

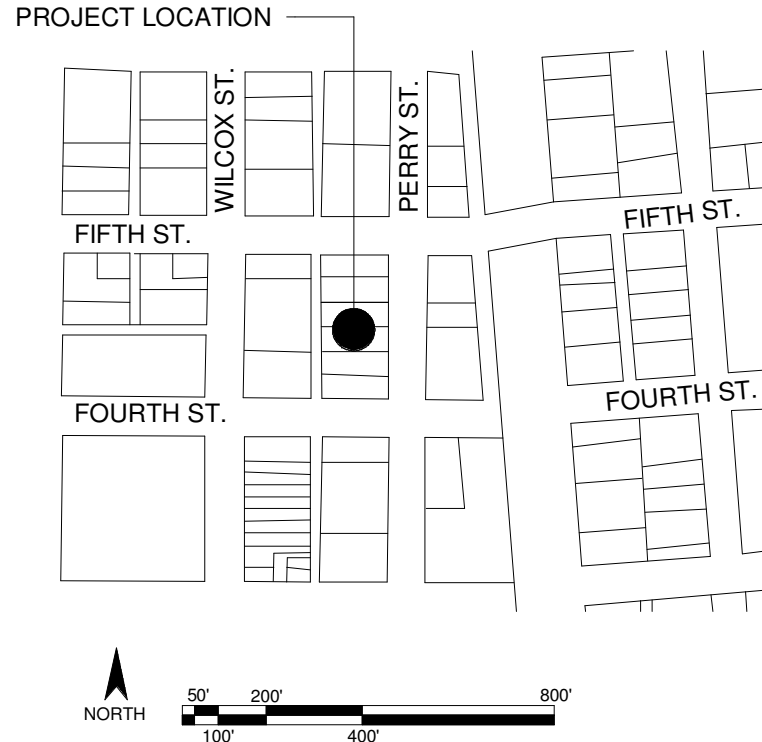
PURPOSE STATEMENT: THE PRESERVATION AND RESTORATION OF THE EXITING HISTORIC CITY HOTEL. THE CONSTRUCTION OF A 33 UNIT BOUTIQUE HOTEL.

LEGAL DESCRIPTION: THE SOUTH 10.00 FEET OF LOT 2, ALL OF LOT 3, AND THE NORTH 49.84 FEET OF LOT 4, TOWN OF CASTLE ROCK (415 PERRY ST., CASTLE ROCK, CO) LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF N. PERRY STREET BETWEEN THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, BEING MONUMENTED BY A NAIL AND WASHER STAMPED "PLS 36570", AND THE NORTHEAST CORNER OF LOT 2, BEING MONUMENTED BY A FOUND REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPING ILLEGIBLE, SAID LINE HAS AN ASSUMED BEARING OF NORTH 00°22'54" EAST.

STATISTICAL INFORMATION: CITY HOTEL

ZONE DISTRICT	B W/ DOWNTOWN OVERLAY (CORE DISTRICT)	
GENERAL LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)	15,294	0.351
PRIMARY STREET	PERRY STREET	
PROPOSED USES	HOTEL	
NUMBER OF HOTEL ROOMS	33	
SITE UTILIZATION	SQ. FT.	%
BUILDING COVERAGE	12,246	80%
STREET COVERAGE	-	-
OPEN SPACE/ LANDSCAPING	3,048	20%
PARKING (TUCK UNDER)	1,254	8%
DESIGN ELEMENTS	ALLOWED	PROVIDED
BUILDING HEIGHT, STORIES (min/max)	4 MAX	4
BUILDING HEIGHT, FEET (min/max)	60' MAX	50'
BUILDING COVERAGE	100% (15,294 SF)	80% (12,246 SF)
FAR (PROPOSED)	-	2.33
SETBACKS -	REQUIRED	PROVIDED
PRIMARY STREET	0'	.05'
SIDE INTERIOR NORTH	0'	.05'
SIDE INTERIOR SOUTH	0'	.23'
REAR	0'	0'
PARKING	REQUIRED (min/max)	PROVIDED
ACCESSIBLE PARKING SPACES	SEE AGREEMENT BETWEEN OWNER OF PROPERTY AND TOWN OF CASTLE ROCK	1 ACCESSIBLE PARKING SPACE
TOTAL PARKING SPACES		6 TOTAL SPACES
LOADING AREA (12' X 30')		1



SDP SHEET LIST:

SHEET 1	COVER SHEET
SHEET 2	DEMOLITION PLAN
SHEET 3	SITE PLAN
SHEET 4	UTILITY PLAN
SHEET 5	GRADING PLAN
SHEET 6	DETAILED GRADING PLAN
SHEET 7	GENERAL LANDSCAPE PLAN
SHEET 8	ELEVATIONS
SHEET 9	ELEVATIONS
SHEET 10	ELEVATIONS
SHEET 11	ELEVATIONS
SHEET 12	GENERAL LIGHTING PLAN
SHEET 13	PHOTOMETRIC
SHEET 14	LIGHTING SPECIFICATIONS
SHEET 15	LIGHTING SPECIFICATIONS

SITE DEVELOPMENT PLAN GENERAL NOTES

Potential addition: THIS SITE DEVELOPMENT PLAN HAS BEEN REVIEWED AT A CONCEPTUAL LEVEL FOR GENERAL COMPLIANCE WITH THE TOWN OF CASTLE ROCK'S DESIGN CRITERIA MANUALS AND APPLICABLE CODES. APPROVAL OF THIS PLAN DOES NOT IMPLY APPROVAL OR ACCEPTANCE OF CONSTRUCTION DESIGN DETAILS. REVIEW OF THE CONSTRUCTION DOCUMENTS, PHASE III DRAINAGE REPORT, FINAL UTILITY REPORT AND TRAFFIC IMPACT ANALYSIS MAY RESULT IN REVISIONS TO THE PROJECT AS PRESENTED HEREIN IN ORDER TO ENSURE APPLICABLE DESIGN CRITERIA ARE SATISFIED. 1029-15

- The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.
- Pursuant to Section 4.3E and 8.2.3A of the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.
- The landscape and irrigation plans contained in the Site Development Plan are conceptual only and subject to change with review of the Construction Documents.
- A note regarding the existence of any FEMA regulated floodplains and wetlands on the site [Modify as appropriate].
- Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.
- The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.
- Approval of this conceptual Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.
- No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.
- The purpose and use of all tracts, to whom the tracts will be dedicated with the Plat and who will be responsible for maintenance is shown in a table on the Site Development Plan.
- All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat. [Modify as appropriate.]
- The Zoning recordation information, including date and reception number OR "This site is zoned ____."
- [If applicable.] All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.
- Unless otherwise noted, all lots shall have a 10-foot Utility Easement along the front and rear lot lines and along all public rights-of-way and shall have 5-foot Utility Easements along each side lot line. These Utility Easements are for the installation, maintenance and operation of utilities and drainage facilities including, but not limited to street lights, electric lines, gas lines, cable television lines, fiber optic lines and telephone lines, as well as perpetual right for ingress and egress for installation, maintenance and replacement of such lines.
- [If applicable.] This development is impacted by the Town of Castle Rock Skyline/Ridgeline Protection Regulations. Skyline/Ridgeline areas must adhere to Chapter 17.48 of the Town of Castle Rock Municipal Code regarding mitigation procedures.
- [If applicable.] Retaining walls, sections of retaining walls 4-feet in height or higher or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and must receive a Building Permit from the Town of Castle Rock prior to the issuance of the Public Works Permit.
- A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any sign on the property. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code.

FIRE NOTES

- If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.
- Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.
- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.
- Must be painted red "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to 32 feet wide.
- It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

OWNERSHIP CERTIFICATION

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

(Name of owner)
SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____,
20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED _____ AT RECEPTION NO. _____, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

(Name of mortgagee)
SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____,
20____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED REPRESENTATIVE

TITLE COMPANY
SIGNED THIS ____ DAY OF _____, 20____

NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____,
20____ BY _____ AS AUTHORIZED REPRESENTATIVE

OF _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS (name of document) WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS (name of document) ACCURATELY REPRESENTS THAT SURVEY.

REGISTERED LAND SURVEYOR _____ DATE _____

CIVIL ENGINEER'S STATEMENT

I, _____, BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL ROADWAY GRADING, UTILITY AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS (name of document) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

REGISTERED PROFESSIONAL ENGINEER _____ DATE _____

PLANNING COMMISSION RECOMMENDATION

THIS (name of document) WAS RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20____.

CHAIR _____ DATE _____

ATTEST:

DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

TOWN COUNCIL APPROVAL

THIS (name of document) WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, ON THE ____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____ STATEMENT OF TOWN APPROVAL AND ACCEPTANCE

ON BEHALF OF THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO, I HEREBY CERTIFY THAT THIS (name of document) WAS APPROVED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND THAT THE DEDICATIONS ON THIS PLAT ARE HEREBY ACCEPTED BY THE TOWN OF CASTLE ROCK.

TOWN MANAGER

ATTEST:

TOWN CLERK

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS (name of document) WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF CASTLE ROCK, COLORADO ON THE ____ DAY OF _____, 20____.

DIRECTOR OF DEVELOPMENT SERVICES

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS (name of document) WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT _____ ON THE ____ DAY OF _____, 20____ AT RECEPTION NO. _____.

