



**Town of New Castle**  
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**To:** Town Council  
**From:** Paul Smith  
**Re:** Extension request for Coal Seam PUD  
**Date:** 1/20/2026

**Purpose:**

On December 10<sup>th</sup>, 2025 the New Castle Planning Commission conditionally approved recommendation of a combined subdivision/preliminary/final application for Riverside Park Lot 1 (aka "Coal Seam") pursuant to section 17.124.010. The application contemplates a 71-room hotel, a restaurant, and four workforce housing units west of the River Park condominiums between CR 335 and the Colorado River.

As part of the final application phase, section 17.100.060 requires a Council decision within 60 days of the Planning Commissions recommendation, or within such time as is mutually agreed by the Town Council and the Applicant. The Applicant has been working diligently over the past month and a half to address the remaining conditions necessary for Council review, specifically conditions A, B, F, G, & H of the resolution (see packet), by the scheduled meeting date of February 3<sup>rd</sup>, 2026. Nevertheless, the Applicant feels more than 60 days will be required to attend to the numerous engineering insufficiencies noted by the Town engineer (see packet).

Therefore, the applicant is requesting an extension to meet with Town Council on March 3<sup>rd</sup>, 2026. Staff is confident the extension will be adequate for all revisions to be made and for Staff re-review

Thank you,

Paul Smith  
Town Planner

RE: Coal Seam Development town council meeting schedule.

From: Abdi Pirzadeh

To: Community Development and Planning, Paul Smith

Paul,

Thank you for your time and continued support.

We would like to request postponing the presentation meeting to **March 3rd**. Based on the revisions and additional information requested, we would appreciate a bit more time to ensure the materials are fully addressed and presented in their best form.

Please let me know if this revised date works and if we can confirm the meeting accordingly.

**(\*\*UNSIGNED\*\*)**

**TOWN OF NEW CASTLE, COLORADO  
RESOLUTION NO. PZ 2025-2**

**A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING  
COMMISSION RECOMMENDING CONDITIONAL APPROVAL OF A FINAL  
SUBDIVISION PRELIMINARY/FINAL PUD DEVELOPMENT PLAN  
APPLICATION FOR RIVERSIDE PARK LOT 1**

WHEREAS, Coal Seam, LLC (“Applicant”) owns certain real property within the Town of New Castle, Colorado (the “Town”) described in the attached Exhibit A; and

WHEREAS, the Property is zoned Highway Business as part of the Riverside Park PUD as provided in Ordinance #99-5; and

WHEREAS, on September 27, 2023, pursuant to Section 17.100.050(A) of the Town Municipal Code (“Code”), the Planning Commission (P&Z) voted unanimously to allow Applicant to submit a combined Preliminary/Final PUD Plan application with the condition that the preliminary and final application steps be considered separately if P&Z finds the combined application to be insufficient for final approval; and

WHEREAS, Applicant submitted a combined Preliminary/Final PUD Plan application together with an application for a lot split and variances (collectively, the “Application” as further defined below), which Application was deemed complete on April 11, 2025; and

WHEREAS, the Applicant intends to develop the Property and the public improvements associated with the same in one phase; and

WHEREAS, the Town of New Castle Planning & Zoning Commission (“Commission”) held a duly noticed public hearing on May 28, 2025, which was continued to July 23, 2025, and again to December 10, 2025, all with Applicant’s consent, to consider the Application; and

WHEREAS, after the public hearing was continued on July 23, 2025, Applicant amended the Application; and

WHEREAS, as amended, the Application proposes the construction of a 71-room hotel, a restaurant, and 4 employee residences, on a 5.84-acre lot; and

WHEREAS, the Commission has considered the Application materials (as amended), testimony, and other evidence from Staff, the Applicant, and members of the public concerning the Application; and

WHEREAS, based on the Application, testimony, and other information presented, subject to compliance with the terms and conditions of this Resolution, the Commission

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finds that the Application complies with the following review criteria set forth in Sections 17.100.050(H) and .060(F) of the Code:

1. Consistency with the comprehensive plan;
2. Compliance with zoning and density requirements;
3. Compatibility to neighboring land uses;
4. Availability of town services from public works (including water and sewer services), fire, and police;
5. Adequacy of off-street parking and vehicle, bicycle, and pedestrian circulation;
6. Required open space or parks designed for active or passive use by residents of the subdivision and the public; and
7. Development consistent with the natural character, contours, and viewsheds of the land

WHEREAS, the Commission now desires to recommend that Town Council approve the Application as provided in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF NEW CASTLE, COLORADO:

1. Recitals. The foregoing recitals are incorporated by reference as findings and determinations of the Planning and Zoning Commission.
2. Definition of the Application. The “Application” consists of the documents and information identified on Exhibit B, plus all representations of and other documents presented by the Applicant reflected in the recordings and minutes of the Planning and Zoning Commission public hearing that was opened on May 28, 2025, continued to July 23, 2025, and again to and closed on December 10, 2025.
3. Recommendation regarding Final Plan: The Final Plan proposes:
  - a. The development of a 71-room hotel, a restaurant, and 4 employee residences, as depicted on the site plan prepared by RED dated October 30, 2025 (the “Site Plan”), and as otherwise described in the Application, including the most updated versions of all architectural renderings, elevations, and floorplans;
  - b. Use and other zoning standards including parking requirements, maximum height, and setbacks as described and depicted on the Site Plan;
  - c. The subdivision of the Property into two lots as shown on the subdivision plat included in the Application; and
  - d. Any amended final plats or condominium maps for the mixed-use spaces will be submitted for approval at the staff level, provided that the amended final plats or condominium maps and mixed-use buildings are in substantial conformance with the approved Application.

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The Commission hereby recommends approval of the Final Plan with the elements described in 3a – d, above, subject to compliance with all conditions set forth in Section 6 of this Resolution.

4. Zoning. If Town Council approves the Final Plan, the Commission recommends that the development and use of the Property be subject to the following restrictions and requirements:

- a. The restrictions and requirements of the Final Plan;
- b. Those restrictions and requirements of the Highway Business Zone District that are not covered by the Final Plan. In the event of a conflict between the Final Plan or Final Plat of the Property and the Highway Business Zone district regulations, the Final Plan and Plat shall control;
- c. All other applicable provisions of the Code; and
- d. All applicable Ordinances of the Town.

5. Subdivision. Applicant has submitted the Final Plat for the Property, which proposes to subdivide the Property into two lots, Lot 1A and Lot 2B. The Commission recommends approval of the Final Plat, subject to compliance with the applicable conditions set forth in Section 7 of this Resolution.

6. Conditions. Approval of the Application is subject to and contingent up on satisfaction of the following conditions:

- a. Prior to Council review, Applicant shall add the list of permitted and conditional uses and maximum building height to the Site Plan. The list of permitted uses shall include microbreweries. Gas station, tire shop, auto repair shop, and car wash will be listed as prohibited uses.
- b. Prior to Council review, the Applicant shall demonstrate compliance with all recommendations of the Town Engineer, Town Public Works Director, Town Attorney, and Fire Marshal provided in response to review of the Application.
- c. Prior to issuance of a building permit, final construction drawings shall demonstrate compliance with the building heights included in the approved application materials.
- d. Prior to issuance of a building permit, all construction drawings subject to the provisions of the International Fire Code or matters requiring fire alarms and/or fire suppression shall be submitted to the Fire Marshal for review and comment.
- e. Parking lot lighting should be on timers to reduce the light duration at night while maintaining security lighting as needed.

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- f. Prior to Council review, Applicant shall provide designs for all trash dumpsters/enclosures that extend six feet high and include a bear-resistant latching mechanism.
- g. The form of the declaration of covenants for the Property shall be finalized and address any Town Attorney comments before consideration of the Application by the Town Council. Recordation of the declaration of covenants shall be accomplished at or before recording of the final plat.
- h. A parking management plan shall be added to the covenants prior to consideration by Town Council with provisions for reserved parking for the residential units.
- i. The Town and Applicant shall enter into a subdivision improvements agreement (“SIA”) containing an engineer’s stamped cost estimate of public improvements approved by the Town Attorney. The form of the SIA shall be finalized before consideration of the Application by Town Council. Recordation of the SIA shall be accomplished at or before recording of the Final Plat.
- j. Provide a construction phasing plan for inclusion in the SIA as necessary that incorporates, at minimum, each of the following components:
  - i. A buildout phasing plan (if necessary);
  - ii. A schedule that identifies the sequencing of construction, sequencing of occupancy, traffic flow, and traffic control plans during construction;
  - iii. Storage and staging areas for construction equipment and materials;
  - iv. Drainage and erosion control best management practices (BMP's);
  - v. Applicant’s conformance with all requirements and specifications approved by the fire marshal concerning temporary access to the project; and
  - vi. A dust and weed management plan;
- k. Landscaping shall incorporate native grasses and plants that minimize maintenance, mowing, and irrigating. The final landscape plan shall be approved by Public Works prior to issuance of a building permit.
- l. As depicted in the Application, an unimproved, single-track trail system shall be made available for patrons of the development as well as to the general public. The Town may consider building a trail connector between the trail system on the Property and the current trail system at Grand River Park.
- m. All disturbed areas in the project shall be revegetated prior to the 1st growing season following the completion of the entire project and maintained in a predominantly weed free condition.
- n. All representations of the Applicant made verbally or in written submittals

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presented to the Town in conjunction with the Application before the Commission or Town Council shall be considered part of the Application and binding on the Applicant.

