

# COLORADO SCHOOL OF MINES RESIDENCE HALL VI O.D.P. OFFICIAL DEVELOPMENT PLAN

Lots 4 through 9, inclusive, Block 102, of the South Golden Subdivision per information acquired from the Jefferson County Assessor's web page on March 7, 2013,  
All located in the southwest 1/4 of Section 34, Township 3 South, Range 70 West of the 6th Principal Meridian,  
City of Golden, County of Jefferson, State of Colorado

## SHEET 1 OF 4

**FINAL DEVELOPMENT REGULATIONS**

The Colorado School of Mines Facilities Master Plan is used to guide and control development of this property.

**GENERAL PURPOSE**

These conditions are made for the purpose of creating development controls for the new residence hall. These conditions are in accordance with the Colorado School of Mines Facilities Master Plan.

**GENERAL DEVELOPMENT REGULATIONS**

**DEVELOPMENT PROCEDURES**

The official development plan sets out permitted land uses and standards for the use and development of property within the ODP zone.

**SITE DEVELOPMENT PLAN CONDITIONS**

As a State of Colorado agency and institute of higher education, the Colorado School of Mines does not secure building permits or zoning approvals from the City of Golden. This ODP contains sufficient information for the city's evaluation of the proposed structure in relationship to the City of Golden Zoning Ordinance.

**VEHICULAR ACCESS AND BUILDING IMPROVEMENTS**

The Property is bounded by 18th Street, 19th Street, and the vacated Public Welch Ditch. In conjunction with redevelopment of the property, curb, gutter, and sidewalk will be constructed and existing curbing and sidewalks will be replaced as needed.

**PERMITTED LAND USES**

1. Permitted land uses shall include:
  - a. University Building and Uses.

**DEVELOPMENT RESTRICTIONS**

1. **PARKING:** Parking for university uses within the ODP area will be provided as part of an overall campus parking management plan. Construction of structures within the ODP area need not provide on-site parking.
2. **LIGHTING:** on-site lighting shall comply with the Colorado School of Mines design standards.
3. **ROOFTOP MECHANICAL EQUIPMENT:** Rooftop mechanical equipment shall be screened from view.
4. **BUILDING SETBACKS:** For the proposed structure described on sheet 2, the minimum setback from 19th Street property line is thirty-one (31) feet.
5. **ARCHITECTURE:** The general architecture of structures within the ODP area shall tie into the architectural fabric of the Colorado School of Mines campus.
6. **PARK AND SCHOOL LAND DEDICATION:** There shall be no requirement for park or school land dedication or cash in lieu of fees.
7. **NOISE:** The development shall comply with the State of Colorado Noise Statute 25-12-103, maximum permissible noise levels.

**WATER AND SEWER**

1. This building will receive water and sewer services from the existing utilities within the surrounding streets.
  - Sanitary sewer provided within 19th or 18th Street
  - Storm sewer provided within 18th Street
  - Domestic & Fire Services: Provided within 19th Street or 18th Street
  - Natural Gas Service: Provide within 18th Street or 19th Street
2. The sewer collection system for the property shall conform to the requirements of the City of Golden and shall deliver sewage flows to the existing City waste water lines.

**GRADING AND EROSION CONTROL**

1. All Cut/fill areas that are required to accomplish certain drainage improvements will be identified on the final grading, drainage and utility plans provided for the City of Golden for review.
2. Site grading shall be performed according to the provisions of an erosion control plan under a separate Grading and Erosion Control Permit issued by the City of Golden.

**LANDSCAPE**

1. Landscape design in the street R.O.W. shall comply with City of Golden Site Development regulations. Landscape design outside the street R.O.W. shall be at the School of Mines discretion and follow the intent of the School of Mines Master Plan.
2. Any and all disturbed areas shall be re-vegetated with either domestic or native grasses and materials as would be appropriate for said area.
3. Plantings along 19th street will meet the City of Golden 18.40.222 (2)(c) standard.

**DRAINAGE**

1. Drainage and detention requirements shall conform to the Denver Urban Drainage and Flood Control District regulations and the City of Golden Stormwater Standards Manual.

