

PROJECT SUSTAINABILITY FEATURES

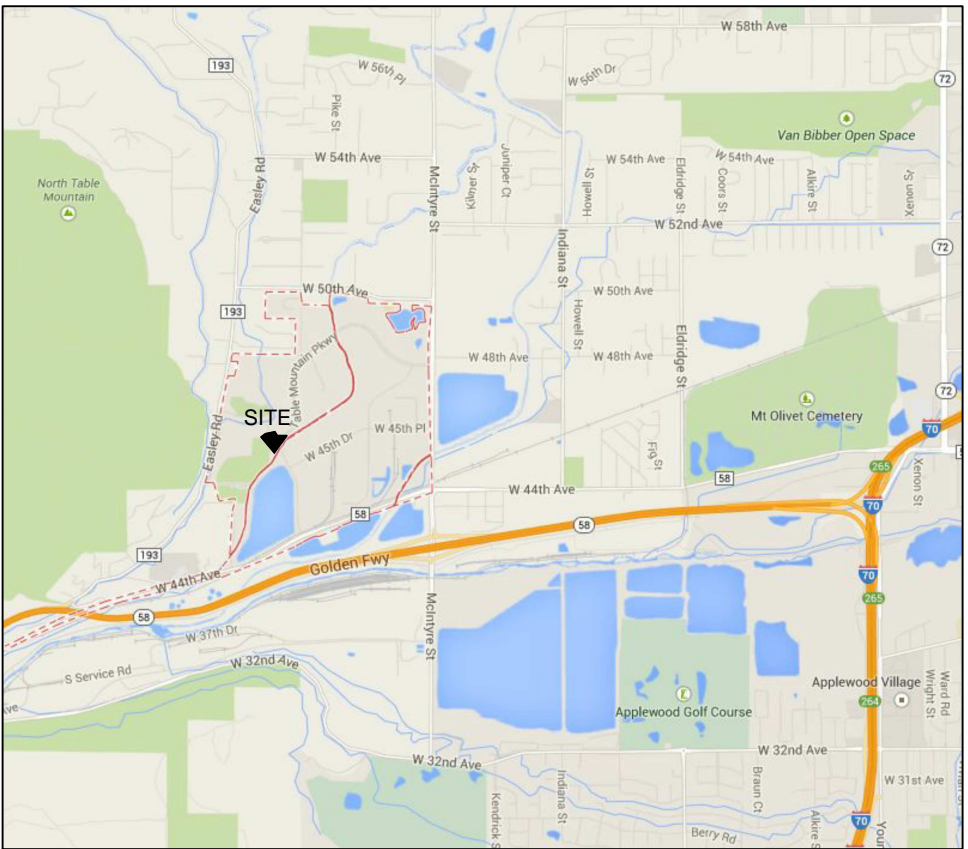
STORMWATER & WATER QUALITY 1. EXCEED OPEN SPACE REQUIREMENTS BY 25% OR MORE (ALSO, SEE LANDSCAPE DRAWINGS)	CODE REQUIREMENTS OPEN SPACE STANDARD FOR OFFICE/RETAIL AS A PERCENTAGE OF THE LOT = 20%	DOCUMENTATION OF PROVIDED TOTAL PROPERTY AREA = 3.325 AC EXCEED OPEN SPACE BY 25% = 20% X 1.25 = 25% REQ'D OPEN SPACE = 3.325 X 25% = 0.831 AC OPEN SPACE PROVIDED = 1.823 AC
TRANSPORTATION 1. PROVIDE DOUBLE THE MINIMUM OF THE REQUIRED BICYCLE PARKING ON SITE 2. PROVIDE PREFERRED PARKING FOR 5% OF SPACES TO CAR/VAN POOL VEHICLES	NON-RESIDENTIAL USE PROPERTIES PROVIDE BICYCLE PARKING EQUAL TO 5% OF AUTOMOBILE SPACES NONE	DOUBLE THE MINIMUM REQ'D = 10% OF AUTOMOBILE SPACES. AUTOMOBILE SPACES PROVIDED = 81 STALLS X 10% = 8 BICYCLE SPACES PROVIDE = 8 SPACES AUTOMOBILE SPACES PROVIDED = 81 STALLS 81 X 5% = 4 STALLS. 4 PREFERRED PARKING STALLS HAVE BEEN PROVIDED FOR CAR/VAN POOLS

