

WASHINGTON AVE TOWNHOMES

SITE PLAN REVIEW APPLICATION

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO
148 WASHINGTON AVE

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ZONING DATA AND EXPLANATION FOR THE SPECIAL PERMIT APPLICATION:

The present zoning for this project is R-2. The proposal includes eight residential townhome units accommodated within two buildings, with attached garages containing sixteen total spaces. The total amount of residential floor area is approximately 14,306 S.F. and the overall density of this project is 0.53 FAR or 12.8 units/acre.

SITE DATA:

Total area of the property:	27,149 S.F.	
Building coverage: (including the garages and porches) (40% open required)	6,734 S.F.	25%
Total landscape area coverage: (includes sidewalks)	20,415 S.F.	75%
Total parking lot coverage:	N/A	

RESIDENTIAL UNITS:

Unit Type 1:
3 bedrooms, 3 1/2 baths
1,899 s.f. total floor area

Unit Type 2:
3 bedrooms, 3 1/2 baths
1,872 s.f. total floor area

Unit Type 3:
2 bedrooms, 2 1/2 baths
1,664 s.f. total floor area

Unit Type 4:
2 bedrooms, 2 1/2 baths
1,718 s.f. total floor area

FLOOR AREA SUMMARY:

Unit 1:	1,899 S.F.
Unit 2:	1,872 S.F.
Unit 3:	1,872 S.F.
Unit 4:	1,899 S.F.
Unit 5:	1,664 S.F.
Unit 6:	1,718 S.F.
Unit 7:	1,718 S.F.
Unit 8:	1,664 S.F.
Total:	14,306 S.F.

REQUIRED PARKING:

Unit 1:	2 spaces
Unit 2:	2 spaces
Unit 3:	2 spaces
Unit 4:	2 spaces
Unit 5:	1 1/2 spaces
Unit 6:	1 1/2 spaces
Unit 7:	1 1/2 spaces
Unit 8:	1 1/2 spaces
Total:	14 spaces

PROVIDED PARKING:

Two-car garages:	16 spaces
Surface parking:	0 spaces
Total:	16 spaces



PROPERTY LOOKING SOUTH FROM WASHINGTON AVE.



PROPERTY LOOKING WEST FROM WASHINGTON AVE.



STREET ELEVATION

CITY OF GOLDEN PLANNING COMMISSION

APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION

THIS _____ DAY OF _____, 2018

CHAIRMAN _____ SECRETARY _____

OWNERSHIP CERTIFICATE

APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION

THIS _____ DAY OF _____, 2018

BY _____

NOTARIAL

APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION

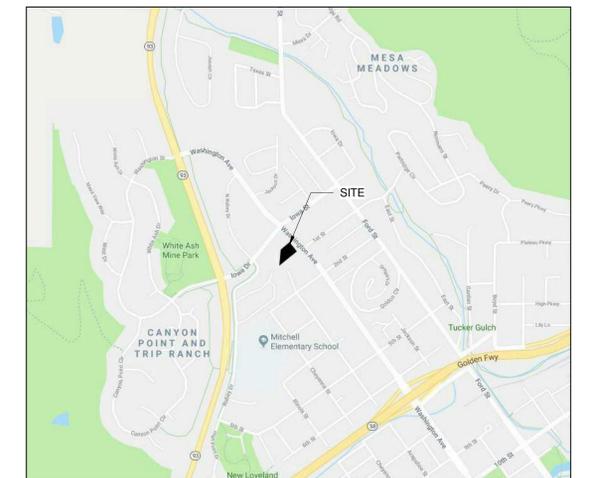
STATE OF _____

COUNTY OF _____

THE FORGOING SIGNATURE WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2018

