

COLORADO SCHOOL OF MINES – DINING AND RESIDENCE HALL

OFFICIAL DEVELOPMENT PLAN

ODP Book _____ Page _____
Reception No. _____
Date of Recording _____

LOTS 5 THROUGH 12, INCLUSIVE, BLOCK 88, 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 3

FINAL DEVELOPMENT CONDITIONS

THE COLORADO SCHOOL OF MINES FACILITIES MASTER PLAN IS USED TO GUIDE AND CONTROL THE 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 CONDITIONS

DEVELOPMENT PROCEDURE

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 INSTITUTION OF HIGHER EDUCATION, THE COLORADO SCHOOL OF MINES DOES NOT SECURE BUILDING PERMITS OR ZONING APPROVAL S 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 PUBLIC IMPROVEMENTS

THE PROPERTY IS BOUNDED BY ELM STREET, 18TH STREET, MAPLE STREET AND A PUBLIC ALLEY. 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:
UNIVERSITY BUILDING AND USES.

DEVELOPMENT RESTRICTIONS

1. PARKING: PARKING FOR THE 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 CITY OF GOLDEN SITE DEVELOPMENT REGULATIONS, SECTION 18.40.280.
3. ROOFTOP MECHANICAL EQUIPMENT: ROOFTOP MECHANICAL SHALL BE SCREENED FROM VIEW.
4. BUILDING SETBACKS: FOR THE PROPOSED STRUCTURE DESCRIBED ON SHEET 2, THE MINIMUM SETBACKS FROM THE STREET RIGHT-OF-WAY LINES SHALL BE ZERO (0) FEET, AND FROM THE ALLEY SHALL BE ZERO (0) FEET, PROVIDED THAT THE BUILDING FOOTPRINT MATCHES THE SITE PLAN ON PAGE 2, WITH ONLY MINOR VARIATIONS AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT.
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 FEES.
7. NOISE: THE DEVELOPMENT SHALL COMPLY WITH THE CITY OF GOLDEN MUNICIPAL CODE, SECTION 5.15.020.

WATER AND SEWER

1. THIS BUILDING WILL RECEIVE WATER AND SEWER SERVICES FROM THE EXISTING AND MODIFIED UTILITIES WITHIN THE SURROUNDING STREETS.
* SANITARY SEWER PROVIDED WITHIN 18TH STREET.
* STORM SEWER: PROVIDED WITHIN 18TH STREET.
* DOMESTIC & FIRE SERVICES: PROVIDED WITHIN 18TH STREET.
* NATURAL GAS SERVICE: PROVIDED WITHIN 18TH 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 TO 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.

LANDSCAPING

1. STREETScape DESIGN AND SITE LANDSCAPING IMPROVEMENTS SHALL COMPLY WITH THE CITY OF GOLDEN SITE DEVELOPMENT REGULATIONS, SECTION 18.40.220, WITH EXCEPTION TO 18.40.222 (1) (F). THE PERFORMANCE WARRANTY WILL BE HELD BY THE COLORADO SCHOOL OF MINES.
2. ANY AND ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH EITHER DOMESTIC OR NATIVE GRASSES AND PLANT MATERIALS AS WOULD BE APPROPRIATE FOR SAID AREA.

DRAINAGE

1. DRAINAGE AND DETENTION REQUIREMENTS SHALL BE DESIGNED IN CONFORMANCE TO THE UDFCD AND THE CITY OF GOLDEN REQUIREMENTS.