MOUNTAIN TOAD / CCS

COORS TECHNOLOGY CENTER

16401 TABLE MOUNTAIN PARKWAY

NE 1/4, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.
CITY OF GOLDEN, JEFFERSON COUNTY, COLORADO



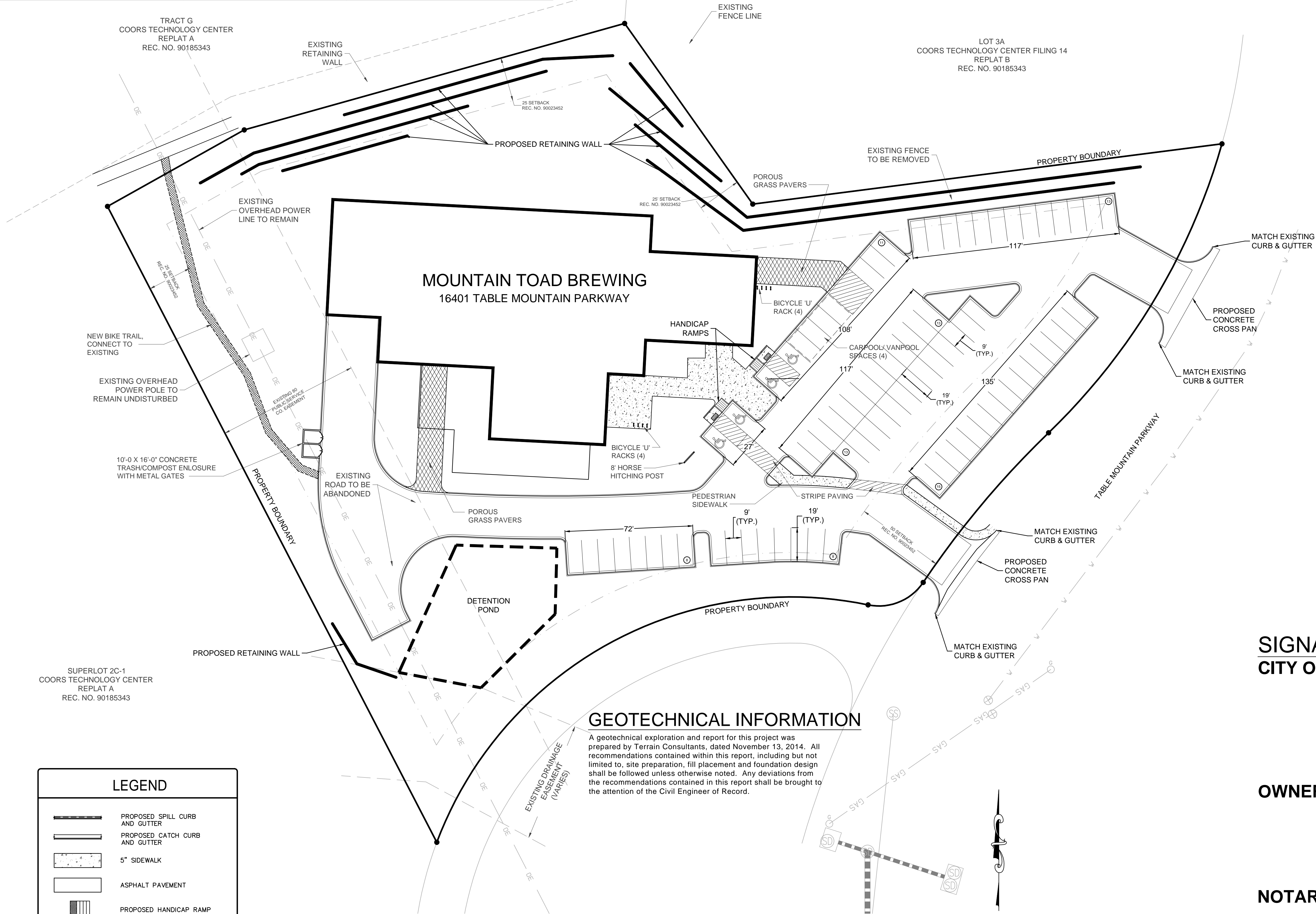
VICINITY MAP

SHEET INDEX

CO1	SITE PLAN
CO2	OVERALL UTILITY PLAN
CO3	GRADING AND EROSION CONTROL PLAN
ALTA	SURVEY
D1	DRAINAGE PLAN
PS1	BUILDING ELEVATIONS
PS2	BUILDING VIEWS
L01	LANDSCAPE PLAN
L02	LANDSCAPE DETAILS
SL1	PHOTOMETRIC PLAN
SL2	LIGHTING DETAILS

SITE DATA CHART

	AREA	% OF TOTAL
SITE AREA	144,837 SF	100.0%
BUILDING COVERAGE	21,050 SF	14.5%
PARKING LOT COVERAGE	40,180 SF	27.7%
PARKING LOT LANDSCAPING	4,200 SF	
TOTAL LANDSCAPE AREA	71,066 SF	49.1%
PARKING REQUIREMENTS		
OFFICE USE	10 SPACES	
INDUSTRIAL	6 SPACES	
TASTING ROOM	32 SPACES	
PATIO	16 SPACES	
TOTAL REQUIRED	64 SPACES	
TOTAL PROVIDED	81 SPACES	
HANDICAPPED SPACES		
REQUIRED	2 SPACES	
PROVIDED	2 SPACES	



GEOTECHNICAL INFORMATION

A geotechnical exploration and report for this project was prepared by Terrain Consultants, dated November 13, 2014. All recommendations contained within this report, including but not limited to, site preparation, fill placement and foundation design shall be followed unless otherwise noted. Any deviations from the recommendations contained in this report shall be brought to the attention of the Civil Engineer of Record.

BASIS OF BEARING

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WESTERLY LINE OF LOT 3B, COORS TECHNOLOGY CENTER FILING NO. 14, REPLAT B RECORDED AT REC.NO F2094178, JEFFERSON COUNTY PUBLIC RECORDS, BEARING NORTH 27°22'47" WEST A DISTANCE OF 403.25 FEET.

BENCH MARK

VERTICAL BENCHMARK: PROJECT BENCHMARK NGS K 407, JEFFERSON COUNTY, BEING A STAINLESS STEEL ROD IN RANGE BOX 1984, ELEVATION NAVD88 5689.34 FEET.

SIGNATURES

CITY OF GOLDEN PLANNING COMMISSION

APPROVED BY THE CITY OF GOLDEN PLANNING COMMISSION
THIS _____ DAY OF _____ 2014

CHAIRMAN _____

SECRETARY _____

OWNERSHIP CERTIFICATE

SIGNED THIS DAY OF _____ OF _____ 2014

BY _____

STATE OF _____

COUNTY OF _____

THE FORGOING SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS

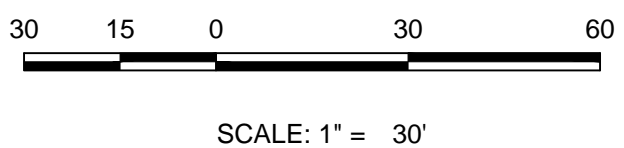
_____ DAY OF _____ OF _____ 2014

NOTARIAL














LEGEND

	PROPOSED SPILL CURB AND GUTTER
	PROPOSED CATCH CURB AND GUTTER
	5' SIDEWALK
	ASPHALT PAVEMENT
	PROPOSED HANDICAP RAMP
	PROPOSED TYPE M RIPRAP
	PARKING COUNT
	PROPERTY LINE
	FENCE LINE
	EXISTING CURB AND GUTTER

NE 1/4, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.
CITY OF GOLDEN, JEFFERSON COUNTY, COLORADO



VERTICAL BENCHMARK: PROJECT BENCHMARK NGS K 407,
JEFFERSON COUNTY, BEING A STAINLESS STEEL ROD IN RANGE
BOX 1984, ELEVATION NAVD88 5689.34 FEET.