VICINITY MAP



(NOT TO SCALE)

studio 646
ARCHITECTURE, LLC

15940 S. GOLDEN ROAD
GOLDEN, COLORADO
303.284.1276

SUBMITTAL TYPE	DATE
SITE DEVELOPMENT PLAN	03.20.2018

COVER SHEET AND GENERAL INFORMATION
SHEET 01 OF 09

WASHINGTON AVE TOWNHOMES

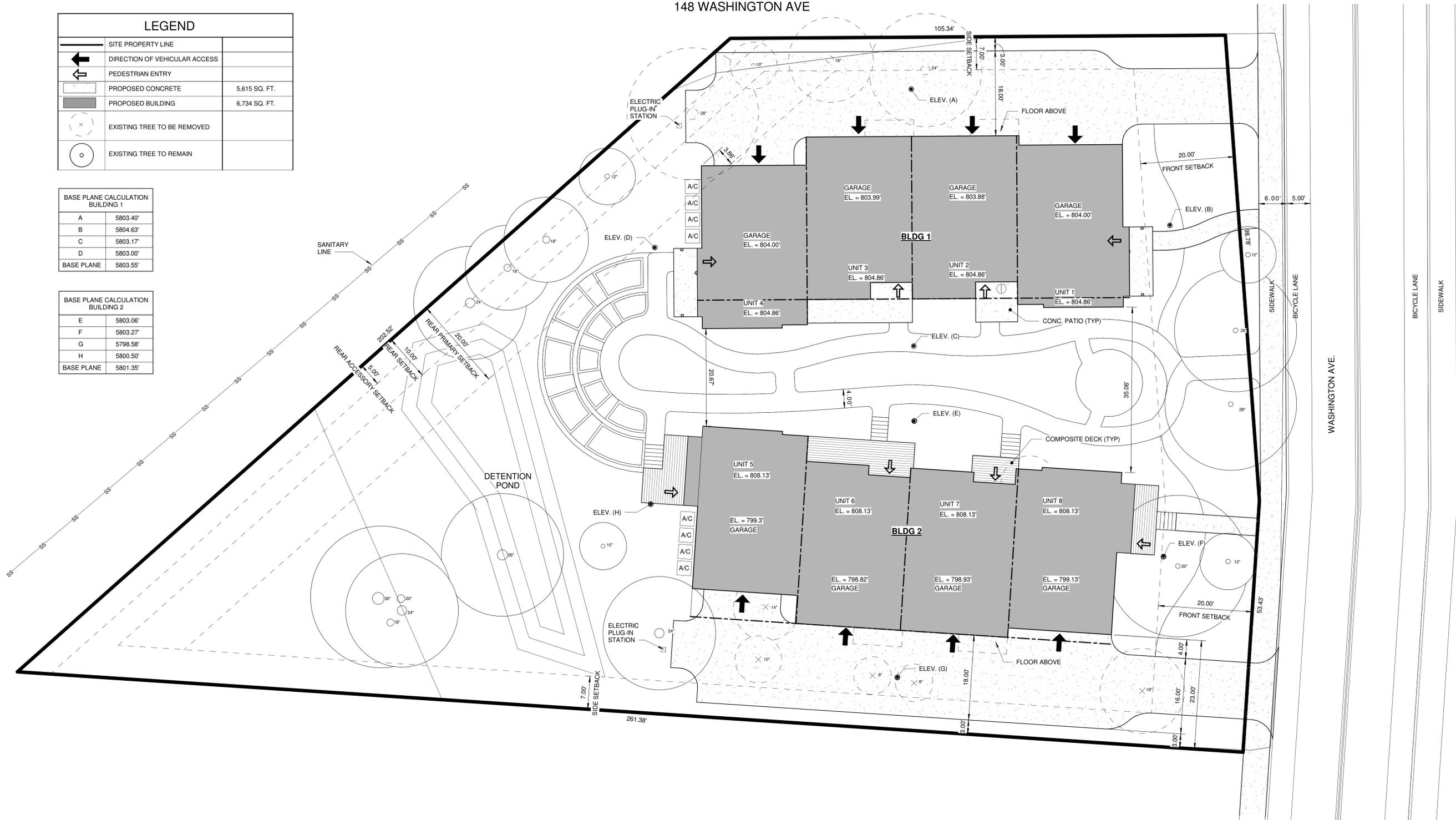
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148 WASHINGTON AVE