**DRAINAGE MAINTENANCE**

1. All drainage maintenance shall be the responsibility of the owners of this property.

**IMPACT STATEMENTS**

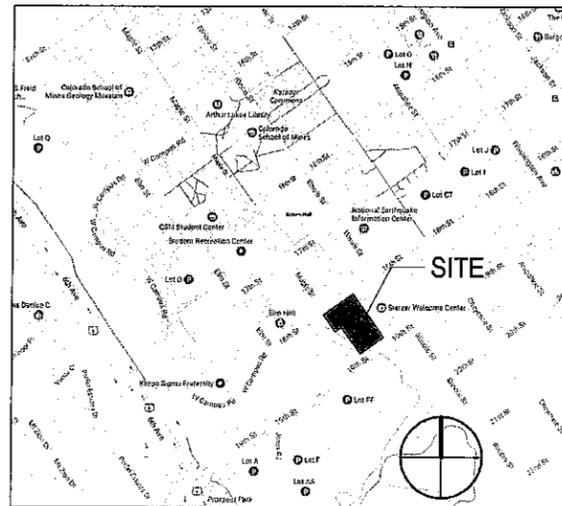
1. As a continued use of a developed property, future land uses and development anticipated by this Official Development Plan are not anticipated to generate significant impacts to threatened or endangered species or planter animal, ground water supply or quality, soils or geology.
2. No portion of the property falls within the 100-year flood plain. There are currently no known wetland unique biotic resources, or historic or archaeological resources on the property.

**LEED**

1. The project is targeting LEED Multi-family Certification.

**BENCHMARK**

Elevations are based on NGS Benchmark BM #K407, a 3/4" Stainless steel rod set in PVC pipe with a NGS logo cap stamped K 407 1984 at the southeast corner of the intersection of 16th Street and Jackson Street  
ELEV. = 5689.34' NAVD 88 DATUM



**VICINITY MAP**

PROJECT DATA		
	PROPOSED	REQUIRED
ZONING	N/A	N/A
SITE AREA	83,000 SF	N/A
BUILDING COVERAGE	15,622 SF	N/A
FLOOR AREA	110,300 SF	N/A
FLOOR AREA RATIO	1.33:1	N/A
PARKING LOT / FIRE LANE COVERAGE	10,112 SF	N/A
HARDSCAPE AND SIDEWALK COVERAGE	20,546 SF	N/A
LANDSCAPE AREA COVERAGE	31,000 SF	N/A
CITY WALK WAY	N/A	N/A
PROPOSED NUMBER OF BEDS	416	N/A
PARKING		
TOTAL CAR PARKING SPACES	3	N/A
OUTDOOR BIKE PARKING SPACES	60	N/A
INDOOR BIKE PARKING SPACES	0	N/A
SETBACKS		
ASSUMED 18TH STREET PROPERTY LINE	44' - 9"	N/A
ASSUMED WELCOME CENTER PROPERTY LINE	26' - 7"	N/A
19TH STREET PROPERTY LINE	31'	N/A
ASSUMED WEAVER HALL PROPERTY LINE	12' - 0"	N/A
BUILDING HEIGHT (5 FLOORS)	64' - 4"	N/A
BUILDING HEIGHT (4 FLOORS)	53' - 8"	N/A

ODP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_

DATE OF RECORDING \_\_\_\_\_

**AndersonMasonDale  
Architects**

**NAC  
ARCHITECTURE**

**RESIDENCE HALL VI,  
COLORADO SCHOOL  
OF MINES**

1101 18th Street, Golden, CO  
80401  
121-17013

**Owner**  
Colorado School of Mines  
Office of Design and Construction  
1801 18th Street  
Golden, CO 80401  
Telephone: 303-273-3588

**Design Architect**

NAC Architecture, Inc.  
2025 1st Avenue, Suite 300  
Seattle, WA 98121  
Telephone: 206-441-4522

**Architect of Record**

Anderson Mason Dale Architects, P.C.  
3104 Speer Boulevard  
Denver, CO 80211  
Telephone: 303-294-9448

**Landscape Architect**

Line Green Design, Inc.  
800 E. Louisiana Avenue, Suite 208  
Denver, CO 80215  
Telephone: 303-733-7558

**Civil and Structural Engineers**

MartinMartin, Inc.  
12499 West Colfax Avenue  
P.O. Box 151500  
Lakewood, CO 80215  
Telephone: 303-431-6100

**MEPT Engineers**

Cator, Rums & Associates, Co.  
896 Tabor Street  
Lakewood, CO 80401  
Telephone: 303-232-6200

Issue	Date
Preliminary ODP Submittal	12-15-2017
Schematic Design Submittal	12-20-2017
50% DD	02-13-2018
Revised ODP Submittal	02-23-2018