LEGEND	
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED CLEANOUT
	PROPOSED MANHOLE
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	EXISTING GAS LINE
	EXISTING 12" HIGH PRESSURE GAS LINE
	EXISTING STORM DRAIN
	EXISTING STORM INLET
	EXISTING SANITARY LINE
	EXISTING SANITARY MANHOLE



CVL
CONSULTANTS

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MOUNTAIN TOAD / CCS

16401 TABLE MOUNTAIN PARKWAY
GOLDEN, CO 80403
LOT-3B - COORS TECHNOLOGY CENTER

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JOB NUMBER: 8130262101

DRAWN BY: BPW

APPROVED BY: JJJ

DATE: NOVEMBER 21, 2014

Original drawing is 24" x 36" | Scale entities accordingly if reduced

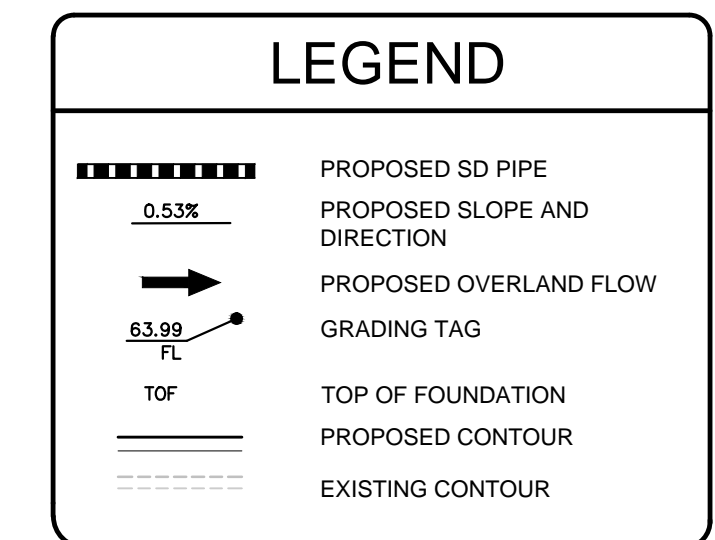
SHEET TITLE:

OVERALL
UTILITY PLAN

SHEET:

C02

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NE 1/4, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.
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DATE: NOVEMBER 21, 2014

SHEET TITLE: GRADING AND

EROSION
CONTROL
PLAN

SHEET:

C03

N:\PROJECTS\30137901 MOUNTAIN TOAD\CAD\ENGINEERING\SHEET SETS\SDP\GRADING & EROSION CONTROL PLAN.DWG. BRIANW, 12/16/14

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WESTERLY LINE OF LOT 3B, COORS TECHNOLOGY CENTER FILING NO. 14 REPLAT B RECORDED AT REC.NO F2094178, JEFFERSON COUNTY PUBLIC RECORDS, BEARING NORTH 27°22'47" WEST A DISTANCE OF 403.25 FEET.

VERTICAL BENCHMARK: PROJECT BENCHMARK NGS K 407,
JEFFERSON COUNTY, BEING A STAINLESS STEEL ROD IN RANGE
BOX 1984, ELEVATION NAVD88 5689.34 FEET.

SECTION C-C
N.T.S.

UPPER RETAINING WALL MAY VARY IN HEIGHT PER DAYLIGHT BACK TO EXISTING GROUND

4:1

4" WALL MAX

2.0% MIN.

2.0% MIN.

5' SIDEWALK

EXISTING GROUND

5' (TYP.)