LEGEND	
	SITE PROPERTY LINE
	DIRECTION OF VEHICULAR ACCESS
	PEDESTRIAN ENTRY
	PROPOSED CONCRETE 5,615 SQ. FT.
	PROPOSED BUILDING 6,734 SQ. FT.
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

BASE PLANE CALCULATION BUILDING 1	
A	5803.40'
B	5804.63'
C	5803.17'
D	5803.00'
BASE PLANE	5803.55'

BASE PLANE CALCULATION BUILDING 2	
E	5803.06'
F	5803.27'
G	5798.58'
H	5800.50'
BASE PLANE	5801.35'



1 SITE PLAN
1" = 10'-0"



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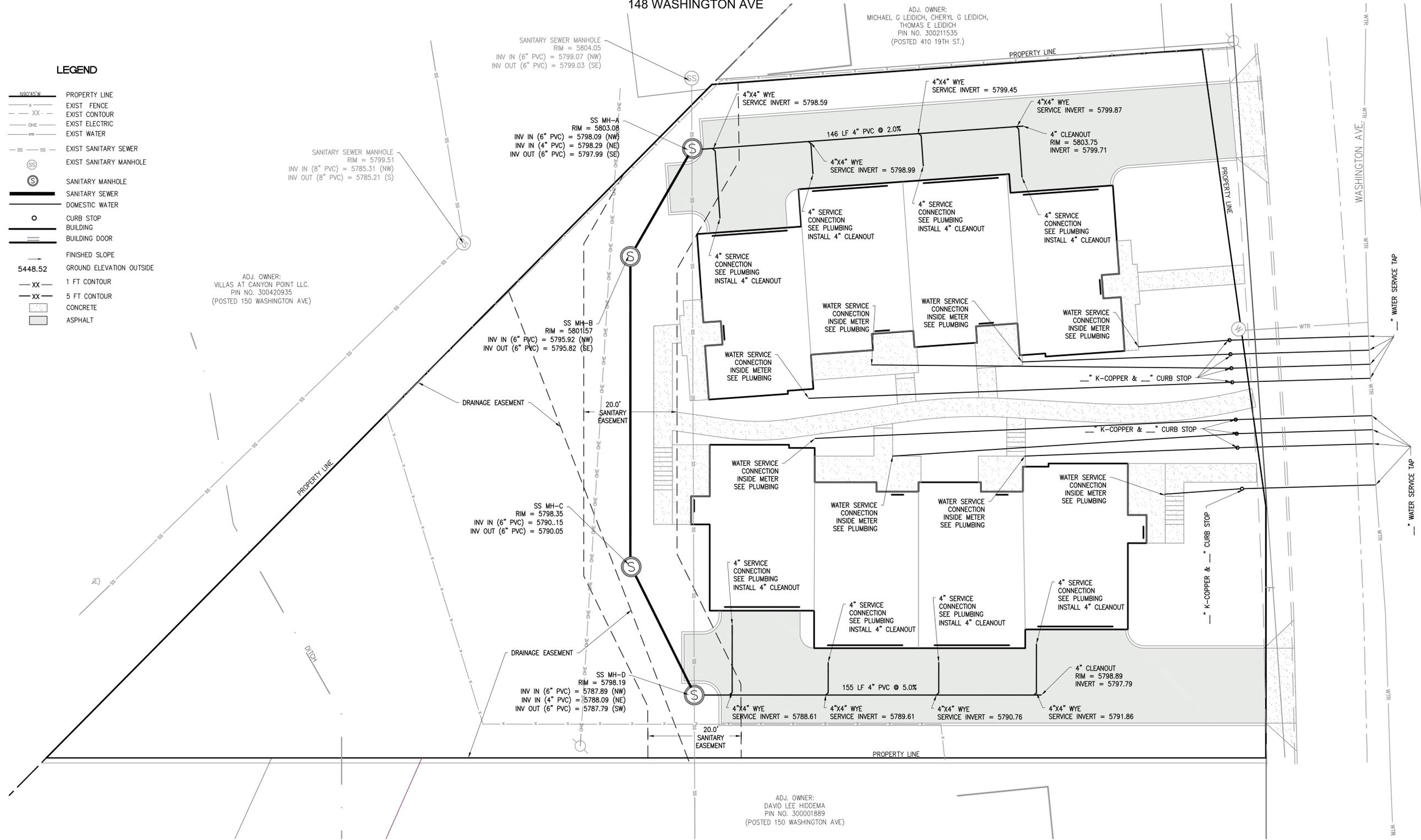
ADJ. OWNER:
MICHAEL G LEIDICH, CHERYL G LEIDICH,
THOMAS E LEIDICH
PIN NO. 300211535
(POSTED 410 19TH ST.)

