RED ROCKS HOTEL
SITE DEVELOPMENT PLAN
LOT 1, GATEWAY VILLAGE FILING NO. 1 (AMENDED AND RATIFIED), ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD AT RECEPTION NO. 201343407, IN THE OFFICE OF THE JEFFERSON COUNTY CLERK AND RECORDER.

LOCATED IN THE EAST 1/2 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH P.M.

COUNTY OF JEFFERSON, CITY OF GOLDEN, STATE OF COLORADO
LOCATION: Gateway Property approx 18500 West Colfax Avenue

C-2 ZONING
PROPOSED HOTEL

GENERAL NOTES
a. Permits, fees, and any necessary approvals are subject to review, change and denial.
b. All plans and specifications are subject to revision at any time. Any changes and/or additions must be approved by Tryba Architects.
c. This plan is subject to the development of the site in accordance with the provisions of the Tryba Architects' site plan for Lot 1, Gateway Village Filing No. 1.

SITE STATISTICS

SUSTAINABILITY MENU

TRANSPORTATION

ENVIRONMENTAL PROTECTION

WATER CONSERVATION

WASTE MANAGEMENT

SUPPORT SERVICES

SUSTAINABILITY MENU

- INSTALL HEAT REFLECTIVE ROOF MATERIALS (MIN 29 SRI)
- PLANT AT LEAST 20% ADDITIONAL TREES THAN OTHERWISE REQUIRED TO MAXIMIZE SHADE OVER PAVED AREA
- OFFSET TRADITIONAL ENERGY USAGE WITH RENEWABLE ENERGY PRODUCTION ON SITE
- INSTALL BUILDING AUTOMATION SYSTEM FOR ADVANCED MONITORING
- RESTRICT PARKING ON SITE TO MINIMUM ALLOWED BY CODE
- PREFERRED PARKING FOR 5% PARKING SPACES TO SERVE CARPOOL AND HYBRID/ELECTRIC VEHICLES
- SHOWER UNITS FOR MIN. 2% FULL TIME EQUIVALENT EMPLOYEES
- PROVIDE DOUBLE MINIMUM BIKE PARKING ON SITE. ADDITIONAL POINT FOR BIKE REPAIR STATION
- USE WATER CONSERVATION MEASURES, INCLUDING SUB 1-GALLON FLUSH URINALS, DUAL FLUSH TOILETS, LOW FLOW FIXTURES AND RAIN SENSOR IRRIGATION

SITE STATISTICS

TOTAL OPEN SPACE COVERAGE
49,906 sq. ft.
149,006 sq. ft.
49,006 sq. ft.

TOTAL AREA of PROPERTY
131,540 sq. ft.
131,540 sq. ft.
131,540 sq. ft.

TOTAL GUEST ROOMS
128 ROOMS
128 ROOMS
128 ROOMS

GROSS FLOOR AREA
65,115 sq. ft.
65,115 sq. ft.
65,115 sq. ft.

VEHICLE PARKING (1 / GUEST ROOM + 1 / 2 EMPLOYEES)
1 23 + 10
1 23 + 10
1 23 + 10

ACCESSIBLE 5 (1 VAN) 5 STALLS
CARPOOL / HYBRID / ELECTRIC 7 = (5 % TOTAL) 7 STALL
STANDARD 111 STALLS
BICYCLE PARKING (5 % VEHICLE PARKING) 7 SPACES 14 SPACES

2 CARRIERS
10 EARLY BIRD STALLS
33 TREES PROVIDED
133 PARKING STALLS PROVIDED
7 PREFERRED STALLS PROVIDED
1 MIN SHOWERS PROVIDED
14 BIKE STALLS PROVIDED

SITE STATISTICS

BUILDING COVERAGE
PARKING LOT COVERAGE
PARKING LOT LANDSCAPE AREA COVERAGE
PRIVATE STREET COVERAGE
TOTAL OPEN SPACE COVERAGE
% OPEN SPACE
TOTAL AREA

131.540 131.540 131.540
49.906 49.906 49.906
128 128 128
65.115 65.115 65.115
37.05% 37.05% 37.05%
131.540 131.540 131.540

