LEGAL DESCRIPTION:

Parcel I:

A tract of land located in the Northeast 1/4 of the Northwest 1/4 of Section 28, Township 3 South, Range 70 West of the 6th P.M., described as follows:

Beginning at the North 1/4 corner of said Section 28 (a concrete monument with copper plat attached to top), thence South to the Southwest corner of the Northeast 1/4 of said Section 28, thence West 100 feet along said Southwest boundary of the Northeast 1/4 of said Section 28, thence South 90° 00' 00" West, 218.14 feet along the South line of said Section 28, thence East 90° 00' 00" South, 336.70 feet to the Southeast corner of said Section 28, thence North 90° 00' 00" West, 150.81 feet along the East line of the Northeast 1/4 of said Section 28 to the Point of Beginning.

 Parcel II:

A tract of land located in the Northeast 1 of the Northwest 1/4 of Section 28, Township 3 South, Range 70 West of the 6th P.M., described as follows:

Beginning at the Southeast corner of the Northwest 1/4 of said Section 28, thence North 31° 30' 39" East, 90.00 feet along the North line of said Section 28 to the Point of Beginning.

PROJECT TEAM

OWNER:
GOLDEN PROPERTY HOLDINGS
18781 WEST 58TH CT.
GOLDEN, CO 80403
TOM STEMPLE
303-931-8899

ENGINEER
DL ENGINEERING INC.
2750 SOUTH WADSWORTH BLVD.
DENVER, CO 80227
DANIEL LEMIER PE
303-617-8066
dlemier@dleengineer.com

SURVEYOR
HUFFMAN SURVEYING
P.O. BOX 1230
DENVER, CO 80212
MATTHEW HUFFMAN
303-421-5263

OWNERSHIP CERTIFICATE

APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSIONS
THIS _____________ DAY OF ______________________, 2015
CHAIRMAN
SECRETARY

VICINITY MAP (NOT TO SCALE)
414 NORTH FORD STREET, PARCEL I & II
4 TOWNHOMES
CITY OF GOLDEN, COUNTY OF JEFFERSON
STATE OF COLORADO

LANDSCAPE PLAN

1" = 10'-0"

LEGEND

LEGEND

WOOD CHIP MULCH
MIN 3" DEPTH

WOOD CHIP MULCH
MIN 3" DEPTH

ROCK MULCH
2" MIN SIZE

SIDEWALK

SHERINGHAM MOUND (E) ELM TO REMAIN

APACHE PLUME - Fallugia paradoxa

YARROW - Achillea millefolium

LEADPLANT - Amorpha canescens

RUSSIAN SAGE - Perovskia atriplicifolia

RABBIT BRUSH - Chrysothamnus viscidiflorus

YUCCA - Yucca filamentosa

POORLY DRained LAND

SIGHT TRIANGLE

TREES REQUIRED CALCULATIONS:
1 TREE EVERY 35' OF STREET FRONTAGE
2 NEW TREES FOR EVERY EXISTING TO BE REMOVED
6 EXISTING TREES TO REMAIN
8 NEW TREES TO BE PLANTED

(2) ELM TO REMAIN

(8) ELM TO REMAIN

3.27

3.27

GAMBEL OAK - Quercus gambelii

BURIED HARD PIPE

DRIP TUBING

EMITTERS

0" 10'

114.6'

43.2'

74.0'

40.7'

123.0'

NORTH FORD STREET

LANDSCAPE PLAN

414 NORTH FORD STREET, PARCEL I & II
4 TOWNHOMES
CITY OF GOLDEN, COUNTY OF JEFFERSON
STATE OF COLORADO

LANDSCAPE PLAN

1" = 10'-0"
414 NORTH FORD STREET, PARCEL I & II

4 TOWNHOMES
CITY OF GOLDEN, COUNTY OF JEFFERSON
STATE OF COLORADO

MANUFACTURED CONSTRUCTION
MATERIAL SAMPLE IMAGERY

(1) CORRUGATED STEEL
"WEATHERING STEEL / COLD ROLLED"
BLUE-GRAY MILL FINISH
WILL DEVELOP "RUST PATINA" WITH AGE

(2) 8" CHANNELED
ROUGH SAWN CEDAR SIDING w/ BEHR "GOLD HONEY" STAIN

(3) CULTURED STONE
VENEER MOUNTAIN LEDGE "NORTHWOODS"

(4) STUCCO PROCOAT
SYSTEMS MEDIUM FLEX MEDIUM TEXTURE JUTE (PUTTY/TAN)

(5) HAMPTON BAY
EXTERIOR WALL LANTERN BRICK PATINA CLEAR SEEDED GLASS

(6) 4x4 DECORATIVE WOOD
ACCENT R.S. CEDAR w/ BEHR "GOLD HONEY" STAIN

(7) OWENS CORNING
TRU-DEFINITION DURATION "ESTATE GRAY"

GOLDEN PROPERTY HOLDINGS

DL ENGINEERING INC.
2750 S. WADSWORTH BLVD.
UNIT D-203
DENVER, CO 80227
720-440-9450
WWW.DLENGINEER.COM

NEW TOWNHOMES AT
414 NORTH FORD STREET
GOLDEN, CO 80403

OWNER:
GOLDEN PROPERTY HOLDINGS

1/15/16
2015-845
AS
6
11
DWL

CHECK
BY
ARCHITECTURAL ELEVATION

FRONT ELEVATION (NORTH EAST)

1/4" = 1'-0"
IMPROVEMENT SURVEY PLAT

414 North Ford Street, Golden, Colorado
Lots 16 and 17 and the Northerly 29 feet of Lot 18, Block A, McKENZIE AND MARTENSEN ADDITION TO GOLDEN, lying within a portion of the NE1/4, and a metes and bounds described portion of the NW1/4, all in Section 28, Township 3 South, Range 78 West, 6th P.M., City of Golden, County of Jefferson, State of Colorado.

LEGAL DESCRIPTION:
(previously recorded at Jefferson County Reception No. 2009101618)

Parcel I:
Lots 16 and 17, and the Northerly 29 feet of Lot 18, Block A, McKENZIE AND MARTENSEN ADDITION TO THE CITY OF GOLDEN, County of Jefferson, State of Colorado.

Parcel II:
A tract of land located in the Northeast 1 of the Northwest 1 of Section 28, Township 3 South, Range 78 West of the 6th P.M., described as follows:

Beginning at the North 1/4 corner of said Section 28 (a concrete monument with copper plate attached to top), from which the Southeast corner of the Northeasterly 1/4 of said Section 28 (a concrete pillar with attached mark) bears South 0°10'03" West, 2020.15 feet; thence South 87°50'41" West, 27.37 feet along the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 28; thence South 13°44'01" West, 59.32 feet; thence South 89°10'03" West, 73.07 feet parallel with the East line of the Northwest 1/4 of said Section 28; thence South 28°16'03" East, 42.18 feet; thence North 52°41'46" East, 17.66 feet to the East line of the Northwest 1/4 of said Section 28; thence North 0°10'03" East, 155.81 feet along the East line of the Northwest 1/4 of said Section 28 to the Point of Beginning.

CONTROL DIAGRAM

Surveys Notes:
- Improvements, both existing and future, include perimeter structures with a minimum of 3'-0" setback.
- The boundary lines shown herein is the result of observation and are not intended for legal purposes. The surveyor is not responsible for determining any improvements or other structures, and the boundary lines shown herein is not an accurate survey.
- All improvements are within the property boundary unless otherwise shown.

HUFFMAN SURVEYING
PO BOX 12293
DENVER, CO 80212
(303) 421-8283
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