ADJ. OWNER:
VILLAS AT CANYON POINT LLC.
PIN NO. 300420935
(POSTED 150 WASHINGTON AVE)

ADJ. OWNER:
DAVID LEE HIDEEMA
PIN NO. 300001889
(POSTED 150 WASHINGTON AVE)

LEGEND

- 108245'W PROPERTY LINE
- EXIST FENCE
- EXIST CONTOUR
- EXIST ELECTRIC
- EXIST WATER
- EXIST SANITARY SEWER
- EXIST SANITARY MANHOLE
- SANITARY MANHOLE
- SANITARY SEWER
- DOMESTIC WATER
- CURB STOP
- BUILDING
- BUILDING DOOR
- FINISHED SLOPE
- GROUND ELEVATION OUTSIDE
- 1 FT CONTOUR
- 5 FT CONTOUR
- CONCRETE
- ASPHALT



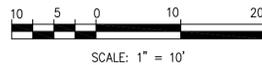
studio 646
ARCHITECTURE, LLC

15940 S. GOLDEN ROAD
GOLDEN, COLORADO
303.284.1276

SUBMITTAL TYPE	DATE
SITE DEVELOPMENT PLAN	02.16.2018



TJC LIMITED
4955 IRIS ST.
WHEAT RIDGE, CO 80033
303.840.4742
www.tjconsultant.com