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____ DEPUTY

ISSUE DATE: 3.20.2024

REVISION 1:

REVISION 2:

REVISION 3:

REVISION 4:

COVER SHEET

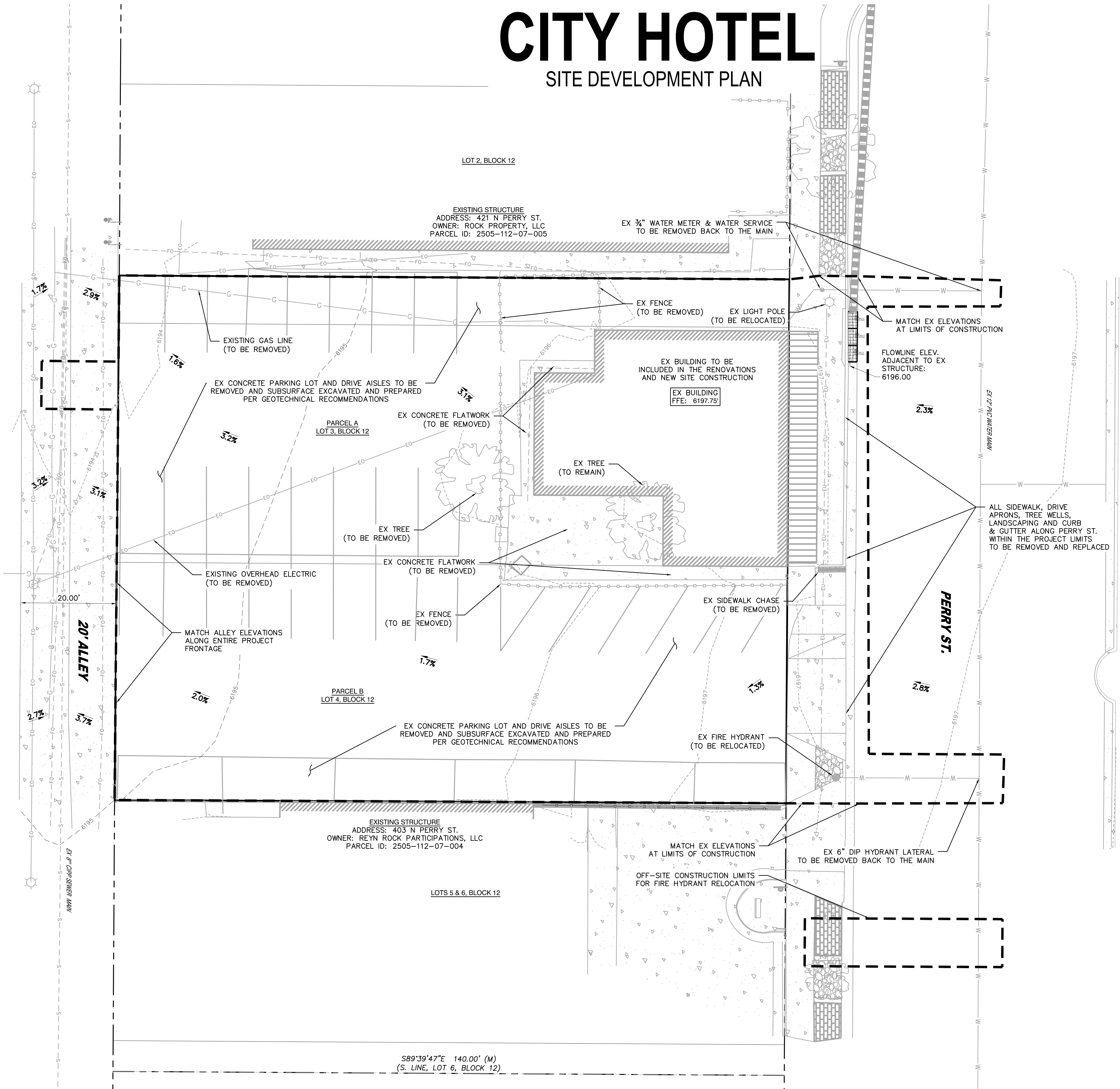
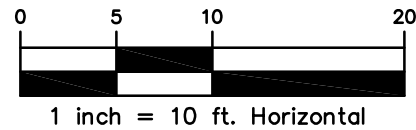
1 OF 15

CITY HOTEL

SITE DEVELOPMENT PLAN

LEGEND

PROPERTY BOUNDARY	---
EX CURB AND GUTTER	==
EX. GAS MAIN	G
EX. WATER MAIN	W
EX. WATER VALVE	⊗
EX. FIRE HYDRANT	⊙
EX. SANITARY SEWERS	---
EX. UNDERGROUND ELECTRIC	-E-
EX. OVERHEAD ELECTRIC	EO
EX. UNDERGROUND FIBER OPTIC	-FO-
EX. FENCE	---
LIMITS OF CONSTRUCTION	---



CITY HOTEL - SITE DEVELOPMENT PLAN

ISSUE DATE:	3.20.2024
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REVISION 3:	
REVISION 4:	

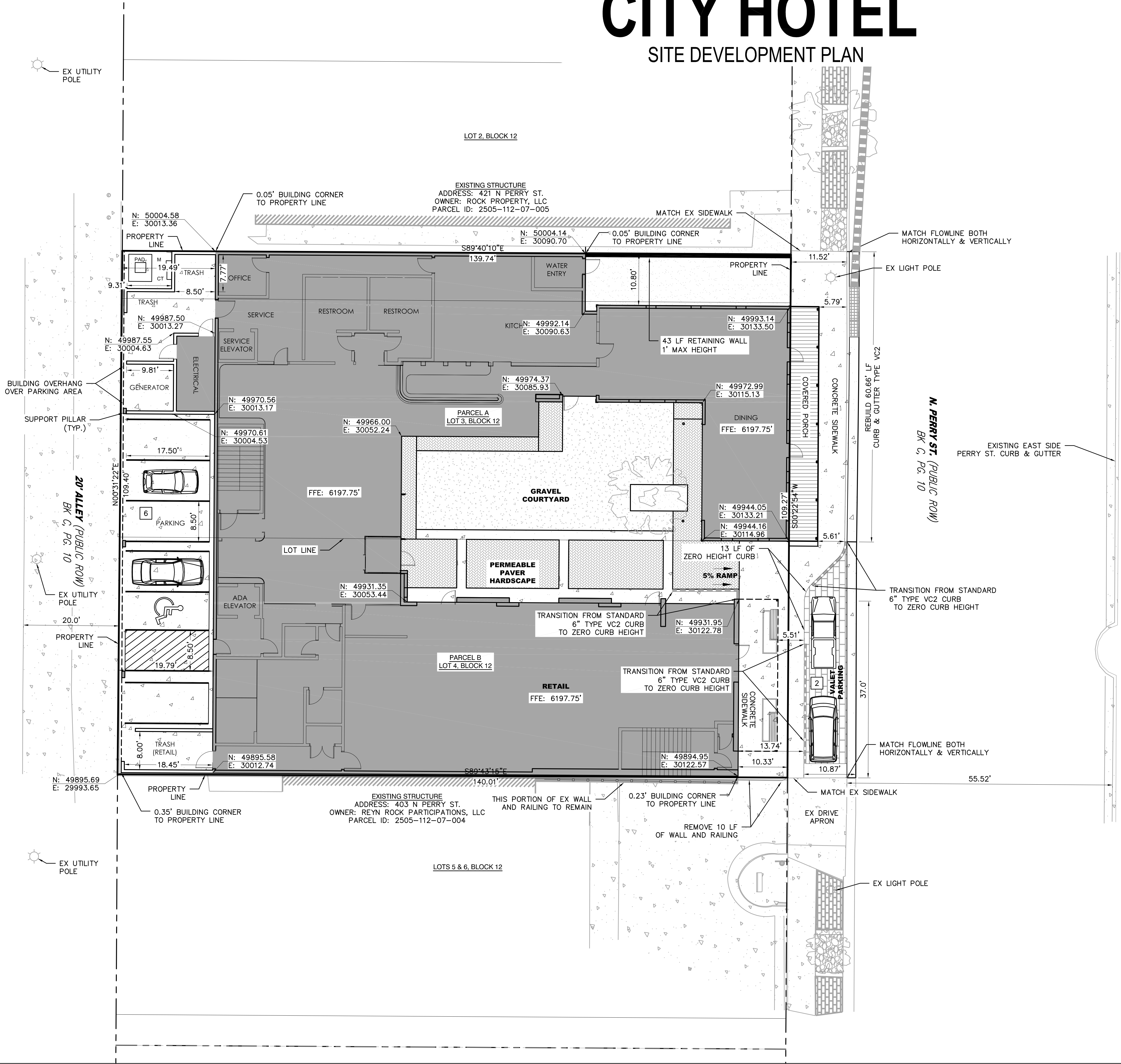
DEMOLITION PLAN
02 OF 15

CITY HOTEL

SITE DEVELOPMENT PLAN

LEGEND

- PROPERTY BOUNDARY
- EX CURB AND GUTTER
- CURB HEIGHT TRANSITION ZONE
- PR RETAINING WALL
- EXISTING STRUCTURES (TO REMAIN)
- PR BUILDING
- PR CONCRETE SIDEWALK/PARKING
- PR PERMEABLE PAVERS/HARDSCAPE
- PR COMPACTED CRUSHER FINE SURFACE
- PR STREETScape AREA
- PR BUILDING DECK
- EX CONCRETE FLATWORK
- 6 PARKING COUNT