DEVELOPMENT MAINTENANCE

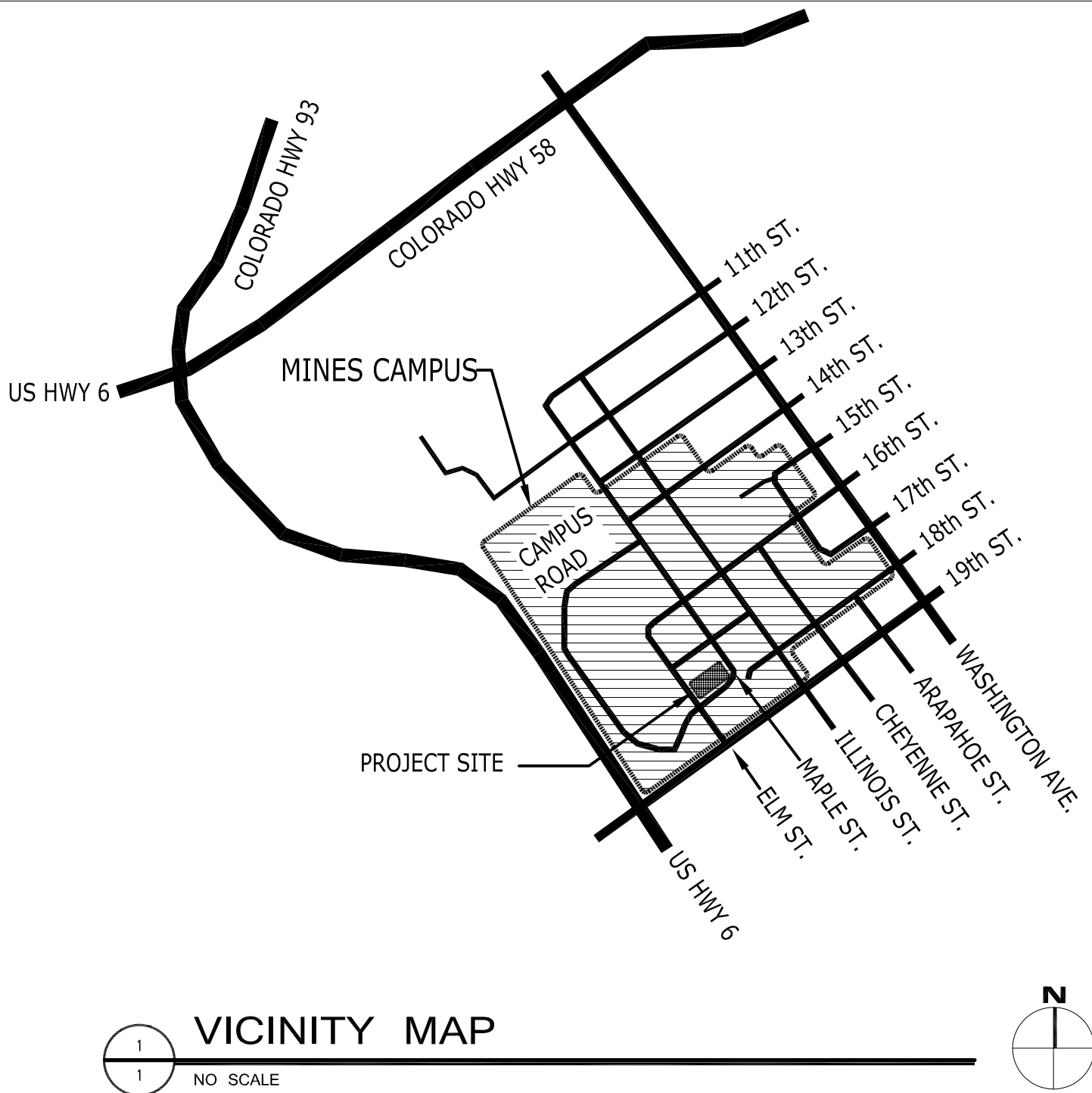
1. ALL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THIS PROPERTY.

IMPACT STATEMENTS

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 PLANT OR ANIMAL, GROUND WATER SUPPLY OR QUALITY, SOILS OR GEOLOGY.

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.