SITE UTILITY PLAN
SHEET 03 OF 08

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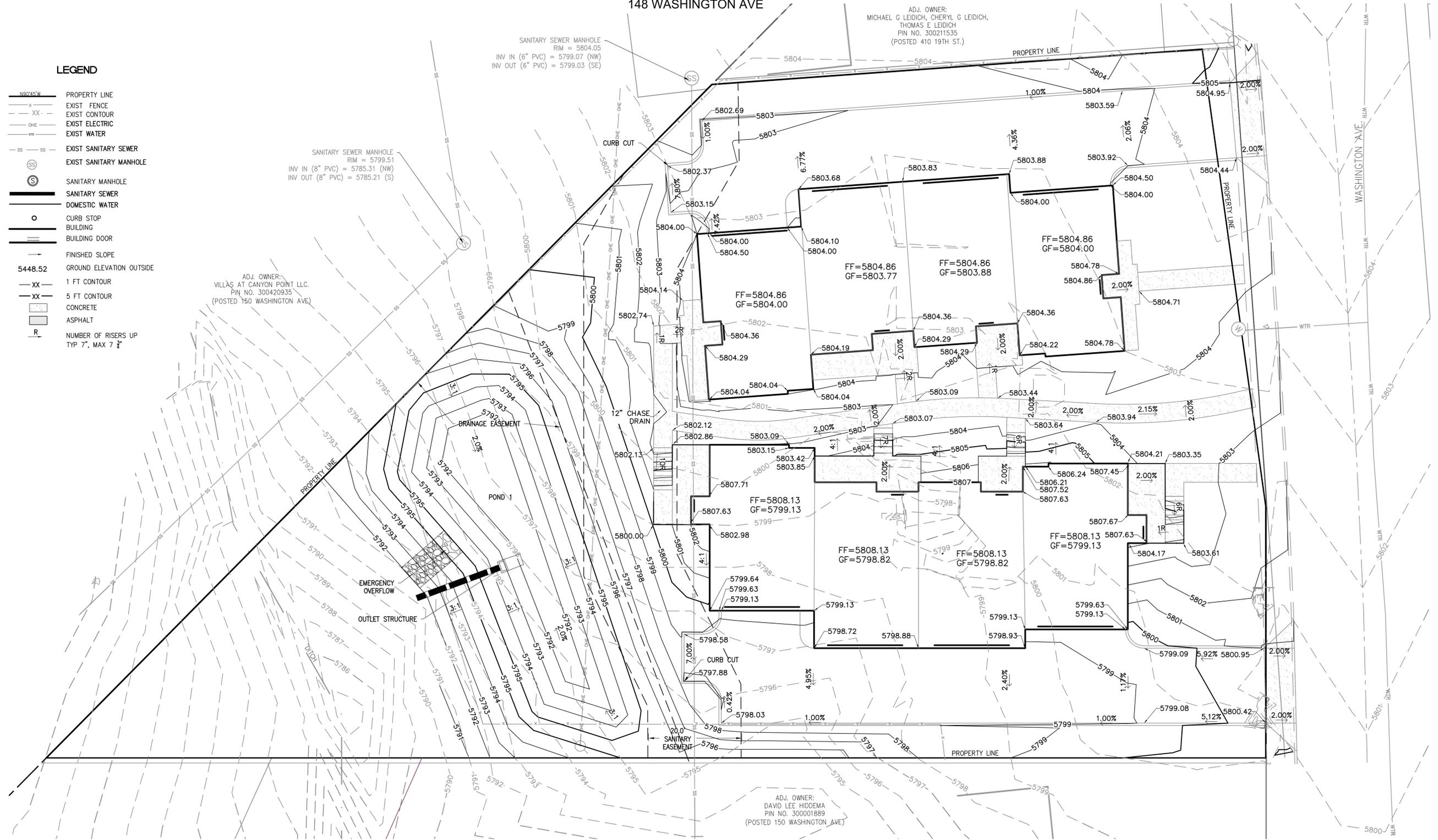
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ADJ. OWNER:
DAVID LEE HIDEEMA
PIN NO. 300001888
(POSTED 150 WASHINGTON AVE)

LEGEND

- PROPERTY LINE
- EXIST FENCE
- EXIST CONTOUR
- EXIST ELECTRIC
- EXIST WATER
- EXIST SANITARY SEWER
- EXIST SANITARY MANHOLE
- SANITARY MANHOLE
- SANITARY SEWER
- DOMESTIC WATER
- CURB STOP
- BUILDING
- BUILDING DOOR
- FINISHED SLOPE
- GROUND ELEVATION OUTSIDE
- 1 FT CONTOUR
- 5 FT CONTOUR
- CONCRETE
- ASPHALT
- NUMBER OF RISERS UP
TYP 7", MAX 7 3/4"



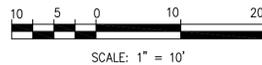
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SITE GRADING PLAN
SHEET 04 OF 08

