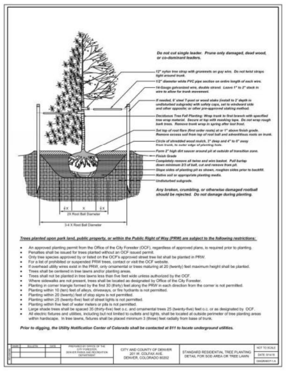


SQUARE FOOTAGE CALCULATIONS

BUILDING FORM & HABITABLE SPACE	ZONING LAND USE	GROSS FLOOR AREA (GFA)
URBAN HOUSE BUILDING FORM		
MAIN		936.84 SF
SECOND		926.94 SF
TOTAL GFA		**1,863.78 SF**
GARAGE		410.49 SF
COVERED FRONT PORCH		28.58 SF
REAR PATIO		48.52 SF

ZONING

	ALLOWED	PROVIDED
ZONE DISTRICT/BUILDING FORM:	E-SU-B1/URBAN HOUSE	
MAX STORIES (FRONT 65%/REAR 35%)	2.5/1	2.0/1
MAX HEIGHT (FRONT 65%/REAR 35%)	30'/17'	25' - 1 13/16" / 17'
PRIMARY STREET SETBACK	5'	5' - 9"
SIDE INTERIOR SETBACK (NORTH)	5'	5' - 3"
REAR (ALLEY) SETBACK	12'	32.03'/ 53.8' VARIES
SIDE INTERIOR SETBACK (SOUTH)	5'	8' - 5 13/16"
LOT SIZE		4,655.00 SF
LOT COVERAGE HOUSE		1015.30 SF
LOT COVERAGE GARAGE		399.30 SF
TOTAL LOT COVERAGE		1015.30+ 399.30 = 1414.60 SF
MAX BUILDING COVERAGE	37.5%	30.4%

SITE LEGEND

ZONE LOT LINE	
REQUIRED SETBACK	
STORM SURFACE FLOW PATTERN	STM STM
SANITARY SEWER LINE	SAN
ZONING 65%/35%	
6' CEDAR FENCE	X X X
3' CEDAR FENCE	0 0 0
OVERHANG ABOVE	
UPPER STORY STEPBACK	
WATER LINE	WTR
UNDERGROUND ELECTRIC	ELEC ELEC

MINIMUM PRIMARY STREET SETBACK

FRONT SETBACK CALCULATION TABLE PER DZC 13.1.5.9

SUBJECT PROPERTY	PROPOSED FRONT SETBACK
3420 N. STEELE STREET	5 -9"
REFERENCE ZONE LOT	**EXISTING FRONT SETBACK**
3428 STEELE STREET	0' - 6"
3436 STEELE STREET	5' - 0"