SUSTAINABILITY MENU

- INNOVATION POINT (WELL BUILDING STANDARD - MIND 99 - BEAUTY AND DESIGN)
- INNOVATION POINT (WELL BUILDING STANDARD - FITNESS 67 - EXTERIOR ACTIVE DESIGN)
- INNOVATION POINT (WELL BUILDING STANDARD - NOURISHMENT 52 - MINDFUL EATING)
- PROVIDE SHUTTLE SERVICE TO RED ROCKS AMPHITHEATER

MISCELLANEOUS

- INSTALL HEAT REFLECTIVE ROOF MATERIALS (MIN 29 SRI)
- PLANT AT LEAST 20% ADDITIONAL TREES THAN OTHERWISE REQUIRED TO MAXIMIZE SHADE OVER PAVED AREA
- OFFSET TRADITIONAL ENERGY USAGE WITH RENEWABLE ENERGY PRODUCTION ON SITE
- INSTALL BUILDING AUTOMATION SYSTEM FOR ADVANCED MONITORING
- RESTRICT PARKING ON SITE TO MINIMUM ALLOWED BY CODE
- PREFERRED PARKING FOR 5% PARKING SPACES TO SERVE CARPOOL AND HYBRID/ELECTRIC VEHICLES
- SHOWER UNITS FOR MIN. 2% FULL TIME EQUIVALENT EMPLOYEES
- PROVIDE DOUBLE MINIMUM BIKE PARKING ON SITE. ADDITIONAL POINT FOR BIKE REPAIR STATION
- USE WATER CONSERVATION MEASURES, INCLUDING SUB 1-GALLON FLUSH URINALS, DUAL FLUSH TOILETS, LOW FLOW FIXTURES AND RAIN SENSOR IRRIGATION

SUSTAINABILITY MENU

- INNOVATION POINT (WELL BUILDING STANDARD - MIND 99 - BEAUTY AND DESIGN)
- INNOVATION POINT (WELL BUILDING STANDARD - FITNESS 67 - EXTERIOR ACTIVE DESIGN)
- INNOVATION POINT (WELL BUILDING STANDARD - NOURISHMENT 52 - MINDFUL EATING)
- PROVIDE SHUTTLE SERVICE TO RED ROCKS AMPHITHEATER

MISCELLANEOUS

- INSTALL HEAT REFLECTIVE ROOF MATERIALS (MIN 29 SRI)
- PLANT AT LEAST 20% ADDITIONAL TREES THAN OTHERWISE REQUIRED TO MAXIMIZE SHADE OVER PAVED AREA
- OFFSET TRADITIONAL ENERGY USAGE WITH RENEWABLE ENERGY PRODUCTION ON SITE
- INSTALL BUILDING AUTOMATION SYSTEM FOR ADVANCED MONITORING
- RESTRICT PARKING ON SITE TO MINIMUM ALLOWED BY CODE
- PREFERRED PARKING FOR 5% PARKING SPACES TO SERVE CARPOOL AND HYBRID/ELECTRIC VEHICLES
- SHOWER UNITS FOR MIN. 2% FULL TIME EQUIVALENT EMPLOYEES
- PROVIDE DOUBLE MINIMUM BIKE PARKING ON SITE. ADDITIONAL POINT FOR BIKE REPAIR STATION
- USE WATER CONSERVATION MEASURES, INCLUDING SUB 1-GALLON FLUSH URINALS, DUAL FLUSH TOILETS, LOW FLOW FIXTURES AND RAIN SENSOR IRRIGATION

SUSTAINABILITY MENU

- INNOVATION POINT (WELL BUILDING STANDARD - MIND 99 - BEAUTY AND DESIGN)
- INNOVATION POINT (WELL BUILDING STANDARD - FITNESS 67 - EXTERIOR ACTIVE DESIGN)
- INNOVATION POINT (WELL BUILDING STANDARD - NOURISHMENT 52 - MINDFUL EATING)
- PROVIDE SHUTTLE SERVICE TO RED ROCKS AMPHITHEATER