PROJECT DATA:
BUILDING USAGE: RESIDENCE HALL, DINING HALL
BUILDING OCCUPANCY CLASSIFICATIONS: R-2 / A-2
SITE AREA: 42,076 SF
DENSITY (FLOOR AREA RATIO) F.A.R.: 98,195 SF (TOTAL BLDG AREA) / 48,080 SF (SITE AREA) = 2.30 : 1
BUILDING COVERAGE: 32,878 SF (BLDG FOOTPRINT) / 42,076 SF (SITE AREA) = 78%
BUILDING SETBACKS: ELM STREET ("WEST" PROPERTY LINE): 10'-0" 18TH STREET ("SOUTH PROPERTY LINE): 2'-0" MAPLE STREET ("EAST" PROPERTY LINE): 15'-0" ALLEY ("NORTH" PROPERTY LINE): 0'-0"
BUILDING HEIGHT: 66'-8" FROM LOWER FLOOR ELEVATION TO ROOF ELEVATION (NOT INCLUDING ROOFTOP MECHANICAL EQUIPMENT). SEE PAGE 3 FOR HEIGHT LIMIT CALCULATION
PARKING: NO ON-SITE PARKING PROVIDED



OWNER STATEMENT:
COLORADO SCHOOL OF MINES OWNER AND DEVELOPER OF THE PROPERTY HEREIN DESCRIBED, DOES ACKNOWLEDGE AND AGREE THAT SUCH PROPERTY SHALL BE DEVELOPED IN COMPLIANCE WITH THE OFFICIAL DEVELOPMENT PLAN

SIGNED THIS _____ DAY OF _____ 2013

BY: _____

STATE OF COLORADO
COUNTY OF JEFFERSON
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ OF _____ 2010 BY _____ AS _____

WITNESS MY HAND AND NOTARY SEAL

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT OF OWNER STATEMENT:

ACKNOWLEDGED BY THE PLANNING COMMISSION OF THE CITY OF GOLDEN, THIS _____ DAY OF _____ 2013

CHAIRMAN
ACKNOWLEDGED AS AN OFFICIAL DEVELOPMENT PLAN BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO THIS _____ DAY OF _____ 2013

CLERK MAYOR _____

Project Address:
1795 Maple Street
Golden, CO 80401

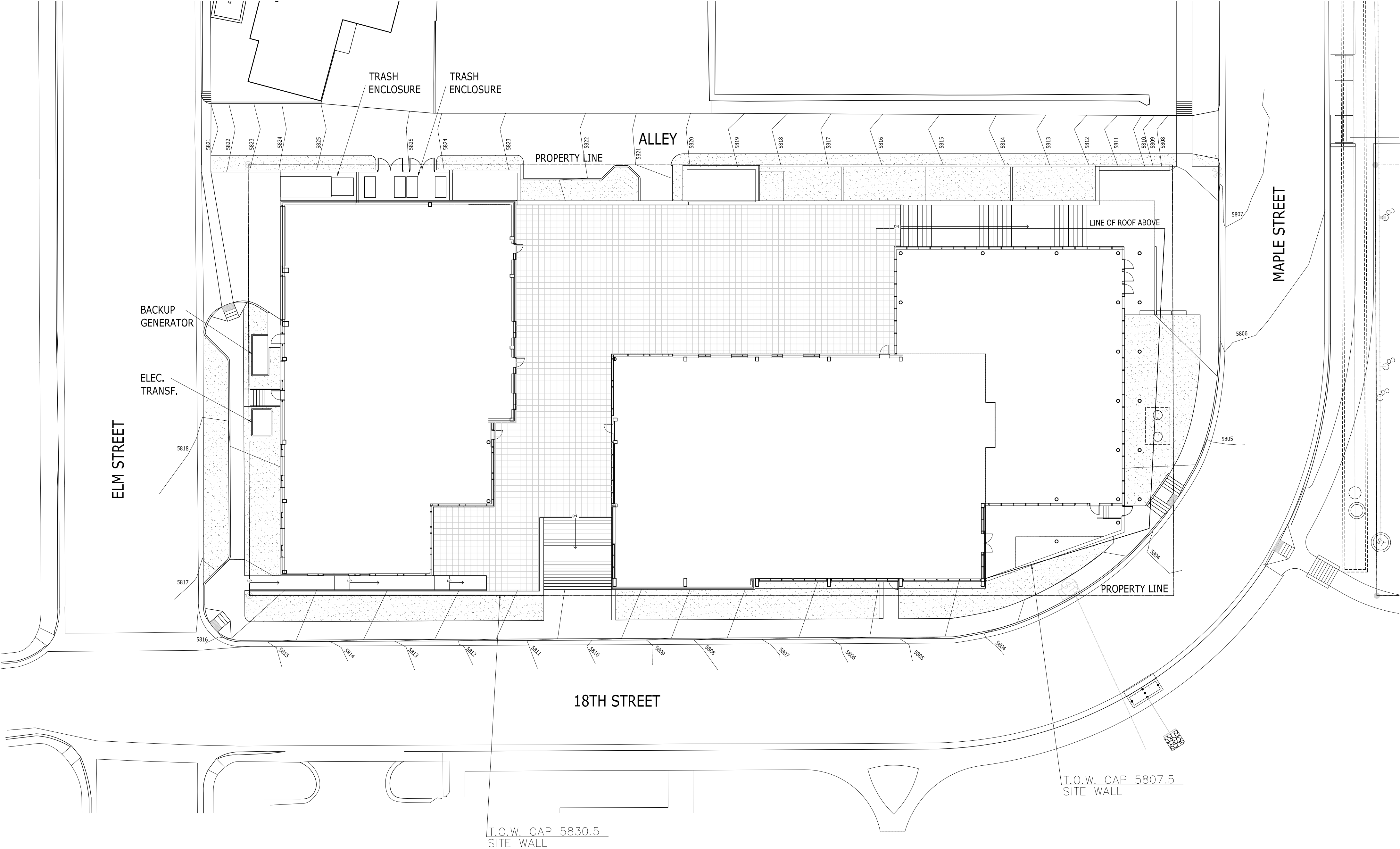
Architect:
Page Southerland Page, LLP
1037 Cherokee St.
Denver, CO 80204