Project Number:	121-17013
Drawn By:	TS
Reviewed By:	MTB
Approved By:	DH

RESIDENCE HALL VI ODP

CASE NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

COVER SHEET

**ODP-01**

# COLORADO SCHOOL OF MINES RESIDENCE HALL VI O.D.P. OFFICIAL DEVELOPMENT PLAN

## SHEET 2 OF 4

**AndersonMasonDale  
Architects**

**NAC  
ARCHITECTURE**

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1101 18th Street, Golden, CO  
80401  
121-17013

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Colorado School of Mines  
Office of Design and Construction  
1601 18th Street  
Golden, CO 80401  
Telephone: 303-273-3588

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NAC Architecture, Inc.  
2025 1st Avenue, Suite 300  
Seattle, WA 98121  
Telephone: 206-441-4522

**Architect of Record**  
Anderson Mason Dale Architects, P.C.  
3158 Speer Boulevard  
Denver, CO 80211  
Telephone: 303-294-8446

**Landscape Architect**  
Lime Green Design, Inc.  
600 E. Louisiana Avenue, Suite 209  
Denver, CO 80210  
Telephone: 303-733-7558

**Civil and Structural Engineers**  
Martin/Martin, Inc.  
12486 West Colfax Avenue  
P.O. Box 151502  
Lakewood, CO 80215  
Telephone: 303-431-8100

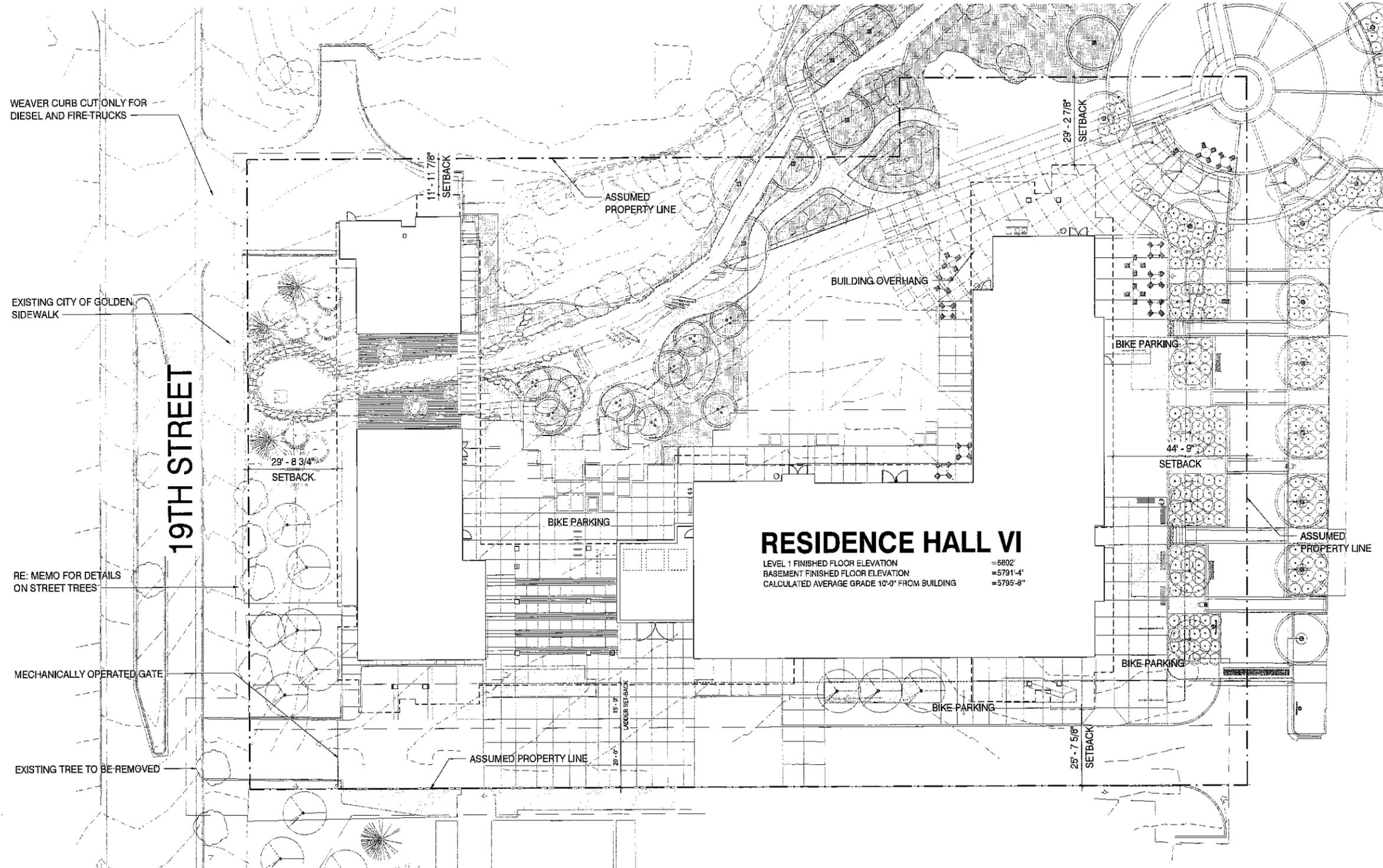
**MEPT Engineers**  
Cator, Ruma & Associates, Co.  
896 Tabor Street  
Lakewood, CO 80401  
Telephone: 303-232-8209