- o. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.
  - p. The sale of individual lots, parcels, or units may not occur until a plat creating the lot, parcel, or unit is recorded with Garfield County and security for the public improvements has been received by the Town.
7. Severability. Each section of this Resolution is an independent section and a holding of any section or part thereof to be unconstitutional, void, or ineffective for any cause or reason shall not be deemed to affect the validity or constitutionality of any other section or part hereof, the intent being that the provisions of this Resolution are severable.
8. Effective Date. This Resolution shall be effective upon adoption.

SO RESOLVED this 10th day of December, 2025, by a vote of 7 to 0.

TOWN OF NEW CASTLE  
PLANNING & ZONING  
COMMISSION

\_\_\_\_\_  
Chuck Apostolik, Chairman

ATTEST:

\_\_\_\_\_  
Michelle Huster, Professional Assistant to the  
Town Clerk

Exhibits:

- Exhibit A: Legal Description
- Exhibit B: List of Application materials

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**EXHIBIT A**  
Legal Description

LOT 1  
Riverside Park Subdivision, according to the plat thereof filed July 12, 1999, as Reception  
No. 548663

**EXHIBIT B**

Preliminary/Final PUD Application Materials

- a. Applicant Final Plan Application – March 21st, 2025 (original submission), plus amendments and supplements submitted through December 10, 2025
- b. CRFR Fire Marshal Referral, Orrin Moon – March 13th, 2025
- c. Town Engineer Comments, Jefferey Simonson – March 8th, 2025; updated December 2, 2025
- d. Civil plans redlined by Town Engineer – December 2, 2025
- e. Town Public Works Director Comments, John Wenzel – March 15th, 2025
- f. Public Hearing Notice, with Legal Description for Final Plan P&Z – April 25th, 2025
- g. Applicant written responses to Town Engineer comments – October 30, 2025

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May 8, 2025

Mr. Dave Reynolds, Town Administrator  
Town of New Castle  
P.O. Box 90  
New Castle, Colorado 81647

**RE: Lot 1 Highway PUD, 7051 County Road 335  
Preliminary Plat, Final Plat, Preliminary PUD, Final PUD Review**

Dear Dave,

The purpose of this letter serves to provide comments, concerns and questions regarding the proposed development of 7051 County Road 335, Lot 1 Riverside Subdivision. To conduct this review, we are in receipt of the Coal Seam Compiled Land Use Application, (354 pages) and have reviewed the following engineering submittal information from the application:

- Exhibit A - Legal Description
- Exhibit C - Geotechnical Subsoil Study (HP Geotech)
- Exhibit D - Traffic Impact Study (Kellar Engineering)
- Exhibit E - Water + Sewer Report
- Exhibit H - Rockfall Mitigation Report
- Exhibit M - Will Serve Letters
- Exhibit N - Drawing Package
  - Plat (Pinnacle Design Consulting Group)
  - Survey (Tuttle Surveying Services, Inc.)
  - Floodplain Maps (Schmueser Gordon Meyer Engineers & Surveyors)
  - Civil Plans (Pinnacle Design Consulting Group)
  - Civil Drainage Report (Pinnacle Design Consulting Group)
  - Landscape + Irrigation Plan (The Stevens Group, Inc.)
  - Rockfall Mitigation Plan (CTL Thompson)

The general engineering comments provided for the initial review in June 2024 were responded to by the Applicant in a letter dated January 17, 2025 and provided in the submittal package. The Applicant has submitted general information requested in the SGM email to the town dated 6/25/24 which has provided the ability to perform a more complete and specific final plat and construction review of the project.

Exhibit A – Legal Description

See attached survey review comments

Exhibit C - Geotechnical Subsoil Study (HP Geotech)

The subsoil study provided is for *Riverside Park Townhome Development* dated August 1999 completed on the previously developed property immediately east. The scope for the study does not include the Lot 1 Highway PUD project area.

Updated, RE: **Exhibit C - Geotechnical Subsoil Study**

RE: Comment Responses from CTL compiled at the end of

Exhibit D - Traffic Impact Study (Kellar Engineering) this document.