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SHEET 2 OF 3



1 SITE CONCEPT PLAN
2 1" = 20'-0"

0 10' 20' 40'
SCALE: 1" = 20'

Project Address:
1795 Elm Street
Golden, CO 80401

Architect:
Page Southerland Page, LLP
1037 Cherokee St.
Denver, CO 80204

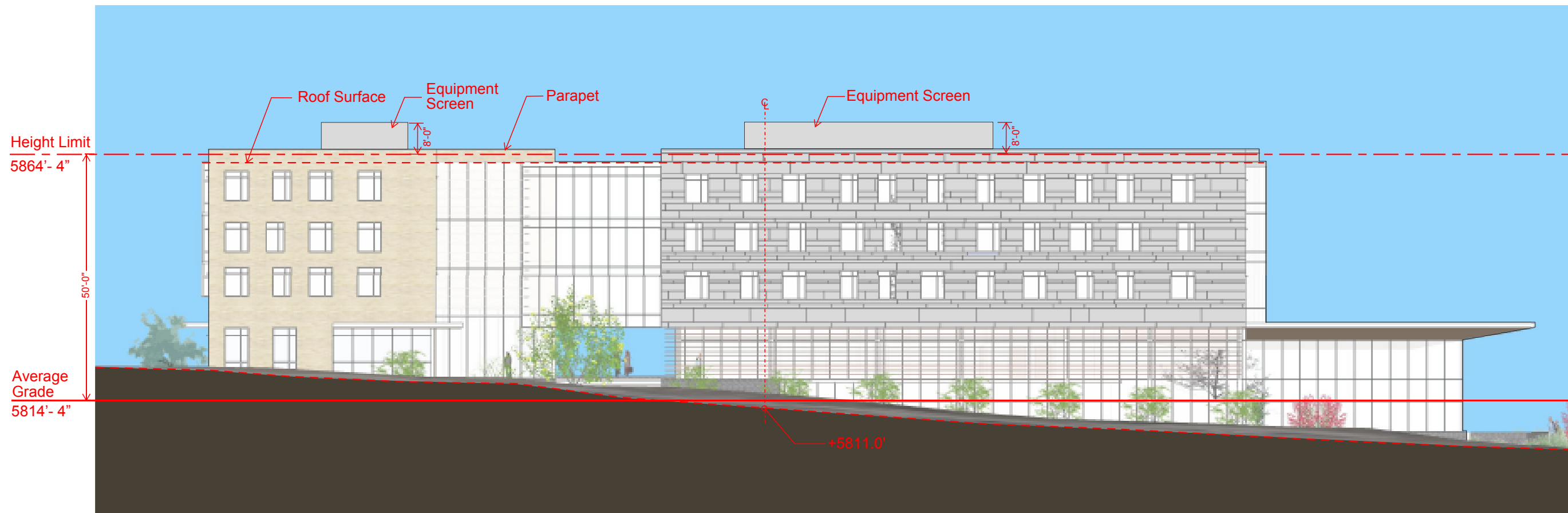
COLORADO SCHOOL OF MINES –
RESIDENCE HALL
Case No.
Ordinance No.
Sheet 2 of 3