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**SITE PLAN**

**ODP-02**



LEVEL 01 - SITE

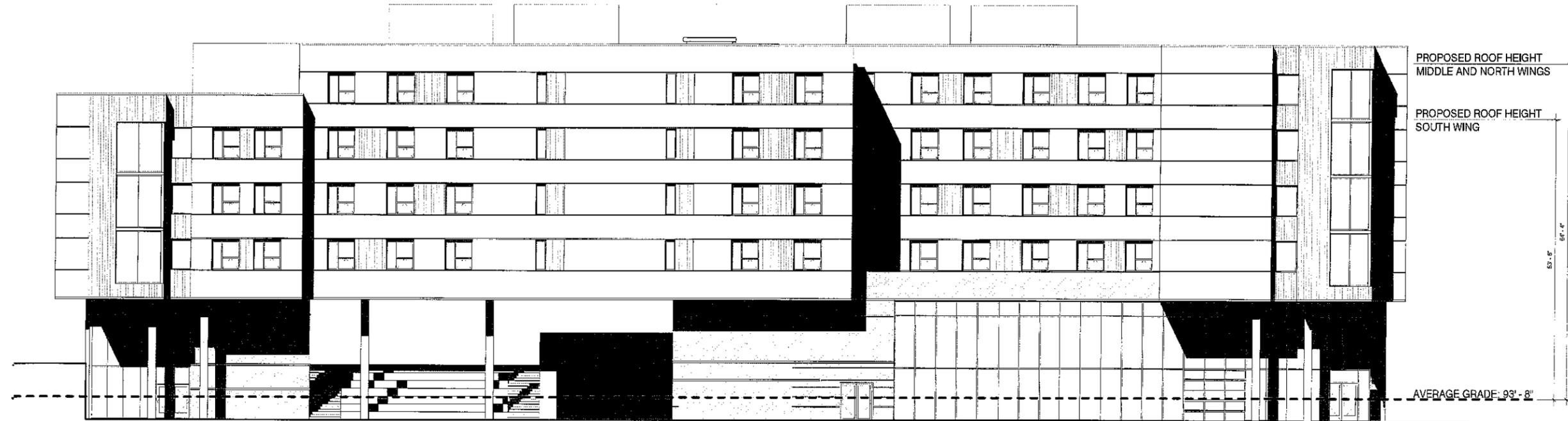
0' 8' 16' 32'

1/16" = 1'-0"