2.0

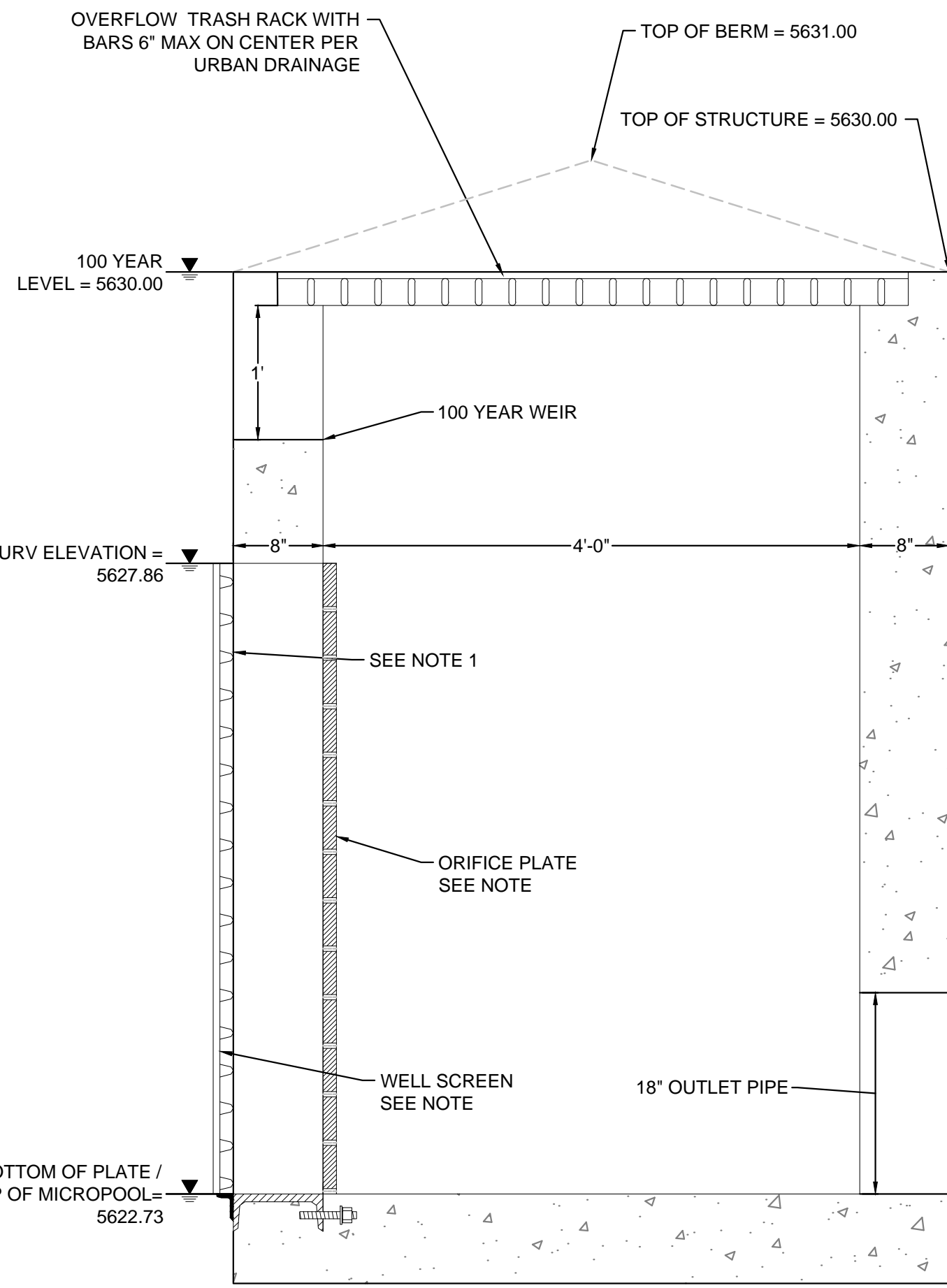
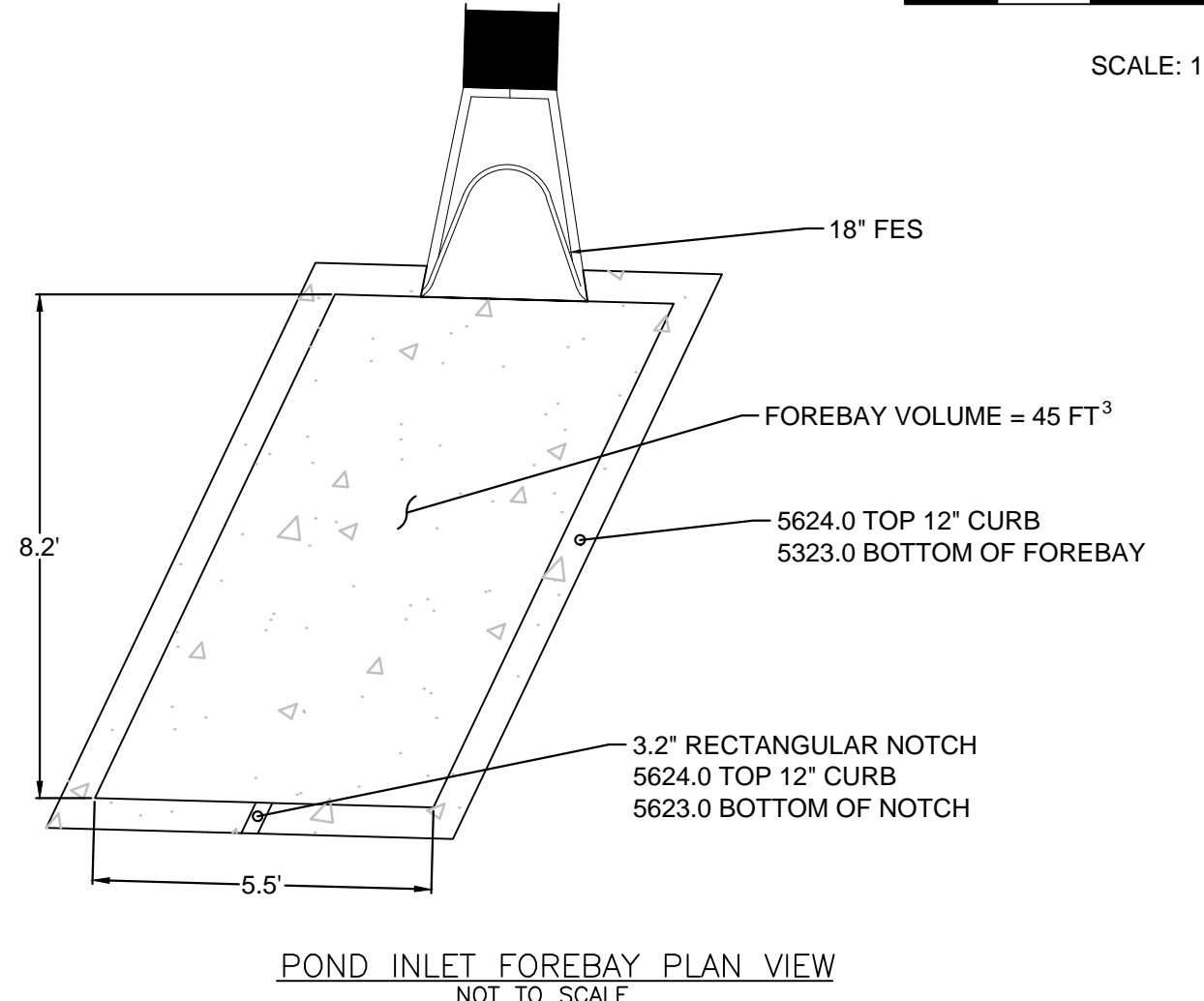
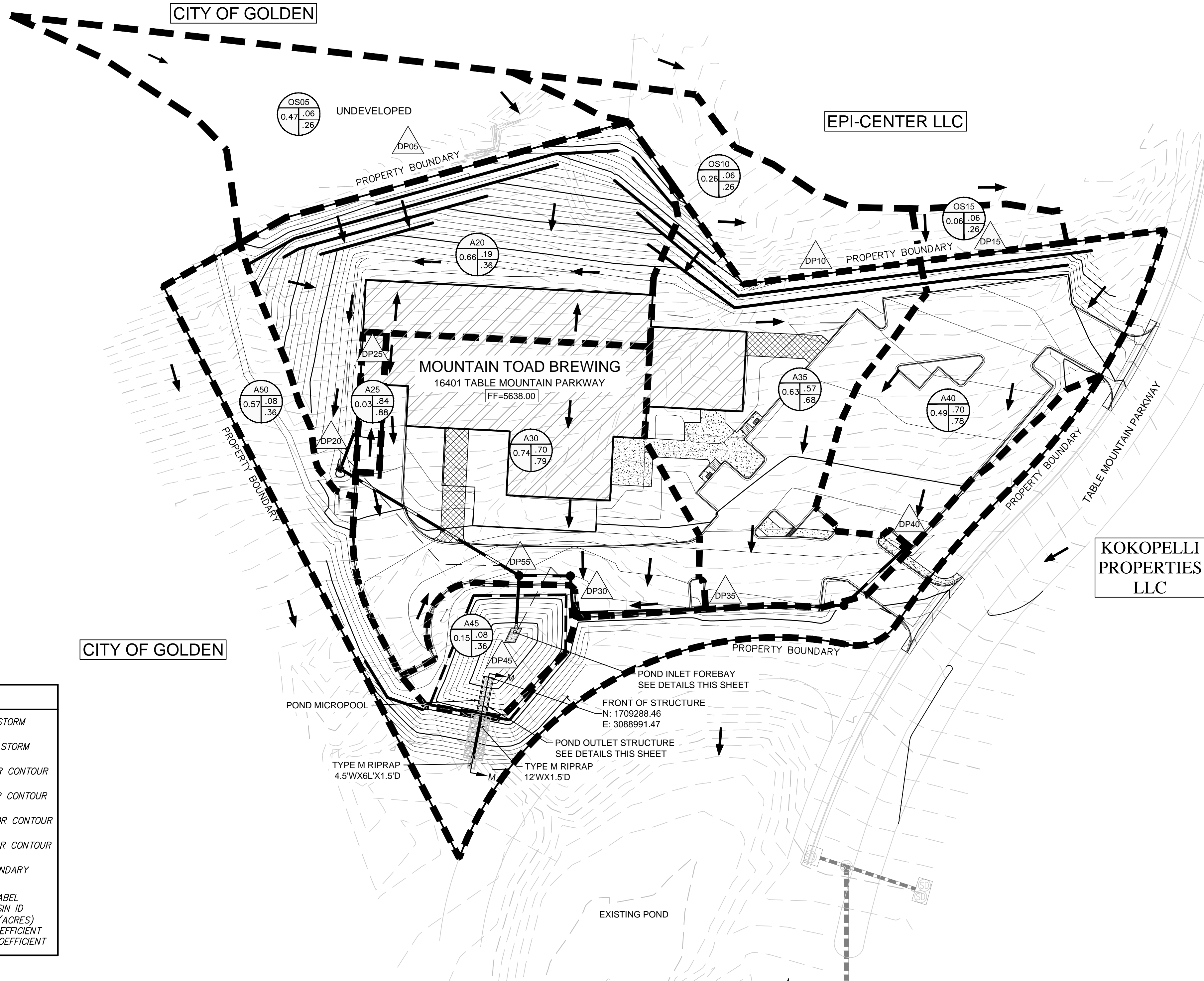
4' V-PAN

