FORD STREET ROW
1917 & 1919 Ford Street, Golden, Colorado
Site Plan Review Application

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.

THE CITY OF GOLDEN PLANNING COMMISSION
APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION
THIS ___________________ DAY OF __________________, 2018.

BY

RESIDENTIAL UNITS:
(R-) Single Family High at 3,000 s.f. per dwelling unit
(R-) Multiple Household High at 2,100 s.f. per dwelling unit
(R-) 2 or 4 Household High at 1,000 s.f. per dwelling unit

Proposed: 4 units Proposed
Existing: 4 units Existing

Allowable units per acre:
(R-) Single Family High = 4.6 units (12.5 units/acre)
(R-) Multiple Household High = 6.6 units (20.8 units/acre)

Total Site s.f.: 13,939 s.f.

SITE DATA:
Total area of the property: 13,939 s.f.

FLOOR AREA SUMMARY:
Existing +/- 2,213 s.f.
Proposed: Unit A: 2,000 s.f. 2,000 s.f. 480 s.f. Unit B: 2,000 s.f. 2,000 s.f. 480 s.f. Unit C: 2,000 s.f. 2,000 s.f. 480 s.f. Unit D: 2,000 s.f. 2,000 s.f. 480 s.f.

TOTAL: 8,009 s.f. 11,939 s.f. 1,250 s.f.

PARKING:
Unit Required Parking Provided Parking
Unit A 2 spaces 2 spaces
Unit B 2 spaces 2 spaces
Unit C 2 spaces 2 spaces
Unit D 2 spaces 2 spaces
Total: 8 spaces 8 spaces

PROPERTY LEGAL DESCRIPTION:
PARCEL A (1917 FORD): LOTS 7 AND 8 AND THE NORTHWEST 8 FEET OF LOT 9, BLOCK D, WELCH ADDITION TO GOLDEN, COLORADO TERRITORY, COUNTY OF JEFFERSON, STATE OF COLORADO.

PARCEL B (1919 FORD): LOT 9, EXCEPT THE NORTHWEST 8 FEET THEREOF, AND ALL OF LOT 10, BLOCK D, WELCH ADDITION TO GOLDEN, COLORADO TERRITORY, COUNTY OF JEFFERSON, STATE OF COLORADO.
UNIT A: PROPOSED FEE
SIMPLE LOT
UNIT B: PROPOSED FEE
SIMPLE LOT
UNIT C: PROPOSED FEE
SIMPLE LOT
UNIT D: PROPOSED FEE
SIMPLE LOT

NOTES:
1. 4 UNITS: BUILDING EXTERIOR AND LANDSCAPING TO BE MANAGED BY PRIVATE OWNERS OR HOA
2. PROPERTIES ARE NOT LOCATED IN THE FEMA FLOODPLAIN
Know what's below. Call before you dig.

SITE PLAN REVIEW
FORD STREET ROW
1917 & 1919 FORD STREET
GOLDEN, COLORADO

GENERAL CONSIDERATIONS:

1. The contractor is responsible for maintaining and communicating plans and progress with local authorities to ensure compliance with all applicable regulations and standards.
2. Material placement plans and specifications are to be reviewed and approved by the owner before the start of construction.
3. All work shall be performed in accordance with the plans and specifications provided by the owner.
4. Any discrepancies or changes in the plans or specifications shall be reviewed and approved by the owner.
5. The plans and specifications shall be considered as part of the contract documents and any changes or modifications shall be made in accordance with the contract.
6. The site is subject to soil testing and the plans may adjust as needed for soil conditions.
LANDSCAPE PLAN