0 5 10 20
1 inch = 10 ft. Horizontal

CITY HOTEL - SITE DEVELOPMENT PLAN

ISSUE DATE: 3.20.2024
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:

SITE PLAN
03 OF 15

CITY HOTEL

LEGEND

PROPERTY BOUNDARY

EX CURB AND GUTTER

CURB HEIGHT TRANSITION ZONE

PR RETAINING WALL

EXISTING STRUCTURES (TO REMAIN)

PR. 6" PVC SOLID PIPE

PR. 6" PVC PERFORATED PIPE

PR BUILDING

PR CONCRETE SIDEWALK/PARKING

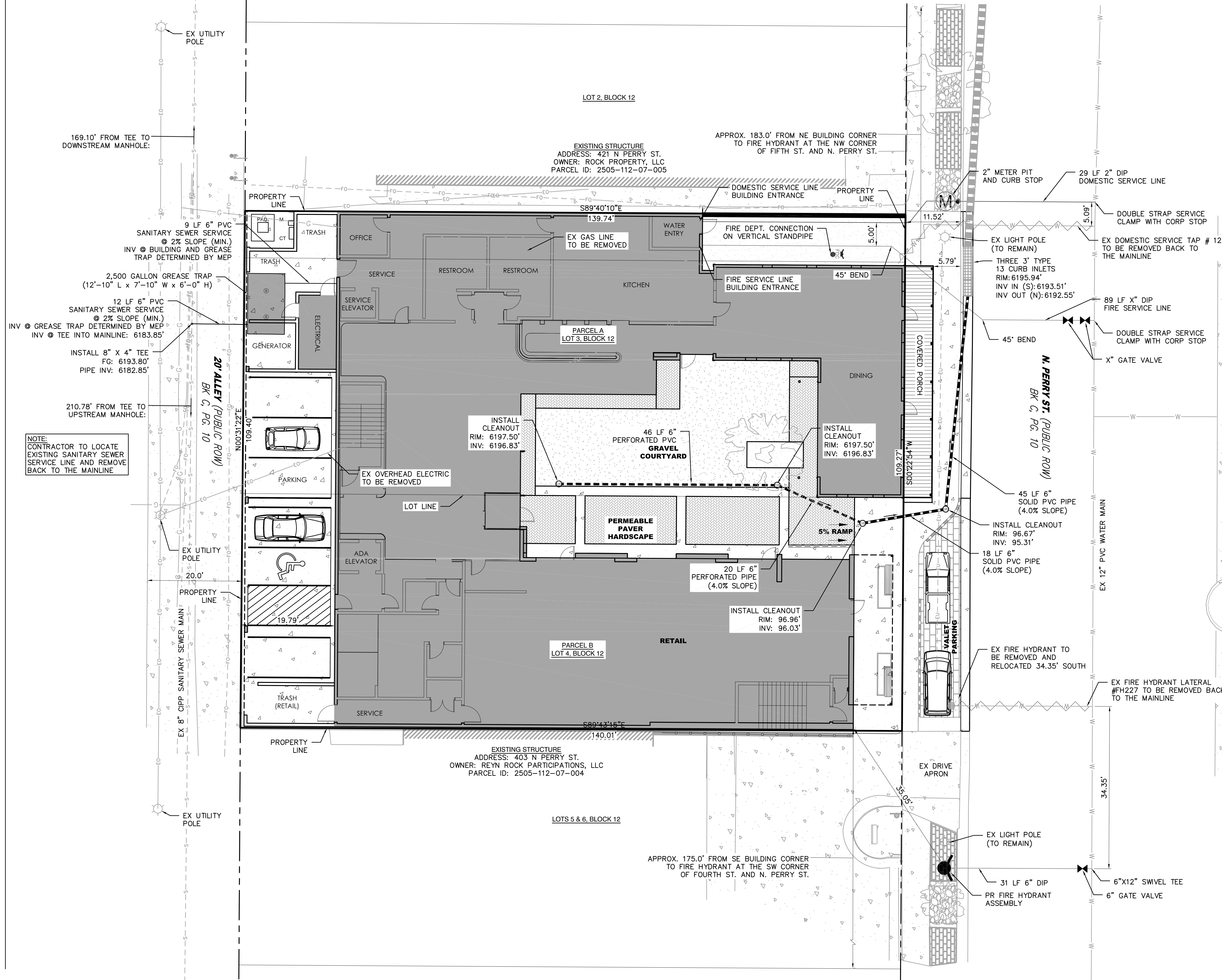
PR PERMEABLE PAVERS/HARDSCAPE

PR COMPACTED CRUSHER FINE SURFACE

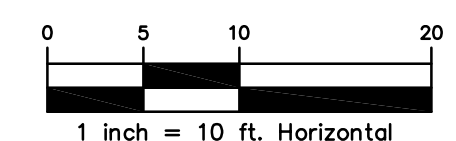
PR STREETScape AREA

PR BUILDING DECK

EX CONCRETE FLATWORK



ISSUE DATE:	3.20.2024
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REVISION 2:	
REVISION 3:	
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CITY HOTEL - SITE DEVELOPMENT PLAN

CITY HOTEL

SITE DEVELOPMENT PLAN

LEGEND

PROPERTY BOUNDARY —————

EX CURB AND GUTTER —————

CURB HEIGHT TRANSITION ZONE - - - - -

PR RETAINING WALL —————

EXISTING STRUCTURES (TO REMAIN) 

PR. 6" PVC SOLID PIPE 

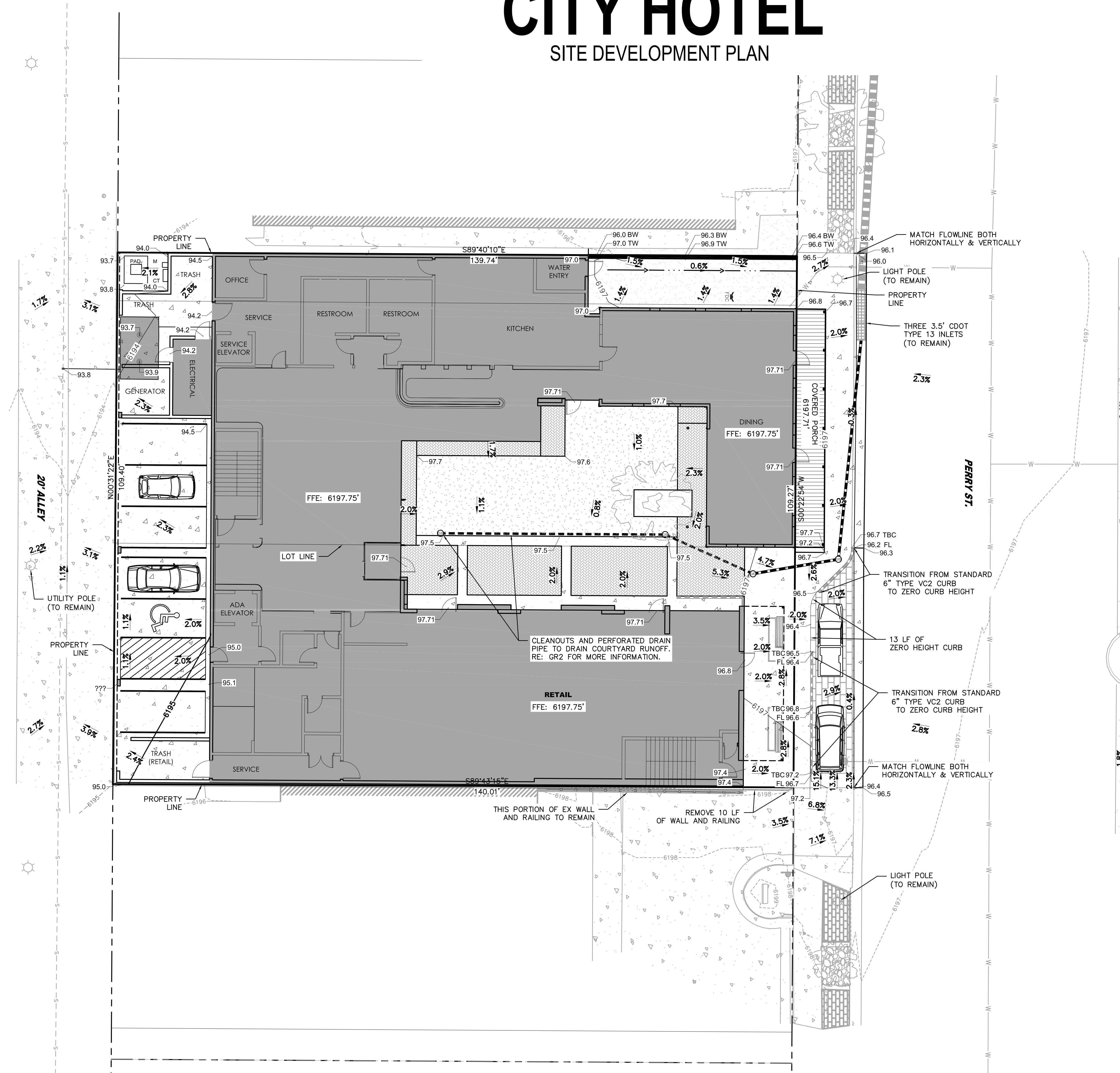
PR. 6" PVC PERFORATED PIPE 

PROPOSED MAJOR CONTOUR ————— 6195

PROPOSED MINOR CONTOUR ————— 6197

EXISTING MAJOR CONTOUR - - - - - 6195 - - - - -

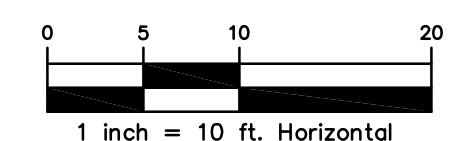
EXISTING MINOR CONTOUR - - - - - 6197 - - - - -