1. Since the development is immediately adjacent to the I-70 interchange and increases the design hourly volume on the “access” to I 70, the study should be prepared in accordance with section 2.3(5) of the State Highway Access Code for a Level Two analysis and coordinated with CDOT.
2. March 21, 2024, AM traffic data collected by ATD is missing from the appendix.
3. The project trip generation calculation appears to overestimate trip generation as it does not include the residential component and substitutes higher generating retail and restaurant uses in place of the planned 11 residential units. Pasted below is a comparison spreadsheet below based on interpretation of the submittal.

**Trip Generation**  
**ITE Trip Generation, 11th Edition**

KELLAR TIS Land Use	Number of Units	ITE Code	Weekday Rate	AM Rate	Design Hour Rates					Weekday Design Hour Traffic				
					AM Entering	AM Exiting	PM Rate	PM Entering	PM Exiting	Weekday Traffic	AM IN	AM OUT	PM IN	PM OUT
Hotel	71	310	7.99	0.46	0.27	0.19	0.59	0.32	0.27	375	19	13	23	19
Strip Plaza (<40k)	16.47	822	54.45	2.36	1.42	0.94	6.59	3.30	3.30	925	23	16	54	54
Restaurant	8.85	932	107.20	9.57	5.26	4.31	9.05	5.52	3.53	949	47	38	49	31
<b>TOTAL TRIPS:</b>										<b>2,249</b>	<b>89</b>	<b>67</b>	<b>126</b>	<b>104</b>
										per access	45		63	

  

*PLANNED* LAND USE Land Use	Number of Units	ITE Code	Weekday Rate	AM Rate	Design Hour Rates					Weekday Design Hour Traffic				
					AM Entering	AM Exiting	PM Rate	PM Entering	PM Exiting	Weekday Traffic	AM IN	AM OUT	PM IN	PM OUT
Multi-Family (Low-rise)	11	220	13.27	2.39	0.57	1.81	2.30	1.45	0.85	146	6	20	16	9
Hotel	71	310	7.99	0.46	0.27	0.19	0.59	0.32	0.27	375	19	13	23	19
Strip Plaza (<40k)	5.666	822	54.45	2.36	1.42	0.94	6.59	3.30	3.30	469	8	5	19	19
Restaurant	4.73	932	107.20	9.57	5.26	4.31	9.05	5.52	3.53	507	25	20	26	17
<b>TOTAL TRIPS:</b>										<b>1,497</b>	<b>68</b>	<b>68</b>	<b>84</b>	<b>64</b>
										per access	29		42	

4. Provide an evaluation of the need for a State highway Access Permit based on comparison of project traffic versus 2024 traffic on Bruce Road. The development appears to require a State Highway Access Permit based on the 20% threshold.
5. Provide an Auxiliary Turn Lane analysis for the project accesses at CR 335. Auxiliary turn lane requirements for access to roadways are based on the projected DHVs, the speed limit and geometry of the highway adjacent to the access, and the classification of the roadway. CDOT SHAC are typically used by local agencies where local standards do not exist. The project traffic appears to warrant an eastbound left turn lane at each project access.
6. The operational analysis appears acceptable. The study should include a brief discussion of 95th percentile queue lengths at the study intersections.
7. Address the Garfield County LUDC Standards for a Major Collector standard at volumes greater than 2501 vpd.
8. Provide a sight distance analysis at the Bruce Road / CR 335 intersection and project intersections with CR 335.

Exhibit E - Water + Sewer Report Provided, RE: Exhibit E - Water + Sewer Report

1. Provide a PE stamp on the report.
2. Provide discussion of EQR Summary and Fee spreadsheet in the body of the narrative, include total EQR's, equivalent design flows for water and sewer, and calculated fee.
3. Provide final design information for the increased total flows for the shared Sewage Lift Station. Include pumping requirements, float locations, pipe size verification / confirmation.
4. Provide basis for WSFU count to GPM flows and/or Town EQR's and include discussion in the narrative.

Exhibit H - Rockfall Mitigation Report

No comments.

#### Exhibit M - Will Serve Letters

Final design coordination to be completed with Xcel for electric service connections.

Xcel needs final approved plat from the TONC before they will design. RE: Exhibit M - Xcel Email

#### Exhibit N - Drawing Package

Plat (Pinnacle Design Consulting Group)

Survey (Tuttle Surveying Services, Inc.)

See attached survey review comments

Survey dated May 2015 – prior to paved trail

#### Floodplain Maps (Schmueser Gordon Meyer Engineers & Surveyors)

No comments.