1  
ODP-02

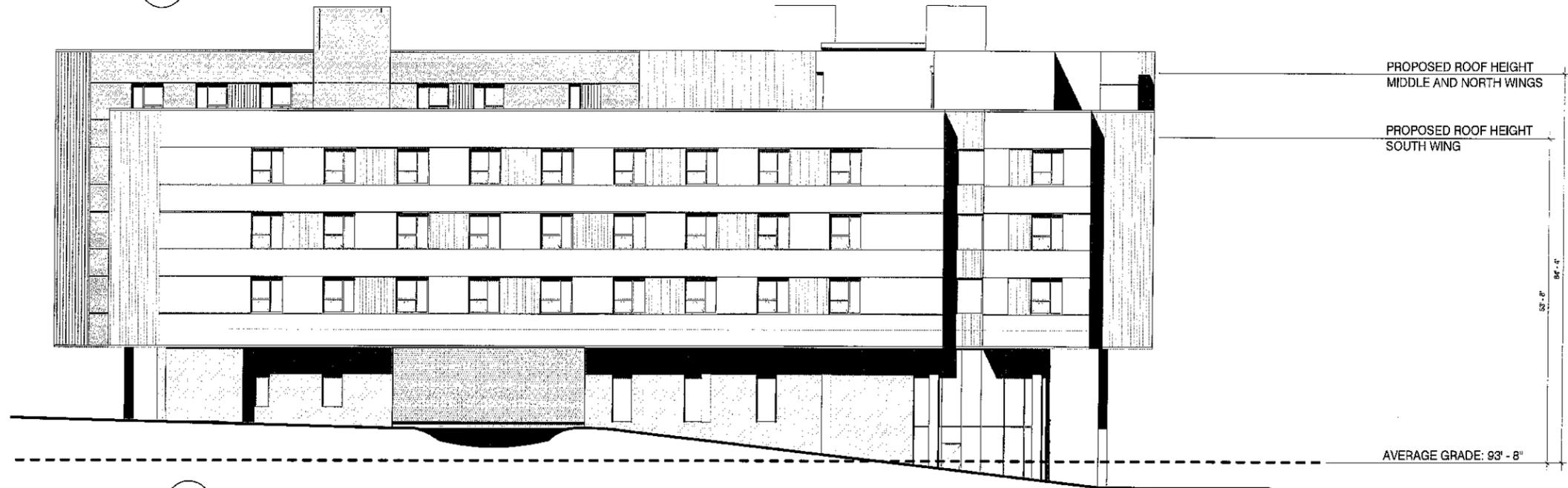
# COLORADO SCHOOL OF MINES RESIDENCE HALL VI O.D.P. OFFICIAL DEVELOPMENT PLAN

## SHEET 3 OF 4



East Elevation-ODP

1  
ODP-03



South Elevation-ODP

2  
ODP-03

**AndersonMasonDale**  
Architects

**NAC**  
ARCHITECTURE

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1101 18th Street, Golden, CO  
80401  
121-17013

**Owner**

Colorado School of Mines  
Office of Design and Construction  
1801 18th Street  
Golden, CO 80401  
Telephone: 303-273-3888

**Design Architect**

NAC Architecture, Inc.  
2025 1st Avenue, Suite 300  
Seattle, WA 98121  
Telephone: 206-441-4322

**Architect of Record**

Anderson Mason Dale Architects, P.C.  
3198 Speer Boulevard  
Denver, CO 80211  
Telephone: 303-294-0446

**Landscape Architect**

Line Green Design, Inc.  
900 E. Louisiana Avenue, Suite 200  
Denver, CO 80210  
Telephone: 303-733-7556

**Civil and Structural Engineers**

Martin/Martin, Inc.  
12499 West Colfax Avenue  
P.O. Box 151500  
Lakewood, CO 80115  
Telephone: 303-431-6100

**MEPT Engineers**

Cantor, Ruma & Associates, Co.  
805 Talbot Street  
Lakewood, CO 80401  
Telephone: 303-233-6200