VOLUME REPORT:

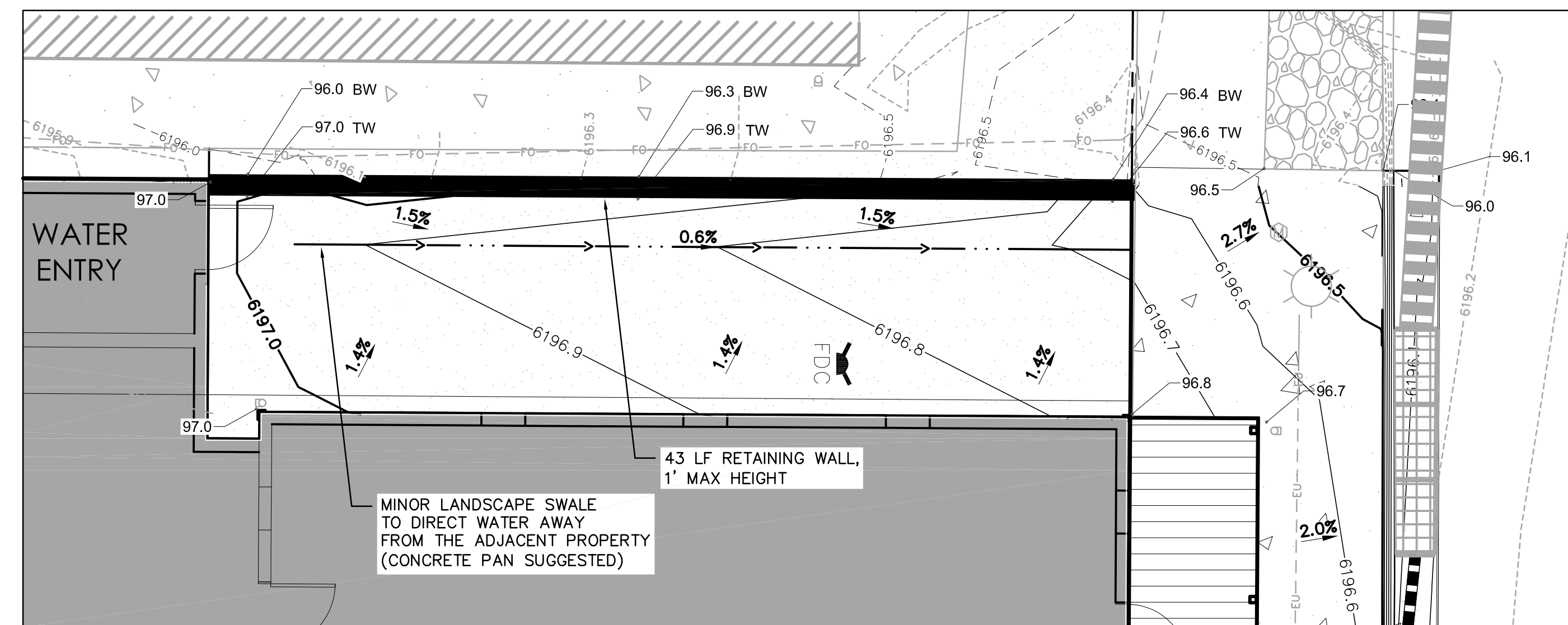
RAW CUT: 18 CY
RAW FILL: 117 CY
NET: 99 CY IMPORT (FILL)

ISSUE DATE:	3.20.2024
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REVISION 3:	
REVISION 4:	