#### Civil Plans (Pinnacle Design Consulting Group, Stamped and dated 11/27/24)

1. Overall comments below, see marked up pdf plan comments for additional detail and clarification.  
Marked up pdf's were reviewed. RE:C1-C18
2. For the construction drawings, the engineer will need to provide all anticipated details for construction in the plan set to avoid any interpretation issues during construction between the contractor/engineer and Town. All work will need to be performed in accordance with the Town's Public Works Manual.  
Details are shown on the plan set. RE:C1-C18
3. We anticipate that the project is going to be constructed in a single phase, however, if it becomes necessary to phase the project, it will be necessary to provide phasing plans for the improvements to assure utility service, access and emergency services can be provided with future infrastructure improvements also being secured.  
Single phase.
4. Notes and Legend
  - a. Update per comments.  
These were updated. RE: C1
5. Grading, Drainage, and Erosion Control Plan
  - a. Show Rockfall Berm grading and details on civil plan.
    - i. Berm as designed is not maintainable and susceptible to erosion and will require a rounded or flat top area with consistent 3-foot height.  
Berm has been changed. RE:C5
    - ii. Berm currently encroaches into the existing asphalt trail.  
Proposed berm does not encroach onto asphalt trail. RE:C5
  - b. Provide multiple cross sections of CR 335, Trail, and proposed Rockfall Berm and Curb & Gutter to understand surface drainage impacts in CR 335 ROW. Provide adequate drainage solutions to protect asphalt trail edges from surface drainage ponding.  
3 sections have been provided and a french drain has been added. RE:C4
  - c. Provide plans and details for trail reconstruction as needed. Lack of a recent field survey results in uncertainty of trail location that needs to be resolved in the plans.  
Trail is shown as surveyed with reconstruction locations. RE:C2
  - d. Provide profile for each access to CR 335, with construction level detail for tie-in to the existing road and trail crossing.  
Construction level detail complete with spot elevations. RE:C3
  - e. Provide detailed spot elevation grading in areas between and adjacent to buildings to ensure adequate surface drainage away from buildings per geotechnical

recommendations.

Spot elevations have been updated. RE:C2

- f. Provide construction detailing (spot elevation and layout) for ADA Ramps at parking Interface.

Spot Elevations have been added. RE:C2

- g. Provide Storm Drain system profile of 15" piping and include invert elevations for area and trench drains (add details) and 6" piping connection to storm drain manholes and inlets.

Plans include profiles. 6" piping has been eliminated. RE:C2, C5

- h. For storm drain utility crossings, confirm adequate frost protection will exist or provide Insulation.

There is adequate frost protection based upon separation. RE:C2, C3

- i. Provide construction details for Stormtech Chambers, including detailed plan, cross section, inlet, outlet, volumes and design storm. Also noting the maintenance and access Route.  
**Storm Chambers have been deleted.**
  - j. Provide detail for French Drain, including minimum separation from building foundation.  
**French drain near building has been deleted.**
  - k. Retaining Wall types, materials, construction details are required to understand the impacts to existing and proposed utility easements and facilities.  
**The retaining wall in question has been eliminated.**
  - l. Provide typical section, profile, and easement of Emergency Access connection from River Park condos to CR 335.  
**We are no longer changing the access location it will remain as is.**
  - m. Provide clarity to Erosion Control Blanket locations with hatching.  
**Hatching has been added. RE:C2**
  - n. Provide clarity of use of SCL/SCF on plan and details.  
**This has been clarified. RE:C2**
  - o. Provide retaining wall profile that includes, top of wall, bottom of wall, footing, existing and finished grade.  
**This retaining wall has been eliminated.**
6. Parking Plot Centerline Profile
- a. Add Access and Storm Profiles  
**Storm profiles are shown the parking lot profile. Access profiles have been added. RE:C3**
7. Drainage Basins
- a. Provide a summary of Drainage Report notes on the Plan sheet as noted.  
**These have been added. RE: C5, Exhibit N - Drainage Report**
  - b. Construction drawings will need to identify the specific grades for storm drain (plan and profile) as well as all of the detailed design of WQVC, detention ponds and outfalls. **These are shown on the profile. We are providing 100% detention so the WQCV is not necessary. RE: C2, C5**
8. Intersection Signage and Striping
- a. Provide construction detailing (spot elevation and layout) for ADA Ramp at trail crossings at each access crossing.  
**This has been provided. RE: C5, C8**
  - b. Provide detail of crosswalk striping.  
**This has been provided. RE: C6**
  - c. Clarify the use of Bike/Pedestrian signs and Vehicular signage using MUTCD sign Designations.  
**Signage has been added per the MUTCD. RE: C6**
  - c. Parking and ADA parking striping.  
**This is shown on the Striping and Signage Plan. RE:C6**
9. Master Utility Plan
- a. Provide construction detailed notes for all water, sewer, and shallow utility connections. Provide clear direction for all utility removals, resets, and protection in place. Several items not addressed in Plans, shown in other comments and on Plans.  
**These have been added to the plan. RE: C2**
  - b. All water and sanitary sewer line alignments, including service locations to the buildings, will need access available for maintenance and repair with a minimum of 15' easements Provided.  
**Access has been provided. The easement is larger than 15 feet. RE:C2**