PLANT LEGEND

SYMBOL  SCIENTIFIC NAME  COMMON NAME  SIZE  QTY.
HL  LARIX DECIDUA 'IMPERIAL'  SPRUCE, JAPANESE  30'-40' H. x 30'-40' DIA.  3
RH  RHUS TRICOLOR 'IMPERIAL'  RHUS, ZAPOTE ZAPOTE  20'-25' H. x 15'-20' DIA.  2
JLT  CRATAEGUS AMBIGUA  SERVICEBERRY, SASKATOON  6-12' H. x 6-12' DIA.  2
SSC  POTENTILLA, McKAY'S WHITE  POTENTILLA, McKAY'S WHITE  2-5' H. x 2-5' DIA.  5
LARGE SHRUBS: LARGE SHRUBS SHOWN ON THIS PLAN WILL BE CHOSEN AMONG THE FOLLOWING, BUT ARE NOT LIMITED TO PROPER SPECIES AND VARIETIES

REQUIREMENT OF 4 LARGE SHRUBS FOR THE FOLLOWING LOCATIONS (MODERATE WATER)
- 1. NORTH-EAST FACING LOCATIONS (MODERATE WATER)
- 2. SOUTH-WEST FACING LOCATIONS (MODERATE WATER)

SMALL SHRUBS: SMALL SHRUBS SHOWN ON THIS PLAN WILL BE CHOSEN AMONG THE FOLLOWING, BUT ARE NOT LIMITED TO PROPER SPECIES AND VARIETIES

REQUIREMENT OF 6 SMALL SHRUBS FOR THE FOLLOWING LOCATIONS (MODERATE WATER)
- 1. NORTH-EAST FACING LOCATIONS (MODERATE WATER)
- 2. SOUTH-WEST FACING LOCATIONS (MODERATE WATER)

NOTES:
1. TOTAL LANDSCAPE AREA CALCULATIONS ARE CONCEPTUAL. EXACT DESIGN, INCLUDING THE LOCATION OF TREES, SHRUBS, PERENNIAL BEDS, SITE FURNISHINGS, ETC. WILL BE DETERMINED AT THE TIME OF THE FINAL DESIGN.
2. ALL LIVING LANDSCAPE AREAS MUST BE IRRIGATED BY DRAINAGE SYSTEM OR DRAINAGE WITH AERIAL SENSORS.

LANDSCAPE LIGHTS

NO ADDITIONAL LANDSCAPE LIGHTING IS PROPOSED.
ADDRESSING AT FRONT PORCH ENTRY DOOR BELOW LIGHT FIXTURE
PAINTED SMOOTH FACED BOARD AND BATTEN (COLORLIFE STEEL WOOL OR SIMILAR)
PAINTED SMOOTH FACED HORIZONTAL SIDING (COLORLIFE STEEL WOOL OR SIMILAR)
PAINTED SMOOTH FACED HORIZONTAL SIDING (COLORLIFE A LA MODE OR SIMILAR)
PAINTED SMOOTH FACED HORIZONTAL SIDING (COLORLIFE ABALON OR SIMILAR)
PAINTED SMOOTH FACED BOARD AND BATTEN (COLORLIFE A LA MODE OR SIMILAR)
PAINTED FRONT DOORS (COLORLIFE BARN OWL OR SIMILAR)
PAINTED REAR DOORS (COLORLIFE BARN OWL OR SIMILAR)
PAINTED SMOOTH FACED HORIZONTAL SIDING (COLORLIFE STEEL WOOL OR SIMILAR)
PAINTED SMOOTH FACED HORIZONTAL SIDING (COLORLIFE FALCON OR SIMILAR)
PAINTED SMOOTH FACED HORIZONTAL SIDING (COLORLIFE STEEL WOOL OR SIMILAR)
ASPHALT SHINGLES (THUNDERSTORM GREY OR SIMILAR)
PROPOSED BUILDING HEIGHT +/- 28'-10 1/2" ABV FFE
(USGS 5765.625')
PROPOSED BUILDING FINISHED FLOOR ELEVATION (USGS 5736.75')
INSPIRATIONAL IMAGES OF MATERIAL USE, TEXTURE, ARTICULATION AND DETAIL (BELOW)
NOTE: FLOOR PLAN LAYOUTS AND WINDOW CONFIGURATIONS (REAR AND SIDE) SUBJECT TO CHANGE