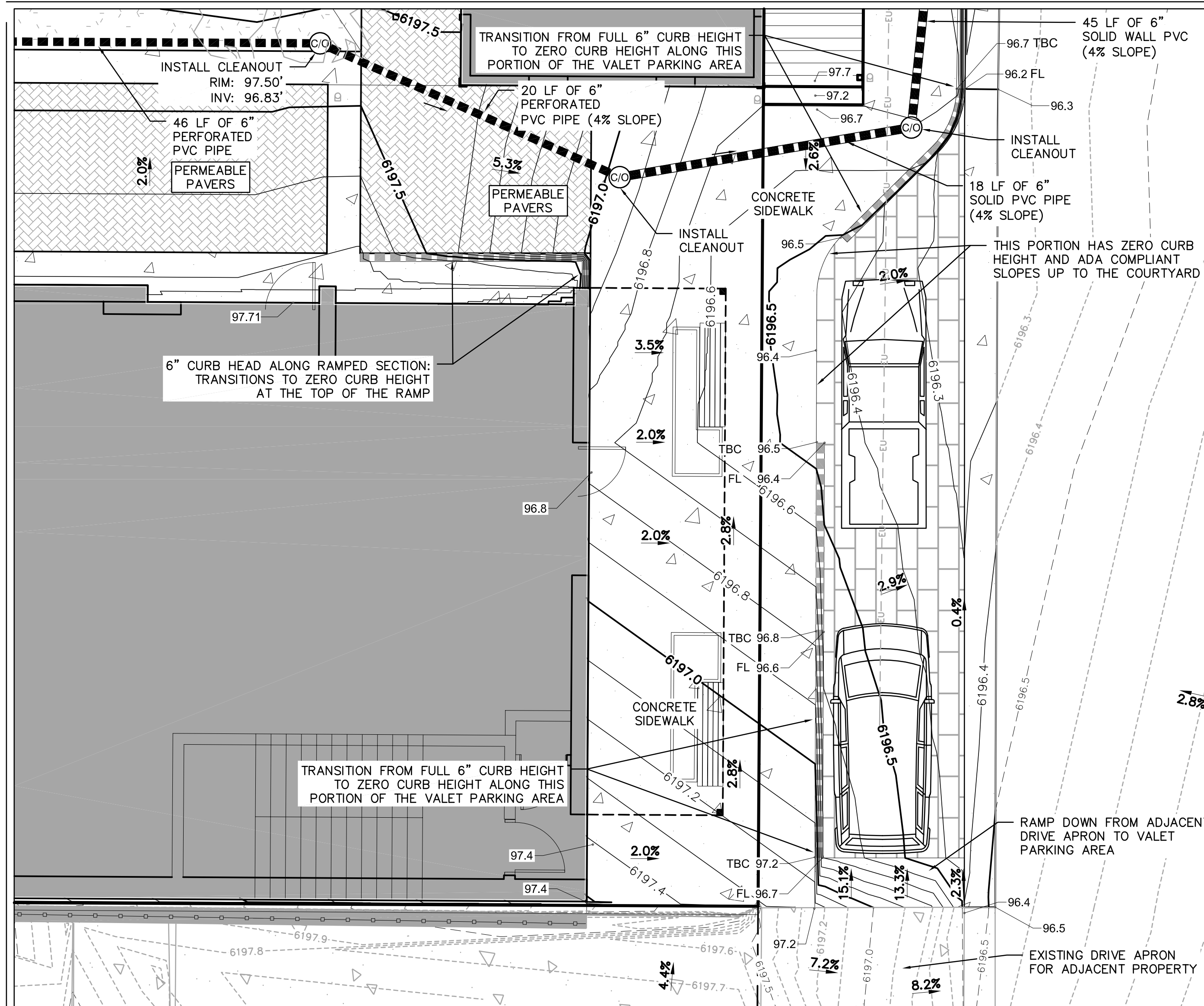
CITY HOTEL

SITE DEVELOPMENT PLAN



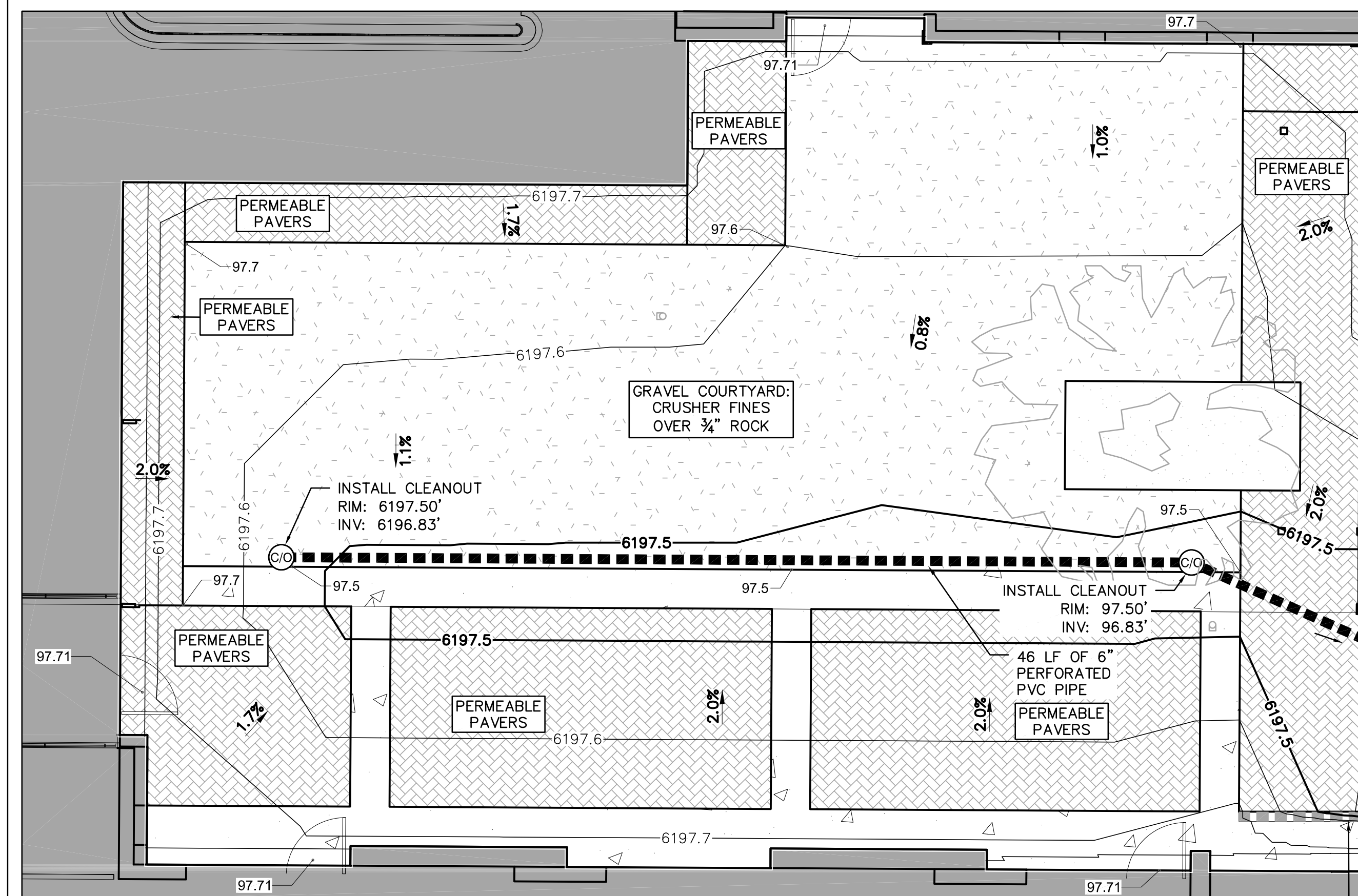
NORTHEAST CORNER DETAILED GRADING PLAN (0.1' & 0.5' CONTOURS)

SCALE: 1" = 5'



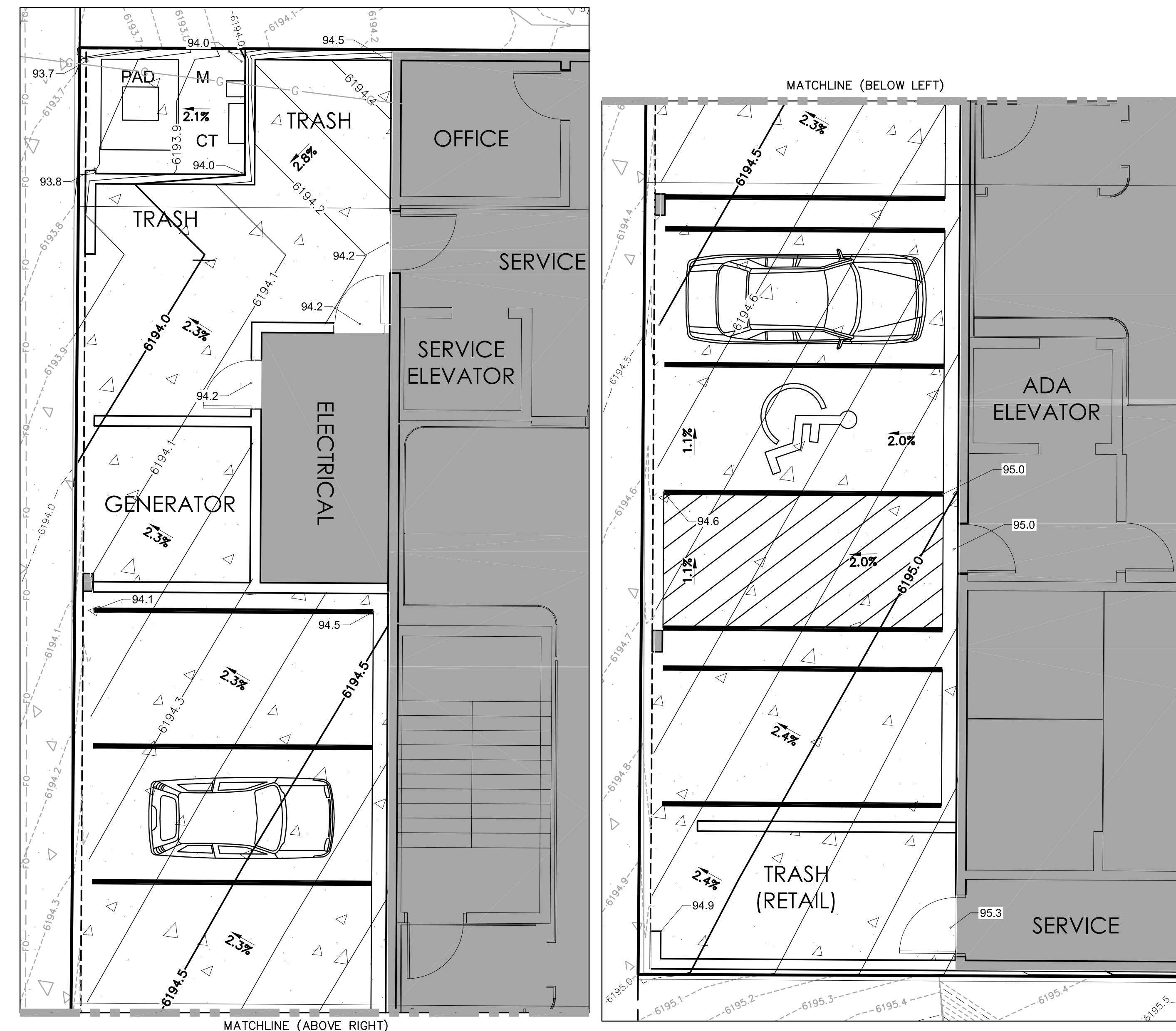
SOUTHEAST CORNER DETAILED GRADING PLAN (0.1' & 0.5' CONTOURS)

SCALE: 1" = 5'



COURTYARD DETAILED GRADING PLAN (0.1' & 0.5' CONTOURS)

SCALE: 1" = 5'



ALLEY PARKING DETAILED GRADING PLAN (0.1' & 0.5' CONTOURS)

SCALE: 1" = 5'

LEGEND

PROPERTY BOUNDARY _____

EX CURB AND GUTTER _____

CURB HEIGHT TRANSITION ZONE - - - - -

PR RETAINING WALL [REDACTED]

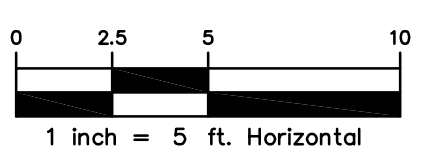
EXISTING STRUCTURES (TO REMAIN) 

PROPOSED MAJOR CONTOUR ———6195.0 ———

PROPOSED MINOR CONTOUR ———6195.2 ———

EXISTING MAJOR CONTOUR — — — 6195.0 — — —

EXISTING MINOR CONTOUR - - -6195.2 - - -



ISSUE DATE: 3.20.2024

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REVISION 2:

REVISION 3: _____

REVISION 4: _____

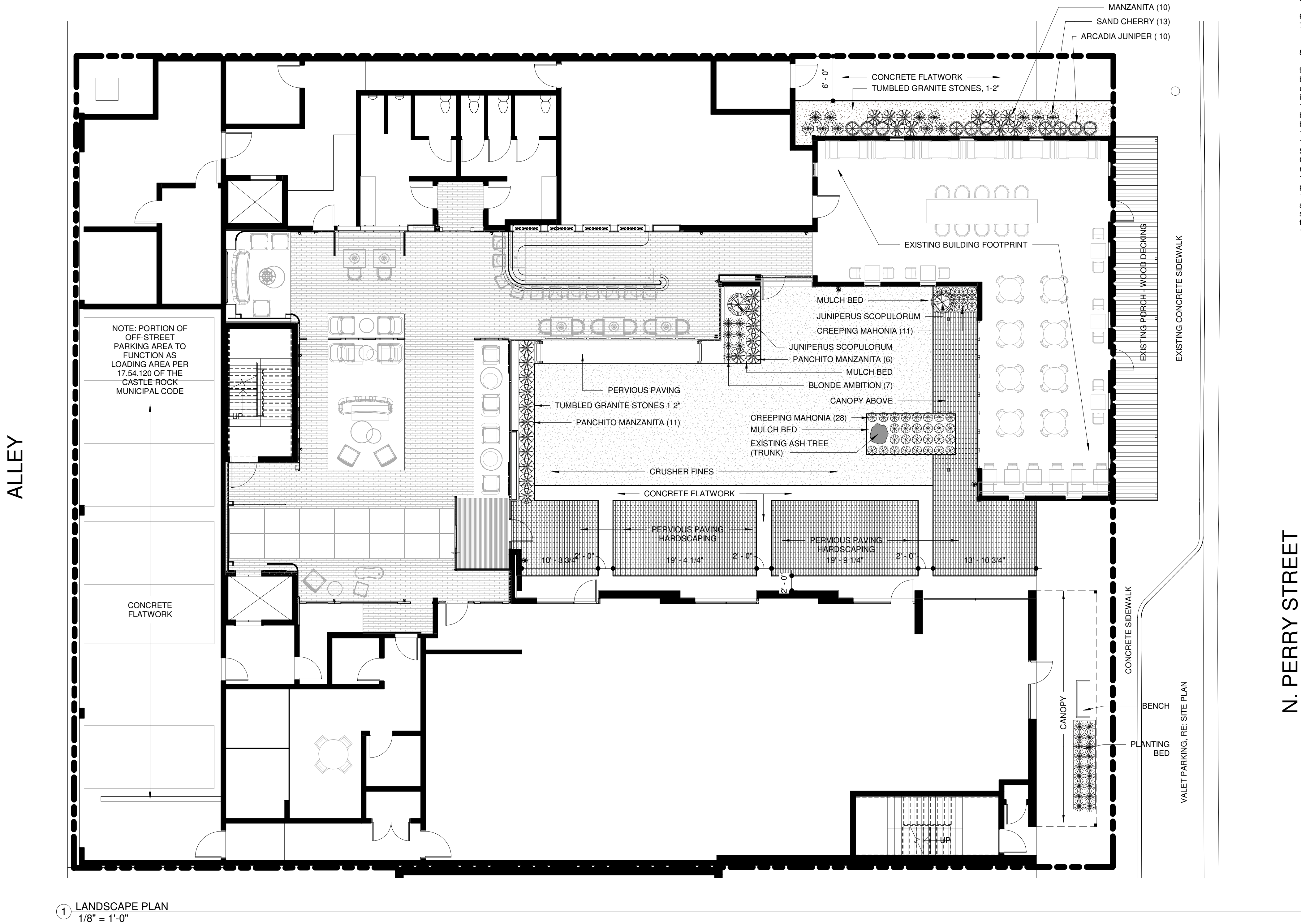
CITY HOTEL

SITE DEVELOPMENT PLAN

LANDSCAPE LEGEND			QTY	WIDTH	HEIGHT	SIZE	SPACING	HYDROZONE
	CANDELABRA JUNIPER	JUNIPERUS SCOPULORUM	2	48"	144"			LOW
	BLONDE AMBITION	BOUTELOUA GRACILIS	25	24"	24"		AS SHOWN	MODERATE
	SAND CHERRY	PRUNUS BESSEYI	13	48"	18"		AS SHOWN	MODERATE
	CREEPING MAHONIA	MAHONIA REPENS	39	36"	12"		AS SHOWN	LOW
	ARCADIA JUNIPER	JUNIPERUS SABINA	10	48"	18"		AS SHOWN	MODERATE
	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADONESIS	27	30"	15"		AS SHOWN	LOW

LANDSCAPE PLAN STANDARD NOTES

- Square footages are estimated. Final landscape area coverage shall meet or exceed coverage represented in this drawing and shall conform to subsequent submittal requirements.
- Quantities and locations of plant materials are approximated. Final quantities and locations will be reflected on Construction Documents.
- All plants are to be properly hydrozoned per Town of Castle Rock Plant List. Distance of trees to utility lines should be a minimum of 10 feet.
- Design must accommodate the watering restrictions as outlined in the Town of Castle Rock Water Use Management Plan (WUMP).
- Irrigation systems are to be designed to operate within the Town of Castle Rock WUMP. Irrigation systems are to be designed per the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual Section 4.2.3 and to correlate with the use type on the property.
- Permanent irrigation is required for all landscaped areas greater than 500 square feet, per Section 4.2.3 of the Landscape and Irrigation Performance Standards and Criteria Manual.
- If any transformers, ground-mounted HVAC units, utility pedestals, or similar features existing on site, but not shown on the Site Development Plan, additional landscaping and screening may be required based upon field conditions determined during the site inspection. Installation will be required prior to the final inspection and the issuance of the certificate of occupancy, as applicable.
- No solid object exceeding 30' in height above the flowline elevation of the adjacent street, including, but not limited to building, utility cabinets, walls, fences, trees, landscape plantings, cut slopes and berms shall be placed in sight distance triangles or easements as shown on the plan.
- No trees, large shrubs, or permanent structures are allowed in utility and drainage easements.
- An irrigation plan is required with the first submittal of the Construction Documents. Please see Sections 3.1.2B and 4.2.3 of the Town of Castle Rock Landscape and Irrigation Performance Standards and Criteria Manual for irrigation submittal and design requirements. Changes to the landscape plan may be necessary due to Construction Documents Irrigation Plan review comments.
- Landscape and irrigation shall be installed by a Town of Castle Rock registered landscape contract professional.
- Dead plant materials shall be removed and replaced with healthy planting materials of comparable size and species that meet the original intent of the approved landscape design within forty-five(45) days or sooner in the event of a contagious disease or invasive insect species. Town of Castle Rock is not responsible for plant replacements.
- Slopes steeper than 3:1 are not permitted on landscape plans in the Town of Castle Rock.



1 LANDSCAPE PLAN
1/8" = 1'-0"

ISSUE DATE: 3/20/2024
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:

GENERAL LANDSCAPE PLAN

CITY HOTEL

SITE DEVELOPMENT PLAN



① EAST - SDP
1/8" = 1'-0"



② NORTH - SDP
1/8" = 1'-0"

ISSUE DATE: 3.20.2024
REVISION 1:
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REVISION 4:

CITY HOTEL

SITE DEVELOPMENT PLAN



① WEST - SDP
1/8" = 1'-0"



② SOUTH - SDP
1/8" = 1'-0"

ISSUE DATE:	3.20.2024
REVISION 1:	
REVISION 2:	
REVISION 3:	
REVISION 4:	

ELEVATIONS

9 OF 15

CITY HOTEL

SITE DEVELOPMENT PLAN



① ELEVATION EAST COURTYARD - SDP
1/8" = 1'-0"



② ELEVATION NORTH COURTYARD - SDP
1/8" = 1'-0"

ISSUE DATE: 3.20.2024
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:

ELEVATIONS

10 OF 15

CITY HOTEL

SITE DEVELOPMENT PLAN



① ELEVATION SOUTH COURTYARD - SDP
1/8" = 1'-0"



② ELEVATION WEST COURTYARD - SDP
1/8" = 1'-0"

ISSUE DATE: 3.20.2024
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REVISION 3:
REVISION 4:

ELEVATIONS

11 OF 15

CITY HOTEL

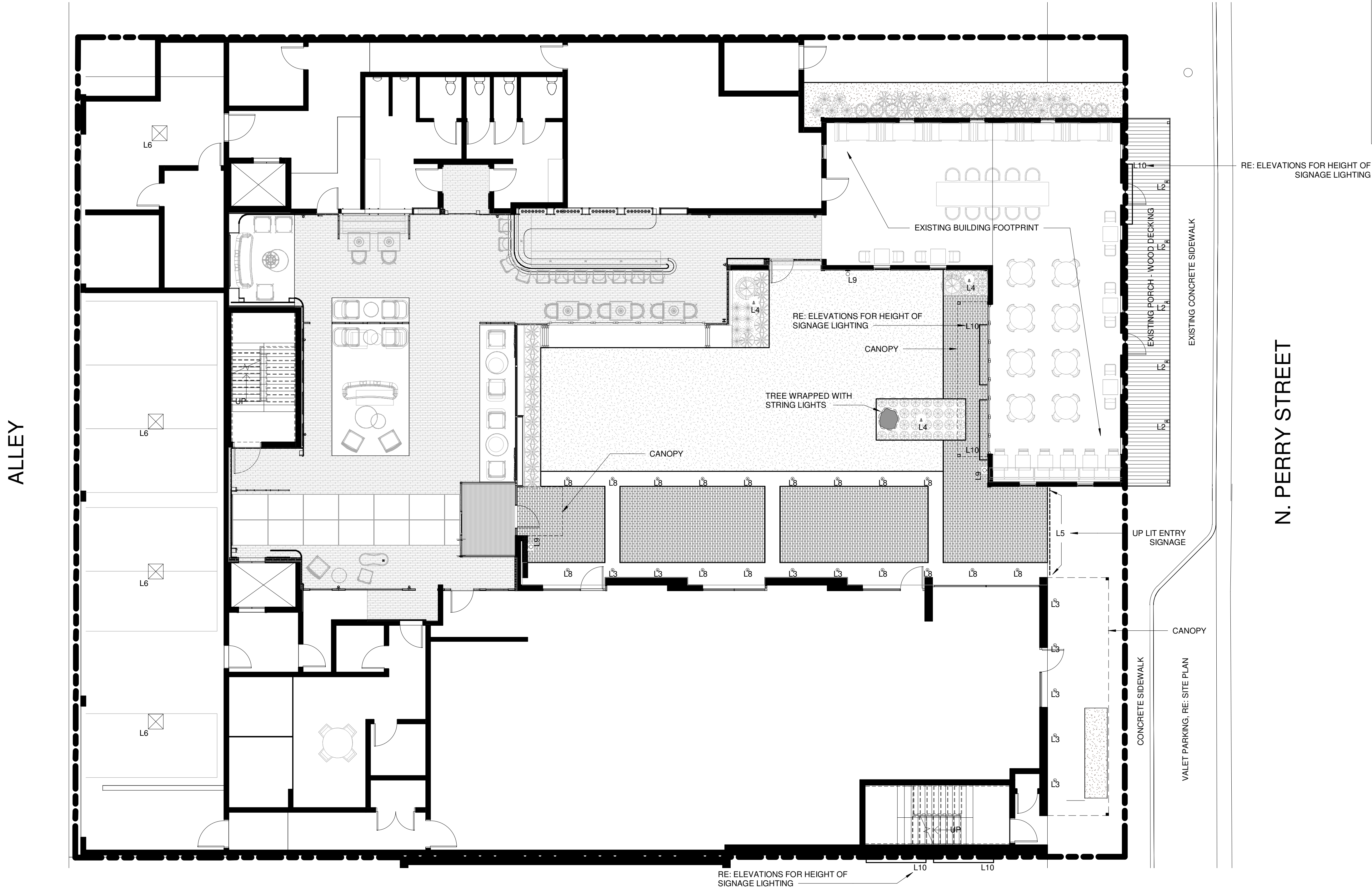
SITE DEVELOPMENT PLAN

LIGHTING LEGEND

Ⓞ	L2	WALL LUMINAIRE WITH DIRECTED LIGHT DISTRIBUTION FOR GENERAL ILLUMINATION PATHWAYS AND BUILDING ENTRANCES	BEGA - B33539 - 2700 K - WHITE - 145 LUMENS
Ⓞ	L3	IN-GRADE LUMINAIRE TO PROVIDE DIRECTIONAL UPLIGHTING	BEGA - B77019 - 2700 K - SILVER - 364 LUMENS
Ⓞ	L4	IN-GRADE LANDSCAPE LIGHT TO ILLUMINATE SMALL TREES	BEGA - B84086 - 2700 K - 381 LUMENS
----	L5	EXTERIOR LED TAPE LIGHT	WAC - InvisiLED OUTDOOR Pro+ - 2700 K - 200 LUMENS / FT.
⊗	L6	RECESSED CEILING MOUNTED LUMINAIRE	LITHONIA - WET-RATED RECESSED TROFFER - 300K - 3000 LUMENS
Ⓞ	L8	IN-GRADE LUMINAIRE TO PROVIDE SYMMETRIC UPLIGHTING	BEGA - B77018 - 2700 K - SILVER - 352 LUMENS
Ⓞ	L9	EXTERIOR WALL MOUNTED SCONCE	HUBBARDTON FORGE - G9 2700 K - BLACK
	L10	EXTERIOR WALL SIGNAGE LUMINAIRE - RE: ELEVATIONS	ALCON - 11704 - 96" - 2700 K - COLOR VARIES

ILLUMINATION STANDARD NOTES:

1. Light Loss Factor is 1 (Must be shown on the Luminary summary table)
2. List the hours of light operation and how this will be achieved. Control descriptions including type of controls, the luminaries to be controlled by each type, and control schedule. Post curfew control method and schedule must be addressed in the plan. (Must be shown on the lighting plan sheet)
3. Describe the objective of each area of the site for lighting (Describe how this will be accomplished. Must be shown on the lighting plan sheet)
4. Describe the mitigation efforts for neighboring properties (Describe how this will be accomplished. Must be shown on the lighting plan sheet)
5. Exterior lighting for egress travel (to the public way or egress court) shall comply with the currently adopted building code. (Must be shown on the plans).



1 LIGHTING PLAN
1/8" = 1'-0"

ISSUE DATE: 3.20.2024
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:

GENERAL LIGHTING PLAN

CITY HOTEL

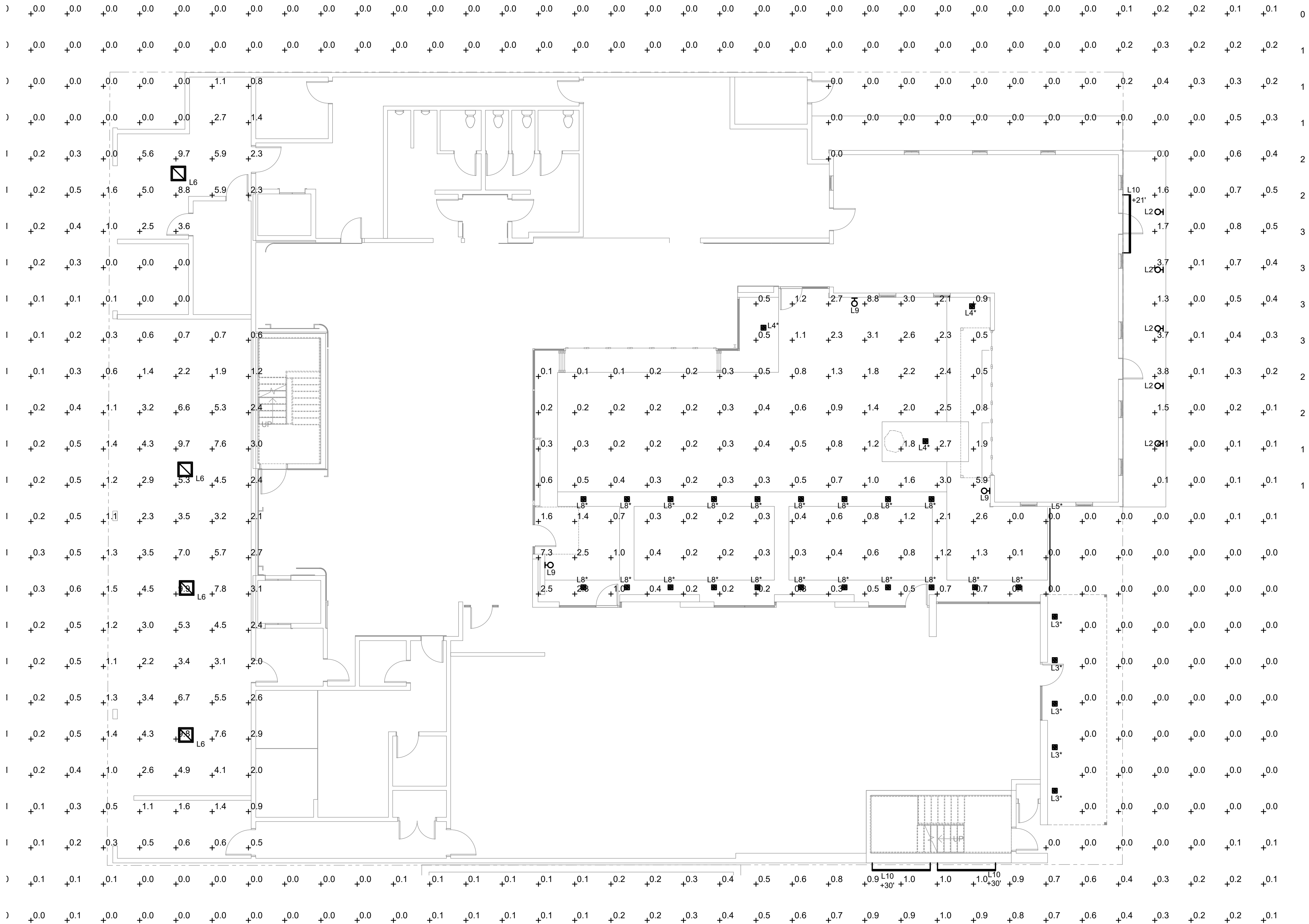
SITE DEVELOPMENT PLAN

GENERAL NOTES (THIS SHEET)

- A. NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE CITY OF CASTLE ROCK.
- B. ALL CALCULATIONS ARE DONE WITH LIGHT LOSS FACTOR OF 1.0
- C. ALL CALCULATION POINTS ARE AT GRADE.
- D. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
- E. LUMINAIRES SHALL BE SHIELDED AND DIRECTED TO AVOID GLARE AND OVERSPILL ONTO ADJACENT PROPERTY.
- F. UPLIGHTING, INDICATED WITH ASTERISK(*), IS NOT INCLUDED IN PHOTOMETRIC CALCULATIONS AT GRADE.