- c. Provide clarity depicting the existing and proposed utilities with text style, symbols, and Linetypes.  
**This has been clarified. RE: C2**
- d. For dry utilities, when preparing the final plan for construction and prior to construction, the drawings will need to be updated to ensure that the proposed dry utility designs (prepared by the utility provider) continue to integrate with all of the improvements and planning proposed by the developer's team. Providers will require easements for the electric and gas utility installations. These will be reflected on the plat and the representative signature blocks need to be provided.  
**Understood. Plat will accommodate accordingly.**
- e. Provide final construction details for the shared Sewage Lift Station. Include pumping requirements, float locations, pipe size verification / confirmation.  
**These details have been provided. RE: C18**
- f. Include profile views of the water line alignments, avoiding low and high points, if necessary, provide blow offs, air release/vacuum vaults or hydrants at high points or drains

at low points in the lines. Profiles should show the crossing of other utilities (existing and proposed) and storm drain; the proposed retaining wall should also be shown.

High point in water line is one of the fire hydrants. RE: C3

- g. Service lines will need to be shown for each building/unit complete with the locations of the curb stops and meter locations  
These are shown on the plans. RE: C2
- h. Proposed 8" water main tie-in to existing main will be completed by cutting in new tee and (3) 8" gate valves.  
Given that the existing line is HDPE it is not possible to cut in a tee and 3 gate valves. We have proposed a saddle tap as is customary in this case. RE: C2
- i. Valves on each side of each tee (including hydrants) will be required.  
Valves have been added as requested. RE: C2
- d. Show Concrete Reaction Block locations on the plans.  
These have been added. RE: C2
- k. Note that all water line fittings are to be polywrapped ductile iron pipe fittings and not PVC.  
This note has been added. RE: C1
- l. Assure that all water/sewer crossings can be provided with a minimum separation of 18", including all water/storm drain crossings. Assure that water/storm drain crossings provide adequate freeze protection at each crossing.  
There is more than 18" of separation. Adequate freeze protection is provided. RE: C3
- m. If water and sewer mains are constructed in areas of fill; a note shall be included on the profile stating the Contractor shall provide a minimum of 95% compaction 10 feet either side of the Sewer / Water main with compaction testing at 200 foot increments in fill areas under pipe, minimum two test locations required per area.  
The water and sewer lines are not in fill.
- n. Where water and sewer connections are to be provided to existing facilities, provide details as to the work required for the connection; existing conditions (size, material, depth), removals, fittings, thrust blocks, testing procedures, etc.  
This has been provided. RE: C2, C13
- o. Provide information on how pressure testing, sanitizing, flushing, air release and subsequent operation of the water, sanitary sewer, and storm sewer utilities are Performed.  
Testing specifications have been added. RE: C17
- p. Note that due of SB 18-167, all utilities will need to be installed to be electronically locatable. Details will need to be revised to provide instruction to the contractor that provide tracer wire, magnetic tape, etc... on all subsurface utilities including service lines. A note has been added to the plans and appropriate details have tracer wire shown. RE: C1
- q. Pothole all existing utility crossings prior to construction of new facilities.  
This will be facilitated during construction. RE: C1
- r. Proposed Retaining Wall generally paralleling east property line crosses and is in the impact area (construction and future maintenance) of several existing and proposed utilities. Provide retaining wall profile that includes, top of wall, bottom of wall, footing, existing and finished grade, and all utility crossings.  
This retaining wall has been removed.