COLORADO SCHOOL OF MINES - DINING AND RESIDENCE HALL
OFFICIAL DEVELOPMENT PLAN

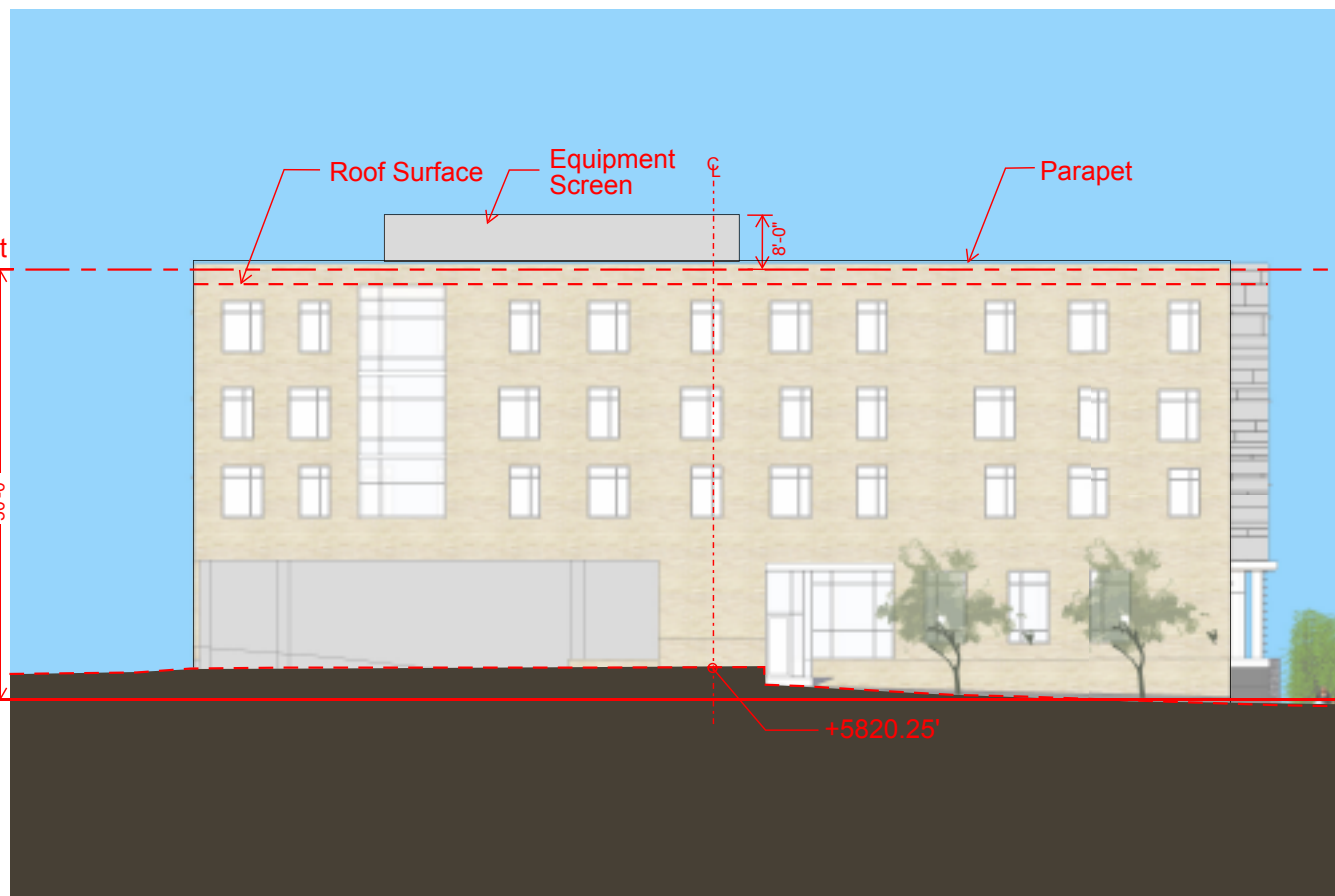
