**ZONING DATA AND EXPLANATION:**

FOR THE SPECIAL PERMIT APPLICATION:

The present zoning for this project is CMU - CC1. The proposal includes three residential townhome units accommodated within one building, with a detached garage containing six total spaces. The overall density of this project is 0.64 or 12.5 units/acre.

**SITE DATA:**

- Total area of the property: 10,527 S.F.
- Building coverage: 5,106 S.F. (including porches and garages) 49% (40% required)
- Total landscape area coverage: 5,421 S.F. 51%
- Total parking lot coverage: 1,345 S.F.

**RESIDENTIAL UNITS:**

- Unit 1: 3 bedrooms, 2 1/2 baths, roof-top deck, 2,263 s.f. total floor area
- Unit 2: 3 bedrooms, 2 1/2 baths, roof-top deck, 2,227 s.f. total floor area
- Unit 3: 3 bedrooms, 2 1/2 baths, roof-top deck, 2,223 s.f. total floor area

**FLOOR AREA SUMMARY:**

- Unit 1: 2,263 S.F.
- Unit 2: 2,227 S.F.
- Unit 3: 2,223 S.F.
- Total: 6,713 S.F.

**REQUIRED PARKING:**

- Unit 1: 2 spaces
- Unit 2: 2 spaces
- Unit 3: 2 spaces
- Total: 6 spaces

**PROVIDED PARKING:**

- Two-car garages: 6 spaces
- Surface parking: 6 spaces
- Total: 12 spaces

**SITE ELEVATION**

**STREET ELEVATION**

**VICINITY MAP**

**OWNERSHIP CERTIFICATE**

APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION
THS ___________ DAY OF ________________, 2017
________________________________________________
CHAIRMAN
________________________________________________
SECRETARY

**NOTARIAL**

APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION
STATE OF _______________________________________
COUNTY OF _____________________________________
THE FORGOING SIGNATURE WAS ACKNOWLEDGED BEFORE ME
THS ___________ DAY OF _________________, 2017
__________________________________________________
FORD STREET TOWNHOMES
SPECIAL PERMIT AND SITE PLAN REVIEW APPLICATION
LOT 7, 8 AND 9, BLOCK 12 WELCHES ADDITION TO GOLDEN SUBDIVISION
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO
2215 FORD ST

LOT 7, 8 AND 9, BLOCK 12 WELCHES ADDITION TO GOLDEN SUBDIVISION
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO
2215 FORD ST

OPEN SPACE CALCULATION
Total area of the property: 10,527 S.F.
Building coverage (including the garages and porches): 5,196 S.F. 49%
(40% open required)
Total landscape area coverage: 5,421 S.F. 51%
(includes sidewalks)

STANDARD SPECIFICATIONS SHEET OF 08

SUBMITTAL TYPE DATE 10.13.2017 SITE DEVELOPMENT PLAN

LANDSCAPE PLAN
1" = 10'-0"

PLANT SCHEDULE
QTY. BOTANICAL NAME COMMON NAME SIZE
1 CATALPA SPECIOSA CATALPA 2" MIN
1 QUERCUS BUCKLEYI TEXAS RED OAK 2" MIN
13 CALAMAGROSTIS X ACUTIFLORA FEATHER REED GRASS 2'

OPEN SPACE CALCULATION
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2215 FORD ST

1 NORTH-EAST ELEVATION

2 SOUTH-WEST ELEVATION

<table>
<thead>
<tr>
<th>Tag</th>
<th>Category</th>
<th>Material / Type</th>
<th>Product Number</th>
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<tbody>
<tr>
<td>1</td>
<td>Roofing</td>
<td>Asphalt Roof Shingles</td>
<td>CertainTeed - Landmark TL - Heather Blend</td>
</tr>
<tr>
<td>2</td>
<td>Siding</td>
<td>Wood Shakes</td>
<td>Benjamin Moore - 1046 - Sandy Brown</td>
</tr>
<tr>
<td>3</td>
<td>Beams</td>
<td>Timber</td>
<td>Natural Wood</td>
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<tr>
<td>4</td>
<td>Brick Siding</td>
<td>Brick</td>
<td>General Shale - Mesquite</td>
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<tr>
<td>5</td>
<td>Siding</td>
<td>Paint</td>
<td>Benjamin Moore - 1046 - Sandy Brown</td>
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<td>6</td>
<td>Trim</td>
<td>Paint</td>
<td>Benjamin Moore - 1636 - Stormy Sky</td>
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<tr>
<td>7</td>
<td>Window</td>
<td>Fiberglass</td>
<td>Milgard Fiberglass Window</td>
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<tr>
<td>8</td>
<td>Roofing</td>
<td>Asphalt Roof Shingles</td>
<td>CertainTeed - Landmark Solaris Platinum - Sierra Buff</td>
</tr>
</tbody>
</table>

- CertainTeed - Sierra Buff
- Benjamin Moore - Sandy Brown
- Benjamin Moore - 1046 - Stormy Sky
- Milgard Fiberglass Window