- s.
- 10. Details
  - a. Provide construction details for maintainable, non-erodible berm. Contractor should be able to reference civil plan and construct berm without reference to CTL report.  
**See CTL Plans for berm. RE: C2 Exhibit N - Landscape Berm Plan and Profile**
  - e. Provide asphalt trail reconstruction typical section.  
**This has been added to the plan set. RE: C15**
  - ii. Provide Lift Station detail.  
**This has been added. RE: C18**
  - iii. Provide Bollard detail.  
**A bollard detail is in the plan set. RE: C8**

Civil Drainage Report (Pinnacle Design Consulting Group)

1. Provide a Professional Engineer stamp on the cover of the report.  
**This has been added. RE: Exhibit N - Drainage Report**
2. Provide discussion of WQCC design storm and sand filter material, including the on-site soil materials compatibility with the sand filter design.  
**Since we are providing 100% detention the WQCC is not required. Sand filter material is in the plan set. RE: C8**
3. Provide construction detail for the stormtech chambers and sand filter design.  
**These have been eliminated.**

4. Provide manufacturers documentation of inlet grate open area and discuss clogging factor used for site design.  
A manufactures cut sheet has been provided. The open area has been calculated based upon the cut sheet. A 50% clogging factor has been taken into account. RE: Exhibit N - Drainage Report
5. Discuss and include calculations for inlet control capacity for pipes with storm inlets to confirm adequate capacity.  
An inlet control calculation sheet has been added to the drainage report. RE: Exhibit N - Drainage Report

Landscape + Irrigation Plan (The Stevens Group, Inc.)

1. Provide seed mix and coordination of landscape plan and civil erosion control plan regarding erosion control blanket placement and reseeding areas.  
RE: Exhibit N - Landscape and Irrigation Plan
1. Incorporate CTL berm and structural wall design parameters into Civil and Structural plans sets with construction level detail.  
No structural retaining in relation to the berm. RE: C2

Subdivision Improvements Agreement

Not submitted.

RE: TOWN OF NEW CASTLE

Parking Requirements

1. Parking analysis based on ITE Parking Generation Manual 6th Edition and verified 123 spaces is acceptable, without consideration of shared parking.  
Parking has been updated to meet Town of New Castle standards. RE: Exhibit N - Architectural Site Plan

Upon your receipt and review, if you have any questions, please don't hesitate to call.

Respectfully,  
SGM



Jefferey S. Simonson, P.E.  
Principal



April 1, 2025

Town of New Castle

Re: Reviewing Surveyor Comments: **Provided, RE: Exhibit N - Survey, Exhibit N - Plat**

Land Use application for COAL SEAM Hotel, Mixed Use Development

7051 335 County Road, New Castle, Colorado 81647

**Regarding Coal Seam Subdivision Plat Table of contents items VIII and XII exhibit N items Plat and Survey**

I have reviewed the final subdivision plat that was submitted to me for compliance with: C.R.S. 38-51-105- Monumentation of Subdivisions C.R.S. 38-51-106 - Land Survey Plats, and have the following comments:

Regarding plat monumentation

- A. Address new monumentation per C.R.S. 38-51-105(1) (a) To be set and annotated upon plat approval
- B. Address existing monumentation per C.R.S. 38-51-105(1) (b) Done
- C. Address new monumentation per C.R.S. 38-51-105(3) (a) TBD
- D. Address new monumentation per C.R.S. 38-51-105(7) (a), (7)(b) (I)-(7)(c) TBD
- E. Address conflicting boundary evidence, if any. C.R.S. 38-51-106(1)(k) Done

Recommend bearing and distance ties to found monuments (such as those noted close to the westerly line) not along the boundary, show measured and record distances. Note sources of research board rule E2

Regarding boundary details

- A. Address conflicting boundary evidence, if any. C.R.S. 38-51-106(1)(b)(c)(e)(f)(i)(j)(k)(l):

(b) Provide complete reference of adjoining right of way (row) county road 335 stating width if known and nature of the public, private... Done

(c) recommend showing measured and record distances Done

(e) provide a basis of bearings statement and recommend using one of the four commonly accepted board methods (Board rule H), label basis of bearings on map view. **Done**

(f) provide complete description of monuments found and set to include cap type and accessories such as rebar or pipe (board rule M) **Done**

(i) the written description in the owner's acknowledgement does not match that of the existing conditions map nor the legal description on submittal sheet 47 Exhibit A – Legal Description **Legal description per warranty deed reception no. 983168**

(j) on final document please provide signature and seal and other required information for surveyor. **TBD**

(k) label ad joiners, suggest clarify lot names with record reference to Lot 1 and not lots 1a and 1b created by this plat. Plat name is confusing consider dropping word; **Lot 1 Highway PUD** updated to **Coal Seam PUD**, adjoiner parcels labeled.