9.5'

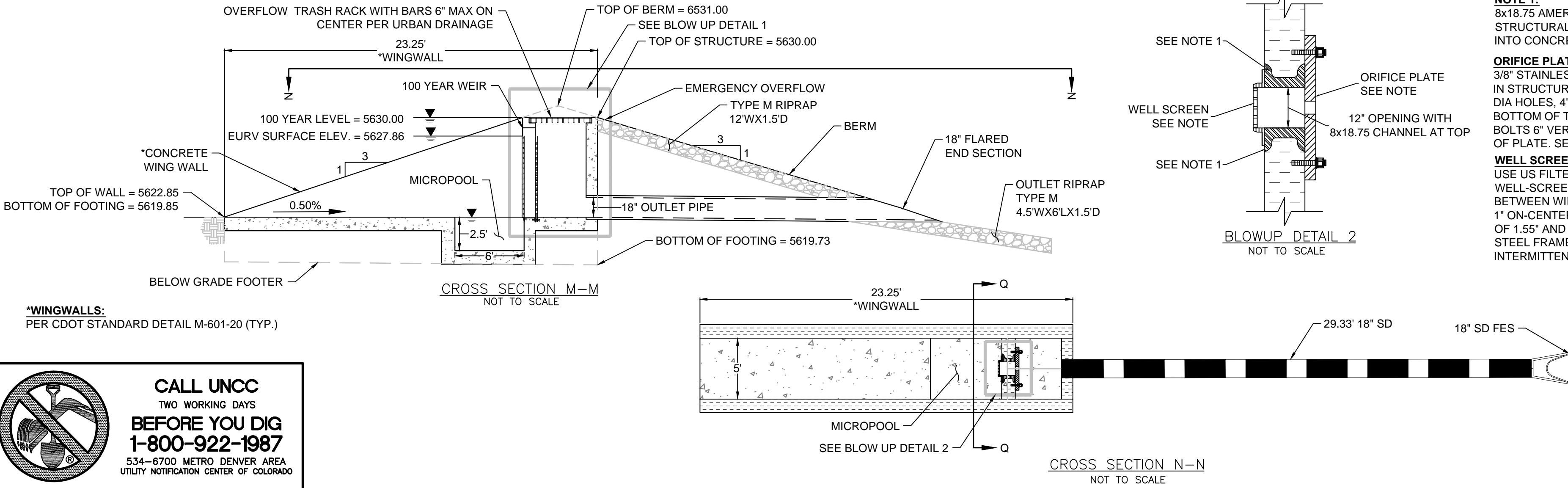
BUILDING

NOTE:
WALLS TO BE INSTALLED PER MANUFACTURE SPECIFICATIONS

MOUNTAIN TOAD / CCS
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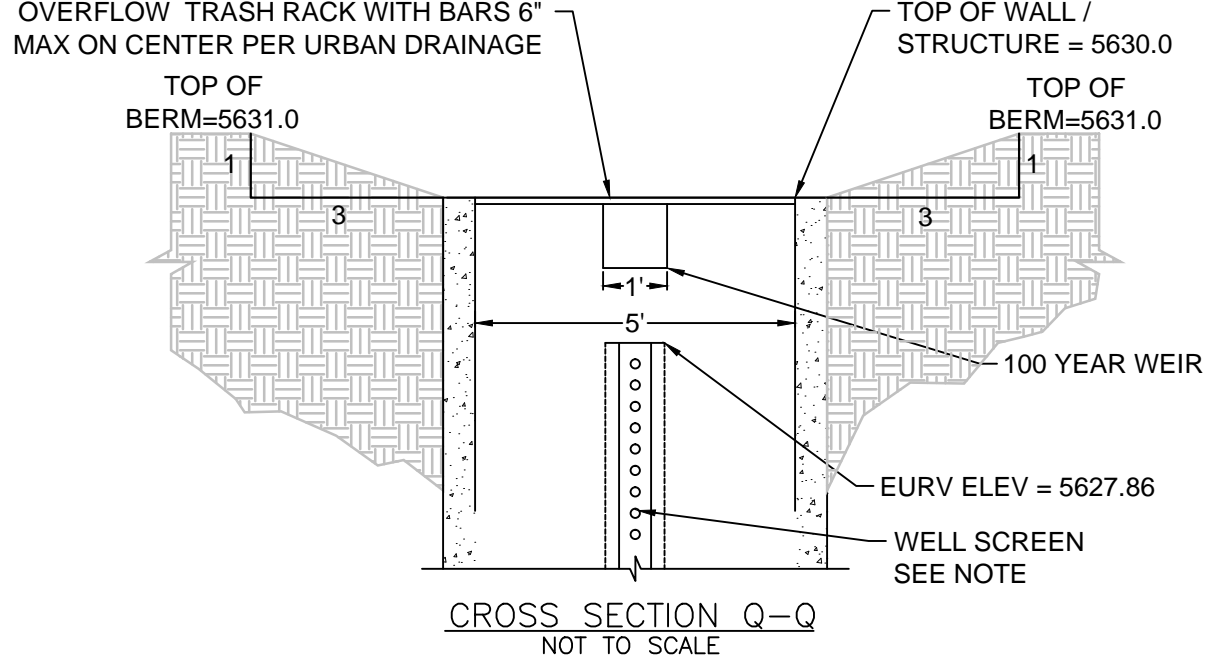
LEGEND	
	EXISTING STORM
	PROPOSED STORM
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	BASIN BOUNDARY
	BASIN LABEL X = BASIN ID A = AREA (ACRES) B = 5 YR COEFFICIENT C = 100 YR COEFFICIENT



NOTE 1:
8x18.75 AMERICAN STANDARD
STRUCTURAL STEEL CHANNELS FORMED
INTO CONCRETE ALL FOUR SIDES

ORIFICE PLATE:
3/8" STAINLESS STEEL WQ PLATE CENTERED
IN STRUCTURE. 14 ROWS-1 COLUMN OF 7/16"
DIA HOLES. 4" O.C., LOWEST HOLE AT THE
BOTTOM OF THE STRUCTURE. 1/2" SS ANCHOR
BOLTS 6" VERTICALLY O.C. 2" E.W. FORM EDGE
OF PLATE. SEAL SIDES AND BOTTOM.