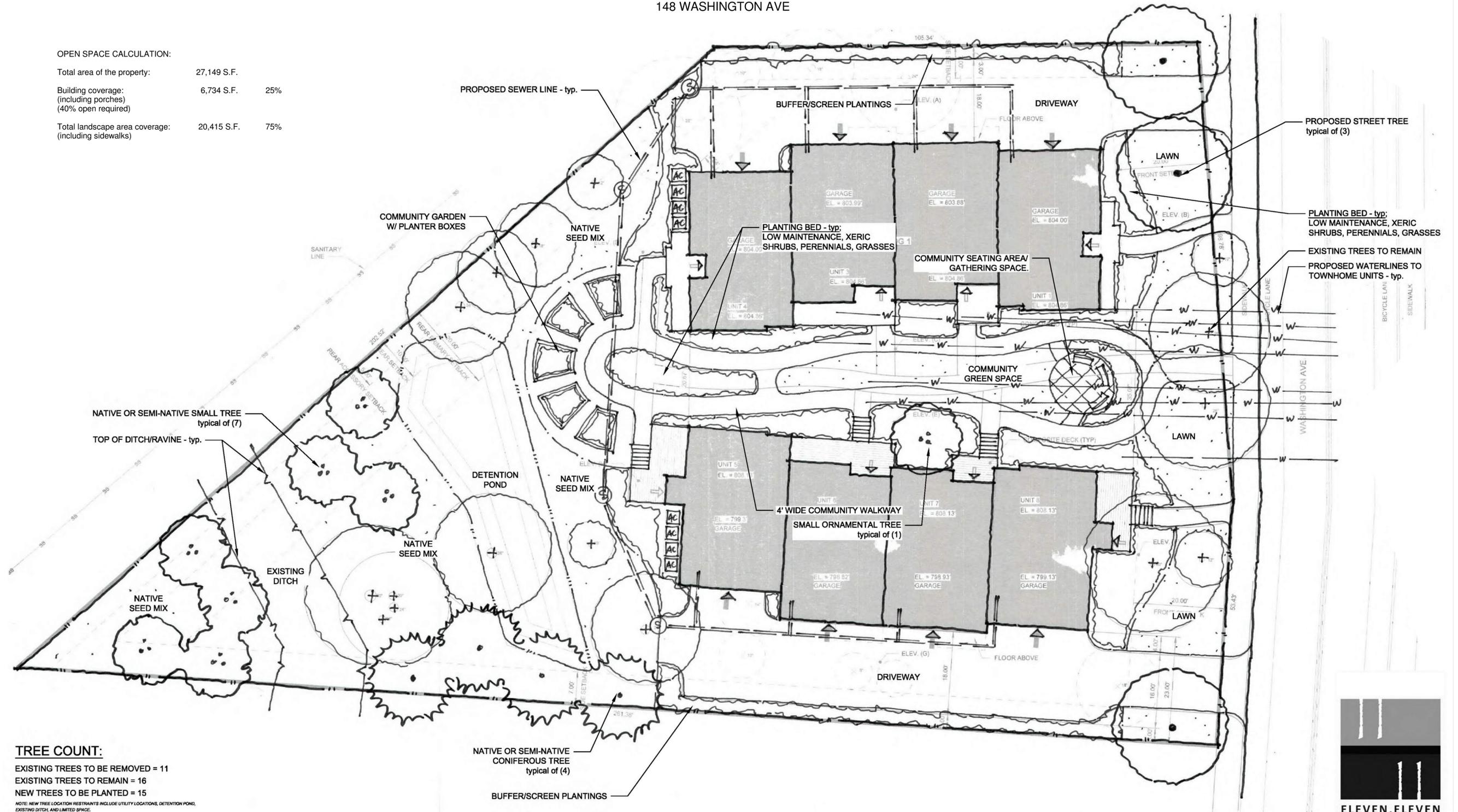
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OPEN SPACE CALCULATION:

Total area of the property:	27,149 S.F.	
Building coverage: (including porches) (40% open required)	6,734 S.F.	25%
Total landscape area coverage: (including sidewalks)	20,415 S.F.	75%



TREE COUNT:

EXISTING TREES TO BE REMOVED = 11
EXISTING TREES TO REMAIN = 16
NEW TREES TO BE PLANTED = 15

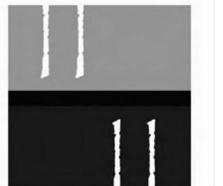
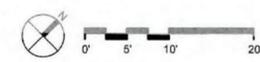
NOTE: NEW TREE LOCATION RESTRAINTS INCLUDE UTILITY LOCATIONS, DETENTION POND, EXISTING DITCH, AND LIMITED SPACE.