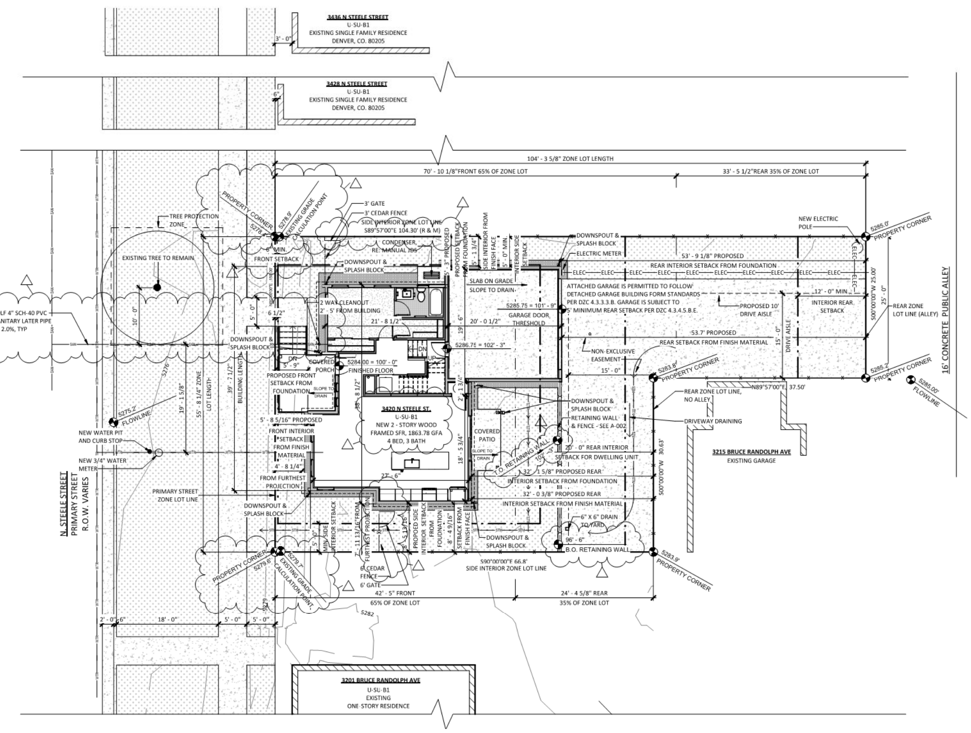
HATCH LEGEND

	CONCRETE PAVING
	RTF SOD
	RIVER ROCK

SINGLE BASE PLANE

DENVER ZONING CODE SECTION 13.1.3.2.A
A SINGLE BASE PLANE SHALL BE A HORIZONTAL PLANE ESTABLISHED AT THE AVERAGE ELEVATION OF THE ORIGINAL GRADE OF THE TWO SIDE INTERIOR ZONE LOT LINES, OR THE ELEVATION OF THE ORIGINAL GRADE OF ONE SIDE INTERIOR ZONE LOT LINE WHEN TWO ARE NOT PRESET, MEASURED AT THE MINMUM PRIMARY STREET SETBACK LINE.
ORIGINAL GRADE (NORTH) INTERIOR ZONE LOT LINE = 5279.7'
ORIGINAL GRADE (SOUTH) INTERIOR ZONE LOT LINE = 5278.9'
5279.7' + 5278.9' /2 = 5279.30'

SINGLE BASE PLANE = 5279.30'



SITE PLAN
1/8" = 1'-0"

SITE PLAN NOTES

A. NOTE TO CONTRACTOR: PUBLIC STREETS WITHIN THE CITY AND COUNTY OF DENVER THAT HAVE BEEN RE-PAVED, OVERLAID, OR SEALED WITHIN THE LAST THREE YEARS ARE UNDER A STREET CUT MORATORIUM. DELAWARE ALONG THIS DEVELOPMENT'S FRONTAGE IS A MORATORIUM STREET UNTIL THE END OF 2022. DURING THE MORATORIUM PERIOD, STREET CUTS WILL NEED EITHER AN OVERLAY OR INFRA-RED PATCH. THE EXTENTS OF THE OVERLAY ARE A MINIMUM OF 50' EITHER SIDE OF THE STREET CUT. THE WIDTH OF THE OVERLAY IS DEPENDENT ON THE EXTENTS OF THE STREET CUT.

B. NOTE TO CONTRACTOR: REPAIR OR REPLACE ANY PORTION OF EXISTING CURB, GUTTER, SIDEWALK, ALLEY, RAMPS, OR ROADWAY ALONG THE PROPERTY FRONTAGE THAT DOES NOT MEET ADA CRITERIA, IS DAMAGED, OR IS NOT TO CURRENT CITY STANDARDS, AS DIRECTED BY THE ROW INSPECTOR DURING CONSTRUCTION.

C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PROJECT ROW PERMITS ASSOCIATED WITH CONSTRUCTION IN THE RIGHT-OF-WAY. IMPROVEMENTS MADE WITHIN THE PUBLIC RIGHT-OF-WAY TOTALING MORE THAN $20,000 REQUIRE A PERFORMANCE BOND. CONTACT THE ROW INSPECTOR FOR THIS AREA OF THE CITY AT 303-446-3469 AT LEAST 2 WEEKS BEFORE ANY ROW PERMIT NEEDS.

