SITE DEVELOPMENT PLAN FOR
GOLDEN DENTAL HEALTH BUILDING
LOT 2, 24TH STREET BOWL REPLAT NO. 2
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION
LOT 2, 24TH STREET BOWL REPLAT NO. 2, CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

SITE DATA
PRESENT ZONING: CMU-NC
INTENDED USE: DENTAL OFFICE
TOTAL PROPERTY AREA: 14,581 SF
BUILDING COVERAGE: 3,550 SF
PARKING LOT COVERAGE: 5,526 SF
PARKING LOT LANDSCAPED AREA COVERAGE: 971 SF
TOTAL LANDSCAPED AREA COVERAGE: 2,450 SF
NUMBER OF PARKING SPACES REQUIRED: 17
EXISTING GROSS FLOOR AREA: 1,322 SF
PROPOSED GROSS FLOOR AREA: 5,065 SF
NUMBER OF PARKING SPACES PROVIDED: 17

PROJECT TEAM
ARCHITECT:
HORVAT ARCHITECTS
4052 SOUTH QUEBEC STREET
DENVER, CO 80237
PHONE: (303) 233-3030
CONTACT: DAN HORBAY

CIVIL ENGINEER:
VERTEX MCGLAMERY, INC.
3734 OSAGE STREET
DENVER, CO 80211
PHONE: (303) 455-8988
CONTACT: LANCE VANDEMARK

LANDSCAPE ARCHITECT:
ROOT PARTNERSHIP
2944 EAST AMHERST AVENUE
DENVER, CO 80210
PHONE: (303) 960-8651
CONTACT: NATHAN SCHROCK

ELECTRICAL ENGINEER:
ROOT PARTNERSHIP
1737 CENTRAL STREET
DENVER, CO 80203
PHONE: (303) 480-5144
CONTACT: MARK CLARK

PROPERTY MAINTENANCE
OWNER: GOLDEN DENTAL HEALTH BUILDING
LOT 2, 24TH STREET BOWL REPLAT NO. 2, INCLUDES OWNERSHIP OF AN INDIVIDUAL USER.
MAINTENANCE OF AREA IN CONFORMITY WITH CHAPTER 16, 40 AND OTHER REQUIREMENTS OF THE CITY OF GOLDEN MUNICIPAL CODE WILL BE RESPONSIBILITY OF THE OWNER.

PROJECTS:
- SDP
- Title: SITE DEVELOPMENT PLAN FOR GOLDEN DENTAL HEALTH BUILDING
- Lot: LOT 2, 24TH STREET BOWL REPLAT NO. 2
- City: CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

SIGNATURES
APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION:

CITY OF GOLDEN PLANNING COMMISSION
OWNERSHIP CERTIFICATE
SIGNATURES
STATE OF COLORADO
COUNTY OF JEFFERSON
CITY OF GOLDEN
DENTAL HEALTH BUILDING
LOT 2, 24TH STREET BOWL REPLAT NO. 2
CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

PREPARED FOR:
SCOTTY O-8, LLC
10146 W. SAN JUAN WAY
LITTLETON, CO 80127

PREPARED BY:
VERTEX MCGLAMERY
10146 W. SAN JUAN WAY
LITTLETON, CO 80127

CONTRACT: LANCE P. VANDEMARK P.E.

CONTACT: LANCE P. VANDEMARK P.E.
Grading Notes:

1. Maximum slope for final grades should be 4:1.
2. Each pedestrian doorway shall have an exterior concrete landing at a 2% slope for a minimum length of 5.0'.
3. Verify all utility tie-in horizontal and vertical locations prior to construction.
4. Contractor to verify spot elevations delineated as "Match/Existing".
5. Maximum slope in any new concrete, unless noted otherwise, is 8.33%. 5-8% slope requires handrails.
6. 2% cross-slope on new sidewalks.
7. Contractor to perform a form check prior to placing exterior concrete. Notify engineer of any slope or elevation discrepancies.
8. Contractor is responsible for verifying all existing elevations shown, and any requested information. Review the engineer's report for details.
9. All inlets shall be NDS 24" square catch basins with 24" square structural foam polyolefin grate, or approved equivalent.
10. Contractor is responsible for any required permitting for connection to existing sanitary sewer lines.
11. Contractor is responsible for all other connections as the design of these are not delineated on this plan.
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CITY OF GOLDEN, COUNTY OF JEFFERSON, STATE OF COLORADO

A East Elevation
B North Elevation
C West Elevation—Ford Street
D South Elevation
E Trash Enclosure Elevations

ELEVATIONS

HORVAT ARCHITECTS

NO.
FILE NAME:
PLOT DATE:
DRAWN BY:
CHECKED BY:
JOB #:
DATE:

2015-02-01
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NM
LPV

BUILDING ELEVATIONS