WELL SCREEN:
USE US FILTER (OR EQUAL) STAINLESS STEEL
WELL-SCREEN WITH #93 VEE WIRE, 0.139" OPENINGS
BETWEEN WIRES, TE .074" x 1.0" SUPPORT RODS ON
1" ON-CENTER SPACING, TOTAL RACK THICKNESS
OF 1.55" AND 1.25" x 1.5" ANGLE WELDED CARBON
STEEL FRAME AT FRONT OF WALL ATTACHED WITH
INTERMITTENT WELDS



PREPARED UNDER THE
SUPERVISION OF

JAMES J. JANNICKE
COLORADO P.E. 35693

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO.	NO.	Revisions	Date	Init.	Appr.	Date
D1	BRV	JU	NOVEMBER 2014	8.13.01/37901	AS SHOWN	8.13.01/37901						

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16401 TABLE MOUNTAIN PARKWAY
CITY OF GOLDEN, COLORADO
STATE OF COLORADO

MOUNTAIN TOAD / CCS
GOLDEN, COLORADO
SITE DEVELOPMENT PLAN
DRAINAGE MAP

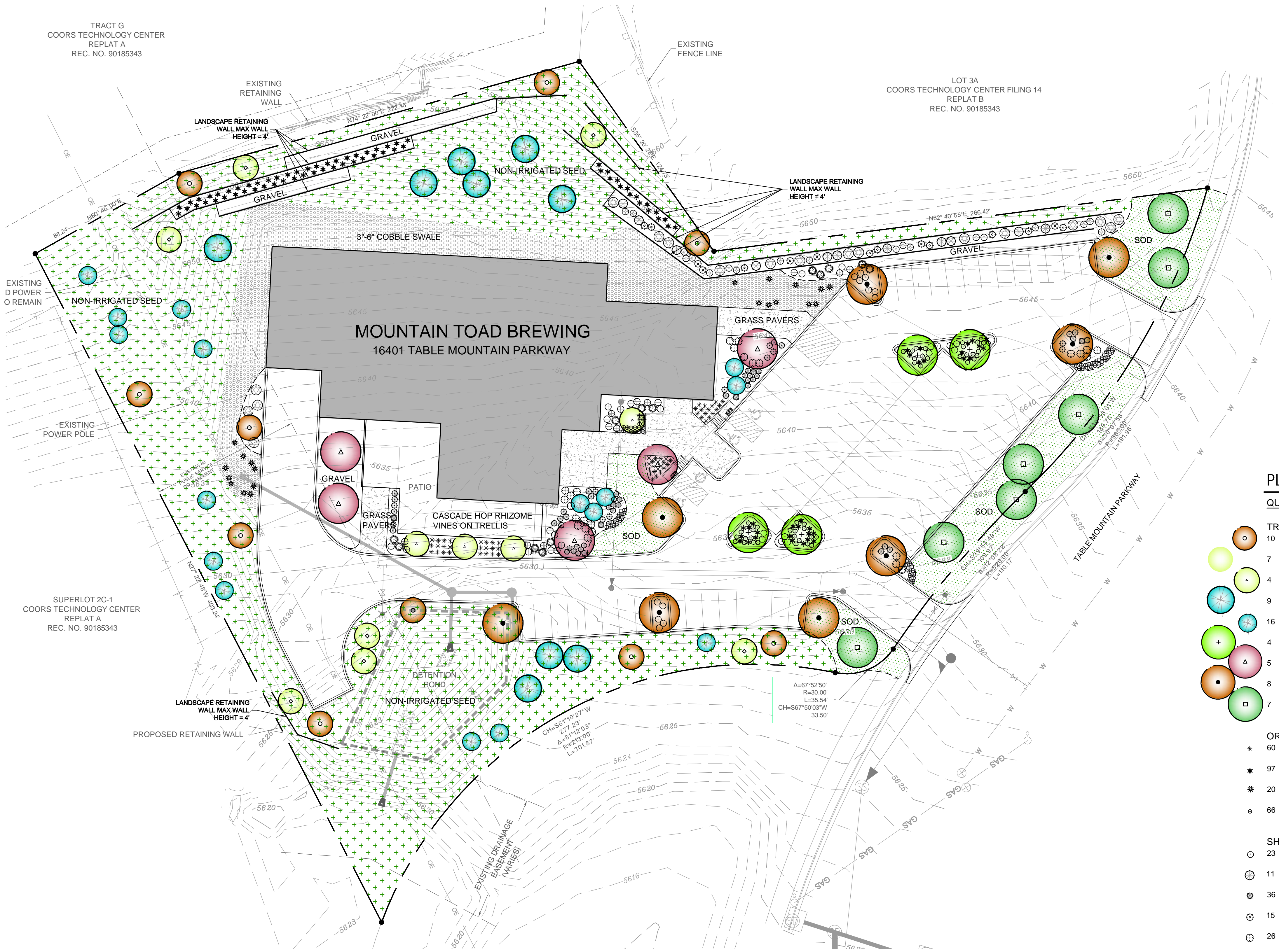
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16401 TABLE MOUNTAIN PARKWAY

NE 1/4, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M.