D. ALL WORK IN THE ROW SHALL CONFORM TO CURRENT CITY AND COUNTY OF DENVER SPECIFICATIONS, SHALL BE PERFORMED BY A LICENSED AND BONDED RIGHT-OF-WAY CONTRACTOR, AND REQUIRE INSPECTION BY THE CITY PRIOR TO A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) BEING ISSUED.

E. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY AND COUNTY OF DENVER AND/OR CDOT APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY ROW. A COPY OF APPROVED TCPS MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL TO BE IN ACCORDANCE WITH M.U.T.C.D., SECTION VI.

F. PER SECTION 49-551.1 OF THE DENVER MUNICIPAL CODE, THE PROPERTY OWNER OR LESSEE OF ANY REAL PROPERTY IS RESPONSIBLE FOR THE CONTINUING CARE, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL IMPROVEMENTS INSTALLED IN THE PUBLIC ROW BETWEEN THE PROPERTY LINE AND THE CURB LINE ADJOINING THEIR PROPERTY.

LANDSCAPE NOTES

A. ALL PLANTING BEDS FOR TREES, SCHRUBS, AND PERRNNIALS SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP/BUBBLER SYSTEM

B. IRRIGATION WITHIN FIVE (5) FEET OF THE FOUNDATION SHALL BE LIMITED TO DRIP EMITTERS. NO MAIN LINE OR LATERAL LINES ARE PERMITTED WITHIN FIVE (5) FOOT AREA.

C. LOW WATER ROTARY HEADS SHOULD BE USED WHEN PRACTICAL FOR TURF AREAS

D. A RAIN AND WEATHER SENSOR(S) MUST BE INSTALLED WITH ALL IRRIGATION SYSTEMS

LAND DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BEIGN A PORTION OF LOTS 10, 11, 12, 13, AND 14, BLOCK 2, J. COOK JR'S NORTH DIVISION OF CAPITOL HILL, CITY AND COUNTY OF DENVER, STATE OF COLORADO , BEIGN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10;
THENCE ON THE SOUTH OF SAID LOT 10, N89°57'00"W, A DISTANCE OF 37.50 FEET;
THENCE ON THE EAST LINE OF THE WEST 1/2 OF SAID LOT 14, S00°00'00"W, A DISTANCE OF 30.63 FEET;
THENCE S90°00'00"W, A DISTANCE OF 66.80 FEET;
THENCE ALONG THE EAST R.O.W. LINE OF STEEL STREET, N00°00'00"E, A DISTANCE OF 55.89 FEET;
THENCE ON THE NORTH LINE OF SAID LOT 10, S89°57'00"E, A DISTANCE OF 104.30 FEET;
THENCE ON THE EAST LINE OF SAID LOT 10, S00°00'00"W, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

PROPOSED ZONE LOT B CONTAINS 4,655 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE EAST R.O.W. LINE OF STEELE STREET, ASSUMED TO BEAR N00°00'00"E, MONUMENTED AND OFFSET 8.0' BY A NAIL AND WASHER ON THE NORTH AND SOUTH, SHOWN HEREON.
SITE BENCHMARK FOUND 8.0' W/C NAIL & WASHER STAMPED 38183, ELEV=5282.14

redT
1335 S INCA ST
DENVER, CO 80223
303.997.4001

NO.	DATE	DESCRIPTION
1	03/20/2023	BUILDING REV 1, ZONING REV 1, SUDP REV 1, TRANS REV 1

ISSUED

THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF THE ARCHITECT AND ANY ALTERATION THEREOF OR UNAUTHORIZED USE OF THE DESIGNS, DETAILS, SPECIFICATIONS, CONCEPTS OR IDEAS THEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE FIRM IS PROHIBITED.

PROJECT: 2205
DATE: 11/23/2022
DESIGNED BY: SMN
DRAWN BY: AV
CHECKED BY: SMN

VERIFY ALL LINES, ANGLES, AND DIMENSIONS BY FIELD SURVEY AND MEASUREMENT

RANDY
3420 N STEELE STREET
DENVER - CO, 80205

DATE
11/23/2022

SHEET TITLE
SITE PLAN

A-100

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