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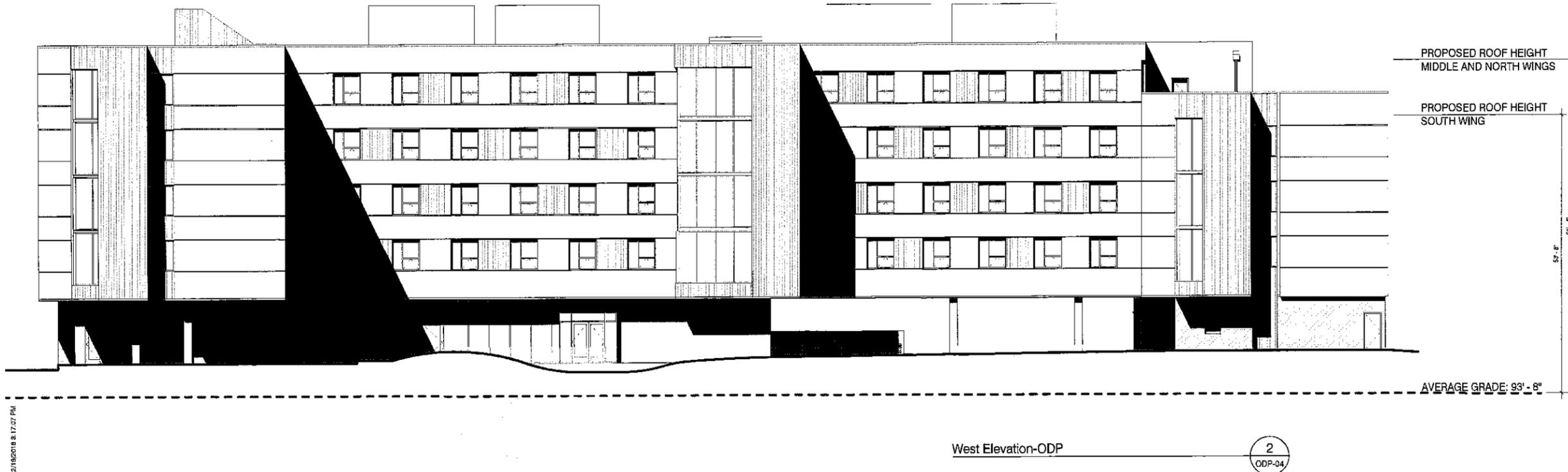
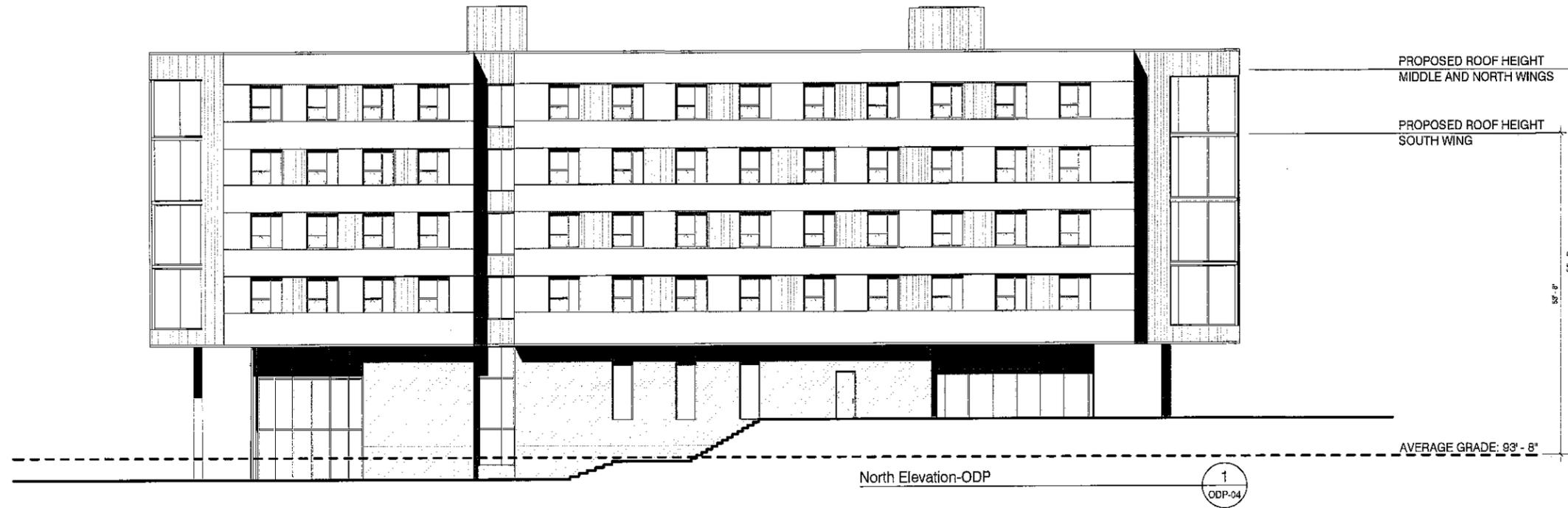
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**ELEVATIONS**

**ODP-03**

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**AndersonMasonDale  
Architects**

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NAC Architecture, Inc.  
2025 1st Avenue, Suite 300  
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Anderson Mason Dale Architects, P.C.  
3155 Speer Boulevard  
Denver, CO 80211  
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**Landscape Architect**  
Lime Green Design, Inc.  
900 E. Louisiana Avenue, Suite 209  
Denver, CO 80210  
Telephone: 303-733-7558

**Civil and Structural Engineers**  
Martin/Martin, Inc.  
12499 West Colfax Avenue  
P.O. Box 191500  
Lakewood, CO 80215  
Telephone: 303-431-4100

**MEPT Engineers**  
Cator, Roma & Associates, Co.  
898 Tubor Street  
Lakewood, CO 80401  
Telephone: 303-232-6200

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ELEVATIONS

**ODP-04**