(l) provide a statement regarding lineal units used to produce this survey **Done**

**Regarding Topographical Survey Map** does not conform to and was likely not intended to conform to C.R.S. 38-51-106

B. Address conflicting boundary evidence, if any. C.R.S. 38-51-106(1)(b)(c)(e)(f)(i)(j)(k)(l):

(b) Provide complete reference of adjoining right of way (row) county road 335 stating width if known and nature of the public, private... **Updated**

(c) recommend showing measured and record distances to survey monuments **Updated**

(e) provide a basis of bearings statement and recommend using one of the four commonly accepted board methods (Board rule H), label basis of bearings on map view. **Updated**

(f) provide complete description of monuments found and set to include cap type and accessories such as rebar or pipe (board rule M) **Updated**

(i) provide a written descriptions of the parcel being surveyed. The map name does not reflect the record parcel name nor the proposed PUD name. **Parcel desc. top left**

(j) on final document please provide signature and seal and other required information for surveyor. The certification on this document appears to not conform to board rule 2 **Updated**

(k) label ad joiners, suggest clarify map name relative to parcel legal description.  
Suggest name: *Topographical Survey Lot 1 Riverside Park Subdivision*. **Updated**

(l) provide a statement regarding elevation datum, site benchmark and contour intervals **Updated**

**Regarding Coal Seam Exhibit A** legal description does not match the legal description on either the plat of existing conditions map

Regards,

Scott A. Hemmen

Colorado P.L.S. #38182

For, and on behalf of SGM

May 29, 2025

Kellar Engineering response to Comments – Lot 1 Highway PUD TIS

Kellar Engineering (KE) comment responses in **blue** font.

- Since the development is immediately adjacent to the I-70 interchange and increases the design hourly volume on the “access” to I 70, the study should be prepared in accordance with section 2.3(5) of the State Highway Access Code for a Level Two analysis and coordinated with CDOT.  
**Response: It is the project team’s understanding based upon correspondence with the Town that the TIS will not need to be reviewed and approved by CDOT. Therefore, the TIS was done in accordance with the Town of New Castle’s requirements.**
- March 21, 2024, AM traffic data collected by ATD is missing from the appendix.  
**Response: The appendix in the TIS will be updated accordingly.**
- The project trip generation calculation appears to overestimate trip generation as it does not include the residential component and substitutes higher generating retail and restaurant uses in place of the planned 11 residential units.  
**Response: The trip generation in the TIS is conservative. This has been coordinated with the client and project team.**
- Provide an evaluation of the need for a State highway Access Permit based on comparison of project traffic versus 2024 traffic on Bruce Road. The development appears to require a State Highway Access Permit based on the 20% threshold.  
**Response: It is the project team’s understanding based upon correspondence with the Town that the TIS will not need to be reviewed and approved by CDOT. Therefore, a CDOT State Highway Access Permit is not anticipated for this project.**
- Provide an Auxiliary Turn Lane analysis for the project accesses at CR 335. Auxiliary turn lane requirements for access to roadways are based on the projected DHVs, the speed limit and geometry of the highway adjacent to the access, and the classification of the roadway. CDOT SHAC are typically used by local agencies where local standards do not exist. The project traffic appears to warrant an eastbound left turn lane at each project access.  
**Response: CDOT SHAC was not used since this is not a CDOT highway. CR 335 is a lower volume roadway with a posted speed of 35 mph. The Town’s criteria was used in the TIS to verify that an eastbound left-turn lane is not needed at the project access points. Tables 6 and 7 in the TIS verify that all approaches at the site access points operate at LOS A. This is a similar situation to the CR 335/Park Drive intersection to the east.**



- The operational analysis appears acceptable. The study should include a brief discussion of 95<sup>th</sup> percentile queue lengths at the study intersections.  
**Response: The TIS will be updated accordingly. As shown in the Synchro outputs, the 95<sup>th</sup> percentile queues are small and the intersection levels of service (LOS) operate acceptably.**
- Address the Garfield County LUDC Standards for a Major Collector standard at volumes greater than 2501 vpd.  
**Response: The TIS will be updated accordingly to include discussion on this criterion.**
- Provide a sight distance analysis at the Bruce Road / CR 335 intersection and project intersections with CR 335.  
**Response: The TIS will be updated accordingly. The sight distance at the Bruce Road/CR 335 intersection will be able to meet the Town's criteria.**

If you have any questions, please do not hesitate to contact me at (970) 219-1602 or [skellar@kellarengineering.com](mailto:skellar@kellarengineering.com).

Respectfully,

Kellar Engineering LLC

Sean K. Kellar, PE, PTOE  
Colorado PE #38650