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1 CONCEPTUAL LANDSCAPE PLAN
1" = 10'-0"



ELEVEN.ELEVEN
LANDSCAPE ARCHITECTURE

Boulder, Colorado
303.807.4162

LANDSCAPE PLAN
SHEET 05 OF 09

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1 BLDG 1 - E ELEVATION
1/8" = 1'-0"



2 BLDG 1 - N ELEVATION
1/8" = 1'-0"



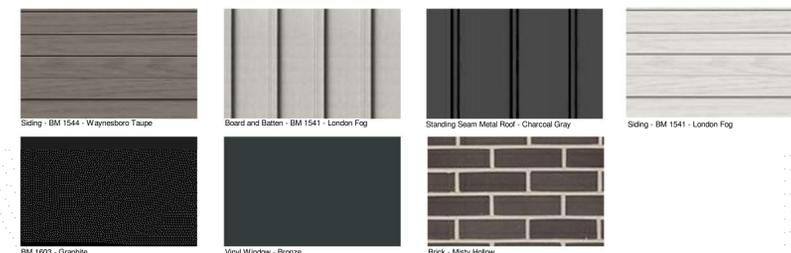
3 BLDG 1 - S ELEVATION
1/8" = 1'-0"



4 BLDG 1 - W ELEVATION
1/8" = 1'-0"

Tag	Category	Material / Type	Product Number
1	Roofing	Standing Seam Metal	MBCI - Craftsman Series - High Batten - Charcoal Gray
2	Siding	Wood Lap Siding	HardiePlank Lap Siding - Benjamin Moore 1544
3	Columns	Painted Timber	Benjamin Moore 1603
4	Siding	Wood Lap Siding	HardiePlank Lap Siding - Benjamin Moore 1541
5	Window	Vinyl	Milgard - Style Line Series - Bronze
6	Siding	Board and Batten	HardiePanel Vertical Siding - Benjamin Moore 1541
7	Siding	Brick	General Shale - Mistyhollow

BASE PLANE CALCULATION
(5803.4+5804.63+5803.17+5803)/4=5803.55



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ELEVATIONS
SHEET 06 OF 09

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1 BLDG 2 - E ELEVATION
1/8" = 1'-0"



2 BLDG 2 - N ELEVATION
1/8" = 1'-0"



3 BLDG 2 - S ELEVATION
1/8" = 1'-0"



4 BLDG 2 - W ELEVATION
1/8" = 1'-0"

Tag	Category	Material / Type	Product Number
1	Roofing	Standing Seam Metal	MBCI - Craftsman Series - High Batten - Charcoal Gray
2	Siding	Wood Lap Siding	HardiePlank Lap Siding - Benjamin Moore 1021
3	Columns	Painted Timber	Benjamin Moore 1603
4	Siding	Wood Lap Siding	HardiePlank Lap Siding - Benjamin Moore 1020
5	Window	Vinyl	Milgard - Style Line Series - Bronze
6	Decking	Composite Decking	Trex - Enhance Composite Decking - Clam Shell
7	Siding	Board and Batten	HardiePanel Vertical Siding - Benjamin Moore 1020
8	Siding	Brick	General Shale - Springcreek Tudor

BASE PLANE CALCULATION
(5803.06+5803.27+5798.58+5800.5)/4=5801.35'



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PERSPECTIVES
SHEET 08 OF 09