SITE LIGHTING STATISTICS

ZONE NAME	AVG (FC)	MAX (FC)	MIN (FC)	MAX./MIN.	AVERAGE/MIN.
OVERALL SITE	0.7	9.5	0	N/A	N/A
COURTYARD	0.9	5.0	0.1	50:1	9:1
FRONT ENTRY	1.5	4.5	0.2	22:1	7.5:1



1 SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

ISSUE DATE: 3.20.2024
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:

PHOTOMETRIC PLAN

CITY HOTEL

SITE DEVELOPMENT PLAN

Square downlight - Wide beam

Application
Recessed ceiling luminaire with symmetric wide beam light distribution. The patented (US 2016/0327243) BEGA Vortex Optics® rotates a parabolic reflector around the vertical axis to form a complex vortex shape. This vortex balances maximum efficiency with optimal glare control while eliminating shadows and artifacts in a uniquely sharp square distribution.

Materials
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casing, plasma treated for increased adhesion
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Aluminum ceiling mounted driver box
BEGA Vortex Optics®
Pure anodized aluminum reflector surface

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 1.4 lbs.

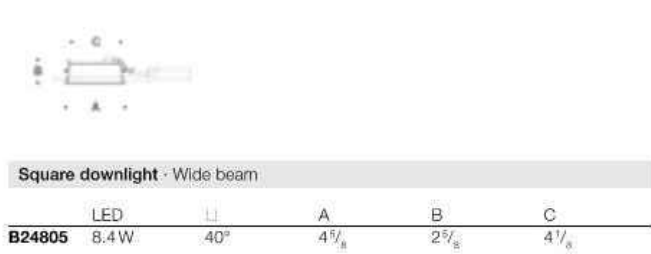
Electrical
Operating voltage 120-277VAC
Minimum start temperature -30°C
LED module wattage 8.4 W
System wattage 10.4 W
Controllability 0-10V, TRIAC, and ELV dimmable
Color rendering index Ra > 90
Luminaire lumens 815lm
LED service life (L70) 60000hrs

LED color temperature
© 4000K (K4)
© 3500K (K35)
© 3000K (K3)
© 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unikure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
© Black (BLK)
© Silver (SLV)
© RAL:
© Bronze (BRZ)
© White (WHT)
© CUS:



B24805 8.4 W 40° 4 1/2" 2 1/2" 4 1/2"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com. Updated: 01/2024

TYPE L1
BEGA

Wall luminaire - Directed light

Application
Wall luminaires with directed light distribution designed for general illumination of pathways and building entrances from various mounting heights.

Materials
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casing, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 1.0 lbs.

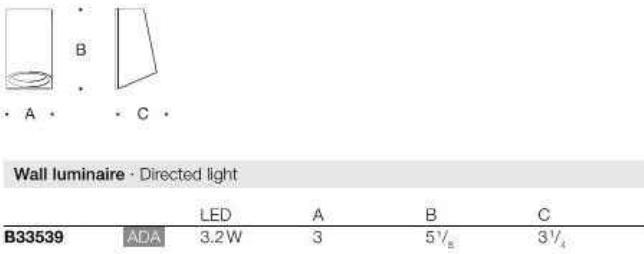
Electrical
Operating voltage 120-277VAC
Minimum start temperature -20°C
LED module wattage 3.2 W
System wattage 5.0 W
Controllability Non-Dimming
Color rendering index Ra > 90
Luminaire lumens 145lm
LED service life (L70) 60000hrs

LED color temperature
© 4000K (K4)
© 3500K (K35)
© 3000K (K3)
© 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unikure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
© Black (BLK)
© Silver (SLV)
© RAL:
© Bronze (BRZ)
© White (WHT)
© CUS:



B33539 3.2 W 3 5 1/2" 9 1/2"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com. Updated: 04/2023

TYPE L2
BEGA

In-grade luminaire - Asymmetric • 24V DC

Application
Flush in-grade small-scale asymmetric floodlights. Designed for directional lighting, uplighting of trees, walls, columns, or signage from ground surfaces. Luminaires require a remote 24 V DC class 2 power supply suitable to operate at the intended LED wattage.

Materials
Clear safety glass
Corrosion-resistant 304 grade stainless steel
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 68

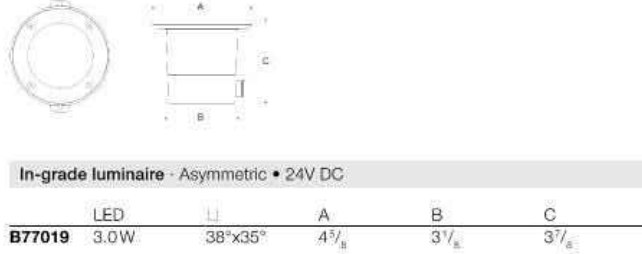
Weight: 3.1 lbs.

Electrical
Operating voltage 24V DC (remote power supply req.)
Minimum start temperature -40°C
LED module wattage 3.0 W
System wattage 5.0 W
Controllability Non-Dimming
Color rendering index Ra > 80
Luminaire lumens 364lm
LED service life (L70) 60000hrs

LED color temperature
© 4000K (K4)
© 3500K (K35)
© 3000K (K3)
© 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
#4 brushed stainless steel. Custom colors are not available.



B77019 3.0 W 36°x36° 4 1/2" 9 1/2" 9 1/2"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com. Updated: 12/2023

TYPE L3
BEGA

Available accessories
© B19580 Remote driver box - Static white
© B19591 Remote driver box - Static white
See individual accessory spec sheet for details.



Garden in-grade luminaire - Asymmetric • 12V AC

Application
In-grade floodlight, ideal for accenting small trees, shrubs, or other landscape features in private gardens. These luminaires are resistant to foot traffic for installation in flower beds, lawns, or gravel. Not to be installed in concrete or near vehicular traffic. Low voltage magnetic transformer is required for operation.

Materials
Clear safety glass
Composite housing
Corrosion-resistant 304 grade stainless steel
Fully potted watertight cable
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 67

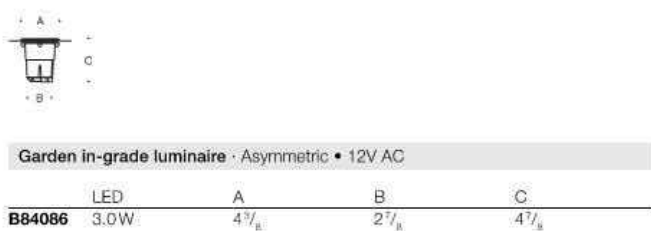
Weight: 1.76 lbs.

Electrical
Operating voltage 12VAC
Minimum start temperature 40°C
Maximum ambient temperature 40°C
LED module wattage 3.0 W
System wattage 3.67 W
Controllability Non-Dimming
Color rendering index Ra > 90
Luminaire lumens 381lm
LED service life (L70) 60000hrs

LED color temperature
© 4000K (K4)
© 3500K (K35)
© 3000K (K3)
© 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
#4 brushed stainless steel. Custom colors are not available.



B64086 3.0 W 4 1/2" 2 1/2" 4 1/2"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com. Updated: 01/2024

TYPE L4
BEGA

Available accessories
© B536 Low voltage magnetic transformer - 300W
See individual accessory spec sheet for details.



LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG SERIES NUMBER	LAMPS (QTY) TYPE	INPUT VA	DRIVER/ DIM PROTOCOL	LUMENS	VOLTAGE	MOUNTING				NOTES
									R	S	P	W	
L1	SQUARE DOWNLIGHT, WIDE DISTRIBUTION	BEGA	B24805	LED 2700K	8.4	0-10V	815	120					
L2	WALL SCONCE	BEGA	B33539	LED 2700K	3.2	0-10V	145	120	X				
L3	IN-GRADE, ASYMMETRIC THROW	BEGA	B77019	LED 2700K	3	0-10V	364	120					
L4	IN-GRADE, LANDSCAPE, ASYMMETRIC THROW	BEGA	B84086	LED 2700K	3	0-10V	381	120					
L5	WET-LISTED TAPE LIGHT	WAC	T24-OD1-X-27P	LED 2700K	1.2W/FT	0-10V	100/FT	120	X				
L6	2X2 WET-LISTED RECESSED TROFFER	LITHONIA	2WRTL-F-L24-3000LM-OAW	LED 3000K	26.6	0-10V	2848	120				X	
L7	GARDEN BOLLARD	BEGA	B77235	LED 2700K	1.9	0-10V	146	120				X	
L8	IN-GRADE, SYMMETRIC FLOODLIGHT	BEGA	B77018	LED 2700K	3	0-10V	352	120	X				
L9	DECORATIVE SCONCE	HUBBARDTON FORGE	303003	LED G9	2	ELV		120					
L10	LINEAR SIGNAGE LUMINAIRE	ALCON	11704-X-4L-27K-12-X-CL-UNI	LED									
ABBREVIATIONS: R - RECESSED, S - SURFACE, P - PENDANT, W - WALL; BF - BOTTOM OF FIXTURE; OH - OVERALL FIXTURE HEIGHT; RD - RECESSED FIXTURE DEPTH; AFF - ABOVE FINISHED FLOOR													
GENERAL NOTES: A. CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. B. VERIFY TRIM COMPATIBILITY WITH CEILING TYPE PRIOR TO SUBMITTALS.													

ISSUE DATE: 3.20.2024
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:

LIGHTING CUT SHEETS

