



**SITE PLAN LEGEND**

[Symbol]	SITE BOUNDARY
[Symbol]	BUILDING SETBACK
[Symbol]	PROPOSED LOT LINES
[Symbol]	STREET RIGHT-OF-WAY
[Symbol]	PROPOSED STREET CENTRELINES
[Symbol]	EXISTING PAVING
[Symbol]	PROPOSED PAVING
[Symbol]	PROPOSED DETENTION POND



- SITE PLAN NOTES:**
1. THE TOTAL AREA OF THIS DEVELOPMENT IS 2.68 ACRES.
  2. PROPOSED PAVING FOR SITE IS 70% ASPHALT AND 30% CONCRETE.
  3. BUILDINGS SHALL BE SETBACK FROM ALL EXISTING AND PROPOSED STREETS AS SHOWN ON THIS PLAN.
  4. INTERIOR STREETS SHALL HAVE A 50' WIDE PUBLIC RIGHT-OF-WAY WITH 31' WIDE (BACK OF CURB) SIDEWALKS.
  5. SETBACKS SHALL BE 25' ALONG EXTERIOR STREETS. REAR SETBACKS SHALL BE 15' MINIMUM. SIDE SETBACKS SHALL BE 15' MINIMUM.
  6. ALL AREAS NOT COVERED BY BUILDING FOOTPRINTS SHALL BE COVERED BY PROPOSED PAVING OR CONCRETE.
  7. SWANAGE AREAS SHALL BE ASPHALT OR CONCRETE.
  8. THE LOCATION OF THIS DEVELOPMENT SITE IS WITHIN THE CITY OF DENVER, COLORADO (ZONING DISTRICT RM-100 AND 4022P-5A00-D (NOVEMBER 16, 2011)).
  9. DRAINAGE EASEMENT AREA OF 0.83 AC.

- DEVELOPMENT PLAN NOTES (S&L):**
1. NON-SINGLE-FAMILY STRUCTURES ON THE SITE, INCLUDING BUT NOT LIMITED TO, GARAGES, SHALL BE CONSIDERED AS ACCESSORY USES.
  2. THE LOCATION OF EXISTING TREE CLUSTERS IS SHOWN ON THIS PLAN.
  3. SWANAGE AREAS SHALL BE ASPHALT OR CONCRETE.
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