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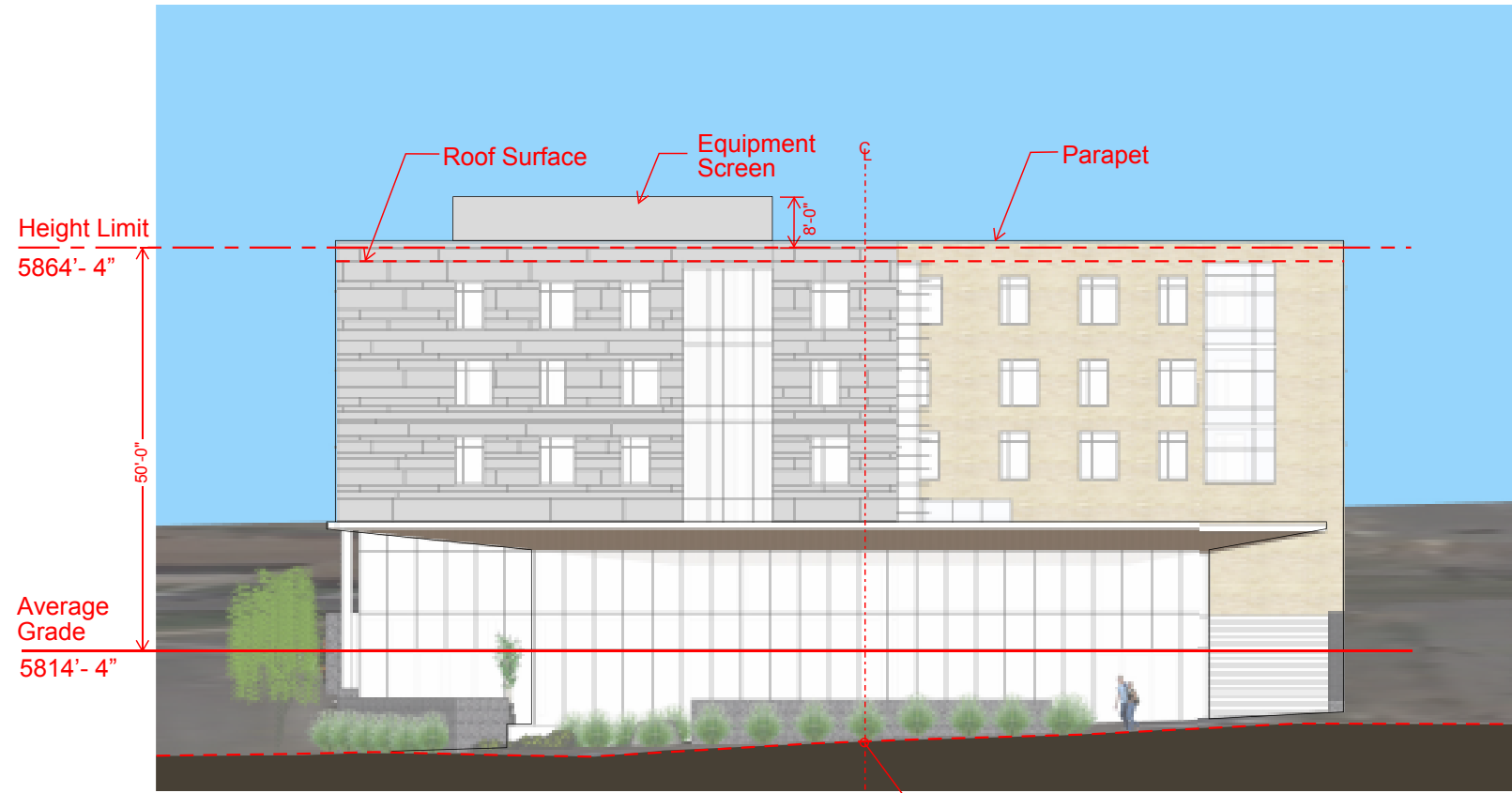
SHEET 3 OF 3