CITY OF GOLDEN, JEFFERSON COUNTY, COLORADO



LANDSCAPE DATA

TOTAL SITE AREA:	144,837 SF (3.325 ACRES)
BUILDING LOT COVERAGE:	21,050 SF
PARKING LOT COVERAGE:	40,180 SF
LANDSCAPE TOTAL (OPEN SPACE+PARKING LOT LS):	83,607 SF
STREETSCAPE MINIMUM WIDTH REQUIRED:	25' (COLLECTOR STREET)
STREETSCAPE MINIMUM WIDTH PROVIDED:	30'
TREES REQUIRED (1 TREE/35LF):	9 (317 LF)
TREES PROVIDED:	9
PARKING LOT LANDSCAPING PARKING LOT COVERAGE:	40,180 SF
PARKING SPACES PROVIDED:	81
LANDSCAPE REQUIRED (10% MIN):	4,018 SF
LANDSCAPE PROVIDED:	4,200 SF
TREES REQUIRED (1 TREE/5 SPACES):	16
TREES PROVIDED:	16
SHRUBS REQUIRED (5 SHRUBS/ISLAND):	60
SHRUBS PROVIDED:	118
OPEN SPACE REQUIRED:	28,967 SF (20%)
OPEN SPACE PROVIDED:	79,407 SF (55%)
% OF DIFFERENCE:	275%
TREE QUANTITY TOTAL TREES REQUIRED:	25
TOTAL TREES PROVIDED:	70
% OF DIFFERENCE:	280%

PLANT LIST

QUAN	SYM.	COMMON/BOTANICAL NAME	SIZE	REMARKS
TREES				
10	TM	PATTERN PERFECT TATARIAN MAPLE Acer tataricum 'Pattern Perfect'	2" CAL.	FULL CROWN, STAKED
7	GR	GOLDENRAIN TREE Koeleruteria paniculata	2" CAL.	FULL CROWN, STAKED
4	AS	AUTUMN BRILLIANCE SERVICEBERRY Amelanchier x grandiflora	6' HT.	FULL CROWN, STAKED
9	AP	AUSTRIAN PINE Pinus Nigra	8' HT.	FULL CROWN, STAKED
16	PP	PINYON PINE Pinus edulis	5' HT.	FULL CROWN, STAKED
4	CM	CELEBRATION MAPLE Acer freemanii 'Celzam'	2.5" CAL.	FULL CROWN, STAKED
5	RO	NORTHERN RED OAK Quercus rubra	2.5" CAL.	FULL CROWN, STAKED
8	HL	SHADEMASTER HONEYLOCUST Gleditsia triacanthos inermis	2.5" CAL.	FULL CROWN, STAKED
7	WC	WESTERN CATALPA Catalpa speciosa	2.5" CAL.	FULL CROWN, STAKED
ORNAMENTAL GRASSES/PERENNIALS				
* 60	RG	FEATHER REED GRASS Calamagrostis acutiflora 'Karl Foerster'	5 GAL.	SPACING 48" O.C.
* 97	FG	FLAME GRASS Miscanthus purpurascens	ESTABLISHED	FULL FORM
* 20	PG	PORCUPINE GRASS Miscanthus sinensis 'Strictus'	5 GAL.	SPACING 48" O.C.
66	OD	ORANGE DAYLILLY Hemerocallis 'Spellbinder'	1 GAL.	SPACING 24" O.C.
SHRUBS				
23	BM	BLUE MIST SPIREA Caryopteris x. clandonensis 'Blue Mist'	5 GAL.	SPACING PER PLAN
11	PS	PURPLE LEAF SAND CHERRY Prunus cistena	5 GAL.	SPACING PER PLAN
36	SR	SEA FOAM ROSE Rosa 'Sea Foam'	5 GAL.	SPACING PER PLAN
15	WR	WINNIPEG PARKS ROSE Rosa 'Winnipeg Parks'	5 GAL.	SPACING PER PLAN
26	PB	CREeping WESTERN SAND CHERRY Prunus besseyi 'Pawnee Buttes'	5 GAL.	SPACING PER PLAN
19	GL	GROW LOW SUMAC Rhus aromatica 'Gro-low'	5 GAL.	SPACING PER PLAN
45	OG	CREeping OREGON GRAPE Mahonia repens	1 GAL.	SPACING PER PLAN
27	RS	RUSSIAN SAGE Perovskia atriplicifolia	5 GAL.	SPACING PER PLAN
13	MP	WHITE BUD MUGO PINE Pinus mugo 'White Bud'	5 GAL.	SPACING PER PLAN
18	PJ	PROSTATE JUNIPER Juniperus procumbens	5 GAL.	SPACING 5' O.C.
24	SJ	BLUE STAR JUNIPER Juniperus squamata 'Blue Star'	5 GAL.	SPACING 4' O.C.

PLANT QUANTITIES SHOWN ON PLAN SHALL GOVERN.

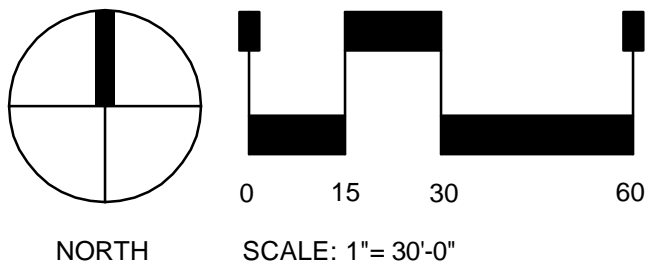
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



SEE NOTES, DETAILS & SEEDING
SPECIFICATIONS ON SHEET L02.

SEE IRRIGATION PLANS &
DETAILS ON SHEETS L03 & L04.

Rev#	ISSUED FOR:	DATE
1	SUBMITTAL SET	11/26/2014

JOB NUMBER: 8130262101

DRAWN BY: WTS

APPROVED BY: WTS

DATE: NOVEMBER 26, 2014

Original drawing is 24" x 36" | Scale
entireties accordingly if reduced

SHEET TITLE:
LANDSCAPE
PLAN

SHEET:
L01

- 1 TILT UP CONCRETE WALL PANELS - PAINT
- 2 BERRIDGE S-DECK METAL WALL PANEL,
COLOR: PRE-WEATHERED GALVALUME
- 3 HEAVY TIMBER WOOD ROOF STRUCTURE
- 4 SPLIT FACE CONCRETE MASONRY WALL
- 5 BERRIDGE CEE-LOCK STANDING SEAM METAL
ROOFING, COLOR: COLONIAL RED
- 6 CULTURED STONE VENEER
- 7 RECLAIMED WOOD SIDING, STAIN
- 8 WOOD TRELLIS, STAIN
- 9 HOLLOW METAL MAN DOOR AND FRAME, PAINT
- 10 GREEN TINTED LOW-E GLAZING IN BRONZE
PRE-FINISHED ALUMINUM STOREFRONT
- 11 OVERHEAD SECTIONAL DOOR
- 12 RTU / MECHANICAL METAL SCREEN WALL



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JOB NUMBER: 14068

DRAWN BY: NH

APPROVED BY: RD

DATE: 11-24-2014

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SHEET TITLE:
BUILDING ELEVATIONS

[illegible]

SHEET:

DS1

PS1



MOUNTAIN TOAD / CCS

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DRAWN BY: NH

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DATE: 11-24-2014

Original drawing is 24" x 36" | Scale entities accordingly if reduced

SHEET TITLE:
BUILDING VIEWS

SHEET:

PS2



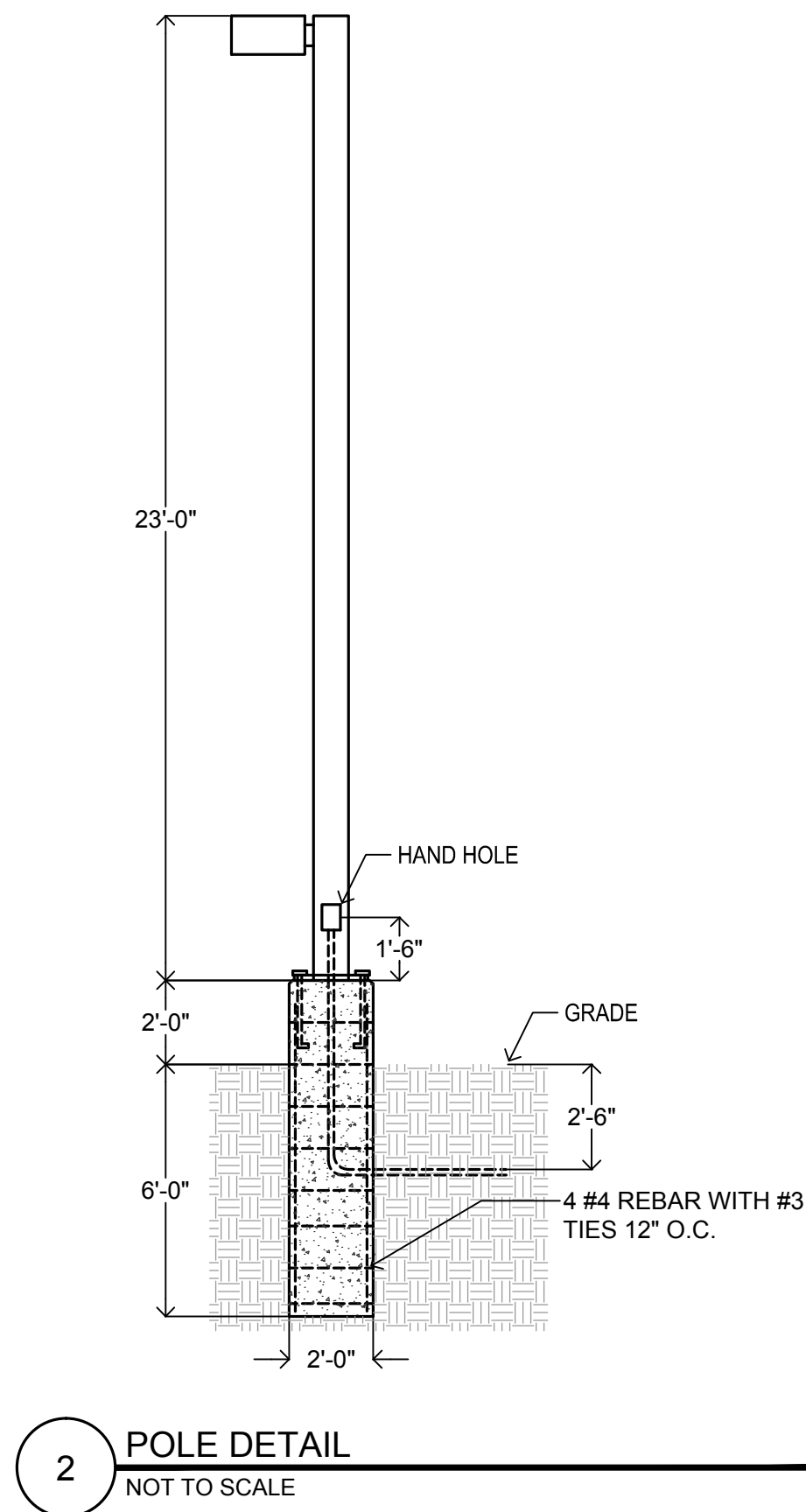
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303.458.9600 fax: 303.458.9666

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DRAWN BY:	BEK
APPROVED BY:	BEK
DATE:	11/24/14
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SHEET TITLE:	
PHOTOMETRIC PLAN, FIXTURE SCHEDULE AND POLE DETAIL	

SL-1



LIGHTING FIXTURE SCHEDULE							
PREPARED BY KAZIN & ASSOCIATES							
DESCRIPTION OF LUMINAIRE				LUMINAIRE SPECIFICATION			
ID	DESCRIPTION	FINISH	MOUNTING INFO	MANUFACTURER	CATALOG NUMBER	LAMP(S)	VOLTAGE
SA	WALL MOUNTED AREA LIGHT	DARK BRONZE	WALL @ 25" AFF	SPAULDING OR EQUAL	CL1-A-90L-U-4K-4-DB-WB	210W LED	TBD
SB/EM	WALL MOUNTED EGRESS LIGHT	DARK BRONZE	1' ABOVE DOOR	HUBBELL OR EQUAL	LNC2-12LU-4K-3-1-BBU	29W LED	TBD
SC/EM	EXTERIOR WALL SCONCE	BRONZE	@ 6" AFF	KENALL OR EQUAL	FS512R-2TB-P1A-BR-9L40K-1-DV-WITH BODINE 90 MIN BATTERY PACK	9W LED	TBD
SD	EXTERIOR BILLBOARD LIGHT	BRONZE	1' ABOVE DOOR	TMS LIGHTING OR EQUAL	24-N-VOLTAGE-BRONZE	20W LED	TBD
SF/EM	EXTERIOR SURFACE	DARK BRONZE	SURFACE	KENALL OR EQUAL	MR13CL-PP-DB-20L40K-1-DV-LEL-SA	20W LED	TBD
SG	POLE MOUNTED AREA LIGHT WITH TYPE IV DISTRIBUTION	DARK BRONZE	23' POLE ON 2' BASE = 25" AFG	HEAD: SPAULDING OR EQUAL, POLE: VALMONT OR EQUAL	HEAD: C1-A-90L-U-4-K-DB, POLE: 6" ROUND, NON-TAPERED, STEEL	210W LED	TBD
SH	FESTOON LIGHTING	BRONZE	HANG FROM CANOPY & POST	PRIMUS OR EQUAL	DSW-18-120-DSC7-PCC BRONZE-PLEDA17 - SEE LIGHTING PLAN FOR LENGTH	3.5W LED	120