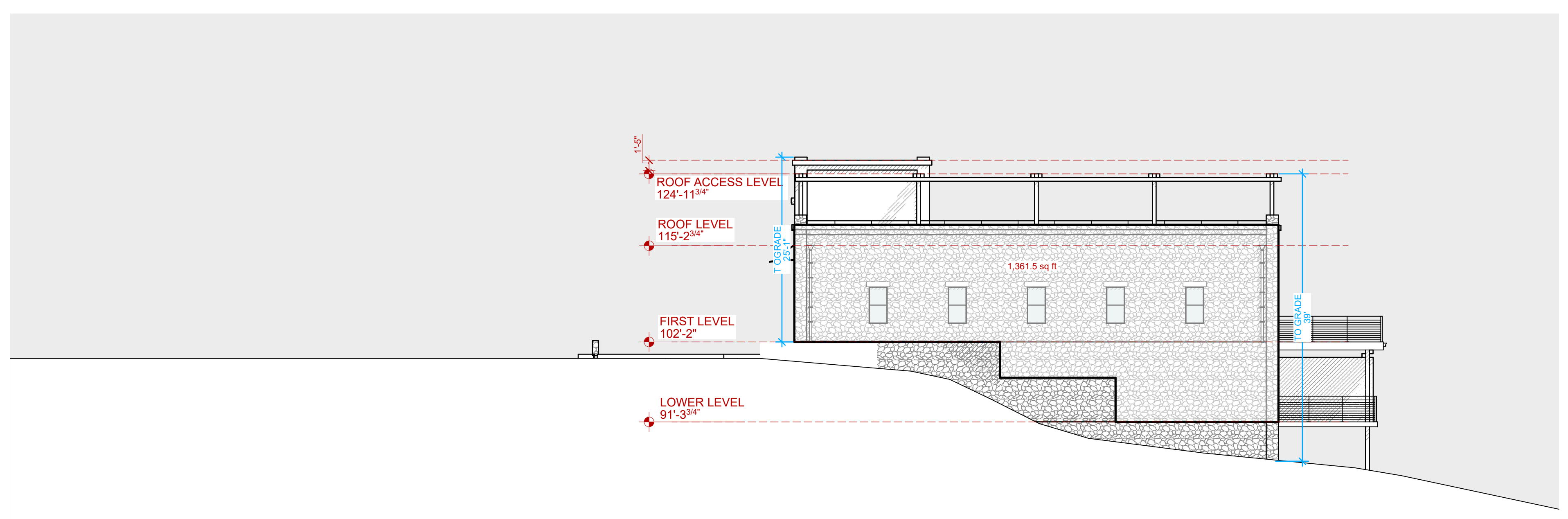
7051 County Rd
335 New Castle
Colorado 81647



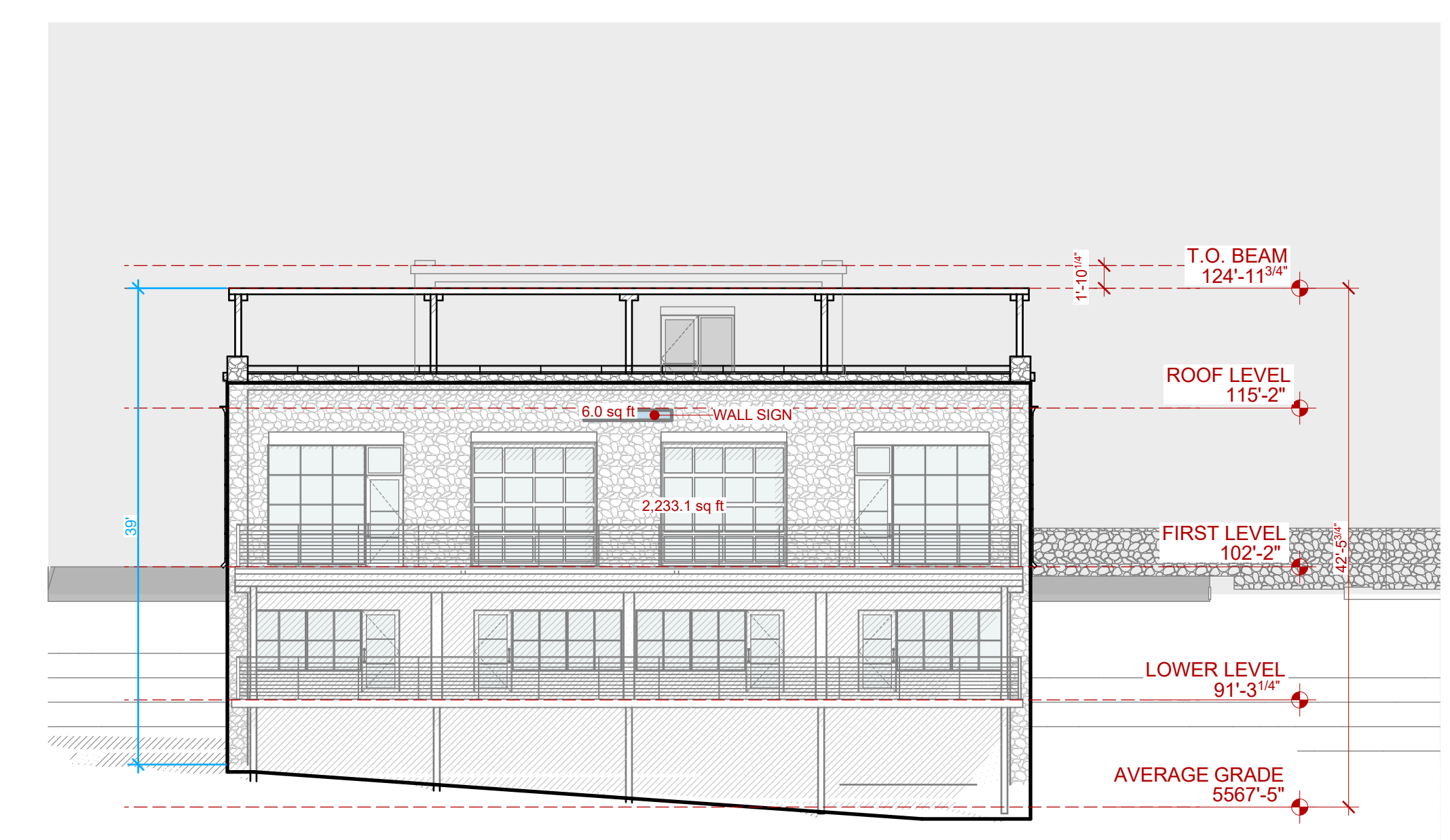
West Elevation Signage 4
SCALE 3/32" = 1'-0"



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