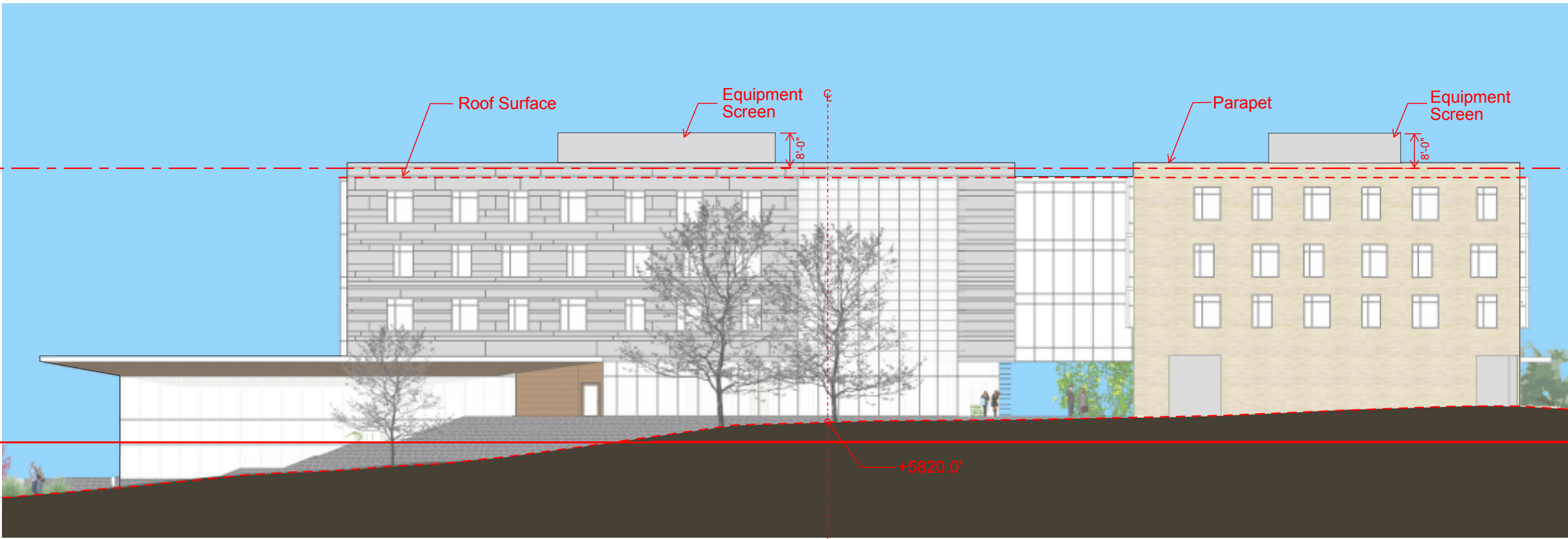
South Elevation 1/20" = 1'-0"



West Elevation 1/20" = 1'-0"



East Elevation 1/20" = 1'-0"



North Elevation 1/20" = 1'-0"

Project Address:
1795 Elm Street
Golden, CO 80401

Architect:
Page Southerland Page, LLP
1037 Cherokee St.
Denver, CO 80202