MISCELLANEOUS

- INSTALL HEAT REFLECTIVE ROOF MATERIALS (MIN 29 SRI)
- PLANT AT LEAST 20% ADDITIONAL TREES THAN OTHERWISE REQUIRED TO MAXIMIZE SHADE OVER PAVED AREA
- OFFSET TRADITIONAL ENERGY USAGE WITH RENEWABLE ENERGY PRODUCTION ON SITE
- INSTALL BUILDING AUTOMATION SYSTEM FOR ADVANCED MONITORING
- RESTRICT PARKING ON SITE TO MINIMUM ALLOWED BY CODE
- PREFERRED PARKING FOR 5% PARKING SPACES TO SERVE CARPOOL AND HYBRID/ELECTRIC VEHICLES
- SHOWER UNITS FOR MIN. 2% FULL TIME EQUIVALENT EMPLOYEES
- PROVIDE DOUBLE MINIMUM BIKE PARKING ON SITE. ADDITIONAL POINT FOR BIKE REPAIR STATION
- USE WATER CONSERVATION MEASURES, INCLUDING SUB 1-GALLON FLUSH URINALS, DUAL FLUSH TOILETS, LOW FLOW FIXTURES AND RAIN SENSOR IRRIGATION
EXISTING CONTURS
PROPOSED CONTURS - MAJOR INTERVAL
PROPOSED CONTURS - MINOR INTERVAL
GRADE BREAK LINE
GRADE SLOPE
INLET PROTECTION

6373.39 TC
6372.89 GL

6375.57 GL

6378.41 C

5HVWRUHDOOGLVWXUEHGDUHDVZLWK´RIJRRG

3. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.

5. All construction shall be performed in accordance with state and local specifications for construction.
6. HDPE storm sewer piping and fittings must meet materials and installation standards per local plumbing code including joint pressure test and ASTM C2321 installation practices.

7. Maintain a minimum of 48” of cover over all water lines and sanitary sewer lines. Install sewer piping of materials equal to watermain standards for 9 feet on water line, install sewer piping of materials equal to watermain standards for 5 feet before and after water main, 48” of separation.

8. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.

9. Maintain a minimum of 6’ of cover over all water lines and sanitary sewer lines. Install sewer piping of materials equal to watermain standards for 9 feet on water line, install sewer piping of materials equal to watermain standards for 5 feet before and after water main, 48” of separation.

10. Pressure test and disinfect all new watermains in accordance with state and local requirements.

11. See Project Specifications for bedding requirements.

12. Pressure test and disinfect all new watermains in accordance with state and local requirements.

13. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.

14. Storm sewer requires testing in accordance with local plumbing code where located as per any demolition or excavation.

15. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.

16. Storm sewer requires testing in accordance with local plumbing code where located as per any demolition or excavation.

17. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.

18. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building as well as all other work necessary. These connection locations are not bound to exact locations.

19. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.

20. Storm sewer requires testing in accordance with local plumbing code where located as per any demolition or excavation.

21. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building as well as all other work necessary. These connection locations are not bound to exact locations.
NOTES:
1. RE: CIVIL FOR PROPERTY LINE DIMENSIONS
2. SIGHT TRIANGLE RESTRICTIONS:
   2.1. PEDESTRIAN SIGHT TRIANGLE - RE: CIVIL SHEET FOR DIMENSIONS - NO ITEMS WIDER THAN 18" MAY BE TALLER THAN 30".
   2.2. CORNER SIGHT TRIANGLE - RE: CIVIL SHEET FOR DIMENSIONS - MUST BE FREE OF ALL ITEMS OVER 30" IN HEIGHT, EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.
   2.3. ROADWAY SIGHT TRIANGLE - RE: CIVIL SHEET FOR DIMENSIONS - NO ITEMS WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.
PLANTING NOTES:
1. NATIVE SEEDING ON THE LANDSCAPE PLAN MUST REFLECT CITY OF GOLDEN REVIETATION REQUIREMENTS.
1 PERSPECTIVE FROM SOUTHEAST

2 PERSPECTIVE FROM NORTHWEST

3 PERSPECTIVE FROM EAST